



## ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item  
Meeting of May 22, 2010

### SUPPLEMENTAL REPORT

**DATE:** May 19, 2010

**SUBJECT:** SP#397 SITE PLAN AMENDMENT for a comprehensive sign plan at Clarendon Center located at 3028 Wilson Blvd, 3000 Wilson Blvd, Clarendon Blvd, 1101 N. Highland St, 1200 N. Garfield St. and 3030 Clarendon Blvd. (RPCs: 18-012-003, 18-012-004, 18-013-007, 18-013-010, 18-013-011).

**DISCUSSION:** This supplemental report is written to further clarify why the existing signs on the Old Dominion Building and Underwood Building were not included in the comprehensive sign plan, and explain how those existing signs are permitted to be altered. The Underwood and Old Dominion Buildings, although part of the site plan, were excluded from the comprehensive sign plan because the buildings are considered historic and the signs could remain, per approved sign condition #47, and per the approved preservation easement conditions #77 (which applies to the Underwood Building) and #78 (which applies to the Old Dominion Building). Per existing condition #47, the existing signs may remain and be repaired or replaced with similar type signs, with a sign permit, due to tenant turnover as necessary. Also, per conditions #77 and #78, the preservation easement allows commercial signage, awnings, and doorways to be changed, "provided that such signage/awnings otherwise complies with the Arlington County Sign Ordinance or if permitted in the comprehensive sign plan, and provided that signage color may be subject to commercially reasonable standards customarily applied with respect to commercial signage on historic properties." If any existing signs on those buildings were proposed to be changed, they would be required to be in compliance with the sign regulations of the Zoning Ordinance. However, should an existing or new tenant in the Underwood and Old Dominion Buildings propose additional, new signs beyond that permitted by the Zoning Ordinance, that tenant would need to amend the comprehensive sign plan to include those signs. The recommendation remains unchanged and staff is recommending approval of the comprehensive sign plan for SP #397. For reference purposes, the approved preservation conditions #77 and #78 are attached.

County Manager: MB/GA

County Attorney: CWM SAM

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5582

8.

Approved preservation easement conditions for SP #397 (approved by the County Board on June 13, 2006 and revised March 15, 2008):

77. Prior to the issuance of the final building permit, the developer agrees to record a permanent preservation easement, subject to review by the County Manager, running to either the benefit of the Northern Virginia Conservation Trust (NVCT), the County Board, or to another entity identified and mutually acceptable to the landowner of the Underwood Building and County Manager over the area occupied by the building known as the "Underwood Building" (which occupies approximately 4,162 square feet of land area) and which occupies the western portion of the block bounded by Wilson Boulevard, Clarendon Boulevard, North Highland Street and North Garfield Street. This preservation easement shall commit to preserve and maintain the exterior of the building, subject to the terms of this condition, in its present (June 10, 2006) configuration. The developer need not preserve any aspects of the interior of the building and, for purposes of the building's operations, may replace or add to equipment on the roof or on, in, or attached to the penthouse. The easement shall permit modifications to be made to the Underwood Building, as specifically set forth below. This easement will allow the commercial signage, awnings and doorways on the Underwood Building to be changed, provided that such signage/awnings otherwise complies with the Arlington County Sign Ordinance or if permitted in the comprehensive sign plan, and provided that signage color may be subject to commercially reasonable standards customarily applied with respect to commercial signage on historic properties. The developer shall be permitted to make modifications to the exterior of the building as required by insurance carriers for insurance on the Underwood Building or businesses therein. The developer may make modifications as required by, or according to standards set forth in, any Federal, state or local laws (such as ADA, etc.). The developer shall be permitted to maintain, repair or replace any exterior features with features that are similar as to design, materials, and decoration, so that they appear to be the same. The easement shall permit other exterior modifications proposed by the developer of the Underwood Building if, after review by the Historical Affairs and Landmark Review Board (HALRB) the County Manager determines that the modifications will not be detrimental to the historic nature of the building prior to acceptance by the NVCT, the County Board, or other entity identified. The developer may receive any available tax credits as a result of any improvements or renovations that are performed to the exterior or the interior of the Underwood Building.

78. Prior to the issuance of the final building permit, the developer agrees to record a permanent preservation easement, subject to review by the County Manager, running to either the benefit of the Northern Virginia Conservation Trust (NVCT), the County Board, or to another entity identified and mutually acceptable to the landowner of the Underwood Building and County Manager over the area known as the "Old Dominion Building" (which occupies approximately 6,531 square feet of land area) and which occupies the southwestern portion of the block bounded by Clarendon Boulevard, North Garfield Street, 11th Street North, and North Highland Street. This preservation easement shall commit to preserve and maintain the exterior of the building, subject to the terms of this condition, in its present (June 10, 2006) configuration. The developer need not preserve any aspects of the interior of the building and, for purposes of the building's operations, may replace or add to equipment on the roof or on, in or attached to the penthouse. The easement shall permit modifications to

be made to the Old Dominion Building, as specifically set forth below. This easement will allow the commercial signage, awnings and doorways on the Old Dominion Building to be changed, provided that such signage/awnings otherwise complies with the Arlington County Sign Ordinance or if permitted in the comprehensive sign plan, and provided that signage color may be subject to commercially reasonable standards customarily applied with respect to commercial signage on historic properties. The developer shall be permitted to make modifications to the exterior of the building as required by insurance carriers for insurance on the Old Dominion Building or businesses therein. The developer may make modifications as required by, or according to standards set forth in, any Federal, state or local laws (such as ADA, etc.). The developer shall be permitted to maintain, repair or replace any exterior features with features that are similar as to design, materials, and decoration, so that they appear to be the same. The easement shall permit other exterior modifications proposed by the developer of the Old Dominion Building if, after review by the Historical Affairs and Landmark Review Board (HALRB) the County Manager determines that the modifications will not be detrimental to the historic nature of the building prior to acceptance by the NVCT, the County Board or other entity identified. The developer may receive any available tax credits as a result of any improvements or renovations that are performed to the exterior or the interior of the Old Dominion Building.