



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of September 8, 2007**

DATE: August 21, 2007

SUBJECT: SP #25 SITE PLAN AMENDMENT, Waterview Office L.P., comprehensive sign plan, rooftop lighting; 1919 N. Lynn Street (Waterview) (RPC #16-018-004, -006, -010)

Applicant:

Waterview Office, L.P.

By:

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

C.M. RECOMMENDATIONS:

- A. Approve two roof top signs on the residential/hotel building as part of a Comprehensive Sign Plan;
- B. Defer the addition of rooftop lighting to the residential hotel and office buildings to the October 13, 2007 County Board Meeting.

ISSUES: None.

SUMMARY: The applicant requests a site plan amendment to the Waterview site plan to permit the addition of two rooftop signs and rooftop lighting for the project. The rooftop signs are proposed for the hotel/residential building along the site's 19th Street North frontage. Staff finds that the signs are in compliance with the Zoning Ordinance and the *Sign Guidelines for Site Plan Buildings*, and therefore, recommends that they be approved. Staff recommends deferral of the rooftop lighting to the October 13, 2007 County Board Meeting. The rooftop lights should be reviewed in context with all proposed rooftop signs for the site; including a third rooftop sign

County Manager: _____

County Attorney: _____

Staff: Samia Byrd, DCPHD, Planning Division

PLA-4744

proposed for the office building that is scheduled for review by the Site Plan Review Committee in September and the County Board in October.

BACKGROUND: The applicant requests two rooftop signs for the Waterview project, which requires a site plan amendment and approval of the County Board.

Site: The 94,204 square foot site (2.16 acres) is located in Rosslyn at 1919 N. Lynn Street bound by North Lynn Street, 19th Street North and I-66. Immediate site boundaries are described below.

- 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 and the Rosslyn Renaissance. The site is adjacent to the Radnor/Ft. Myer Heights Civic Association.

Existing Development: The Waterview site plan was approved as a mixed use office, hotel and residential development in two buildings in July 2000 with major site plan amendments approved in 2002. An office building and hotel/residential building are currently under construction.

Proposed Development: The following table sets forth the statistical summary for the proposed site plan amendment.

Sign No.	Area (Sq. Ft)	Height From A.S.E <i>ASE = 63.77 ft</i>	Text	Location	Materials
05	101.67	55.00 Feet	Hotel Palomar/ Domaso Trattoria Moderna	Vertically positioned between the 4 th and 7 th floors of the Hotel, fronting 19 th Street North.	Aluminum cabinet with reverse pan change letters; Internally illuminated.
16	4.38	36.23 Feet	Domasino Caffè Espresso	Hotel building’s terrace level above the kiosk, fronting 19 th Street North.	1/4" thick aluminum letters with digital background; Halo illumination.

Approved Plans and Policies: Section 34 of the Zoning Ordinance; *Sign Guidelines for Site Plan Buildings*.

DISCUSSION: An administrative approval was issued for a Comprehensive Sign Plan in May 2007 for the Waterview project (Attachment A). The two proposed signs were included in this Comprehensive Sign Plan but denied because of their height above 35 feet of the average site elevation, and therefore qualifying as rooftop signs. The table below calculates the allowable square footage permitted for rooftop signs for the Waterview project.

Building Length @ Street Frontage /Public Right-of-Way	Linear Feet
North Lynn Street	270.59
19 th Street North	341.18
I-66	355.88
Total Length at Street Frontage/Public Right-of-Way	967.65

Based on the building length at the street frontage/public right of way, permitted sign area is 967.65 square feet. The proposed rooftop signs combined represent 11% (106.05 sq ft) of the total rooftop sign area allowed.

Since this request was filed, a subsequent Site Plan Amendment was submitted for a rooftop sign for the Waterview office building's tenant, the Corporate Executive Board. This request is scheduled to be heard by the County Board in October. The rooftop lights and sign should be reviewed together, as the rooftop lights are proposed along the same building frontage. Therefore, staff is recommending and the applicant agrees that this part of the Site Plan Amendment be deferred to October.

Community Process: Consistent with Site Plan Condition #41, the proposed rooftop signs were presented to the Site Plan Review Committee in July 2007. There was no opposition to the signs.

CONCLUSION: The proposed rooftop signs are in compliance with the Zoning Ordinance and *Sign Guidelines for Site Plan Buildings*, and therefore staff recommends that they be approved as part of the Comprehensive Sign Plan subject to all previous Site Plan conditions and the following revision to Site Plan Condition #41.

41. The developer agrees to develop a comprehensive sign plan and all exterior signs shall be consistent with the guidelines contained in "Sign Guidelines for Site Plan Buildings and with Section 34 of the Zoning Ordinance. The Zoning Administrator shall determine whether the signs meet the standards of the guidelines and the Ordinance. No sign permits will be issued until a comprehensive sign plan is approved. The comprehensive sign plan shall be approved before the issuance of the Above Grade Building Permit. All proposed rooftop signs shall require a site plan approval or amendment and shall be presented to the Site Plan Review Subcommittee prior to consideration by the County Board.

The developer agrees to limit signs on the site to those signs of the comprehensive sign

plan as approved by the Zoning Administrator on May 21, 2007, as such comprehensive sign plan may be amended from time to time, including two rooftop signs approved by the County Board on September 8, 2007 for the Hotel/Residential building. The developer agrees that the total sign area permitted for all signs other than rooftop signs for the Waterview project (SP #25) shall not exceed 967.65 square feet. The developer further agrees that the total sign area permitted for rooftop signs for the Waterview project (SP #25 shall not exceed 967.65 square feet. This total includes 106.05 square feet for rooftop signs on the Hotel/Residential building that shall be permitted along the 19th Street North frontage as follows:

- a. Sign #05 Hotel Palomar/ Domaso Trattoria Moderna: 101.67 sq ft.
- b. Sign #16 Palomar Vending Sign (Domasino Caffè Espresso): 4.38 sq ft.

The signs shall be of the same materials, dimensions, text and location as presented to and approved by the County Board on September 8, 2007. Minor changes to the approved rooftop signs 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 the sign to meet field conditions (less than 1 foot in any direction); or (ii) a minor change in the area of the sign (less than 5%). All other changes to the approved rooftop signs will require site plan approval or amendment.

PREVIOUS COUNTY BOARD ACTIONS:

December 16, 1961	December 16, 1961 Approved a rezoning (Z-1573-61-1) from "M-2" to "C-O" on the 1100 Block 19 th 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 19 th 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 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, 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 19th 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 19th 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 19th 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 19th 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 19th 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 19th 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 19th 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	<p>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).</p> <p>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.</p>
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 19 th 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.

APPENDIX A: Waterview Comprehensive Sign Plan Summary

<u>Sign Designation</u>	<u>Type</u>	<u>Size</u>	<u>Sign Area (sf)</u>	<u>Height from ASE*</u>	<u>Text</u>	<u>Location</u>	<u>Material/ Color</u>
01	Building Name	6'5" x 2'8"	11.08		Corporate Executive Board w/ logo	CEB Main Entrance N Lynn	1/4" thick stainless steel w/ etched logo and text
03	Building Name	2' 6" x 11"	1.30	33.73	Corporate Executive Board w/ logo	CEB Terrace Entrance	1/4" thick stainless steel w/ etched logo and text
06	Canopy Raceway Dimensional	24' 10" x 1' 2"	16.48	17.73	Waterview Symbol, Palomar	Hotel Canopy	Channel letters on raceway attached to canopy
07	Letters Dimensional	6' 0" x 8.5"	2.52		Parking	Lower Garage Entrance - 19th	1/4" thick stainless steel laser-cut letters
07	Letters Dimensional	6' 0" x 8.5"	2.52		Parking	Upper Garage Entrance - 19th	1/4" thick stainless steel laser-cut letters
07	Letters	6' 0" x 8.5"	2.52		Parking	Garage Entrance - Lynn St.	1/4" thick stainless steel laser-cut letters
08	Flagmount Cabinet	24" D x 6" W 6'0" x 6" Dia	4.00	8.73	P symbol, blue background	Lower Garage Entrance - 19th	Aluminum cabinet w/ panformed faces
09	Clearance Bar Elevator	Tube	N/A		Clearance 7'0", Do Not Enter	All Garage Entrances	6" painted PVC tube w/graphics and endcaps
13	Regulatory Dimensional	8" x 10"	0.56		TBD	Glass elevator door area	.080" aluminum panel w/silkscreened graphics
14	Letters Elevator	4' 0" x 3.75"	0.72		Waterview	Above street level elevator door	1/4" thick stainless steel laser-cut letters
15	Regulatory	8" x 10"	0.56	33.23	TBD	Glass elevator door area	.080" aluminum panel w/silkscreened graphics
17.1	Address Numbers	2' 6" x 9"	1.28	4.83	1919	Lynn St.Canopy	1/4" thick stainless steel laser-cut letters
17.2	Address Plaque	2' 8" x 2' 8"	1.17	4.83	1919 North Lynn	Left Lynn St.Column	1/4" stainless steel plaque with etched/infilled text
17.3	Address Plaque	2' 8" x 2' 8"	1.17	4.83	1919 North Lynn	Right Lynn St.Column	1/4" stainless steel plaque with etched/infilled text
18.1	Address Numbers	2' 6" x 9"	1.14	2.90	1121	Hotel.Canopy	1/4" thick stainless steel laser-cut letters

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<u>Sign Designation</u>	<u>Type</u>	<u>Size</u>	<u>Sign Area (sf)</u>	<u>Height from ASE*</u>	<u>Text</u>	<u>Location</u>	<u>Material/ Color</u>
18.2	Address Plaque	2' 8" x 2' 8"	1.17	2.90	1121 North 19th	19th St.Column	1/4" stainless steel plaque with etched/infilled text
18.3	Address Plaque	2' 8" x 2' 8"	1.17	2.90	1121 North 19th	19th St.Column	1/4" stainless steel plaque with etched/infilled text
19.1	Address Numbers	2' 6" x 9"	1.04	4.73	1111	Residence Canopy	1/4" thick stainless steel laser-cut letters
19.2	Address Plaque	2' 8" x 2' 8"	0.42	4.73	The Residences at Waterview	Res Entrance left column	1/4" stainless steel plaque with etched/infilled text
19.3	Address Plaque Dimensional	2' 8" x 2' 8"	1.17	4.73	1111 North 19th	Res Entrance right column	1/4" stainless steel plaque with etched/infilled text
21	Letters	7' 0" x 22.5"	6.62	-3.17	The Residences at Waterview	Stairwell wall outside Residence	1/4" thick stainless steel laser-cut letters
22.1	Tenant Sign	17' 0" x 3' 0"	31.12		Restaurant (Logo TBD)	Corner of Lynn and 19th	Channel letters on raceway attached to bldg
22.2	Tenant Sign	17' 0" x 3' 0"	31.12		Restaurant (Logo TBD)	Corner of Lynn and 19th	Channel letters on raceway attached to bldg
23	Tenant Sign	17' 0" x 3' 0"	31.12		Retail (Logo TBD)	Corner of Lynn and 19th	Channel letters on raceway attached to bldg
24	Tenant Sign	17' 0" x 3' 0"	31.12		Restaurant (Logo TBD)	Corner of Lynn and 19th	Channel letters on raceway attached to bldg
25	Tenant Sign	17' 0" x 3' 0"	31.12		Restaurant (Logo TBD)	Corner of Lynn and 19th	Channel letters on raceway attached to bldg
Total Sign Area			214.21				