



***Special Use Permit #2017-0014  
2800 and 2800A Shirlington Road - Virginia Hospital  
Center***

---

<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request for an illuminated wall sign higher than 35 feet	<b>Planning Commission Hearing:</b>	May 2, 2017
	<b>City Council Hearing:</b>	May 13, 2017
Address: 2800 and 2800A Shirlington Road	<b>Zone:</b>	OCH
Applicant: Virginia Hospital Center, represented by M. Catherine Puskar	<b>Small Area Plan:</b>	North Ridge/Rosemont

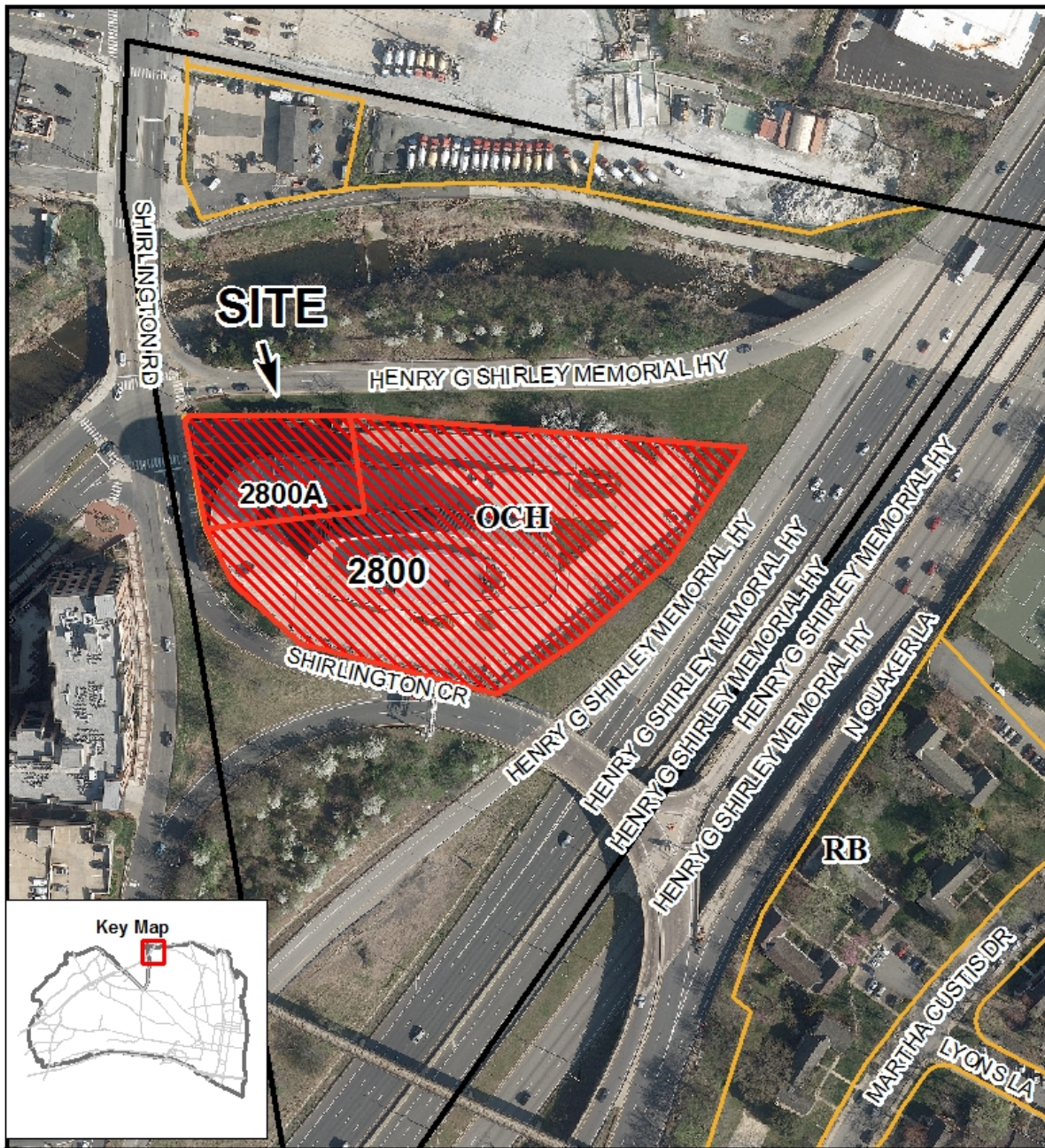
**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewer:** Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)

**PLANNING COMMISSION ACTION, MAY 2, 2017:** On a motion made by Vice Chairman Macek and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2017-0014 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7-0.

**Reason:** The Planning Commission agreed with staff analysis.

**Speaker:** M. Catherine Puskar, attorney representing the applicant, spoke in support of the application.



**Special Use Permit #2017-0014**  
**2800 & 2800A Shirlington Road**





## I. DISCUSSION

The applicant, Virginia Hospital Center, represented by M. Catherine Puskar, requests SUP approval to install an illuminated wall sign higher than 35 feet on a building which is located at 2800 and 2800A Shirlington Road.

### SITE DESCRIPTION

The 12-story building, where the sign would be installed, is located on two irregularly-shaped lots of record. The lot area for 2800 Shirlington Road is 100,680 square feet and has approximately 288 feet of frontage on Shirlington Road and a lot depth of approximately 529 feet. The lot at 2800A Shirlington Road has an area of 19,069 square feet, frontage of 124 feet on Shirlington Road, and a lot depth of 174 feet (Figure 1). In addition to the 221,389 square-foot building, known as Shirlington Gateway, the lots are developed with a sub-surface parking garage and a surface parking lot that surround the building.

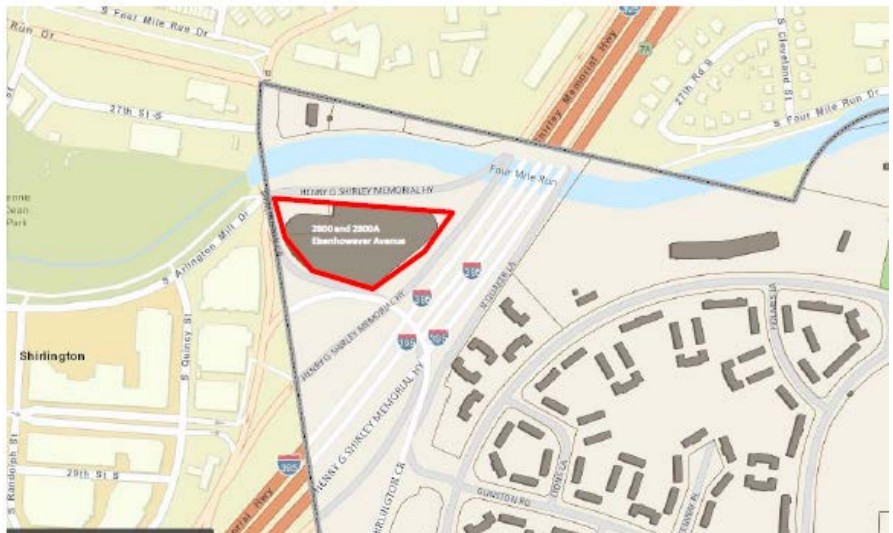
Henry Shirley Memorial Highway (Route 395) and its several highway ramps surround the parcels immediately to the east, north, and south. The Parkfairfax neighborhood and the Parc East Condominiums are located across Route 395 to the southeast. Commercial and residential uses in the Arlington County neighborhood of Shirlington, border the parcels to the west. Commercial and industrial uses as well as Four Mile Run in Arlington are located to the north. Residential properties exist beyond these uses. (Figure 2).

### BACKGROUND

Site Plan #84-0002 was approved on March 19, 1985 for the 12-story, Shirlington Gateway Building in the C-2. Parking for 601 vehicles was



*Figure 1: View of north-facing facade*

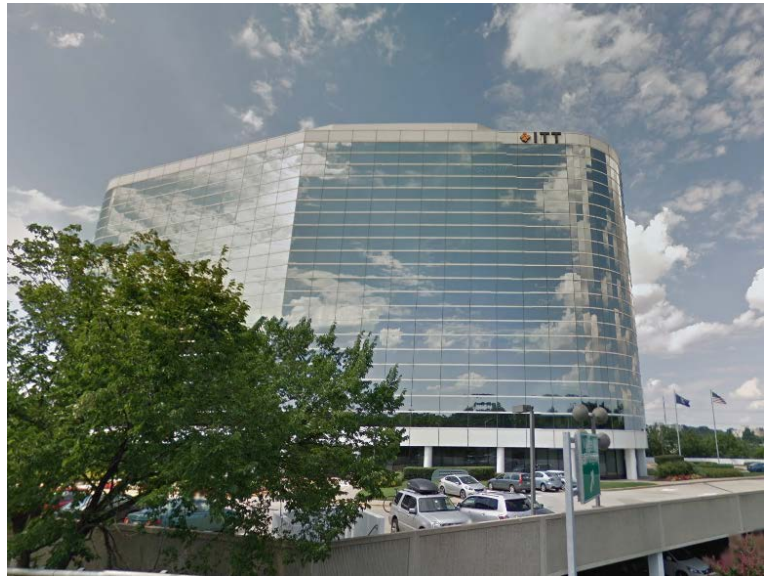


*Figure 2: Map of surrounding area. Parcels and the subject building are outlined in red.*

approved on-site. Sign permits for the installation of wall signs higher than 35 feet were administratively approved in 2003 for the EDO Corporation and in 2009 for the ITT Corporation (Figure 3). These signs have been subsequently removed.

### PROPOSAL

The applicant, Virginia Hospital Center, requests SUP approval to install an illuminated wall sign at 130 feet above average grade on the northeast building wall of the Shirlington Gateway building. The applicant has recently leased 24,000



*Figure 3: ITT sign from July 2015*

square feet in the building to house a primary care medical facility and the hospital's information technology services. The applicant believes that the addition of an illuminated sign would increase the visibility of the hospital and assist in directing medical patients to the destination from Route 395 southbound.

The total area of the sign would be 200 square feet (50 feet x four feet) and it would be placed along the building's 265-foot width. The height of the face-lit channel letters and logo would be 3.5 feet. The lettering would be blue during the day and illuminated white at night (Figure 4).



**Figure 4:** *Rendering of proposed sign on the building from original application, when the sign was proposed on the southeast wall, and detail of sign design.*

The applicant originally proposed to install the sign on the southeast building wall, however, staff recommended that the sign be placed on the northeast building face to reduce the potential for glare and disturbance in the Parkfairfax neighborhood, located approximately 300 feet to the southeast. The applicant revised its proposal to install the sign on the northeast building wall, which overlooks an area of industrial and commercial development in Arlington.

#### ZONING/MASTER PLAN DESIGNATION

Section 9-104(B)(10) of the Zoning Ordinance was established through Text Amendment #2010-0003 and permits illuminated signs, located outside of the Interstate 95 (beltway) corridor and installed higher than 35 feet above grade, only with Special Use Permit approval. SUP approval is contingent on the sign complying with the criteria set forth in Section 9-104(B)(10)(a-h). This criteria requires:

- a) Only one sign per building is permitted;
- b) The building may not be located within, or on the borders of, the Old and Historic Alexandria or Parker-Gray Districts;
- c) The sign must meet any applicable design guidelines and follow any additional applicable process for approval;
- d) The sign must be appropriate in scale, design and color and compatible with the building;

- e) The sign may not be a neon sign;
- f) The sign shall be subject to such conditions as the SUP may impose to ensure that the sign functions without glare or disturbance with nearby uses, including those rules which may alter, modify or supersede the rule stated in section 9-105(A)(2) with regard to the lighting not operating between 10:30 p.m. and 6:30 a.m.;
- g) No sign may face the George Washington Memorial Parkway, and only minimum facade lighting facing the Parkway is allowed; and
- h) The sign shall be wall mounted.

As proposed, the wall sign complies with Section 9-202(A)(iii)(7) of the Zoning Ordinance, given that the sign area (200 square feet) does not exceed one square foot for each foot of building width (265 feet) that faces the street and the sign would be mounted flat against the wall.

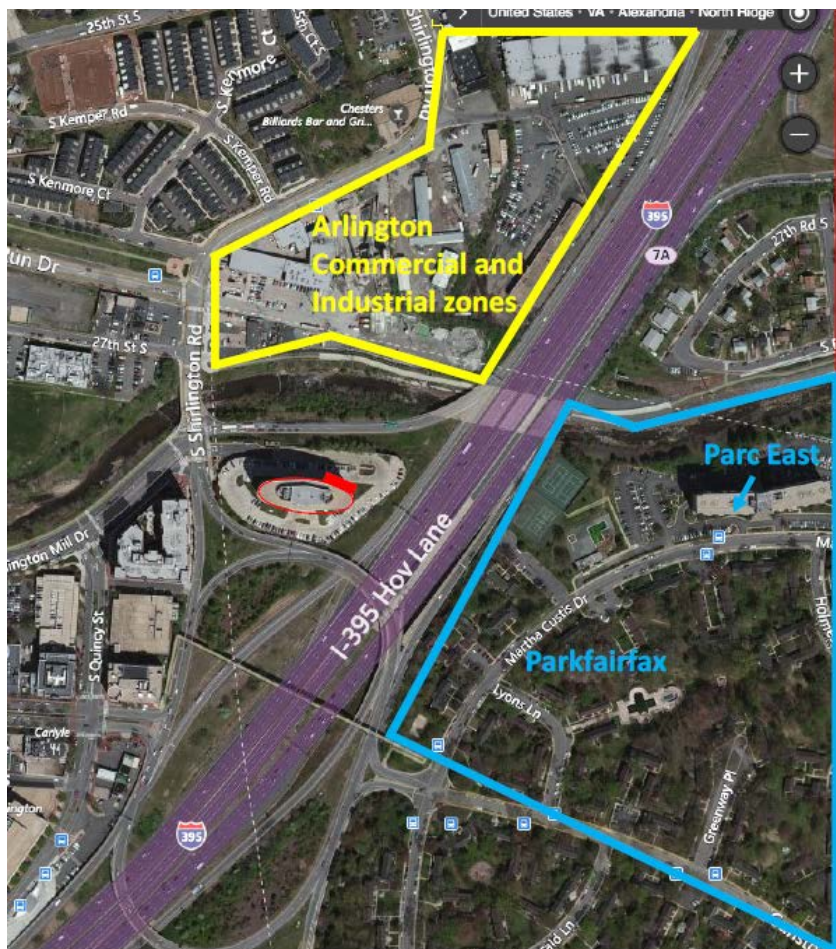
The location of the medical office use is consistent with the North Ridge/Rosemont Small Area Plan.

## **II. STAFF ANALYSIS**

Staff supports the applicant's request to install an illuminated sign over 35 feet high on the northeast building wall at 2800 and 2800A Shirlington Road. The proposed sign complies with the criteria of Section 9-104(B)(10)(a-h). In particular, the sign is compatible with the building in scale, design, and color. The refined style of the logo and font would not detract from the minimalist building design. The choice of blue lettering for daytime and white lettering for evening would result in a relatively unobtrusive and restrained "skyline" sign. The installation of the sign as proposed is required in Condition #2. Moreover, staff does not believe that glare or disturbance would result from the sign as it does not immediately face and is not in close proximity to a residential zone. The northeast facing sign directly abuts and faces an area which is in Arlington's Light Industrial and Service Industrial District zones (Figure 5). Although residential zones are sited beyond these industrial zones to the north, they would not be impacted by glare as they are not located in close proximity to the proposed sign. Therefore, staff does not believe a time limitation for illumination is applicable in this instance.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.





**Figure 5:** Proposed sign location on the building is indicated in red. Proximity of Arlington industrial zones and nearby Alexandria residential areas are outlined in yellow and blue, respectively.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral by the Director to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The design of the sign shall be consistent with plans submitted on February 17, 2017 and revised on March 8, 2017. The placement of the sign on the northeast wall of the building shall be consistent with the diagram submitted on April 11, 2017.
3. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning  
Ann Horowitz, Urban Planner III

---

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.



#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- F-1 This property and building are located within the 100-yr floodplain. Due to the fact that these improvements do not amount to a "Substantial Improvement" as defined by City ordinance, this project is not subject to the Floodplain District regulations provided in Section 6-300 (FLOODPLAIN DISTRICT) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance. However, the owner(s) of this property should be advised that flooding can and does occur at this location up to elevation 48' (City Datum) and to ensure safety the project is advised to comply with Section 6-307 (D) "Water heaters, furnaces, electrical distribution panels and other critical mechanical or electrical installations shall not be installed below the 100-year-flood level. Separate electrical circuits that serve areas below the 100-year-flood level shall be dropped from above." (Floodplain)
- F-2 It is also advised that no food storage or preparation areas be located below the 100-year-flood level (elevation 48'). (Floodplain)
- C-1 All other conditions apply. Section 6-307 Other Conditions, (B): "All uses, activities and development occurring within any floodplain district shall only be undertaken in strict compliance with the Virginia Uniform Statewide Building Code (VA USBC)." (Floodplain)

##### Code Enforcement:

- C-1 A building and electrical permit will be required to construct this sign and shall be required before the start of construction.

##### Fire:

No comments or concerns.

##### Health:

No comments.

##### Parks and Recreation:

No comments received.

##### Police Department:

No comments received.



## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2017-0014

**PROPERTY LOCATION:** 2800 Shirlington Road & 2800A Shirlington Road

**TAX MAP REFERENCE:** 005.02-01-04 & -05

**ZONE:** OCH

**APPLICANT:**

Name: Virginia Hospital Center

Address: 1701 N. George Mason Drive, Arlington VA 22205

**PROPOSED USE:** Illuminated sign located higher than 35 feet above grade

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**M. Catharine Puskar, attorney/agent**

Print Name of Applicant or Agent  
Walsh, Colucci, Lubeley, & Walsh P.C.  
2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

**Arlington, VA**

City and State

**22201**

Zip Code

*M. Catharine Puskar*

Signature

**2/17/2017**

Date

**703-528-4700**

Telephone #

Fax #

**cpuskar@thelandlawyers.com**

Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 2800 Shirlington Road, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the illuminated sign above 35 feet use as  
 (use)  
 described in this application. SEE ATTACHED

Name: SPE Virginia I II III IV LLC by Myong ChoiPhone: 703-212-4843

Please Print  
 Address: 5999 Stevenson Avenue, Ste 310, Alexandria VA 22304

Email: myongccc@gmail.com

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

See attached

---



---



---



---



**THE CHOI COMPANIES, LLC**

---

February 14, 2017

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent to File Application for Special Use Permit  
2800 Shirlington Road (the "Property")  
Tax Map ID 005.02-01-04 & -05

Dear Mr. Moritz:

As owner of the above-referenced Property, SPE Virginia I II III IV LLC hereby consents to the filing of an application by Virginia Hospital Center for a special use permit for an illuminated sign located above 35 feet from grade on the building located on the Property.

Very truly yours,

By: 

Its: 

Date: 2/14/17

5999 Stevenson Avenue Suite 310, Alexandria, VA 22304

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. N/A		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2800 Shirlington Road (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. SPE Virginia I II III IV LLC - see attached		
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

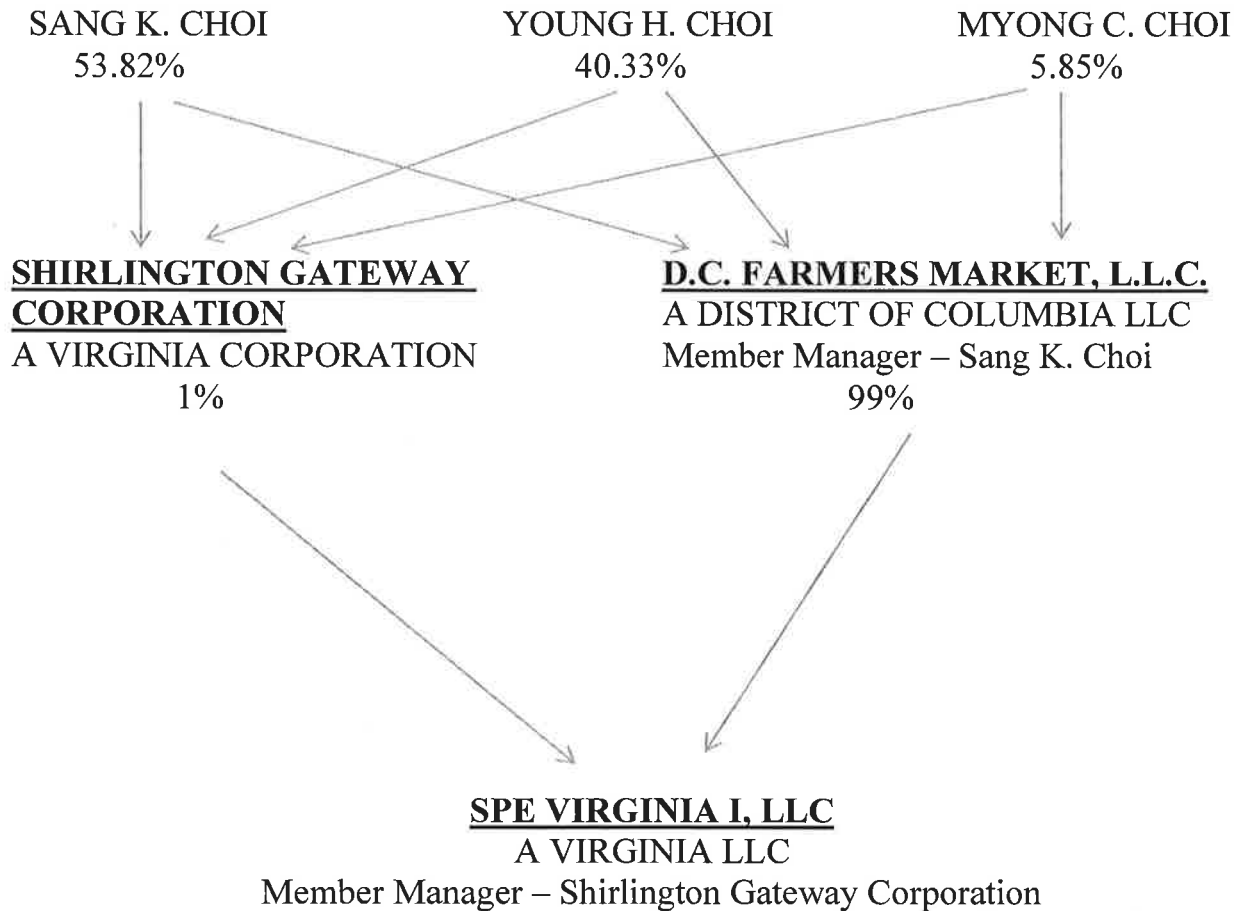
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. SPE Virginia I, II, III, IV LLC	NONE	
2.		
3.		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/14/17 Myong Choi [Signature]  
Date Printed Name Signature

NOVEMBER 5, 2015  
ORGANIZATION CHART





1701 N. George Mason Drive  
Arlington, VA 22205-3698

703.558.5000 x1

[www.virginiahospitalcenter.com](http://www.virginiahospitalcenter.com)



Virginia Hospital Center Arlington Health System  
d/b/a Virginia Hospital Center Arlington  
1701 N. George Mason Drive  
Arlington, VA 22205


Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Authorization to File Application for Special Use Permit  
2800 Shirlington Road (the "Property")  
Tax Map ID 005.02-01-04 & -05

Dear Mr. Moritz:

Virginia Hospital Center hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a special use permit for an illuminated sign located above 35 feet from grade on the building located on the Property.

Very truly yours,

By:   
Its: Vice President/CMO  
Date: 2/15/2017

2/22/17

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Virginia Hospital Center	1701 N. George Mason Dr. Arlington, VA 22205	100%
2. L 501(c)3		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2800 Shirlington Road (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. N/A		
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Virginia Hospital Center	None	None
2.		
3.		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/15/17  
Date

Adrian Stanton  
Printed Name

  
Signature





Statement of Justification  
Parcel Address: 2800 Shirlington Road  
Tax Map ID: 005.02-01-04 & -05

Virginia Hospital Center ("The Applicant") requests approval of a special use permit ("SUP") to permit illumination of a sign installed above 35 feet on the building located at 2800 Shirlington Road, tax map ID 005.02-01-04 & -05 (the "Property").

The Applicant has recently leased approximately 24,000 sf of office space in the building. The Applicant will use the space to provide primary care medical services to patients and to support the Virginia Hospital Center's new electronic health record system with information technology services. The Applicant selected this location in order to take advantage of both the convenient access to I-395 and proximity to its patient populations in Arlington and Alexandria.

The Property is located in the OCH/Office Commercial High zone. The proposed sign, without illumination, complies with the Alexandria Zoning Ordinance ("Ordinance") requirements of Section 9-202(A)(iii)(7) for wall signs located higher than 20 feet above grade located in commercial, special, overlay, and mixed use zones:

- The total area of the proposed sign (200 sf) does not exceed one square foot for each foot of building width facing the street, alley, or parking area (265 sf); and
- The sign will be mounted flat against the wall and no part of the sign will be lower than 20 feet above grade measured from the location immediately below the sign.

However, in order to increase visibility and ensure that it is easy for medical care patients to find the building, the Applicant requests the illumination of the permitted wall signage pursuant to Section 9-104(B)(10) of the Ordinance. The proposed wall-mounted illuminated signage includes the Applicant's logo and name in blue channel letters, which will be illuminated in white at night. Please see drawings for more details. The proposed illuminated sign meets the Ordinance requirements for approval of an SUP for illuminated signs located higher than 35 feet:

- The building does not currently have any illuminated rooftop signs and only one illuminated rooftop sign for the building is proposed;
- The building is not located within or on the borders of the Old and Historic Alexandria or Parker-Gray Districts;
- There are no applicable design guidelines or additional applicable process for approval;
- The sign will be appropriate in scale, design, and color and compatible with the building;
- The sign will not be a neon sign;
- The sign will be subject to conditions of the SUP;
- The sign will not face the George Washington Memorial Parkway; and
- The sign will be wall mounted.

The proposed illumination of Virginia Hospital Center's sign is appropriate along I-395 and will not have any negative impacts on residential property.

## USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☐ an expansion or change to an existing use with a special use permit,  
☒ other. Please describe: illuminated sign

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

During nighttime hours

Hours:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

B. How will the noise be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

N/A

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

N/A

- C. How often will trash be collected?

N/A

- D. How will you prevent littering on the property, streets and nearby properties?

N/A

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes.

☐ No.

N/A

If yes, provide the name, monthly quantity, and specific disposal method below:



SUP # 2/22/17

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No. N/A

If yes, provide the name, monthly quantity, and specific disposal method below:

---

---

---

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
N/A

---

---

---

## ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☐ No N/A

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

---

---

---

---

SUP # \_\_\_\_\_

## PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

\_\_\_\_\_ Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces.  
\_\_\_\_\_ Other.

N/A

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (*check one*)

☐ on-site

☐ off-site

N/A

If the required parking will be located off-site, where will it be located?

**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

N/A

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? N/A

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?  
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
N/A
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?  
N/A

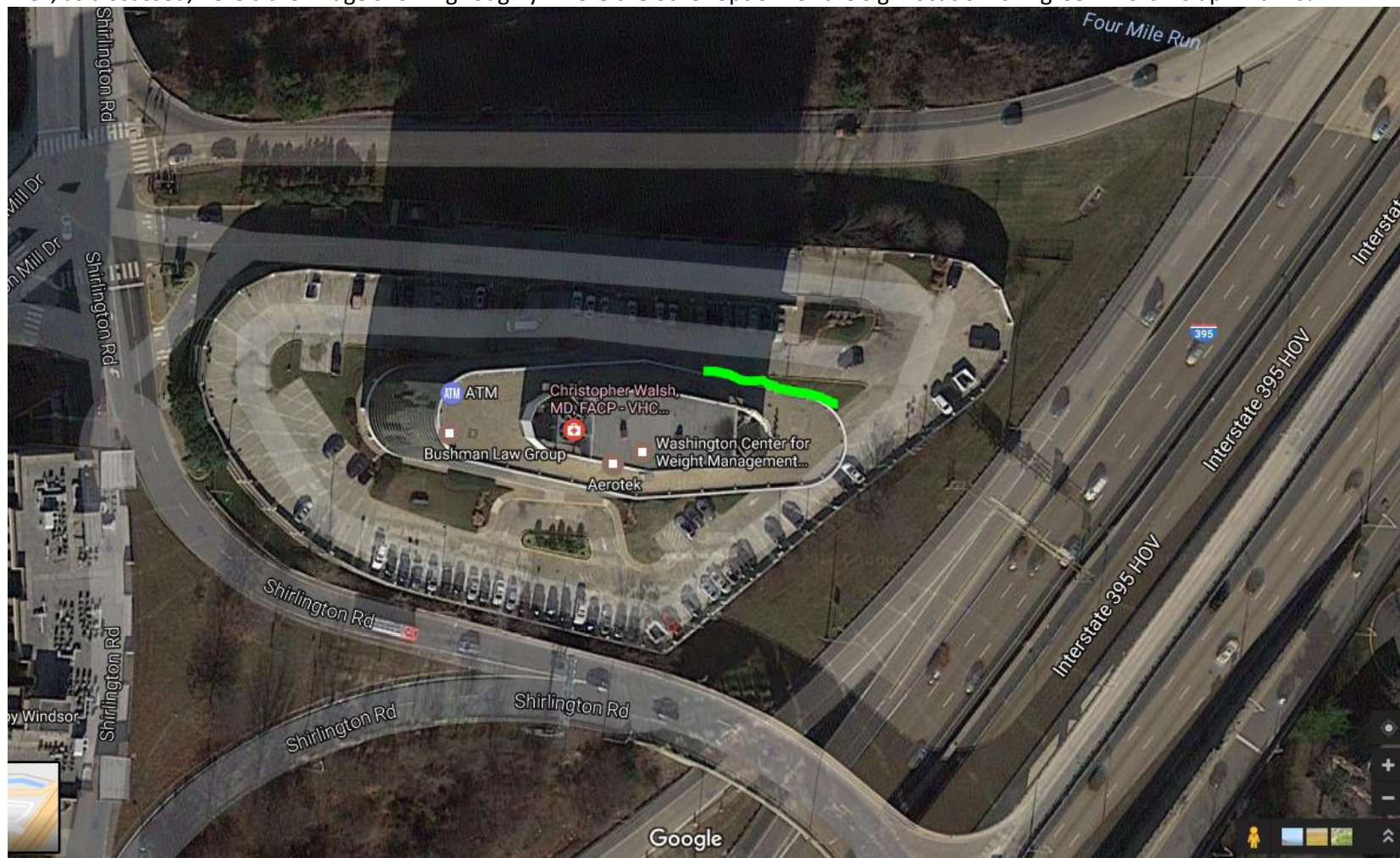
## SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? \_\_\_\_\_ square feet.
18. What will the total area occupied by the proposed use be? N/A
- \_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)
19. The proposed use is located in: (check one)
- ☒ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: \_\_\_\_\_
- ☐ an office building. Please provide name of the building: \_\_\_\_\_
- ☐ other. Please describe: \_\_\_\_\_

End of Application

**From:** Friedlander, Amy  
**Sent:** Tuesday, April 11, 2017 4:01 PM  
**To:** Alex Dambach; Ann Horowitz  
**Cc:** Puskar, M. Catharine  
**Subject:** VHC Sign

Alex, as discussed, here's the image showing roughly where the other option for the sign location is in green. North is up. Thanks!





**Amy E. Friedlander**

**Walsh Colucci Lubeley & Walsh PC**

2200 Clarendon Boulevard | Suite 1300 | Arlington, VA 22201

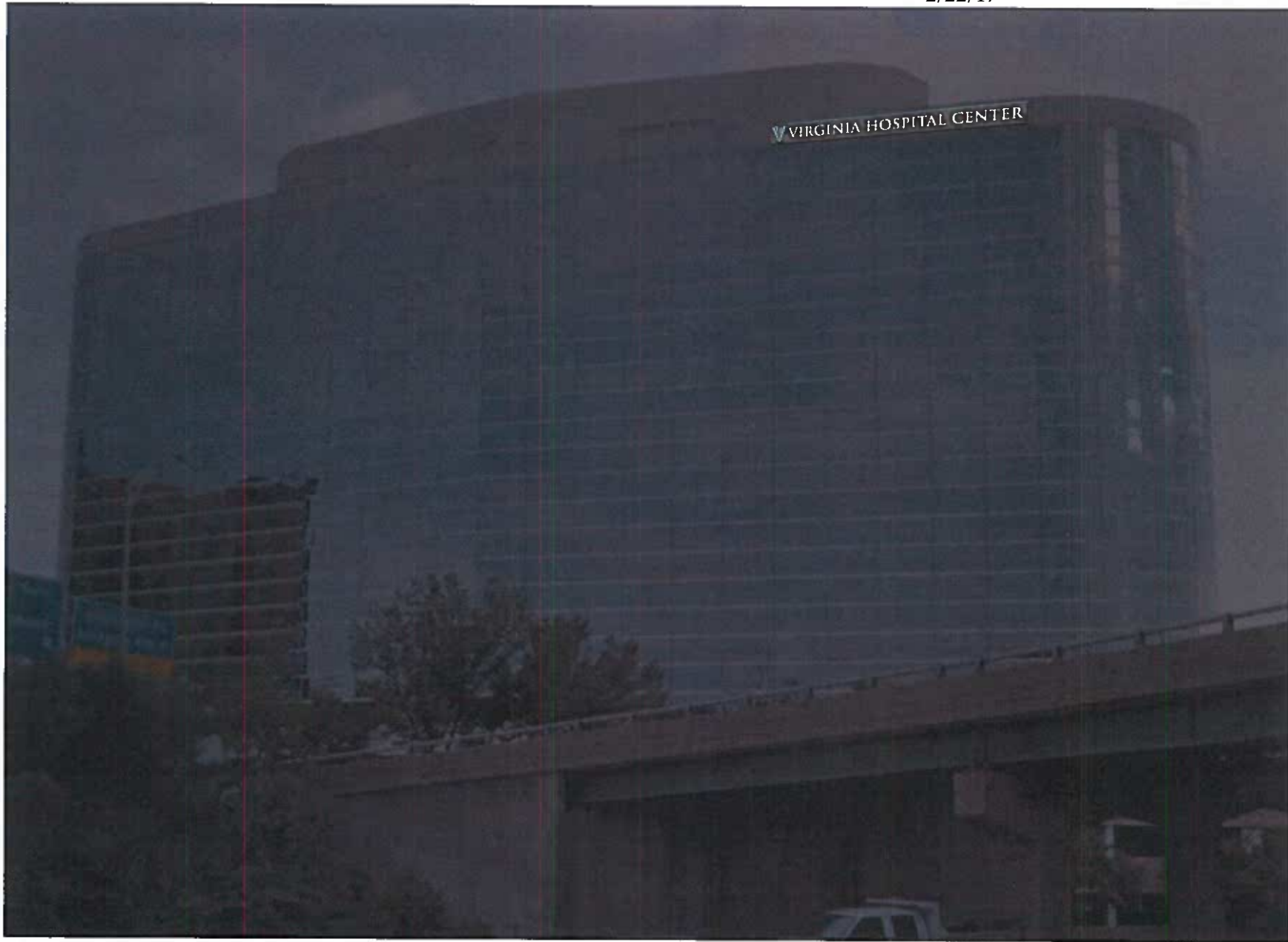
Phone: (703) 528-4700 | Ext. 5463 | Fax: (703) 525-3197

[www.TheLandLawyers.com](http://www.TheLandLawyers.com)

Named to the *U.S. News & World Report* "Best Law Firms" 2016-2017

Attorney-Client Privileged Communication: The information in this email and attachments is attorney-client privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please delete it and immediately notify us by email or by phone. Thank you.





2/15/17 LL show night rendering

**JackStoneSigns** JACKSTONESIGNS.COM  
3131 Pennsy Drive, Landover, MD 20785 / phone (301) 322-3323 / fax (301) 322-8407

CUSTOMER Virginia Hospital Center  
ADDRESS 2800 Shirlington Road  
CITY Arlington  
STATE VA 22206  
FILE NAME Virginia Hospital Ctr (cml's)

DWG. NO. 5862  
SCALE Noted  
DATE 10/7/16  
DESIGNER LL  
CONTACT Jeff Drummond

**REVISIONS**  
1/27/17 LL relocate to South elev.  
11/29/16 LL show option L  
11/14/16 LL add b/g pan  
10/26/16 LL enlarge; remove logo  
10/13/16 LL rev. font for "center"

Notice: This drawing is an original design created by Jack Stone Sign Company, and is submitted for use in conjunction with this project only. This drawing cannot be duplicated, altered, or exhibited in any fashion without authorization from Jack Stone Sign Company. This drawing remains the property of Jack Stone Sign Company and any unauthorized use or exhibition will result in a design fee.  
**REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS**

RENDERED ELEVATION

- blue day/white night letters
- lite blue illum. logo
- white pan background



**SIMULATED RENDERING**  
ACTUAL VISIBILITY MAY VARY



3131 Pennsy Drive, Landover, MD 20785 / phone (301) 322-3323 / fax (301) 322-8407

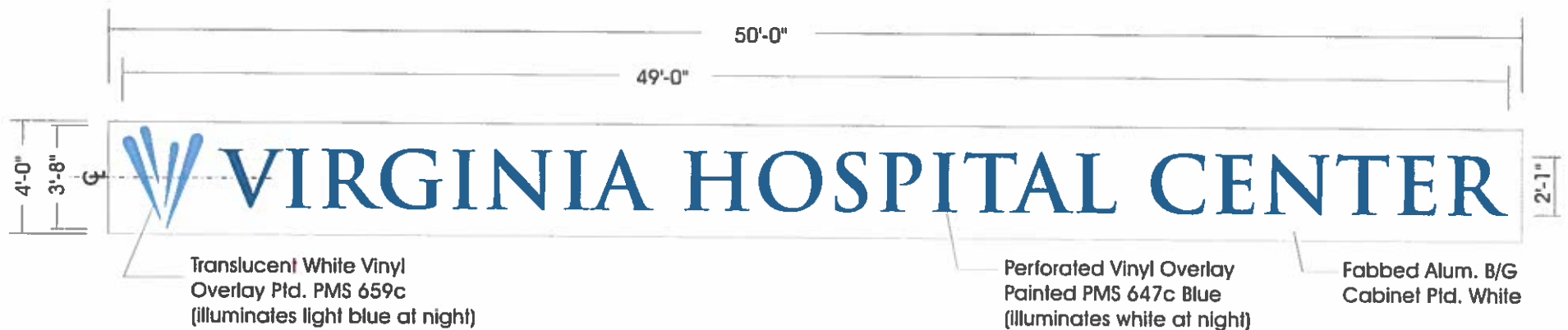
CUSTOMER Virginia Hospital Center  
ADDRESS 2800 Shirlington Road  
CITY Arlington  
STATE VA 22206  
FILE NAME Virginia Hospital Ctr (crl's)

DWG. NO. 5862  
SCALE Noted  
DATE 10/7/16  
DESIGNER LL  
CONTACT Jeff Drummond

REVISIONS  
1/27/17 LL relocate to South elev.  
11/29/16 LL show option L  
11/14/16 LL add b/g pan  
10/26/16 LL enlarge; remove logo  
10/13/16 LL rev. font for "center"

Notice: This drawing is an original design created by Jack Stone Sign Company, and is submitted for use in conjunction with this project only. This drawing cannot be duplicated, altered, or exhibited in any fashion without authorization from Jack Stone Sign Company. This drawing remains the property of Jack Stone Sign Company and any unauthorized use or exhibition will result in a design fee.

REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS



SIGN ELEVATION

 $3/16" = 1'-0"$ 

QTY: (1)

200 SF

\* SEE NEXT PAGE FOR FAB/INSTALL DETAILS \*

PERFORATED  
VINYL  
LTR. FACES  
& TRIMCAP

Pantone 647c  
(closest PMS match  
to client CMYK mix  
94, 57, 4, 18)

Blue Day / White Night

PTD. VINYL  
LOGO FACE

Pantone 659c

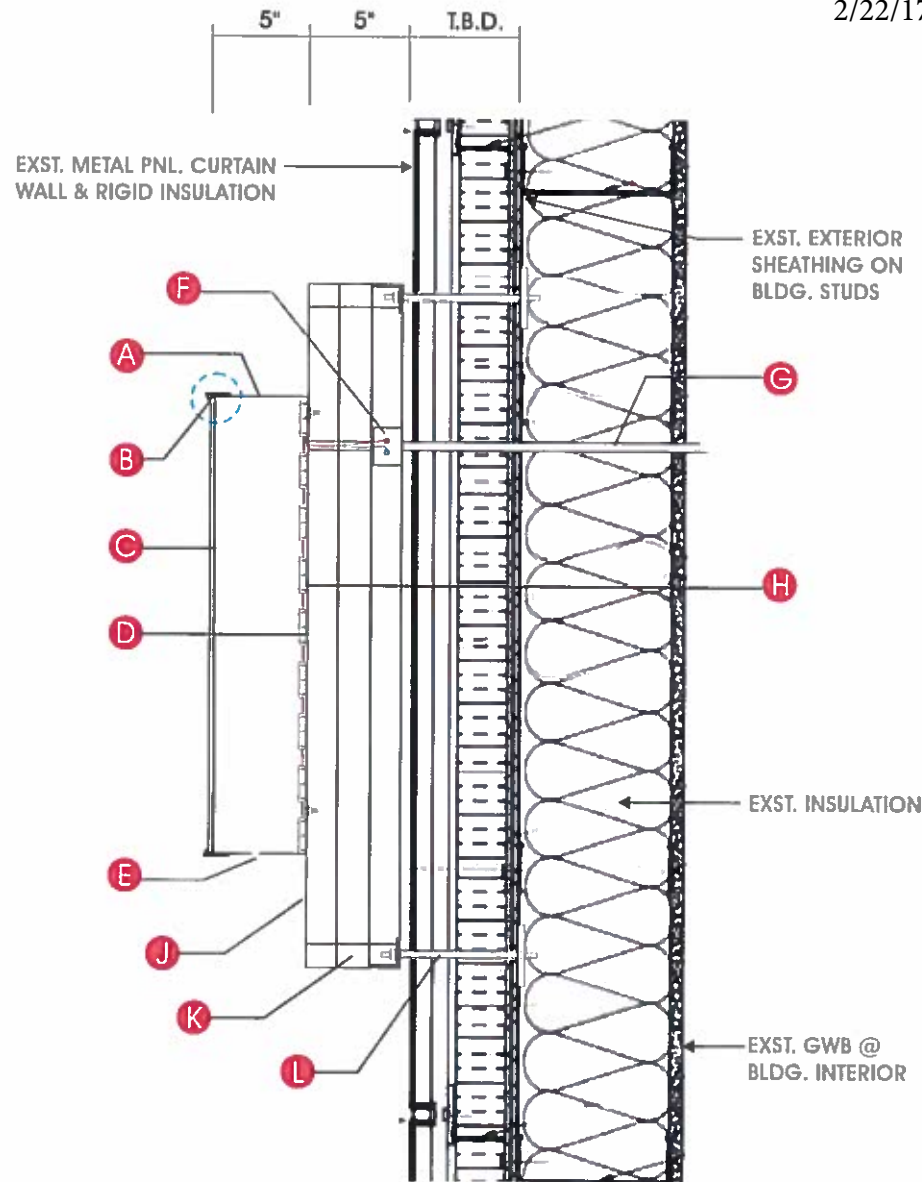
Blue Day / Blue Night

LETTER  
RETURNS

Pantone  
Cool Gray 7c

2/22/17

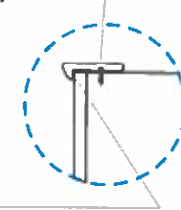
## FABRICATION &amp; INSTALLATION DETAILS



SECTION THRU CHANNEL LTR. & B/G PAN ON  
TYP. METAL-FACED INSULATED PANEL WALL

NTS

ATTACH 1/16" THK. TRIMCAP TO ALUM.  
LETTER RETURN W/ #8 SMS AS REQ'D;  
PAINT TO MATCH TRIMCAP



CHEMICALLY WELD TRIMCAP TO  
ACRYLIC FACE W/ CONTINUOUS  
BEAD OF METHYLENE CHLORIDE

TRIMCAP ATTACHMENT DETAIL NTS

## \* LED SPECIFICATIONS

Brand: NC

Model #: LX-EC03S-W65 White LED Modules

Type: SMD5050

Module: 3LED

Power Dissipation: 0.72W/module

Luminous Density: 58lm

Waterproof: IP68

- A. .063 ALUM. RETURNS PTD. GRAY
- B. 1" TRIMCAP PTD. TO MATCH NON-LIT FACES
- C. 1/8" THK. #2447 TRANS. WHITE ACRYLIC FACES  
W/ VINYL OVERLAYS AS NOTED ON ELEV. DWG.
- D. WHITE LX-ECO3S 6500k NC LED'S
- E. WEEP HOLES AS REQ'D
- F. POWER SOURCE HOUSED IN B/G CABINET
- G. WIRING IN LIQUITITE TO ELEC. CIRCUIT
- H. .040 ALUM. CHANNEL LTR. BACK
- J. .080 FABBED ALUM. B/G CABINET PTD. WHITE
- K. 1 1/2" x 1 1/2" x 3/16" WELDED ALUM. ANGLE FRAME
- L. 3/8" TOGGLE BOLTS THRU ALUM. TUBE SPACERS

\* ALL ELECTRICAL COMPONENTS UL LISTED

\*\* SILICONE SEALANT @ ALL THRU-WALL PENETRATIONS \*\*



20'-0" X 6'-0" LOWER SOUTH ELEV.  
10'-0" X 6'-0" LOWER NORTH ELEV.  
SEE PLAN 2/A9, FOR LOCATIONS

MTL. FACED INCL. PANEL WALL

5'-5"  
4'-0"

VIRGINIA HOSPITAL CENTER

CURTAIN WALL

130'-0" A.G.

CONC. COL. STOREFRONT

NOTE: CROSSED GLASS PANELS  
DESIGNATE FIRE ACCESS

7 NORTH/SOUTH TOWER ELEVATION  
SCALE 1/32" = 1'-0"



**From:** Puskar, M. Catharine <cpuskar@thelandlawyers.com>  
**Sent:** Wednesday, March 08, 2017 12:30 PM  
**To:** Ann Horowitz; Alex Dambach; Karl Moritz; Kristen Walentisch  
**Subject:** 2800 Shirlington Road  
**Attachments:** 1941\_001.pdf; Sign Height Exhibit (A0754964).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I believe Amy has already forwarded some of this information to you, but to close the loop, please see the following response to your March 8, 2017 letter regarding completeness items for 2800 Shirlington Road.

- Comment: Property Authorization on page 2 requires phone number and email of property owner.  
Response: See revised page 2 including phone number and email of property owner.
- Comment: Height of sign from grade  
Response: See attached exhibit showing the height of the sign from grade
- Comment: A lightbox sign is indicated on the specifications for the proposed sign. Lightbox signs are not permitted by Section 9-104(B)(13) of the Zoning Ordinance. Provide alternative specifications for a sign that complies with the ordinance.  
Response: Per our sign consultant “Our proposed sign is not a lightbox. It is a non-lit aluminum painted background pan (or cabinet) with face-lit channel letters. The background pan on our sign contains no light fixtures within and the front surface is painted aluminum. No part of the background pan is translucent or illuminated. The channel letters contain the light fixtures and are the only illuminated parts of the sign. You’ll notice on page 5 detail D, the lights are located within the letters not the pan.”
- Comment: Site plan indicating location of sign (middle of the building) is inconsistent with sign location on images (near a building corner). Please revise to indicate a consistent sign location.  
Response: the site plan is not inconsistent with the sign location on images. Please see the red line and leader line indicating the location of the sign.

Please confirm that this application is complete and will be heard on the May agenda.

Cathy



**M. Catharine Puskar, Esquire**

**Walsh Colucci Lubeley & Walsh PC**

2200 Clarendon Boulevard | Suite 1300 | Arlington, VA 22201

Phone: (703) 528-4700 | Ext. 5413 | Fax: (703) 525-3197

[www.TheLandLawyers.com](http://www.TheLandLawyers.com) | [cpuskar@thelandlawyers.com](mailto:cpuskar@thelandlawyers.com) | [professional biography](#)