



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of October 13, 2007**

DATE: October 11, 2007

SUBJECT: SP #25 SITE PLAN AMENDMENT, Waterview Office L.P., 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. RECOMMENDATION:

Approve the addition of rooftop lighting to the Waterview project.

ISSUE: None.

SUMMARY: A site plan amendment is requested to permit the addition of a 1 ½” band of LED lighting along the three tiers of the office tower roofline and the roofline of the residential/hotel building for the Waterview project. Section 34.B. of the Zoning Ordinance defines light as a sign and provides for the inclusion of lighting in any computation of sign area. However, the lighting of building rooflines at heights greater than 75 feet in Metro Corridors is permitted through special exception approval of the County Board, without being calculated in permitted signs or sign area. As the lighting is proposed to add architectural detail to the buildings and will not have an adverse affect on the surrounding area, staff recommends that the rooftop lighting be approved consistent with Section 34.F. of the Zoning Ordinance.

County Manager: _____

County Attorney: _____

Staff: Samia Byrd, DCPHD, Planning Division

PLA-4775

BACKGROUND: In July 2000, the Waterview site plan was approved as a mixed-use office, hotel and residential development in two buildings, with major site plan amendments approved in 2002. Rooftop lighting is proposed for the two buildings, which requires site plan approval or amendment. Following are details regarding the Waterview project site.

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 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.

Existing Development: A 623,176 sq ft office building and a 309,569 sq ft hotel/residential building are currently under construction on the site.

Proposed Development: The applicant proposes to light year-round the rooflines of the Waterview office and residential/hotel buildings with a 1 ½” band of blue LED lighting as detailed below. The lighting would face the north side of the site along the I-66 frontage, but due to the angle at which the buildings are sited along that frontage, the lighting would be most visible from across the Key Bridge in Georgetown.

Type	Dimensions	Area (Sq. Ft)	Height (Feet)	Location
Rooftop Lighting	1½" x 190' 2"	190.17	Elev = 342'- 3 ½"	Hotel/Residential tower curtain wall roofline
Rooftop Lighting	1½" x 240' 3"	240.25	Elev = 360'-7 ¼'	Tier 1 of the Office tower curtain wall roofline
Rooftop Lighting	1½" x 232' 9"	232.75	Elev = 306'	Tier 2 of the Office tower curtain wall roofline
Rooftop Lighting	1½" x 225' 4"	225.33	Elev = 258' -2"	Tier 3 of the Office tower curtain wall roofline

Approved Plans and Policies: Section 34 of the Zoning Ordinance:

- 1) Section 34.B defines a *Sign* as “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...”
- 2) Section 34.B., in defining *Sign Area*, requires that “any band of lighting (including a string of individual lights) less than one (1) foot in width shall be computed at the rate of one (1) square foot for each one (1) foot of the length thereof.”
- 3) 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, and the area shall not be calculated in permitted signs or sign area.

DISCUSSION:

Zoning and Land Use: Consistent with the Zoning Ordinance, the proposed LED lighting totals 888.5 square feet of sign area. If combined with 413.55 square feet of rooftop sign area approved and proposed, the Waterview project would exceed the permitted rooftop sign area by 334.4 square feet (34.5%). However, as the lighting of the roofline at the proposed height would be approved as part of a special exception approval, the lighting would not be calculated as sign area. In this case, staff recommends approval of the rooftop lighting pursuant to Section 34.F. of the Zoning Ordinance because the lighting is above 75 feet, is not unduly obtrusive given that the lighting bands are only 1 ½ inches wide and will be placed on the buildings at heights greater than 285 feet, and will be subject to limitations on brightness and hours of illumination. In addition, the applicant is agreeing to limit rooftop signs to a total of 414 square feet for the project, and will participate in the “Light-up Rosslyn” program by turning off the blue lights and having only white lights at such time as designated by Rosslyn Renaissance and Rosslyn BID.

Community Process: Consistent with Site Plan Condition #41, the proposed rooftop lighting was presented to the Site Plan Review Committee in July 2007. There was discussion regarding precedent for the lights, as well as future precedent that would be established if the lights were to be approved; the potential to consider the lights as an architectural embellishment as a site plan amendment request separate from the rooftop signs; and consistency with the “Light Up Rosslyn” Program. The most significant discussion on the rooftop lighting was regarding the County’s ability to control the intensity of the lights. The SPRC suggested that there be conditions to regulate the lights if approved by the County Board related to 1) the hours of operation; 2) a mechanism to control their intensity; and 3) required participation in the “Light

Up Rosslyn” program. Barring the issue of controlling their intensity, there was general support for the rooftop lighting but recognition that the Zoning Ordinance requires the lighting to be calculated as rooftop sign area, which would cause the applicant to exceed the amount of sign area permitted, and if approved, they would require approval as a special exception by the County Board.

CONCLUSION: Although lighting is defined as a sign by the Zoning Ordinance and is to be calculated as sign area, the lighting of rooflines at heights greater than 75 feet in Metro Corridors may be allowed by special exception approval by the County Board, and when such approval is given, the lighting is not calculated as a sign or sign area. The rooftop lighting of the Waterview buildings meets this standard and will not adversely impact the surrounding area; therefore staff recommends that the rooftop lighting be approved subject to all previously approved conditions and the following amendments to Condition #41.

41. a. 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~~ In addition, rooftop signs shall be limited to two rooftop signs approved by the County Board on September 8, 2007 for the Hotel/Residential building and a rooftop sign approved by the County Board on October 13, 2007 for the Office 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 ~~968~~ 967.65 square feet. The developer further agrees that the total sign area permitted for rooftop signs for the Waterview project (SP #25) ~~excluding the rooftop lighting approved as a special exception by the County Board on October 13, 2007,~~ shall not exceed ~~967.65~~ 413.55 ~~414~~ 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 and 307.5 square feet for rooftop signs on the office building that shall be permitted along the I-66 frontage as follows:

1. Sign #05 Hotel Palomar/ Domaso Trattoria Moderna: 101.67 sq ft.

2. Sign #16 Palomar Vending Sign (Domasino Caffe Espresso): 4.38 sq ft.
3. Corporate Executive Board Sign: 307.5 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 and October 13, 2007 and as shown on plans dated September 10, 2007 titled "Corporate Executive Board Waterview Office Exterior Signage", and prepared by Gensler. 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) either a minor change in the area of the sign (less than 5%) or the total sign area does not exceed ~~413.55~~ 414 square feet. All other changes to the approved rooftop signs will require site plan approval or amendment.

b. The following applies exclusively to the rooftop lighting:

1. The developer agrees that the rooftop lighting consisting of a 1 ½" band of blue LED lights to be located on the roofline of the Residential/Hotel building and three tiers of the roofline of the Office building, shall be of the dimensions, area, height, materials, color, and location as indicated on the drawings titled Exterior LED Tower Top Lighting Design and dated January 6, 2006 and as shown to the County Board on October 13, 2007. The developer further agrees that the rooftop lighting will be located only along the building's north side (fronting the I-66 street frontage/right of way) and that no other lights or rooftop signs not specifically permitted by this Condition #41 will be located on the project.
2. The developer agrees that the total area of the rooftop lighting for this Site Plan #25 will not exceed 888.5 linear feet. The total area of rooftop signs for this Site Plan #25 will not exceed 414 square feet. The developer agrees that, as long as the rooftop lighting is on the building, no rooftop signs above the 414 square feet will be permitted.
3. The developer agrees to install a rheostat or other appropriate variable resistor that will allow the developer to adjust the rooftop lighting intensity from a level of 0 foot-lamberts to 207 foot-lamberts. The developer further agrees that if the County Manager finds that the intensity of the rooftop 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.

4. The developer agrees to participate in the “Light Up Rosslyn” program, including that the Hotel/Residential and Office buildings shall be in conformance with the program’s occasional and seasonal lighting requirements. The developer agrees to conform to standards designated by Rosslyn Renaissance or Rosslyn BID operator for that program, including that only white lights may be displayed along the rooflines of the office and residential hotel buildings and all other lights including the blue LED lights will be turned off.

5. The developer agrees that the rooftop lighting hours of operation will be from dusk to 12:00 midnight. The developer further agrees that if the County Manager finds that the rooftop lighting has an adverse effect on the surrounding area, it will immediately carry out any recommendation by the County Manager to reduce the hours of operation.

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 19th Street North, north side, and part of 1900 Block North, east side.
- January 25, 1964 Approved site plan (Z-1573-61-1 and/or SP #25) for the Pomponio, Lynn and Donato Buildings at the northeast corner of North Lynn and 19th Streets North subject to conditions.
- September 26, 1964 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) for conversion of sub-basement-mechanical space to parking; conversion of basement-mechanical space to parking; elimination of first floor up-ramp, parking placed in north side and added on east end; elimination of parking on second floor; and provision of office space on floors three to twelve.
- April 16, 1966 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) for the Pomponio Building allowing an additional 10,974 square feet of parking structure.
- August 5, 1967 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) for the Pomponio Building to permit construction of an antenna subject to all previous conditions of the site plan approval.
- September 23, 1967 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) for the Pomponio Building relative to signs.
- August 3, 1974 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to permit a sign for State Loan Company of Rosslyn, Inc.
- October 12, 1976 Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to permit counseling and therapy

groups with a maximum of 8 clients, and seminars with 12 to 15 clients, at premises known as 1925 North Lynn Street, subject to review in two years.

September 10, 1977

Approved a site plan amendment (Z-1573-61-1 and/or SP #25) to convert 14,185 square feet of parking (second floor) to commercial space and 6,480 square feet of gross floor area on premises known as 1111 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 19 th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the May 20, 2000 County Board meeting.
May 20, 2000	Deferred rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19 th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008) to the July 22, 2000 County Board meeting.
July 22, 2000	Approved a rezoning request (Z-2453-98-1) from "C-O" to "C-O Rosslyn" for 1001, 1111, and 1117 19 th Street North, 1925 N. Lynn Street, and vacant parcels (RPC #s 16-018-006 and 16-018-008). Approved a major site plan amendment request for a mixed-use office, retail, hotel and residential development, including staff recommended improvements to the intersection at 19 th Street North and North Lynn Streets, subject to the conditions of the staff report which supersede all previous conditions.
May 18, 2002	Approved a major site plan amendment request for a mixed-use office, retail, hotel and residential development, including previously approved improvements to the intersection at 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.

September 8, 2007

Approved a site plan amendment request for the addition of two rooftop signs to the Comprehensive Sign Plan for the hotel/residential building including an amendment to Condition #41;
Deferred a site plan amendment request for rooftop lighting to the October 13, 2007 County Board meeting.