



Legislation Text

File #: 13-714, **Version:** 1

Subject:

Discussion of Roofline Lighting

BACKGROUND SUMMARY :

In May the owner of Village Green Shopping Center (VGSC), located at 501-531 Maple Avenue West, requested approval of exterior lighting improvements to the existing shopping center. The applicant proposed LED strip lighting along rooflines of the buildings, which were to be displayed during various holidays throughout the year. The Board of Architecture Review (BAR) first considered this item at its May 21, 2015 hearing. The Board voted to continue the application on two separate occasions due to varying circumstances.

During the summer the Board also noticed that other buildings had installed year-round LED roofline lighting without BAR approval. In August the Board held a work session to discuss roofline lighting and met with the Town Attorney and staff. Based on the direction of the Board, staff contacted several properties that had not received approval from the Board for year-round roofline lighting and requested that they submit formal BAR applications for exterior modifications to their lighting. The owner of Vienna Crossing and Vienna Marketplace submitted applications for the September 2015 meeting.

Before making any formal decisions on the properties, the Board felt it would be appropriate to hold a work session with Council to gauge where Town Council was related to the acceptable levels of lighting the Town wishes to permit.

OVERVIEW :

Currently the Town has received three (3) applications for roofline lighting, located at the Village Green Shopping Center, Vienna Marketplace, and Vienna Crossing. Several other properties have installed permanent roofline lighting, but have not yet submitted applications for review. Staff plans to bring examples of roofline lighting located on Maple Avenue and other examples to help facilitate discussion on the range of roofline lighting options available.

SUMMARY/STAFF IMPRESSIONS : This is an opportunity for the Town Council to review the lighting features that have been installed on buildings along Maple Avenue and to provide general direction regarding how they may be installed in the future.

RECOMMENDATION :

Holiday roofline lighting can be festive and appropriate during the busy holiday season, but roofline

lighting, depending upon design, should be limited or prohibited during other times of the year.