



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of July 10, 2010**

**DATE:** June 23, 2010

**SUBJECT:** SP #65 SITE PLAN AMENDMENT for amendment to comprehensive sign plan; located at 2450 Crystal Drive and 2461 South Clark Street (RPC #34-020-034 and -035).

**Applicant:**

Lowe Enterprises Real Estate Group

**By:**

Nan E. Walsh and Elizabeth McKeeby  
Walsh, Colucci, Lubeley, Emrich & Walsh PC  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Approve the site plan amendment for a modification to the Century Center comprehensive sign plan, subject to all previously approved conditions, one (1) modified condition, and one (1) new condition.

**ISSUES:** This is a request for an amendment to the comprehensive sign plan for the Century Center and no issues have been identified.

**SUMMARY:** The applicant requests a site plan amendment for minor changes to the comprehensive sign plan for the Century Center complex in Crystal City. The proposed changes include the removal of an existing DeVry University sign from its present location on 23<sup>rd</sup> Street, and the addition of a new sign of the same size as the existing DeVry sign to a new location on Crystal Drive. The applicant is requesting the changes in order to mark the main entrance to DeVry University, located on the third floor of the complex. As interior building tenants are not typically permitted wall signs, the applicant has agreed to move an existing DeVry University bookstore to the ground level at the building entrance in order to establish a retail presence with visibility from the street for the University. Staff supports the applicant's request because it would create an attractive entrance for DeVry and thus contribute to activating that section of Crystal Drive. There would be no increase in signs or sign area for DeVry beyond what has

County Manager: MB/GA

County Attorney: Cum R M

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5628

already been approved. Therefore, staff recommends approval of the site plan amendment for an amendment to the Century Center comprehensive sign plan, subject to all previously approved conditions, one (1) modified condition, and one (1) new condition.

**BACKGROUND:** The site is located at 2450 Crystal Drive and 2461 South Clark Street, and is described as follows:

Site: The site is bound on the north by 23<sup>rd</sup> Street South, on the east by Crystal Drive, on the west by South Clark Street, and to the south by 26<sup>th</sup> Street South. Site Plan #65 consists of five (5) office buildings, one (1) hotel, and one (1) residential building.

Zoning: The site is zoned “C-O” Commercial Office Building, Hotel and Multiple-Family Dwelling Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as three-sevenths “High” Office-Apartment-Hotel (up to 3.8 FAR office density, up to 4.8 FAR apartment density, and up to 3.8 FAR hotel density), and four-sevenths “High” Residential (up to 4.8 FAR residential density and up to 3.8 FAR hotel density).

Neighborhood: The site is not located within boundaries of a civic association. However, staff notified citizens who have worked previously on issues related to Crystal City and they expressed support for the applicant’s proposal.

Site Plan #65 for the Century Center complex was amended in July 2005 for a series of improvements to the streetscape along Crystal Drive and 23<sup>rd</sup> Street. The amendment brought interior retail uses to the new retail spaces fronting Crystal Drive and relocated office uses to the interior of the building. A comprehensive sign plan was approved with this site plan amendment, and Condition #24 specifically regulated sign design and placement. The approved comprehensive sign plan allocated one (1) 28.5 square foot wall sign for DeVry University on the 23<sup>rd</sup> Street façade. DeVry University occupies approximately 37,000 square feet on the third floor of the Century Center I building, and approximately 33,000 square feet of space on the third floor of the Century Center II building. In July, 2009, an administrative change was approved for the addition of an entryway vestibule to the Crystal Drive entrance to DeVry’s interior space.

**DISCUSSION:** The applicant is proposing an amendment to the comprehensive sign plan for the Century Center complex for the purpose of removing an existing 28.5 square foot DeVry University sign from its current location on 23<sup>rd</sup> Street and adding a new sign to the recently constructed entryway vestibule on Crystal Drive. The new sign would be of a slightly different design than the existing sign in order to accommodate its new location at the Crystal Drive entrance, but would not exceed 28.5 square feet. In addition, the applicant is proposing to move a portion of an existing bookstore from its second floor location to the ground floor vestibule space in order to create a street presence for DeVry at this location. The bookstore would be open to the public.

Staff does not generally support building wall signs for interior building tenants such as DeVry; however in this case the applicant would be moving a retail use connected with the University to

the ground level to create a more active presence on the street. Staff supports the applicant's request because it is, in effect, a relocation of an existing sign to the newly improved entrance on Crystal Drive. The number of signs and sign area allocated to DeVry would remain the same. In addition, the interior space is reached from the entrance vestibule on the ground floor. As the University is open evenings and weekends, the proposed new entrance/bookstore space would bring students to a section of Crystal Drive consisting of mostly vacant retail space.

**CONCLUSION:** Staff supports the applicant's request to remove an existing DeVry University sign on the 23<sup>rd</sup> Street side of the Century Center complex and add one sign of the same sign area to the newly improved vestibule entrance to the University along Crystal Drive. There would be no increase in the number of signs or sign area allocated to DeVry, and the applicant has agreed to relocate a retail use from the interior of the building to the entryway vestibule thus activating the street in this location. Therefore, staff recommends approval of the site plan amendment to the Century Center comprehensive sign plan subject to all previously approved conditions, one (1) modified condition, and two (2) new conditions.

Modified Condition:

24. The developer agrees that project signs, including rooftop signs, shall be consistent with the comprehensive sign plan titled "Century Center Comprehensive Sign Plan", dated June 22, 2005 and as approved by the County Board on July 9, 2005, and revised June 20, 2010, or as otherwise approved by the County Manager and his designee using the standards set forth in the Sign Guidelines for Site Plan Buildings.

The project identification and directional signs shall be generally consistent with the signage described and outlined in the "Century Center Comprehensive Sign Plan", dated June 22, 2005, and revised in the plans entitled "DeVry Lower Level Elevation," prepared by Gensler, dated June 20, 2010.

**Retail Tenant Signage**

Retail tenant signage shall be permitted for the new construction as follows:

- A. Minor modifications to signage shall be subject to review and approval by the County Manager or his designee prior to issuance of all sign permits.
- B. The retail tenant signage shall conform to the standards of Section 34 of the Zoning Ordinance and, to the extent the standards are modified, the adopted amended comprehensive sign plan, as set forth in the "Century Center Comprehensive Sign Plan", dated June 22, 2005, and the following criteria:
  - 1) For each level occupied by a tenant, up to three (3) building wall signs, for a maximum total area of 60 square feet, are permitted for retail tenants with a unit of 60 linear feet of frontage or less; up to four (4) building wall signs, for a maximum total sign area of 1 square foot per linear foot of tenant's frontage, are permitted for each retail tenant with a unit of more than 60 linear feet of

frontage. A tenant at the corner of Crystal Drive and 23<sup>rd</sup> Street South may have no more than two signs above the retail sign band. No portion of any building wall sign shall be located in front of, or otherwise obscure, any part of a window.

- 2) Additional sign area shall be permitted to accommodate awnings, except any text, logo, graphic, or other image on awnings shall count toward the total allowable sign area for that tenant. This additional sign area on awnings shall be applied only toward graphic images with abstract or stylized patterns that contain no clearly understood images or message content.
- 3) Applications for sign permits submitted by individual retail tenants shall be pre-approved by the owner/landlord in order to ensure the proper allocation of sign area among the various tenants.
- 4) For building wall signs, the distribution of the sign area and the location and number of signs shall be approved as part of a unified design approach for the individual retail tenant units, and shall be subject to administrative review and approval by the County Manager or his designee.
- 5) Blade signs which exceed six (6) square feet of total sign area may be permitted up to a maximum total sign area of fifteen (15) square feet per retail unit. (As used herein, "retail unit" shall mean the amount of frontage occupied by a single retail tenant.) The difference between six (6) square feet and the actual total blade sign area shall be calculated as part of the maximum permitted sign area for the retail unit to which the blade sign is attached. In no event shall such difference increase the maximum permitted sign area for any retail unit.
- 6) The colors and materials of retail tenant signs shall harmonize with and complement the exterior materials and design of the individual retail storefronts and be consistently treated so as to present a unified design approach for the individual retail unit. The colors and materials of such signs are subject to review and approval by the County Manager or his designee.
- 7) The types of retail signs that shall be permitted shall be consistent with the types of signs permitted by Section 34 of the Zoning Ordinance, and shall include: building wall signs; blade signs; window signs; carved, painted or sculptural signs; canopy or awning signs; logo signs; permanent quotes on building walls; and blade signs.
- 8) Retail signs shall be illuminated only during the hours of operation of the establishments.
- 9) Retail signs shall not exceed 35 feet in height on the buildings.

## **Rooftop Signs**

- A. The applicant agrees to limit the rooftop signage to two tenant identification signs on each building: the northern corner of the east façade and the eastern corner of the south façade on the Century I building, and the southern corner of the west façade and the western corner of the south façade on the Century II building, at the locations and in the dimensions shown on the “Century Center Comprehensive Sign Plan”, dated June 22, 2005. The total area for the rooftop signs shall be limited to no more than 144 square feet for each sign.
- B. The signs may be illuminated, and the illumination shall be limited to the hours from 5:00 p.m. until 11:00 p.m., seven (7) days a week.

### New Conditions:

- 27. The applicant agrees to relocate a portion of the bookstore use associated with DeVry University as shown on the plans entitled “DeVry Lower Level Retail” prepared by Gensler, dated June 20, 2010, prior to the permit being issued for the associated sign for DeVry University. The applicant agrees that this use shall be open to the public.
- 28. The applicant agrees to submit to the Zoning Office a revised and complete Century Center Comprehensive Sign Plan showing the revisions made in this site plan amendment. The material shall be submitted prior to the sign permit issued for the associated DeVry University sign on the Crystal Drive façade.

PREVIOUS COUNTY BOARD ACTIONS:

February 17, 1968	Approved a site plan for the National Center, Jefferson Davis Highway. This site plan was approved with a gross floor area not to exceed 2.0 F.A.R. and 603 apartment units.
October 26, 1968	Approved a site plan amendment for National Center permitting subdivision of the property.
April 12, 1969	Approved a site plan amendment for the National Center reconfiguring the approved plan and increasing densities.
June 4, 1969	Approved the addition of 559 motel units to the National Center.
February 7, 1970	Approved a site plan amendment to permit 1) approval for the revised configuration of the James Buchanan House, which contains 433 dwelling units, and 2) approval of the revised configuration of the Zachary Taylor office building.
September 12, 1970	Approved a site plan amendment to permit the reconfiguration of the Pierce office building into two separate towers with no increase in approved office gross floor area.
February 24, 1971	Approved a site plan amendment to permit 263,000 square feet of commercial floor area in the National Center complex.
August 7, 1971	Approved a site plan amendment permitting the redesign in the approved motel and an increase in the number of units from 350 to 400 units.
November 6, 1971	Approved a site plan amendment permitting the relocation of the approved Pierce office building tower.
June 8, 1972	Approved a site plan amendment permitting signs.
December 1, 1973	Approved a site plan amendment for the Buchanan House-National Center to permit a canopy over the front entrance.

- April 6, 1974 Approved a site plan amendment permitting a public dance hall and live entertainment in the second floor lounge of the Stouffer's Inn (2399 Jefferson Davis Highway).
- September 7, 1974 Approved a site plan amendment permitting a health and social club to occupy 5,800 square feet on the lower commercial level of the Zachary Taylor building.
- November 9, 1974 Approved a site plan amendment:  
  
To convert 51,308 square feet of commercial space to office space on the upper commercial level of the Century building.  
  
To convert 27,500 square feet of commercial space to office space on the upper commercial level of the Zachary Taylor building.
- April 15, 1975 Approved a site plan amendment for the Hayes building:  
  
To convert approximately 35,033 square feet from commercial to office space, and  
  
To enclose approximately 12,750 square feet under the building for office space and restaurant.
- May 10, 1975 Approved a site plan amendment for the Fillmore-Pierce building and Buchanan House to remove the requirement of a temporary or permanent wall between the two buildings.
- June 17, 1975 Approved a site plan amendment to close the South entrance to the truck drive and convert to commercial space, reduce truck unloading area and relocate pedestrian corridor on the lower commercial level.
- September 20, 1975 Approved a site plan amendment to permit one "box" sign; illuminated, visible in both directions.
- October 4, 1975 Approved a site plan amendment for signs.  
  
In February 7, 1976, approved a site plan amendment to permit computer facilities on the penthouse floor level of the Zachary Taylor building.

August 7, 1976	Approved a site plan amendment to convert 26,484 square feet of first floor commercial space and 3,696 square feet of cafeteria to office in the Zachary Taylor building.
September 11, 1976	Approved a site plan amendment:  To use 19,872 square feet of the penthouse or executive offices, subject to an occupancy not to exceed one employee per 400 square feet in the Fillmore building.  To use 2,300 square feet of commercial space at the ground floor level for a cinematography studio in the Hayes building.
March 22, 1977	Approved a site plan amendment to convert 1,000 square feet of commercial space (snack bar and vending area) on the plaza level to office space in the Polk building.
March 22, 1977	Approved a site plan amendment to install a connecting hallway at the third floor level between the Polk and Taylor buildings.
June 4, 1977	Approved a site plan amendment to permit two signs 2.5" X 15.5" each, one on Ball Street and one on 23rd Street South (Sharp Electronics) and to place the signs under the soffit.
July 30, 1977	Approved a site plan amendment to convert 8,000 square feet of commercial space to office space on the ground floor of the Century Building.
November 22, 1977	Administrative approval granted for the conversion of approximately 2,300 square feet from commercial to office space in the Century Building.
December 10, 1977	Approved a site plan amendment to convert 34,074 square feet on the penthouse level to executive offices, subject to an occupancy not to exceed one employee per 400 square feet in the Zachary Taylor building.
March 4, 1978	Denied a site plan amendment to eliminate the condition concerning the penthouse level located at in

the Zachary building.

Approved a site plan amendment to install a seven (7) foot high chain link fence along the internal perimeter of garage levels B1, B2, and B3.

June 3, 1978

Approved a site plan amendment permitting an outdoor dining facility in conjunction with an existing restaurant.

July 10, 1982

Approved a site plan amendment to modify the main entrance to the Buchanan House lobby by enclosing the vestibule.

July 7, 1984

Approved a site plan amendment for a freestanding pylon identification sign reading "Century Building" plus logo.

November 16, 1985

Approved a site plan amendment to increase office gross floor area by extending the 3rd floor over the mall; add 2 terraces on the 4th floor roof level; on premises known as 2341 Jefferson Davis Highway, Century Building.

September 20, 1986

Approved a site plan amendment to convert 13,500 square feet of cafeteria space on the first floor to office gross floor area.

July 11, 1987

Accepted withdrawal of a site plan amendment to permit a temporary banner, 3 feet by 15 feet, on the west elevation at the 12th floor level.

July 8, 1988

Approved a site plan amendment to add 3,560 square feet of gross floor area to the upper mall level for the office uses.

July 13, 1991

Approved a site plan amendment to permit dancing at Ondine's Lounge, 2399 Jefferson Davis Highway (Stouffer's).

August 10, 1991

Approved a site plan amendment to delete the restriction on occupancy of the penthouse to no more than one employee per 400 square feet of space (Century Building).

October 10, 1992

Approved site plan amendment (#65) to permit the

existing building facade to be replaced with a flush curtain wall which will increase the gross floor area by 11, 500 square feet.

November 14, 1992 Approved a site plan amendment to add 11,190 square feet of density to the Van Buren Building as part of a major renovation subject to two (2) conditions.

March 10, 1993 Approved site plan amendment (#65) to delete Condition #3 of a February 24, 1971 site plan amendment, amended condition #2 of the October 10, 1992 site plan amendment to add density to the Van Buren building.

March 4, 1995 Approved a site plan amendment request to permit conversion of approximately 3,774 square feet of retail gross floor area to office use for a period not to exceed seven (7) years.

December 7, 1996 Approved site plan amendment (SP #65) to permit conversion of 2,856 square feet of retail space to be used for a martial arts school for period not to exceed five (5) years.

August 8, 1998 Approved site plan amendment (SP #65) to permit conversion of approximately 1,210 square feet of retail space for use by the University of Oklahoma for higher education classes for a period not to exceed five (5) years.

April 10, 1999 Deferred site plan amendment request (SP #65) conversion of 41, 544 square feet of retail space to office space and renovation and upgrade of approximately 30,710 square feet of retail along the street, the street, including modifications to the streetscape, exterior façade, and signage to the May 22, 1999 County Board meeting.

May 22, 1999 Deferred site plan amendment request (SP #65) conversion of 41, 544 square feet of retail space to office space and renovation and upgrade of approximately 30,710 square feet of retail along the street, the street, including modifications to the streetscape, exterior façade, and signage to the July 10 1999 County Board meeting.

July 10, 1999	Deferred site plan amendment request (SP #65) conversion of 41, 544 square feet of retail space to office space and renovation and upgrade of approximately 30,710 square feet of retail along the street, the street, including modifications to the streetscape, exterior façade, and to permit a comprehensive sign plan to the August 14, 1999 County Board meeting.
August 17, 1999	Approved site plan amendment request (SP #65) for the conversion of 41, 544 square feet of retail space to office space and renovation and upgrade of approximately 30,710 square feet of retail along the street including modifications to the streetscape and exterior façade and to permit a comprehensive sign plan for 2301 Jefferson Davis Highway.
January 29, 2000	Approved site plan amendment request (SP #65) for a comprehensive sign plan to permit building and tenant identification signs.
November 17, 2001	Deferred site plan amendment request (SP #65) for a freestanding sign (Chili's Restaurant) to the first scheduled meeting in April 2002.
April 20, 2002	Deferred site plan amendment request (SP #65) for a freestanding sign (Chili's Restaurant) to the June 8, 2002 County Board meeting
June 8, 2002	Deferred site plan amendment request (SP #65) for a freestanding sign (Chili's Restaurant) to the October 19, 2002 meeting.
October 19, 2002	Deferred site plan amendment requests (SP #65) for (Chili's Restaurant and Consolidated Engineering Services) to the first scheduled County Board meeting in February 2003.
February 8, 2003	Deferred #65 Site Plan Amendment to amend comprehensive sign plan for Chili's Restaurant to the September 13, 2003 County Board meeting.  Accepted withdrawal of #65 Site Plan Amendment to amend comprehensive sign plan by Consolidated Engineering Services.

- September 13, 2003                      Approved site plan amendment request to a comprehensive sign plan to permit a non-traditional free-standing sign (Chili's Restaurant)
- May 7, 2005                                Deferred site plan amendment request for addition of ground floor GFA, reconfiguration of ground floor GFA, streetscape improvements, outdoor seating, and a comprehensive sign plan for the Century I and II Buildings.
- June 18, 2005                            Deferred site plan amendment request for addition of ground floor GFA, reconfiguration of ground floor GFA, streetscape improvements, outdoor seating, and a comprehensive sign plan for the Century I and II Buildings.
- July 9, 2005                                Approved site plan amendment request for addition of ground floor GFA, reconfiguration of ground floor GFA, streetscape improvements, outdoor seating, and a comprehensive sign plan for the Century I and II Buildings.
- June 12, 2010                            Deferred site plan amendment request for amendment to comprehensive sign plan.



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LUBELEY EMRICH  
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June 21, 2010

**Via Hand Delivery**

Matthew Pfeiffer  
Planner II  
Arlington County, Planning Division  
2100 Clarendon Boulevard, Suite 700  
Arlington, VA 22201

**Re: Site Plan #65 – 2461 S. Clark Street and 2450 Crystal Drive– Century Center  
Applicant: Lowe Enterprises Real Estate Group  
Minor Site Plan Amendment for Minor Modifications to Comprehensive Sign  
Plan - Revised (2<sup>nd</sup> submission)**

Dear Matt:

As a continuation of our ongoing negotiations with you and Tom Miller, the following letter serves as a revised statement of support for the above-referenced minor site plan amendment requesting modifications to the approved Comprehensive Sign Plan for Century Center. Based upon our most recent discussions, the Applicant now proposes to locate some of the retail activities from their existing second floor bookstore into the vestibule area on Crystal Drive, thereby formalizing DeVry's use of this space which was administratively approved for DeVry in August of 2009 in conjunction with their reconfiguration of educational space between Century I and II, which was also administratively approved last year. The Applicant asks to revise the signage request to allow that the existing approved 28.5 square feet of DeVry identification sign area be permitted to be relocated from 23<sup>rd</sup> Street to a location above the new vestibule on Crystal Drive. The sign will identify both DeVry University and Chamberlain College of Nursing. Please see the attached exhibits showing the retail space for DeVry and the proposed 28.5 square foot sign relocated to Crystal Drive.

By way of background, on July 9, 2005, the County Board approved a Comprehensive Sign Plan for Century Center. This Comprehensive Sign Plan approved a total of 1,487.5 square feet of street level signage for Century I and II. The Comprehensive Sign Plan also included total of 576 square feet of rooftop signage, divided among four, 144 square foot rooftop signs. At this time, DeVry and Chamberlain College of Nursing occupy approximately 70,000 square feet in the Century I and II buildings.

As you may know, DeVry currently has a bookstore located on the second floor of the building which is open to the public. The bookstore entry is through the new entry doors at the vestibule and then a student or patron goes up the stairs to the second floor. Bringing some retail

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LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

June 21, 2010

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to the first floor will enhance DeVry's visibility as well as serve to enliven this section of Crystal Drive for pedestrians. This minor site plan amendment application proposes to move a retail display case/counter into the vestibule area. Also, the Applicant requests to relocate the approved 28.5 square feet of signage that is allocated as DeVry identification signage in the approved Comprehensive Sign Plan from the 23<sup>rd</sup> Street frontage to the new entry on Crystal Drive. This relocation of DeVry signage does not change the overall tabulations in the approved Comprehensive Sign Plan, nor does it propose any changes to the approved rooftop signage.

As an educational use, looking to be visible to existing students and attract potential students from the street level, and as a major tenant in Century I and II, the Applicant requests this signage relocation in order to continue to provide high quality educational programming located proximate to a Metrorail station in Crystal City. In keeping with the County's vision for a more vibrant pedestrian experience and activated street frontages in Crystal City, DeVry students and faculty will patronize the existing and future retail and restaurants at Century Center, particularly in the evening hours when traditional office uses are closed. Allowing street level signage for DeVry and Chamberlain on Crystal Drive is key in attracting and directing students to and around the Century I and II buildings and will serve to strengthen the desired retail uses in this vicinity.

Please do not hesitate to call me if you have any questions or require additional information in review of this application.

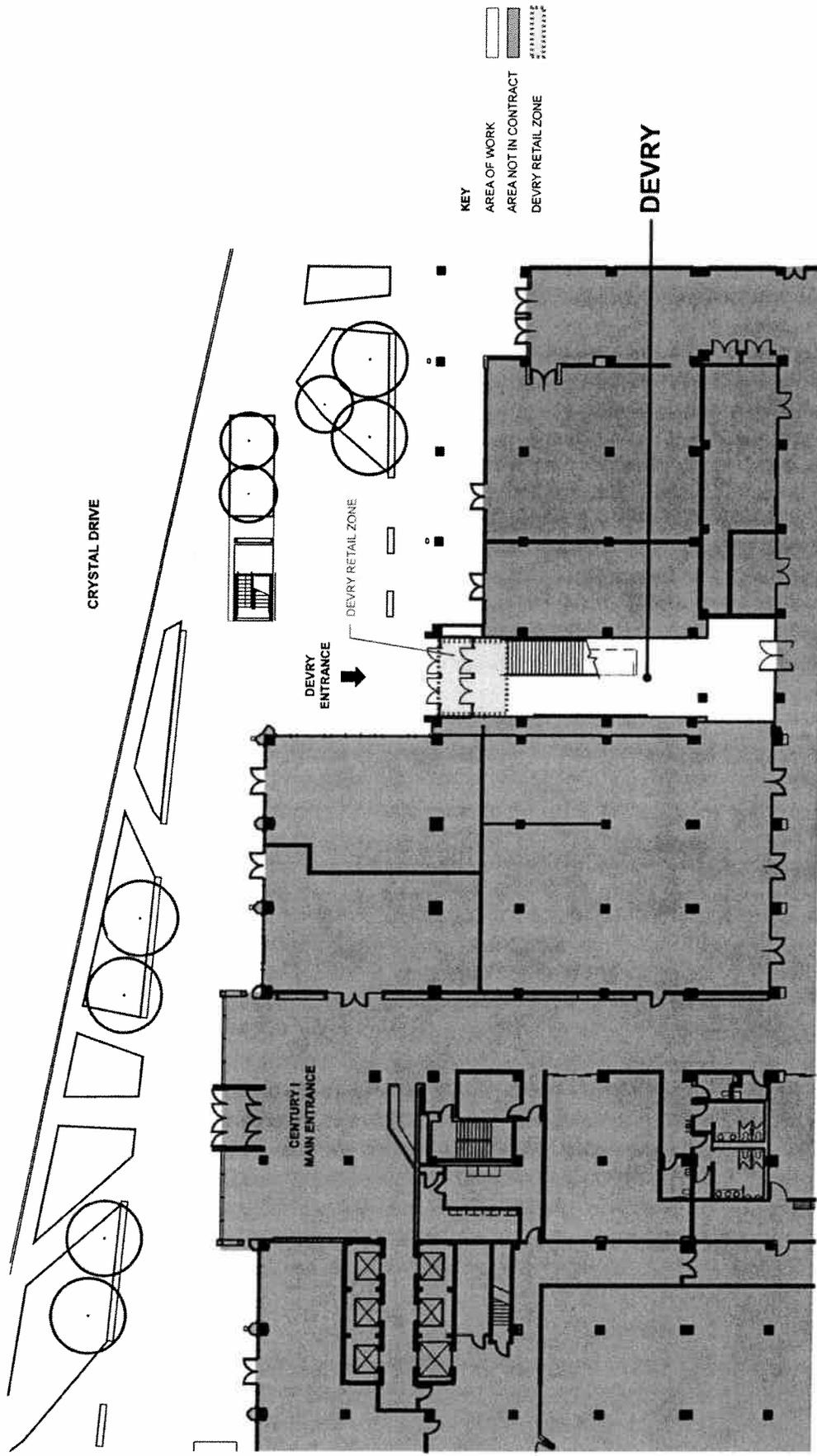
Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

*Nan E. Walsh by em*

Nan E. Walsh

cc: Melinda Artman  
Tom Miller  
Katya Naman  
Marcey Zaborski  
Mike Granger  
Elizabeth A. McKeeby



Project: CENTURY CENTER  
 Description: LOWER LEASING PLAN  
 Issue/Rev: 2  
 By: BB  
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Project No. 19.6032.000  
 File Name: DEVRY LOWER LEVEL RETAIL  
 Scale: N.T.S.  
 Date: 06/20/10/10

SK-1

DEVRY

CRYSTAL DRIVE

CENTURY I MAIN ENTRANCE

DEVRY ENTRANCE

DEVRY RETAIL ZONE

KEY

AREA OF WORK

AREA NOT IN CONTRACT

DEVRY RETAIL ZONE

DEVRY

CRYSTAL DRIVE

SK-1

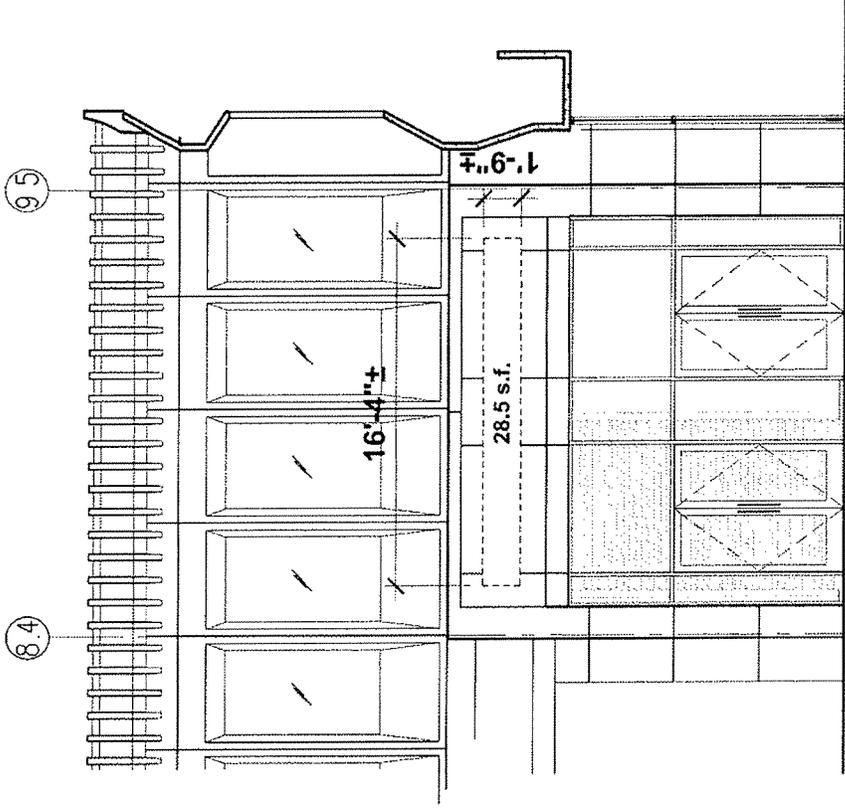
DEVRY LOWER LEVEL RETAIL

N.T.S.

06/20/10/10

Gensler

300 West Pratt Street  
 Suite 275  
 Baltimore, MD 21201  
 Telephone: 410.539.5776  
 Facsimile: 410.539.5741



Project: CENTURY CENTER

Description: DEVRY, LOWER LEVEL ELEVATION

Issue/Rev: 2

By: BB

Date: 06/20/10/10

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Project No.: 19.6032.000

File Name: DEVRY\_LOWER LEVEL ELEVATION

Scale: 3/16" = 1'-0"

Date: 06/20/10/10

**Gensler**

300 West Park Street  
 Suite 275  
 Baltimore, MD 21201  
 Telephone: 410.519.8776  
 Facsimile: 410.519.8741

SK-2

06/30/2010

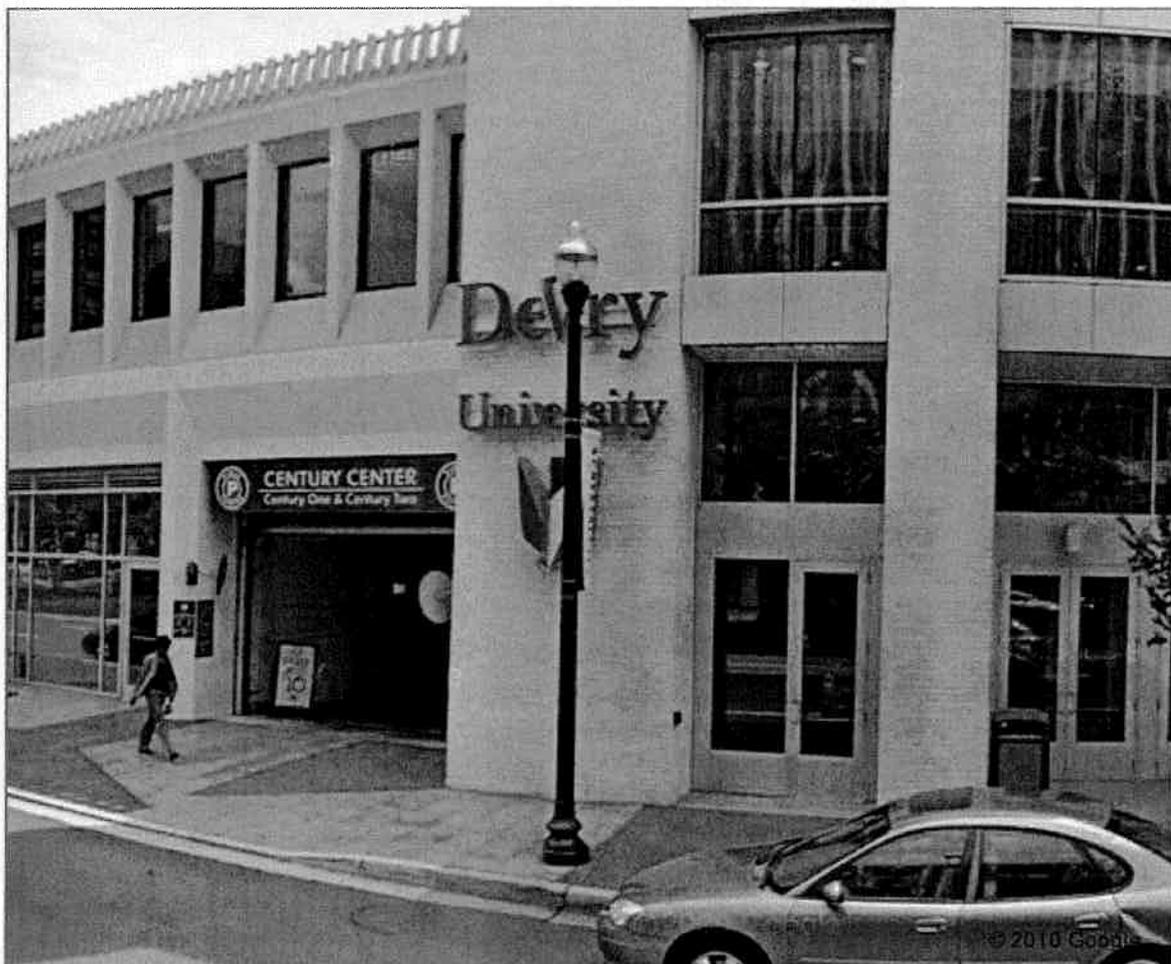
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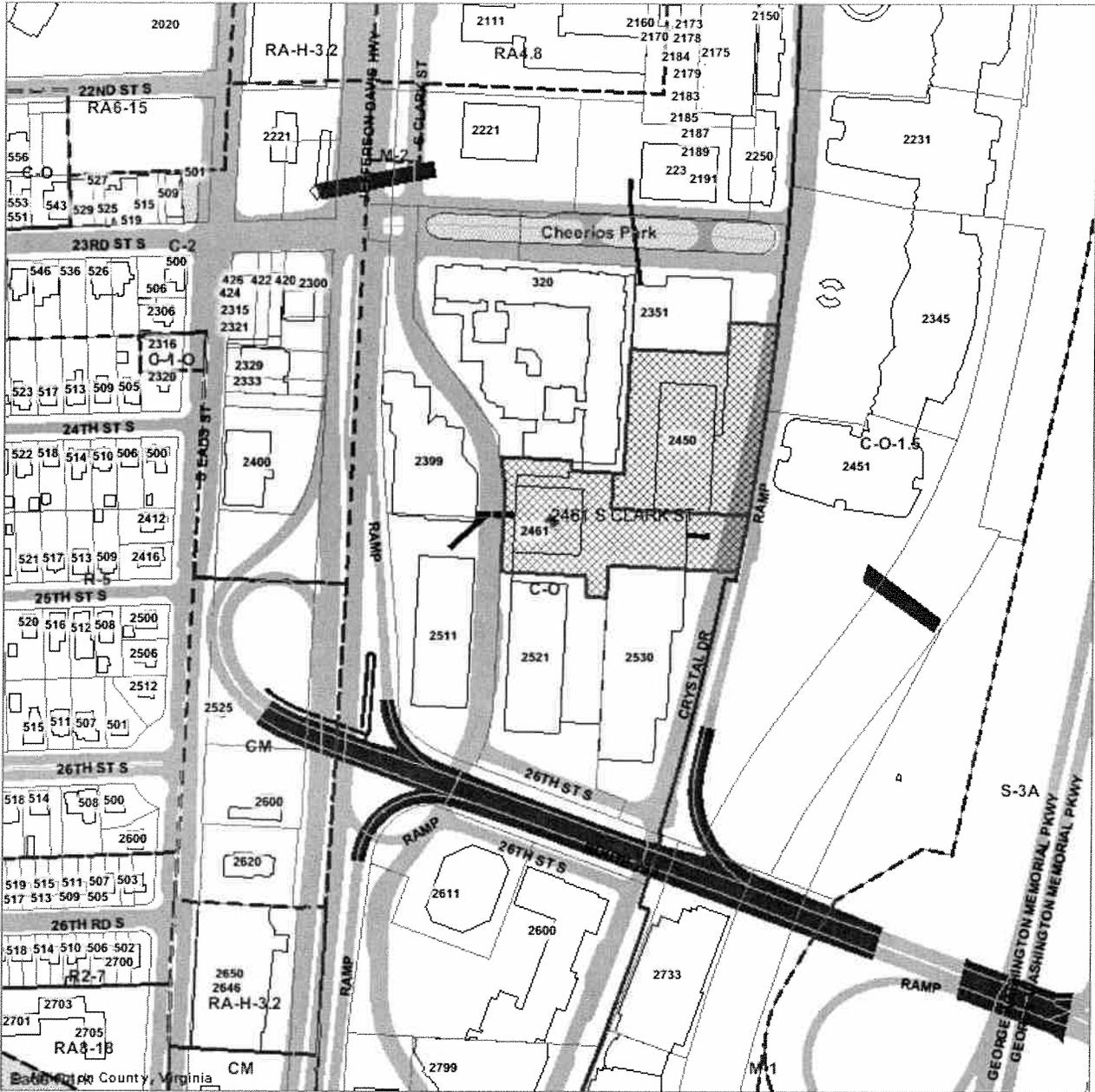
234 23rd St S - Google Maps

Address **234 23rd St S**

Address is approximate

Existing 28.5 sq ft DeVry sign on 23rd St. facade at Century Center





**SP#65 Lowe**  
**2450 Crystal Drive and 2461 South Clark Street**  
**RPC #34-020-034 &-035**

Note: These maps are for property location assistance only.  
 They may not represent the latest survey and other information.



Not To Scale



Case Location(s)