



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 22, 2011**

DATE: January 3, 2011

SUBJECT: SP #401 SITE PLAN AMENDMENT for a comprehensive sign plan for the Virginia Tech Research Institute, LLC located at 900 N. Glebe Road. (RPC: 14-053-058).

Applicant:

Virginia Tech Research Institute, LLC
902 Prices Fork Road, #4001
Blacksburg, Virginia 24060

By:

Nan E. Walsh, Esq., Agent/Attorney
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Approve the site plan amendment request for a comprehensive sign plan for the Virginia Tech Research Institute, subject to all previously approved conditions and to revised Condition #50.

ISSUES: This is a site plan amendment request for a comprehensive sign plan for the Virginia Tech Research Institute; no issues have been identified.

SUMMARY: This application is for a comprehensive sign plan for the Virginia Tech Research Institute building located at 900 N. Glebe Road that was approved as part of a mixed-use development (SP #401) on the former site of the Peck automobile dealership and Staples retail establishment in Ballston. The comprehensive sign plan applies only to the Virginia Tech Research Institute building (SP #401 "Building B"). Proposed signs include a building identification sign, an address sign, retail tenant signs and vehicular directional signs. No rooftop signs are proposed with this application, though the applicant has indicated its intention

County Manager: *BMD/GA*

County Attorney: *CEW* *AW*

Staff: Aaron Shriber, DCPHD, Planning Division

PLA-5803

7.

to apply for a rooftop sign on the building's east façade facing North Glebe Road at some point in the future.

The applicant proposes to install one (1) building identification sign and one (1) building address sign at the primary entrance to the building's east façade facing North Glebe Road. Three types of retail tenant signs are proposed: signs mounted parallel to the building along the east and south facades of the building; trellis mounted projecting signs located on the building's east façade; and building mounted projecting signs (blade signs) adorning the building's south and east facades. The number of retail tenant signs permitted per individual retail tenant will be limited to three separate signs. One (1) projecting parking sign will be provided at the southwest corner of the building facing east/west, while four (4) building mounted vehicular directional signs will be located at the respective points of ingress/egress to the parking garage and loading bays. According to the *Sign Guidelines for Site Plan Buildings*, the building can have up to 300 square feet of sign area based upon the building's frontage on North Glebe Road and 9th Street North, which is being constructed by the applicant and will be subject to a permanent public use and access easement. The building identification sign will consume 56 square feet of sign area and the retail tenant signs will utilize the remaining 244 square feet of permitted sign area. The applicant's proposed comprehensive sign plan application for the Virginia Tech Research Institute building is generally consistent with the *Sign Guidelines for Site Plan Buildings* and Section 34 of the Zoning Ordinance, with modifications; therefore, staff recommends that the County Board adopt the attached Ordinance approving this site plan amendment request subject to all previously approved conditions and revised Condition #50.

BACKGROUND: The Peck/Staples site plan (SP #401) was initially approved on January 26, 2008 as a mixed-use development composed of office (415,816 s.f.), residential (108 units) and retail (36,241 s.f.) uses consisting of two (2) office buildings with ground floor retail, 28 townhouse style residential units and a high-rise residential building consisting of 90 affordable housing units. The subject application requests a comprehensive sign plan for the office building referred to as "Building B" in the final site plan, which is under construction and will be occupied by the Virginia Tech Research Institute. The other buildings are also under construction and their signs will be addressed by a subsequent site plan amendment application.

Following is additional information of the application area:

Site: The 4.2 acre Peck/Staples site (SP #401) is bounded by SP #133 to the north, Wilson Boulevard to the south, North Glebe Road to the east, and North Wakefield Street and North Woodrow Street to the west. The building subject to this application is located on a 1.02 acre parcel located in the northwest quadrant of the intersection between North Glebe Road and 9th Street North (to be built in accordance with SP #401). The uses surrounding the Peck/Staples site include:

To the north: Regent office building (portion of SP #331). The property is designated "Medium" Office-Apartment-Hotel on the General Land Use Plan (GLUP) and is zoned C-O-2.5

To the east: North Glebe Road and the Gateway office building, Continental condominium building and a Westin hotel (portions of SP #331). The properties are designated “Coordinated” Mixed-Use Development District on the GLUP and zoned C-O-A.

To the south: Wilson Boulevard and a) Murphy’s Funeral Home, which is designated “Low-Medium” Residential on the GLUP and zoned RA8-18; and b) Rosenthal Mazda automobile dealership, which is designated “High-Medium Residential” Mixed-Use on the GLUP and zoned C-2.

To the west: North Wakefield Street, North Woodrow Street and single-family detached dwellings designated “Low-Medium” Residential on the GLUP and zoned R-5.

Zoning: The portion of the Peck/Staples site (SP #401) located east of North Wakefield Street is zoned C-O-2.5, while the portion located west of North Wakefield Street is zoned RA8-18.

Land Use: The General Land Use Plan (GLUP) designates the portion of the Peck/Staples site (SP #401) located east of North Wakefield Street as “Medium” Office-Apartment-Hotel while the portion of the site located west of North Wakefield Street is designated as “Low-Medium” Residential.

Neighborhood: The Peck/Staples site is located within the Bluemont Civic Association and west of the Ballston-Virginia Square Civic Association. Both of these civic associations have been contacted about this site plan amendment request, though neither has responded with comments about the application.

DISCUSSION:

According to SP #401 Condition #50, exterior signage for the buildings must be approved through a comprehensive sign plan which is consistent with the *Sign Guidelines for Site Plan Buildings* and with Section 34 of the Zoning Ordinance. This comprehensive sign plan proposes building identification signs, retail tenant signs and vehicular directional signs for the Virginia Tech Research Center building (SP #401 “Building B”) only. The amount of signage proposed for the building is within the maximum amount of sign area permitted (300 square feet). In addition, the types of signs are consistent with that permitted by the *Sign Guidelines for Site Plan Buildings* and Section 34 of the Zoning Ordinance, with modifications as addressed below.

The comprehensive sign plan submitted by the applicant depicts the locations and descriptions of the types of signs proposed for the Virginia Tech Research Center building. The types of signs proposed for the building include the following:

Building Identification Signs:

The building will be identified by its primary tenant, Virginia Tech Research Institute, whose name will be displayed on top of the steel trellis above the primary entrance to the building. The orientation of this sign, which will be composed of individual stainless steel letters, will be towards North Glebe Road. The building's address sign ("900") will also be composed of individual stainless steel numbers and will be located above the primary entrance to the building located on the east elevation. These signs will not be illuminated.

Retail Tenant Signs:

Each individual retail tenant may install up to three (3) signs containing up to sixty (60) square feet or in an amount equal to the retail tenant's frontage on North Glebe Road and/or 9th Street North, whichever amount is greater with the total of all retail tenant signs not to exceed 244 square feet. Retail tenant signs may be any combination of standard retail tenant signs or projecting signs. Standard retail tenant signs will be affixed, parallel to the building, on the trellis along the building's North Glebe Road frontage or to the building or metal channel feature along the building's 9th Street North frontage. Each individual standard retail tenant sign affixed to the building, or building elements (trellis or metal channel feature) will be installed with a minimum vertical clearance of fifteen-and-one-half (15.5) feet and a maximum of twenty-and-one-half (20.5) feet above the finished grade of the sidewalk. These standard retail tenant signs will be the principle type of signage for the retail tenants and will be illuminated and designed in a manner compatible with the building's architectural design.

Two types of building and trellis mounted projecting signs are proposed for the retail tenants. Building mounted projecting signs (blade signs) will be attached to the building and located a minimum of ten (10) feet above the finished grade of the sidewalk and extending no further than forty-two (42) inches from the face of the building. These signs will be permitted for retail tenants along the building's North Glebe Road and 9th Street North frontage. Since the trellis plays a prominent role in the building's presentation to North Glebe Road, projecting signs are proposed to be mounted to the underside of this architectural feature. These trellis mounted projecting signs will be situated a minimum of fifteen (15) feet above the finished grade of the sidewalk and will not extend further than the face of the trellis. None of the projecting signs will be illuminated and all signs will be designed in a manner compatible with the building's architectural design.

Vehicular Directional Signs:

Vehicular directional signage will be provided as individual stainless steel letters affixed to the building above the points of ingress and egress to the parking garage and loading docks. A building mounted projecting parking directional sign will be located in the southwest corner of the building to attract vehicles travelling on 9th Street North. None of these signs will be illuminated and their design will be compatible with the materials and architectural style of the office building.

The following table provides details of the proposed comprehensive sign plan for the Virginia Tech Research Institute building:

Building Identification Signs (56 s.f.)¹				
Type of Sign (quantity)	Sign Size (area)	Text	Materials	Location
Building address sign (1)	1'6" x 5'4" (8 s.f.)	900	Individual letters fabricated in either brushed or polished stainless steel--not illuminated	East façade above primary entrance to building
Building identification (1)	1'6" x 37'9" (56 s.f.)	VIRGINIA TECH RESEARCH CENTER	Double sided stainless steel channel letters fabricated in either brushed or polished stainless steel or a combination of both finishes--not illuminated	On top of steel trellis on east façade above primary entrance to building
Retail Tenant Signs (244 s.f. in total sign area)²				
Type of Sign	Sign Size	Text	Materials	Location
Standard retail tenant signs--east and south facades	TBD ²	TBD (retail tenant)	Decorative materials and/or glass/acrylic/resin panels that compliment the building's architecture—illuminated	Suspended from trellis—North Glebe Road Attached to building façade or attached to metal channel feature—9 th Street North 15'6" minimum and 20'6" maximum vertical clearance from sidewalk
Building mounted projecting signs (blade signs)—east and south facades	TBD (max. 6 s.f.) ²	TBD (retail tenant)	Decorative materials and/or glass/acrylic/resin panels that compliment the building's architecture--not illuminated	Mounted to face of building with a 10' minimum vertical clearance from sidewalk and extending no further than 42" from face of building
Trellis mounted	TBD (max 6 s.f.) ²	TBD	Decorative	Mounted to

SP #401

Virginia Tech Research Institute Comprehensive Sign Plan
PLA-5803

projecting signs-- south facade		(retail tenant)	materials and/or glass/acrylic/resin panels that compliment the building's architecture--not illuminated	trellis with a 15' minimum vertical clearance from sidewalk and extending no further than the face of the trellis
Vehicular Directional Signs³				
Type of Sign (quantity)	Sign Size (area)	Text	Materials	Location
Directional parking sign (1)	1'11" diameter (2.9 s.f.)r	P	Double-faced medallion with stainless steel letter "P" pin mounted over back panel— not illuminated	Mounted to face of south façade at its western end
Loading sign (2)	8" x 4'6" (3 s.f.)	LOADING	Individual stainless steel letters—not illuminated	West façade above loading lock entry
Parking garage sign (1)	8" x 4'6" (3 s.f.)	PARKING	Individual stainless steel letters—not illuminated	West façade above parking garage entry
Parking garage sign (1)	8" x 2'2" (2 s.f.)	EXIT	Individual stainless steel letters—not illuminated	West façade above parking garage exit
Total sign area proposed	300 s.f.			
Total sign area permitted based upon the total linear frontage	300 s.f.			

¹ The building address sign is not counted towards the maximum amount of signage permitted.

² Each individual retail tenant will be allowed to install up to three signs (any combination of standard or projecting signs) in an amount that is the greater of a) sign area not to exceed 60 s.f.; or b) sign area in an amount not greater than the retail tenant's linear frontage on North Glebe Road and/or 9th Street North. The total amount of retail tenant signage for the building may not exceed 244 s.f.

³ The vehicular directional signage is not counted towards the maximum amount of signage permitted, as these signs are of a type, size and location permitted by Section 34 of the Zoning Ordinance.

Modifications of Use: The following modifications of the Zoning Ordinance are requested with this comprehensive sign plan:

Sign Placement

Section 34.D.1 of the Zoning Ordinance requires that signs be placed flat against a building, with the exception of freestanding and projecting signs. In addition, this section requires that signs not placed flat against the face of the building extend no further than forty-two (42) inches from the face of the building. The applicant proposes to install the building identification sign and standard retail tenant signs on the building's North Glebe Road frontage that will be affixed to the trellis in a manner parallel to the face of the building and projecting signs that will be suspended from the underside of the trellis perpendicular to the face of the building. On the south façade along 9th Street North, signs will be placed parallel to the face of the building but attached to a metal channel architectural feature. As proposed, the majority of signs proposed by the applicant will not be affixed directly to the building, and some of the signs will be placed greater than forty-two (42) inches from the face of the building. Attaching signs directly to the face of the building is made problematic by the fact that the building is sheathed with a glass curtain wall. Therefore, the applicant proposes to attach the proposed signs to the trellis on the building's east façade and to the metal channel features on the building's south façade. Additionally, trellis mounted projecting signs and the building identification sign will extend further than forty-two (42) inches from the face of the building, but no further than the trellis itself. Staff supports these requested modifications of Section 34.D.1 as they are necessary to adapt to the architectural style and materials used in the construction of the subject building. Further, the use of the trellis for mounting signage is a creative use of this architectural feature in a manner that will not disrupt the architectural harmony of the building.

Projecting Sign Area

Section 34.G.1 requires that projecting signs be no larger than three (3) square feet on each face. The applicant proposes building mounted and trellis mounted projecting signs that will be no greater than six (6) feet on each face. As proposed, building mounted projecting signs (blade signs) will be located a minimum of ten (10) feet above the finished grade of the sidewalk and will extend no further than forty-two (42) inches from the face of the building, while trellis mounted projecting signs along the east elevation will be located a minimum of fifteen (15) feet above the finished grade of the sidewalk and will extend no further from the face of the building than the limit of the trellis. The applicant believes that larger projecting signs are necessary to allow retail tenants the ability to attract customers to this location that is prominently located along North Glebe Road. Though projecting signs will exceed the sign area permitted by Section 34 of the Zoning Ordinance, the total amount of sign area that will be allowed per retail tenant, inclusive of projecting sign area, will be the same as permitted in the Zoning Ordinance, that is, limited to sixty (60) square feet or an amount not to exceed the retail tenant's linear frontage on public roads, whichever amount is greater, but not to exceed 244 square feet in aggregate. Staff believes that a modification of Section 34.G.1, to allow more of the sign area to be projecting signs, is reasonable, given the design of the building.

CONCLUSION: The proposed comprehensive sign plan is consistent with the *Sign Guidelines for Site Plan Buildings* and with Section 34 of the Zoning Ordinance, with minor modifications. The amount of sign area proposed is within the maximum permitted. In addition, the amount of signs, and the coordination of the signage with the building's architectural form and materials is appropriate. Therefore, staff recommends approval of the requested site plan amendment for a

comprehensive plan for the Virginia Tech Research Institute building (SP #401 “Building B”), subject to all previous conditions and revised Condition #50.

Revised Condition #50:

Comprehensive Sign Plan

50. The developer agrees to develop and submit a comprehensive sign plan and that all exterior signs (including identification and directional signage) 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 developer agrees to obtain approval from the Zoning Administrator of the comprehensive sign plan before the issuance of the first Certificate of Occupancy. All proposed rooftop signs, defined as all signs that are 35 feet or more above the ground, shall require a site plan approval or amendment.

The developer further agrees, in its fulfillment of Condition #64 below (“Retail Elements”), that the only types of signs that shall be permitted for Building B shall be consistent with the types of signs permitted by Section 34 of the Zoning Ordinance or the comprehensive sign plan approved by the County Board on January 22, 2011.

The colors and materials of retail tenant signs shall harmonize with and complement the exterior materials and design of the individual retail storefronts so as to present a unified design approach for the individual retail unit. The design and construction of retail tenant signs shall express the elements of the character and individuality of the establishment, provided that any signage or architectural detail that differentiates each storefront shall not detract from the viability of other retail storefronts.

- a. The developer agrees that all signs for Building B shall be consistent with the comprehensive sign plan prepared by Bowman Consulting dated June 2010 and revised through December 23, 2010 and approved by the County Board on January 22, 2011. The developer further agrees that all signs for Building B shall be of the number, type, size, location, and structure shown on the comprehensive sign plan.

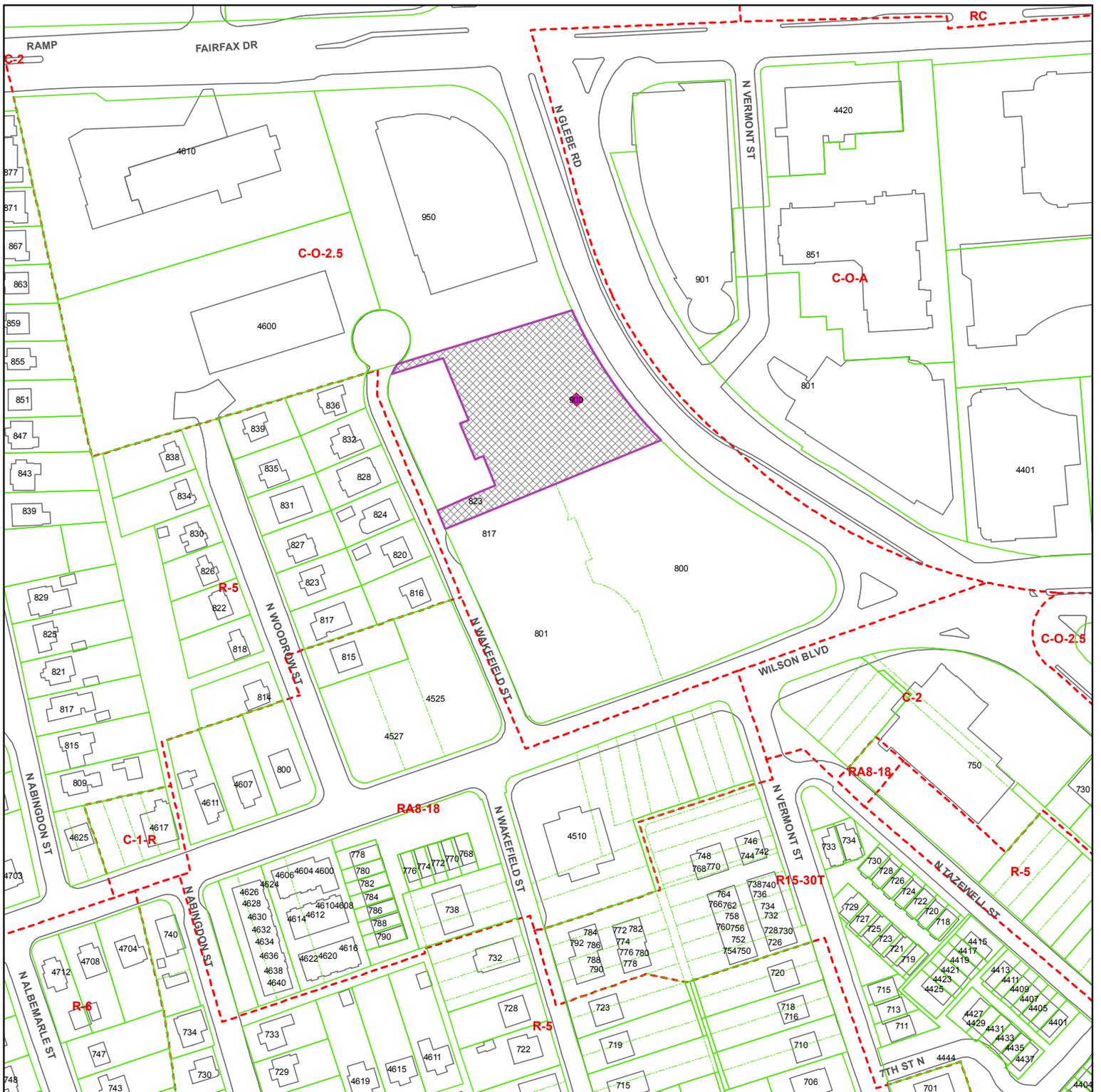
The developer agrees that the total sign area for Building B shall not exceed 300 square feet, with the maximum amount of retail tenant signage not to exceed 244 square feet. The developer further agrees to submit, to the Zoning Administrator with each sign permit application, a tabulation detailing the amount of permitted sign area consumed and remaining for Building B.

- b. The developer agrees that retail tenant signage for Building B is limited to three (3) signs per retail tenant, with the option of choosing among the types of retail tenant signs depicted in the comprehensive sign plan.
- c. The developer agrees that signage for the retail tenants in Building B shall be allocated as follows: sixty (60) square feet per retail tenant or an amount not to

- exceed the retail tenant's frontage on North Glebe Road and/or 9th Street North, whichever amount is greater. The developer further agrees that the amount of retail tenant signage for Building B shall not exceed 244 square feet in aggregate.
- d. The developer agrees that standard retail tenant signs shall be affixed to the building, or building elements (trellis or metal channel feature), with a vertical clearance of no less than fifteen-and-one-half (15.5) feet or greater than twenty-and-one-half (20.5) feet above the finished grade of the sidewalk.
 - e. The developer agrees that building mounted projecting signs shall be affixed to the building with a vertical clearance of no less than ten (10) feet from the finished grade of the sidewalk and extending no further than forty-two (42) inches from the face of the building. The developer further agrees that trellis mounted projecting signs shall be affixed to the trellis with a vertical clearance of no less than fifteen (15) feet from the finished grade of the sidewalk and extending no further than face of the trellis.
 - f. The developer agrees that, in the event that the entirety of the retail space in Building B is leased to a single retail tenant, such tenant shall be permitted to install no more than three (3) individual signs, according to the types described above, and in an area not to exceed 244 square feet in aggregate. The developer further agrees that in this situation that no single standard retail sign, as described above, shall exceed eighty (80) square feet.

PREVIOUS COUNTY BOARD ACTIONS:

- January 26, 2008 Deferred the GLUP amendment, rezoning, site plan, and vacation and encroachment requests to the February 23, 2008 County Board meeting.
- February 23, 2008 Approved a) an amendment to the GLUP to change the designation of the property from “Service Commercial” to “Medium” Office-Apartment-Hotel and to add Note 23 to the GLUP; b) a rezoning of the property from the C-2, RA8-18 and R-5 Districts to the C-O-2.5 and RA8-18 Districts; c) a site plan (SP #401) for approximately 415,816 s.f. of office, 36,241 s.f. of retail, 28 townhouses, 90 high-rise dwelling units, and modifications of use for density and below grade exclusions from GFA calculations; d) an encroachment for an underground electric vault within an easement for public street and utility purposes; and e) a vacation of a 5 foot sanitary sewer and water easement.
- July 19, 2008 Approved a site plan amendment to modify conditions #22 (structure free zone) and #43 (size of fitness center and applicable exclusion from density calculation) and to add a new condition #90 (temporary construction fence signs).
- July 19, 2008 Approved, by the County Board’s Own Motion, a site plan amendment for the “AHC Building” portion of SP #401.
- April 28, 2009 Approved a site plan amendment to modify conditions #6 (temporary circulation through construction), #19 (pavement, curb and gutter along all frontages), #21 (sidewalk design and improvements), #36 (plat of excavated area) and #45 (wall check survey).



SP #401

900 N. Glebe Road

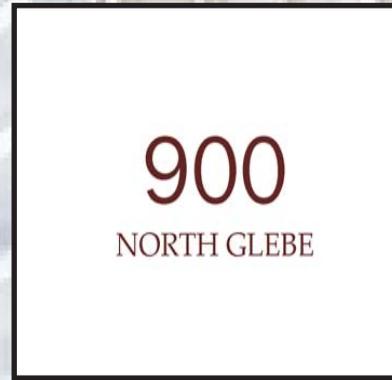
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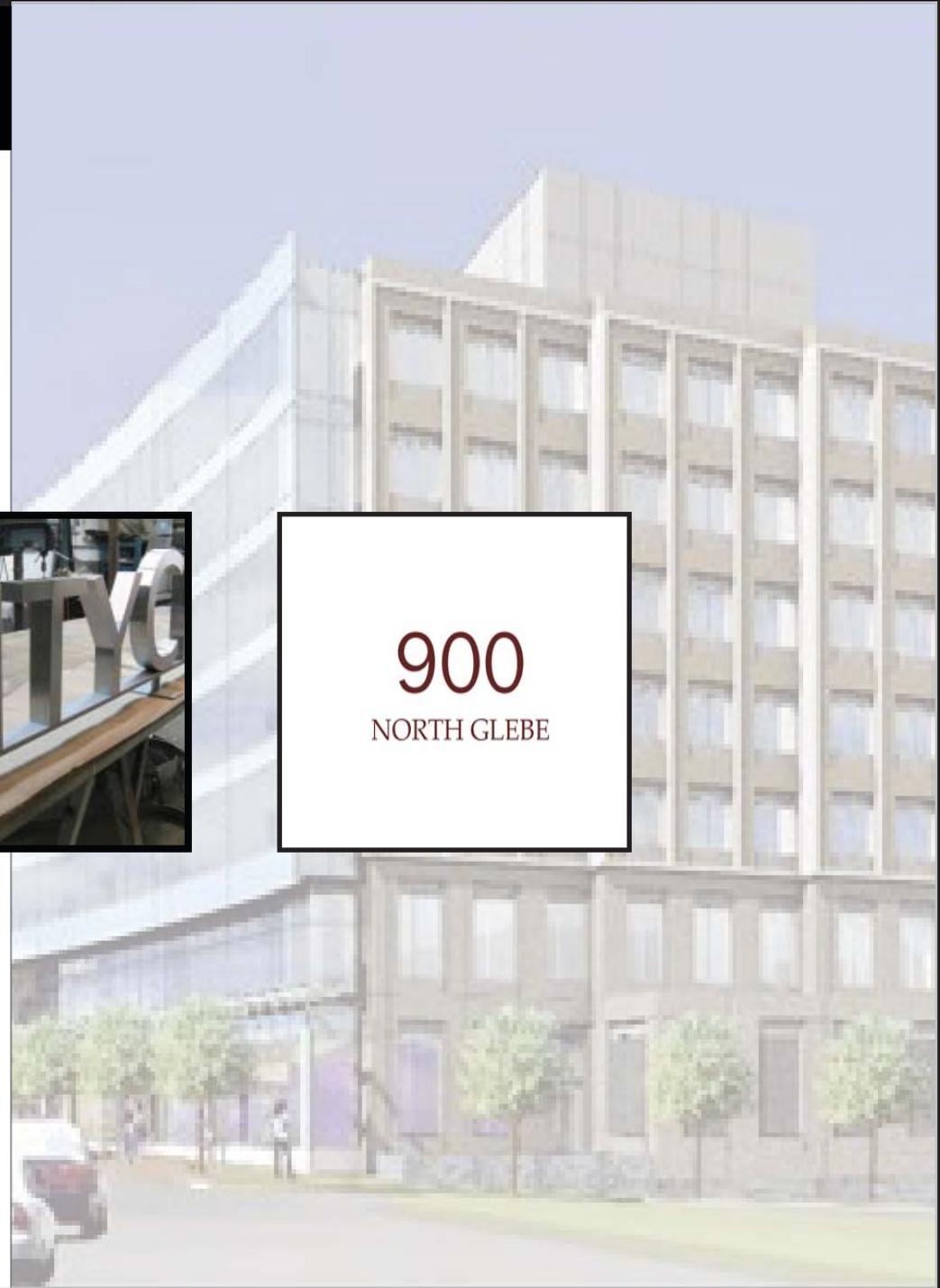
Note: These maps are for property location assistance only. They may not represent the latest survey and other information.

COMPREHENSIVE SIGNAGE PLAN



900 North Glebe Road

THE JBG COMPANIES
 4445 WILLARD AVENUE, SUITE 400
 CHEVY CHASE, MD 20815



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 CONSULTING

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 Suite 302
 Alexandria, Virginia 22314
 703.548.2188
 Fax: 703.683.5781
 ATTN: Jessica Bradshaw

CLIENT:
 The JBG Companies

900 NORTH GLEBE ROAD
 Comprehensive Signage Plan
 ARLINGTON COUNTY, VIRGINIA

REVISIONS

Date	Description
06/01/10	1st Submission
12/23/10	Minor SP Amendment

DATE: JUNE 2010

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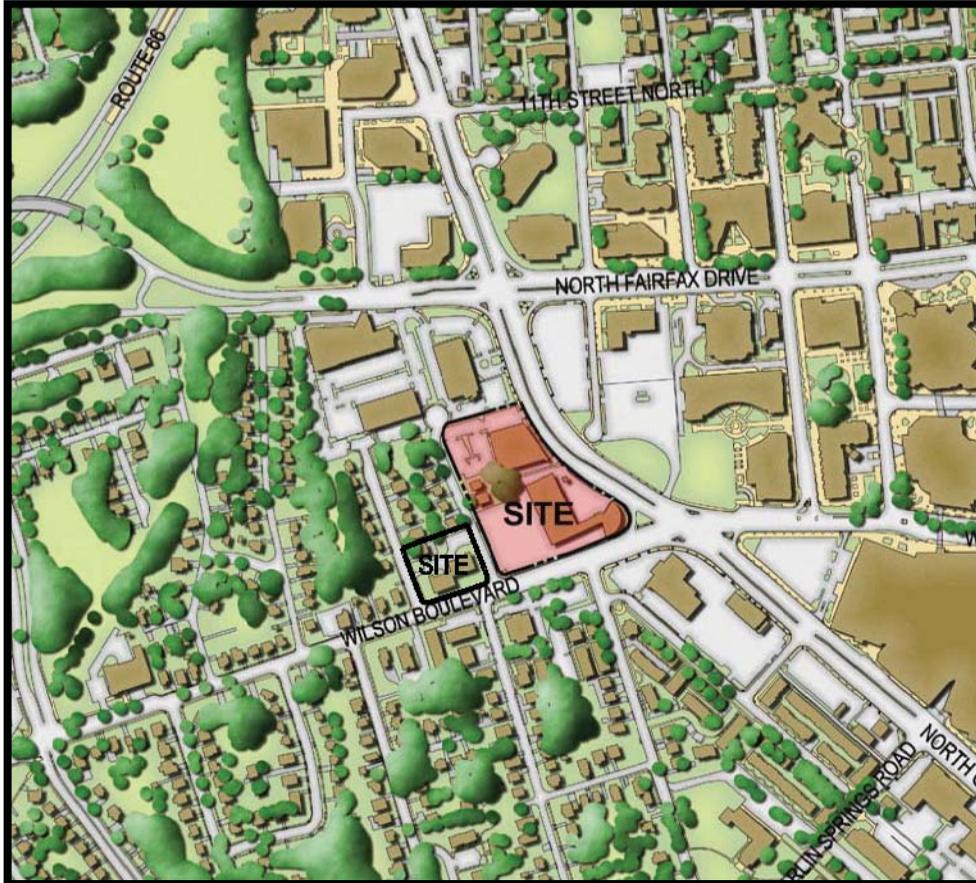
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PROJECT OVERVIEW



VICINITY MAP

Scale: 1" = 600'



The purpose of the Comprehensive Sign Plan is to establish a comprehensive, distinctive, and effective signage system for multiple users within 900 North Glebe Road. The signs provide a consistent source of information while reflecting and enhancing the standards of design and visual quality of the Project.

The following pages provide illustrations, details, locations, and types of messages, for the exterior signs of Building B. These guidelines assure consistent display of information, and create a comprehensive sign program, which will establish an overall identity, convey information, and facilitate access to 900 North Glebe Road. Please refer to 800 North Glebe Road booklet (part of a different submission) for Building A comprehensive signage plan.

Project: 800/900 North Glebe Road
The subject site lies within Arlington County, Virginia and will be redeveloped as a mixed use area.

Acres: 2.36825
Zone: C-O-2.5

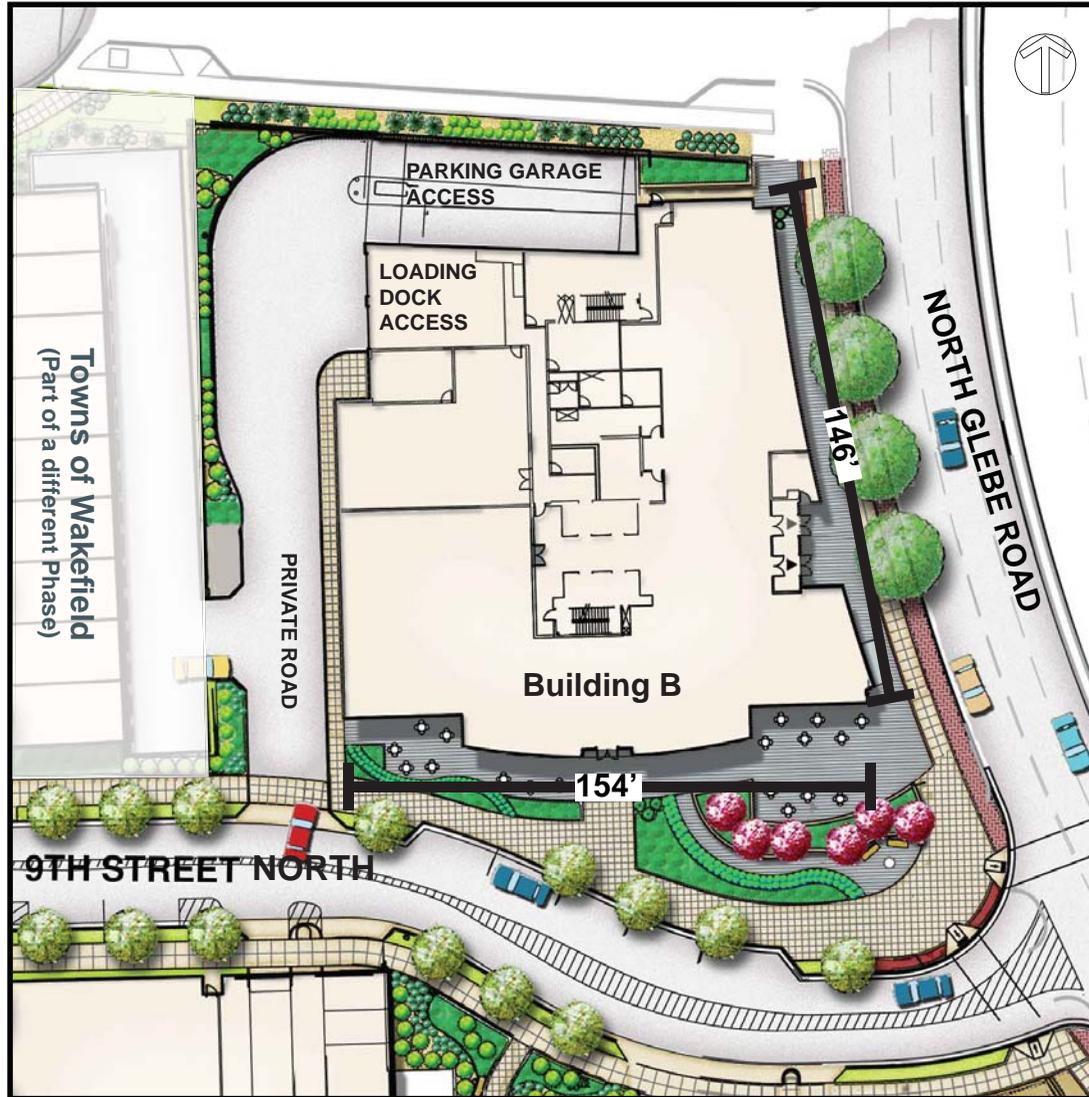
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PROJECT OVERVIEW

Linear building frontage (measured along the public street frontages) = 300 LF



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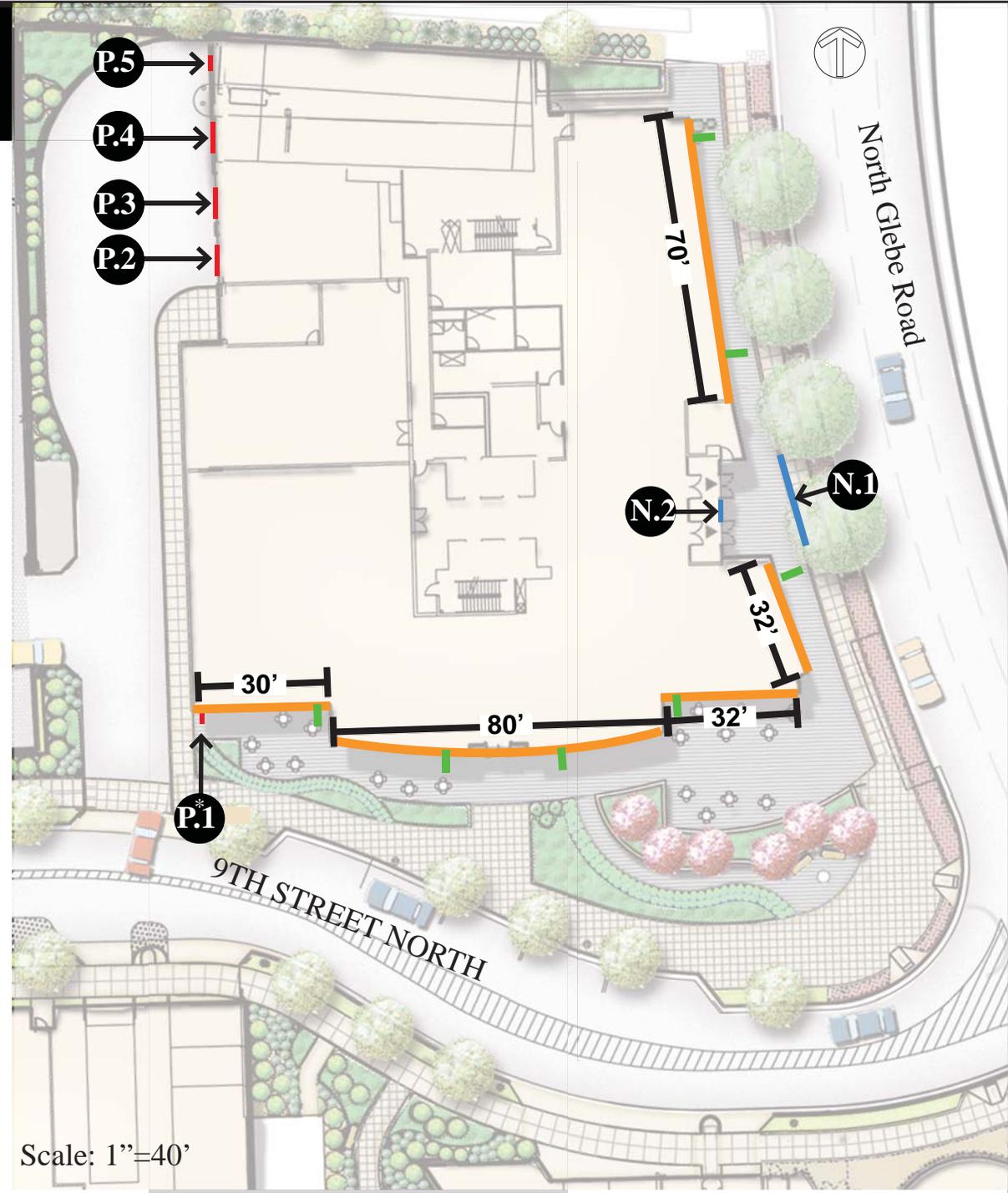
MASTER SIGN PLAN

Building B

- N. Address and Building Name Signs
- T. Standard Tenant/Retail Sign Zone
- B. Tenant/Retail Projecting Sign Zone
 - Type A - Trellis Mounting Option (Along East Facade)
 - Type B - Building Mounting (Along East and South Facade)
- P. Standardized Vehicular Directional Sign Zone (Loading, Parking)
- * Vehicular Directional Projecting Sign

Total tenant sign area to be calculated by the sum of a combination of standard and projecting signs not to exceed the total allowable square footage.

Maximum allowable square footage to be one (1) square foot for every lineal building tenant frontage = 244 SQ.FT.



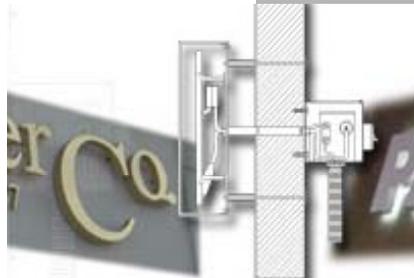
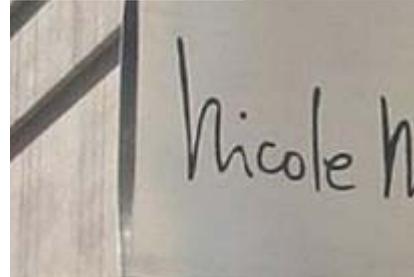
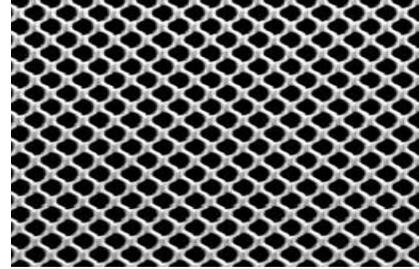
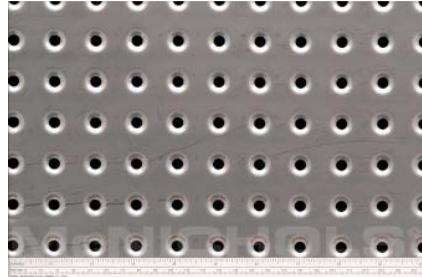
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SIGNAGE DESIGN



The signs within this project are intended to complement the architectural style of the building. Address and building name signs will express a high-end style. Tenant/Retail signage is intended to provide a lively streetscape using state of the art technology and materials that complement the building's architecture without compromising their corporate image.

This and the next page show examples of a few alternatives to consider. Decorative metals are encouraged.

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SIGNAGE DESIGN

TYPES OF SIGNS

N. Address and Bldg Name



T. Tenant and Retail



B. Projecting



P. Standardized Vehicular

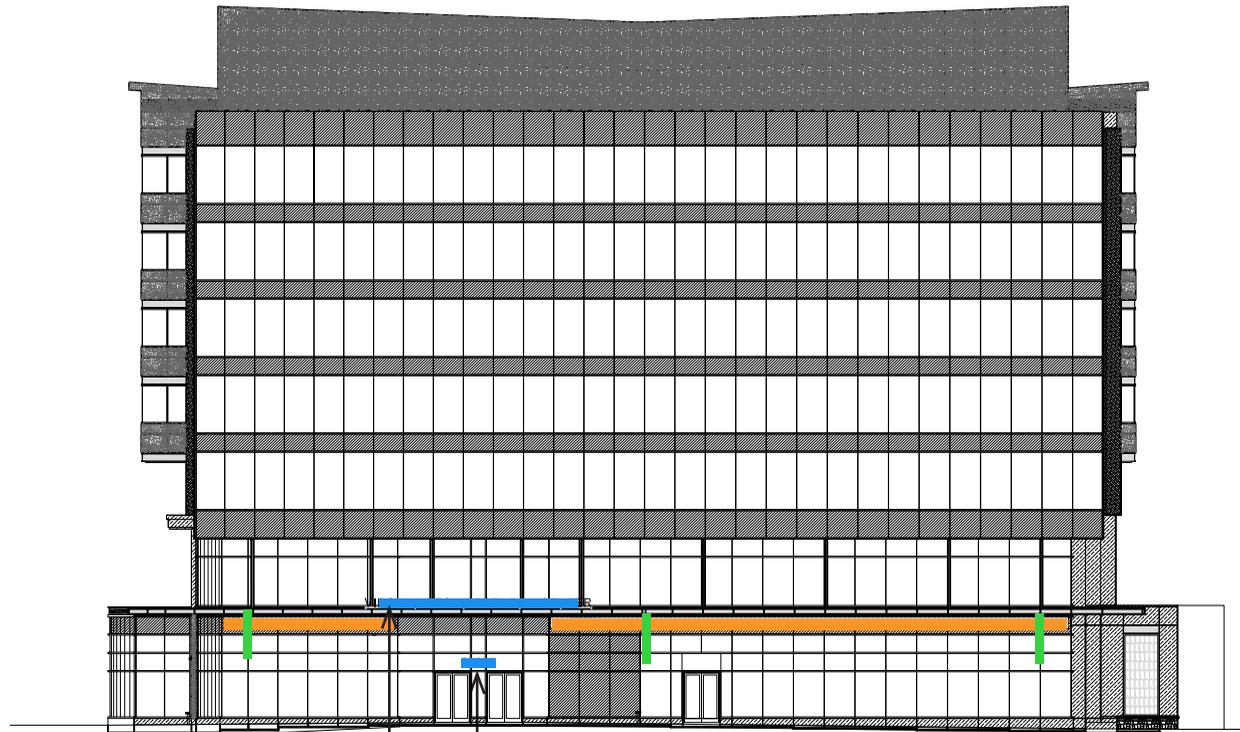


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ELEVATIONS

EAST ELEVATION



N.1 N.2

Scale: 1/32"=1'-0"

- T.** Standard Tenant/
Retail Sign Zone
- B.** Tenant/Retail
Projecting Sign
Zone



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SHEET 8 of 21

ELEVATIONS

SOUTH ELEVATION



- T.** Standard Tenant/
Retail Sign Zone
- B.** Tenant/Retail
Projecting Sign
Zone



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2121 Eisenhower Avenue
Suite 302
Alexandria, Virginia 22314
703.548.2188
Fax: 703.683.5781
ATTN: Jessica Bradshaw

CLIENT:
The JBG Companies

900 NORTH GLEBE ROAD
Comprehensive Signage Plan
ARLINGTON COUNTY, VIRGINIA

REVISIONS

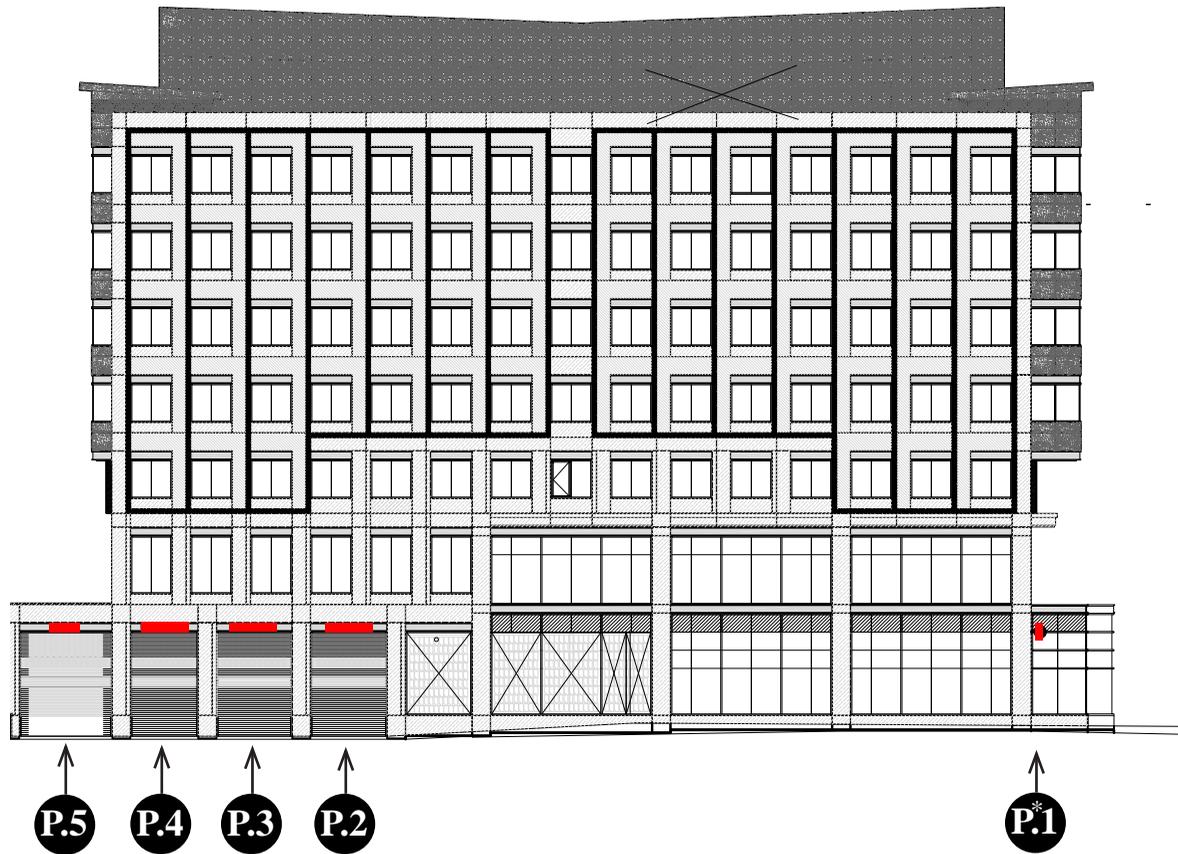
Date	Description
06/01/10	1st Submission
12/23/10	Minor SP Amendment

DATE: JUNE 2010

SHEET 9 of 21

ELEVATIONS

WEST ELEVATION



Scale: 1/32"=1'-0"



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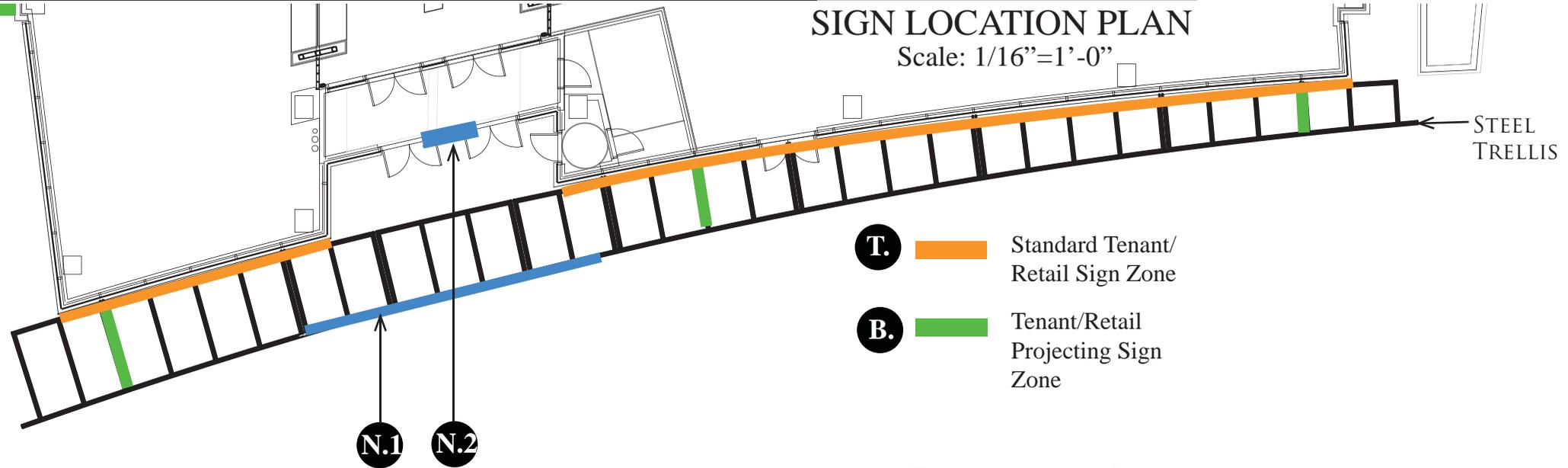
ELEVATIONS & PLAN DETAILS

Notes:

1. See page 16 for Tenant Sign mounting details. (Type 1, 2, &3)
2. See page 17 for projecting signs mounting option. (Type A & B)

SIGN LOCATION PLAN

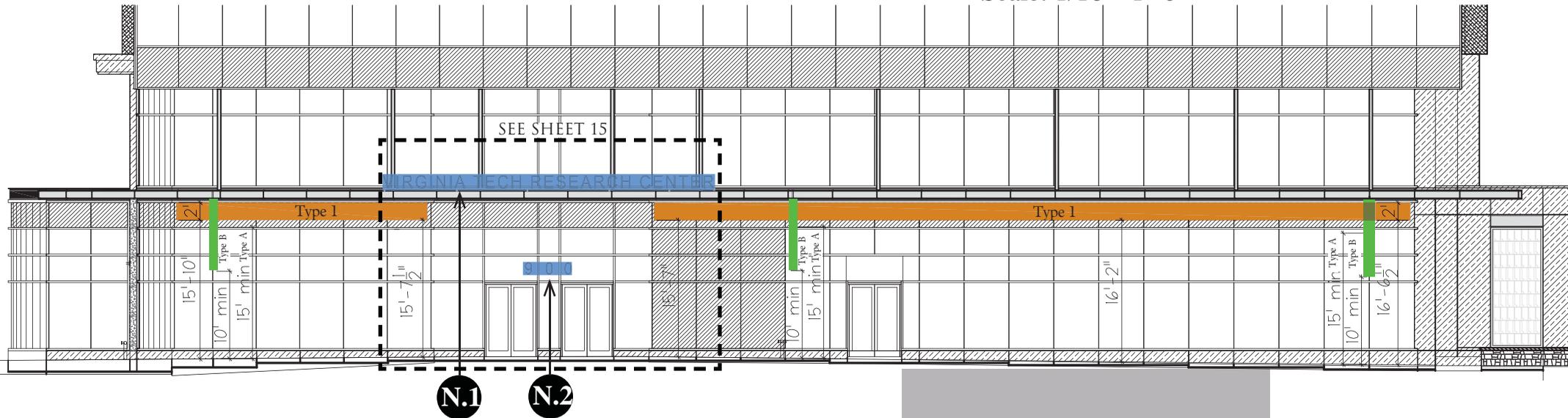
Scale: 1/16"=1'-0"



- T.** Standard Tenant/Retail Sign Zone
- B.** Tenant/Retail Projecting Sign Zone

EAST ELEVATION

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



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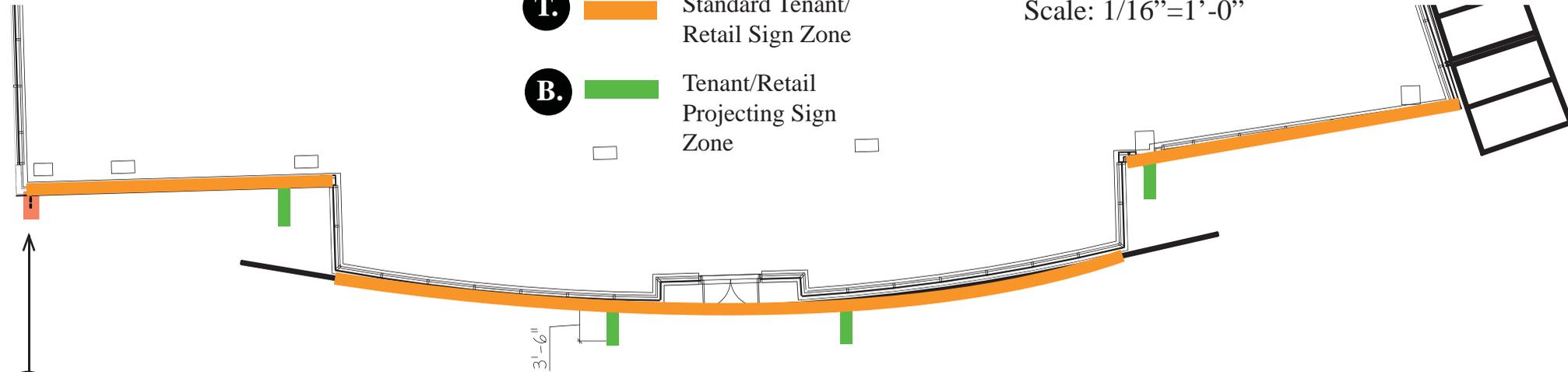
ELEVATIONS & PLAN DETAILS

Notes:
 1. See page 16 for Tenant Sign mounting details
 2. See page 17 for projecting signs mounting options along the east facade.

SIGN LOCATION PLAN

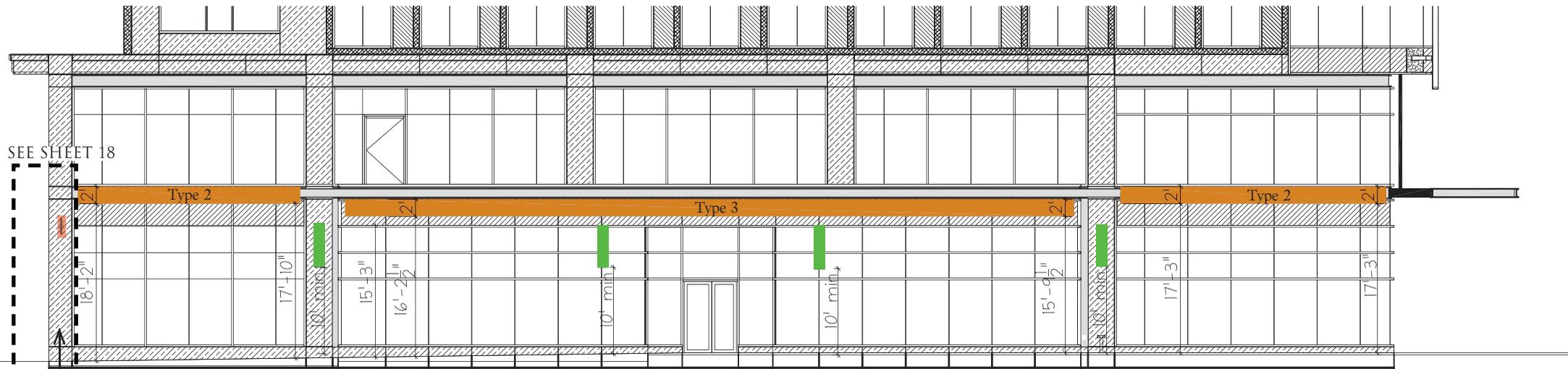
Scale: 1/16"=1'-0"

- T.** Standard Tenant/Retail Sign Zone
- B.** Tenant/Retail Projecting Sign Zone



SOUTH ELEVATION

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



REVISIONS

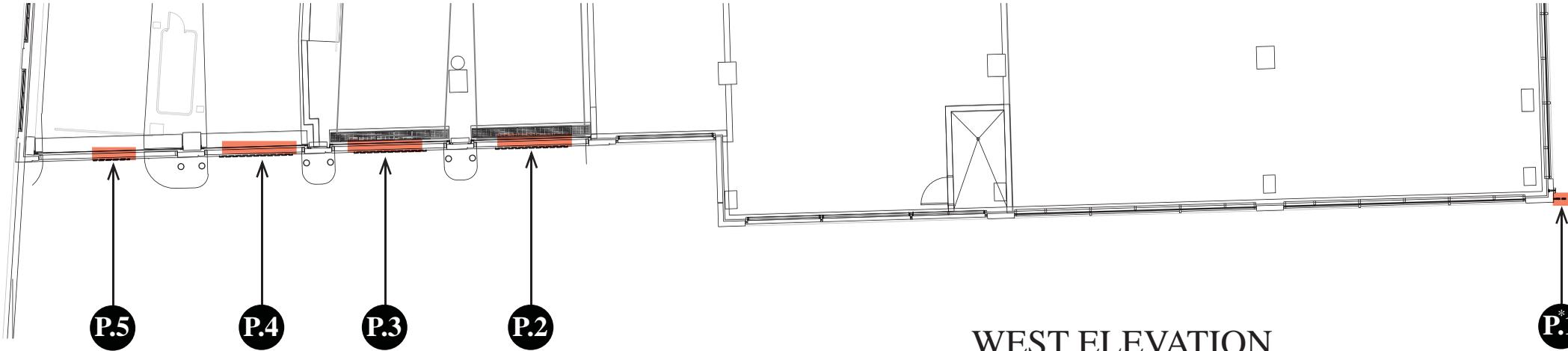
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ELEVATIONS & PLAN DETAILS

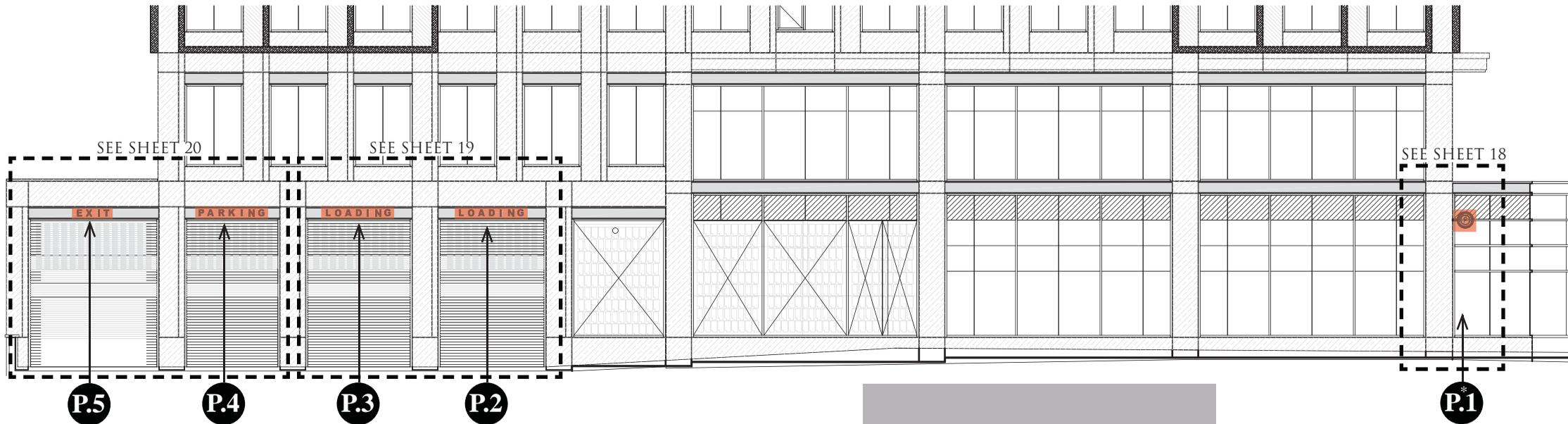
SIGN LOCATION PLAN

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



WEST ELEVATION

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



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SIGN DETAILS

N. ADDRESS AND BUILDING ID SIGNS



N.1 BUILDING ID SIGN DESIGN

Building name sign for building B will include double sided channel letters. Letters shall be fabricated in either brushed or polished stainless steel or a combination of both finishes.

Address sign will be composed of individual stainless steel letters.



LETTER VISIBILITY CHART

<u>Viewing Distance*</u>	<u>Letter Height</u>
100 ft	4"
250 ft	10"
360 ft (city block)	16"
750 ft	33"

V 1'-6" Stainless steel double sided Channel letters pin mounted on metal canopy

* These calculations are approximates and are based on naturally lit sign with all upper case Helvetica letters. Different factors that may affect letter height include color scheme, font selection, traffic and weather conditions among others.

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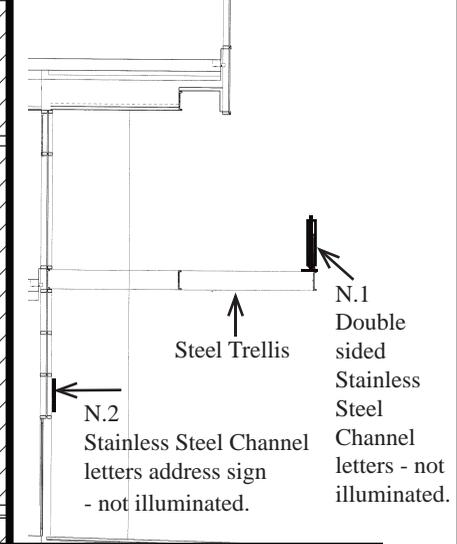
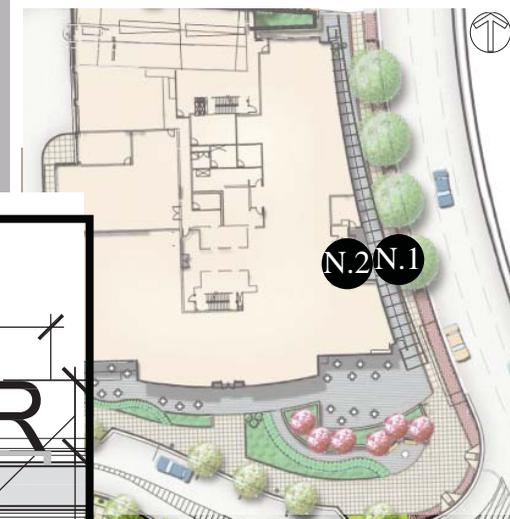
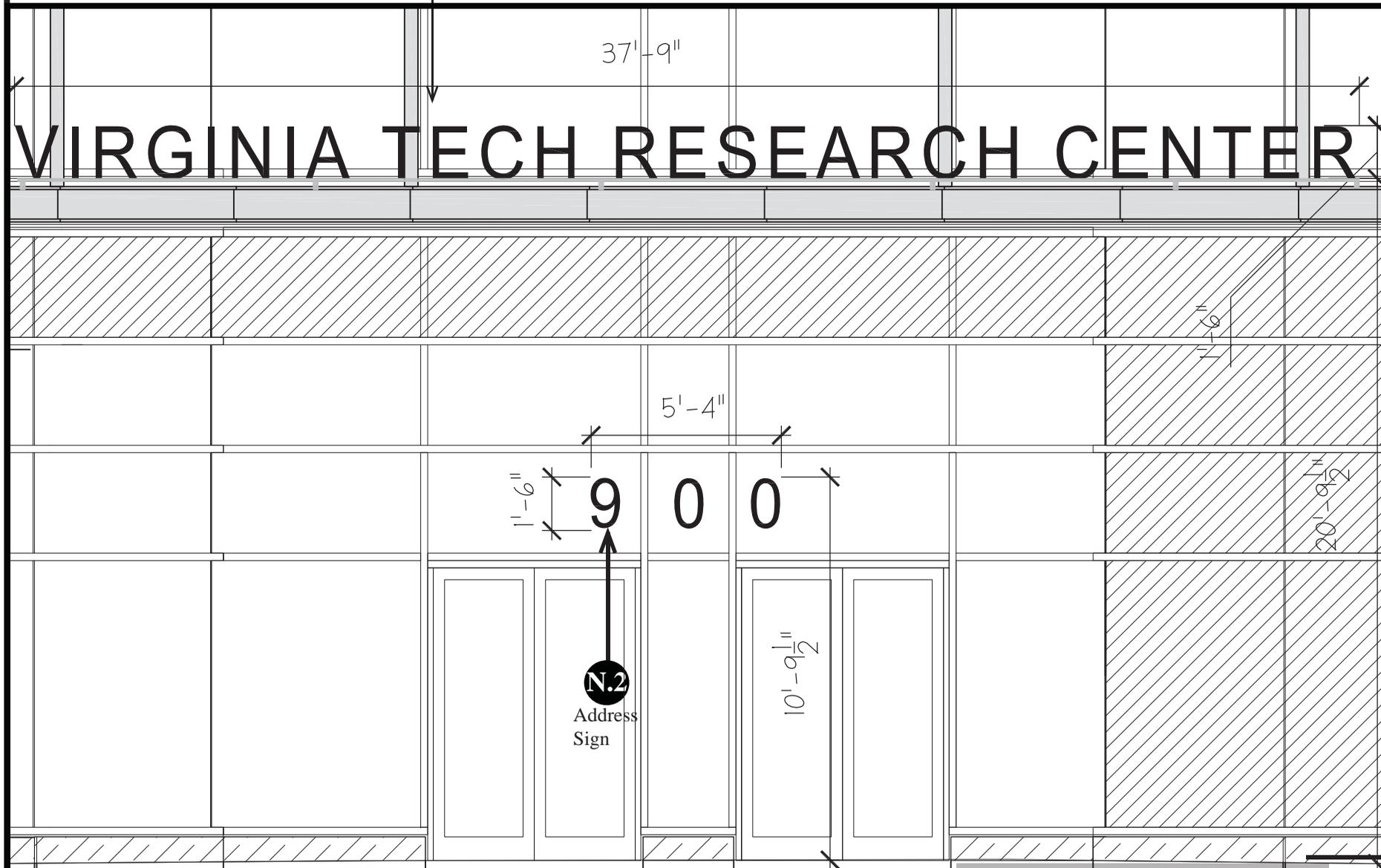
SIGN DETAILS

N. ADDRESS AND BUILDING ID SIGNS

Scale: 1/4"=1'-0"

N.1 Building ID Sign

N.1&N.2 BUILDING ID/ADDRESS SIGN DETAILS



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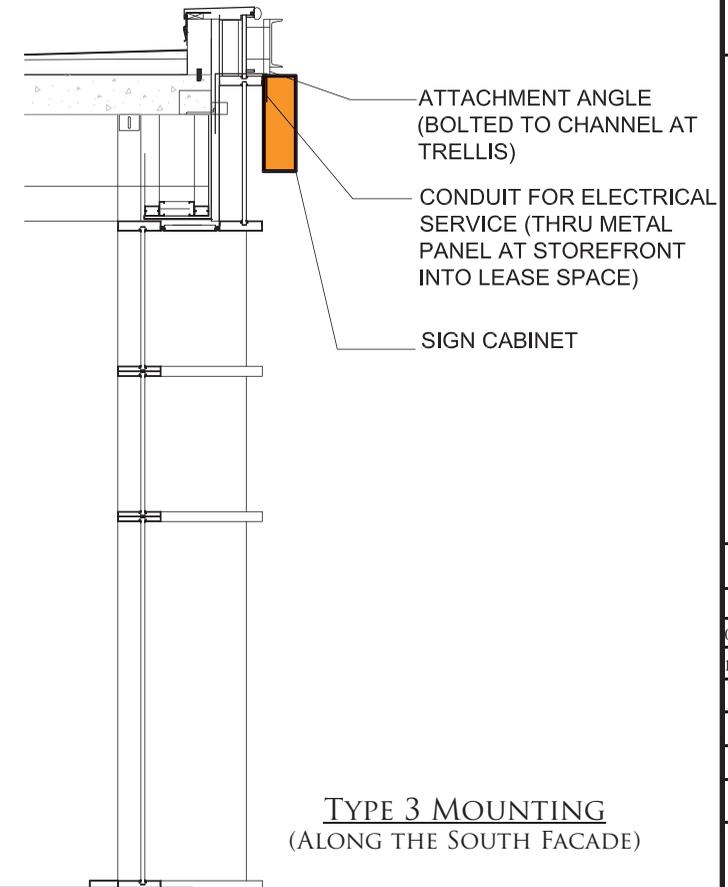
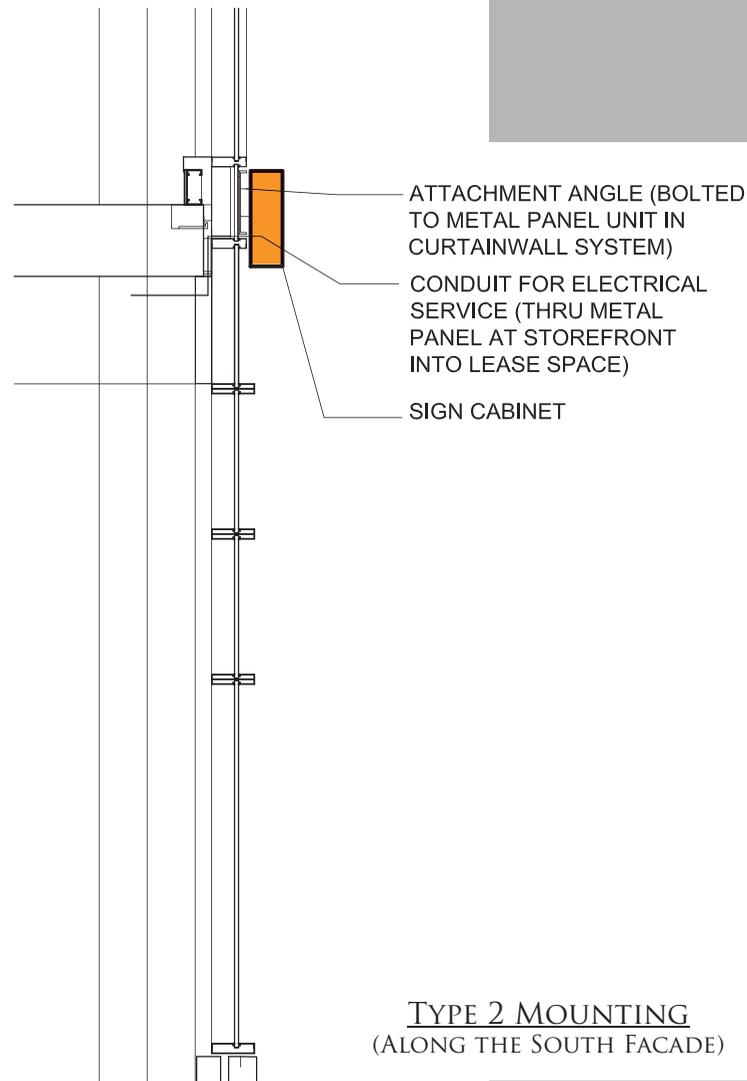
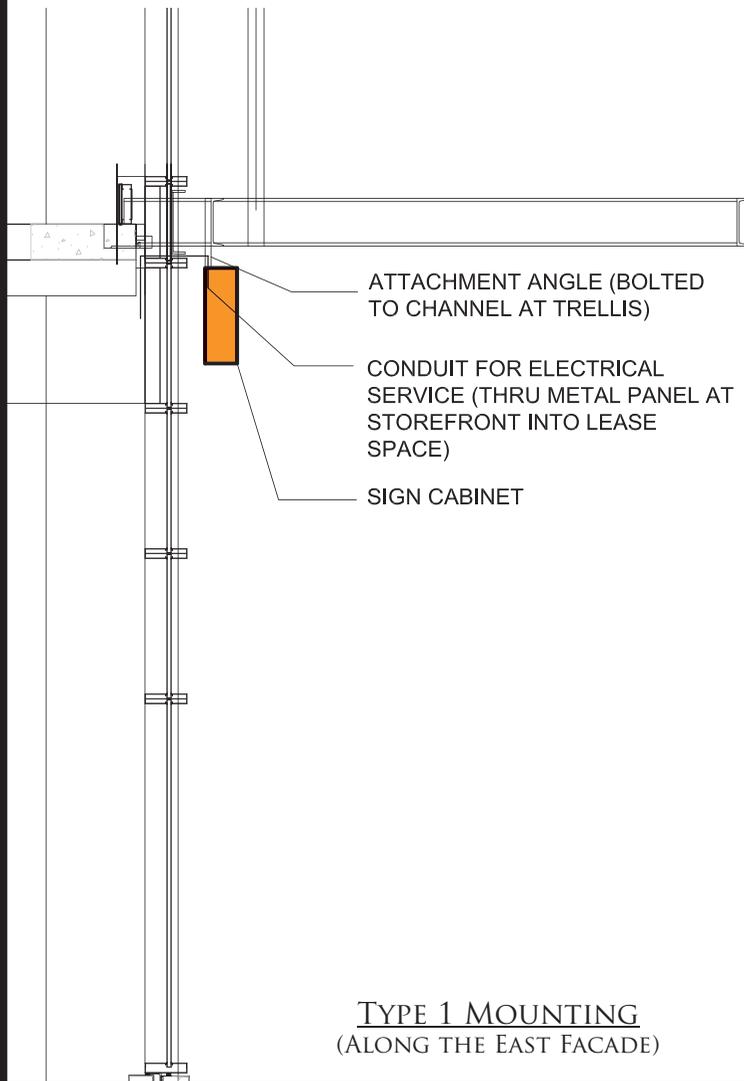
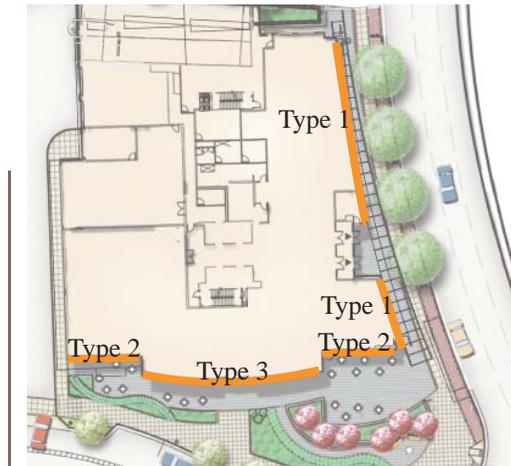
SIGN DETAILS

T. TENANT/RETAIL SIGN DETAILS

Scale: 1/4"=1'-0"

FOR ILLUSTRATIVE PURPOSE ONLY - MOUNTING DETAILS TO BE DETERMINED BY SIGN MANUFACTURER

T. TENANT/RETAIL TYPE 1, 2, & 3 MOUNTING OPTIONS



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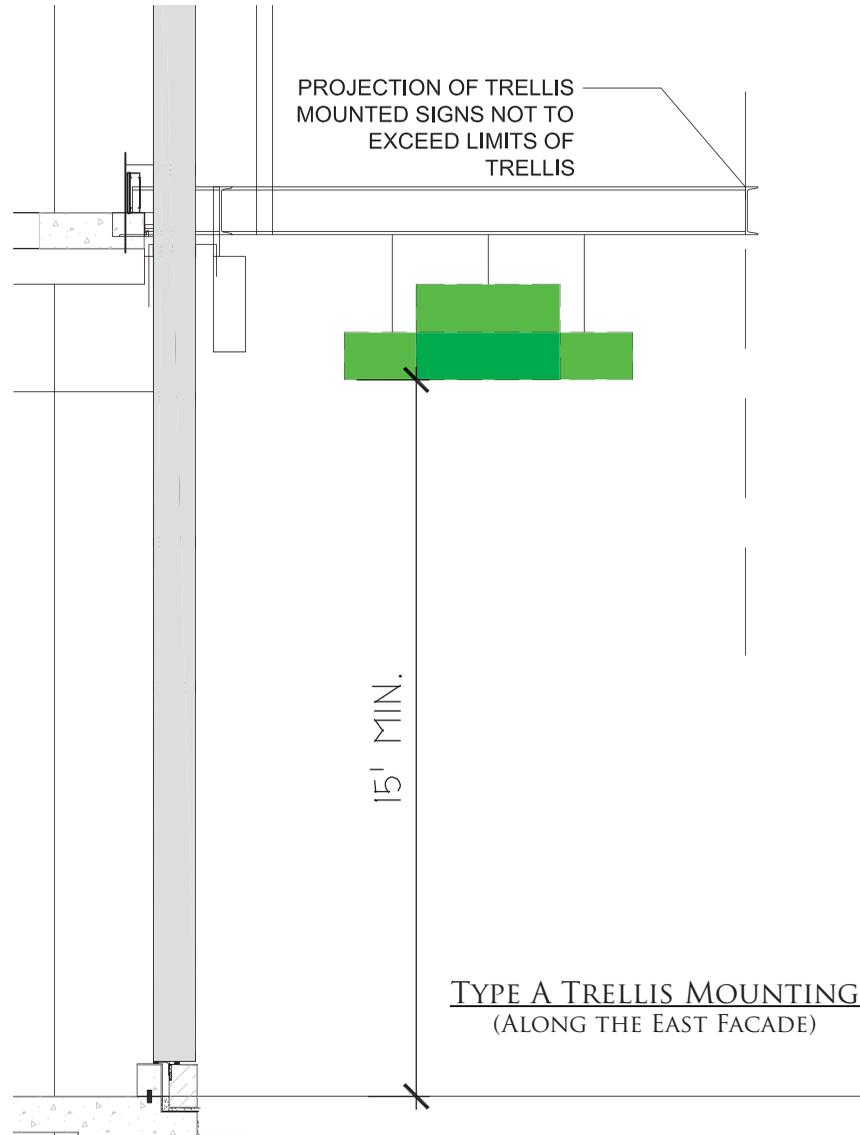
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SIGN DETAILS

B. PROJECTING SIGN DETAILS

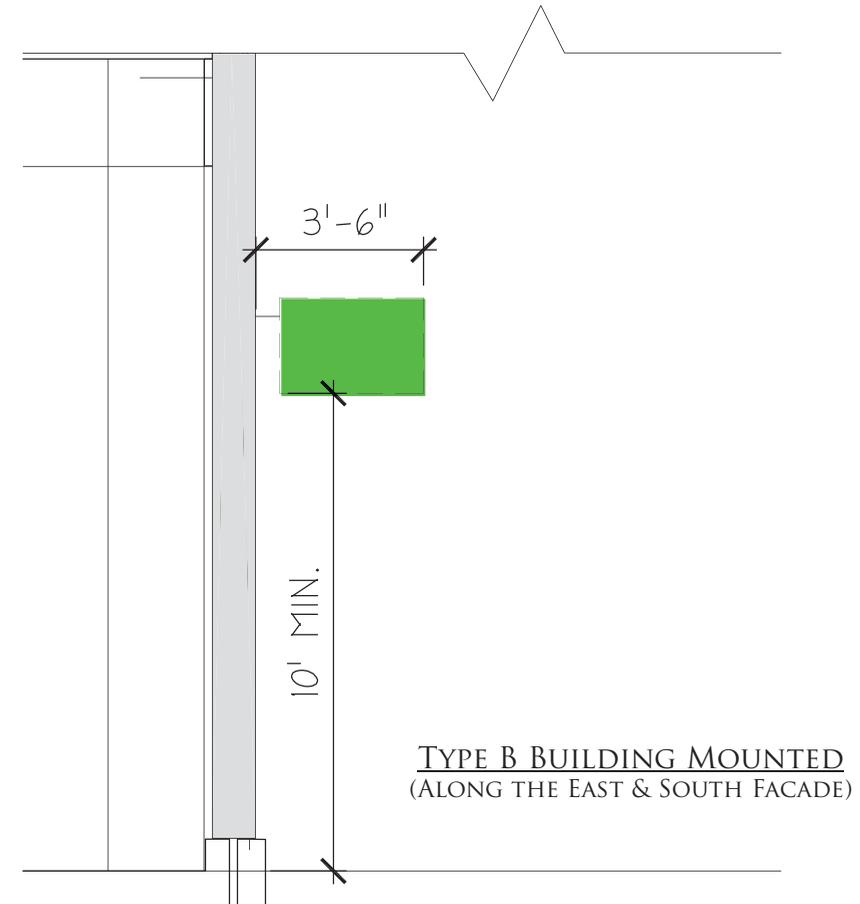
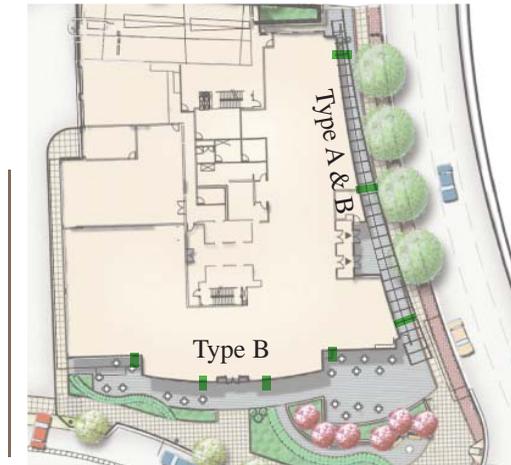
Scale: 1/4"=1'-0"

FOR ILLUSTRATIVE PURPOSE ONLY - MOUNTING DETAILS TO BE DETERMINED BY SIGN MANUFACTURER



T. TENANT/RETAIL TYPE 1, 2, & 3 MOUNTING OPTIONS

Note:
Maximum area for projecting signs : 6 sq.ft.



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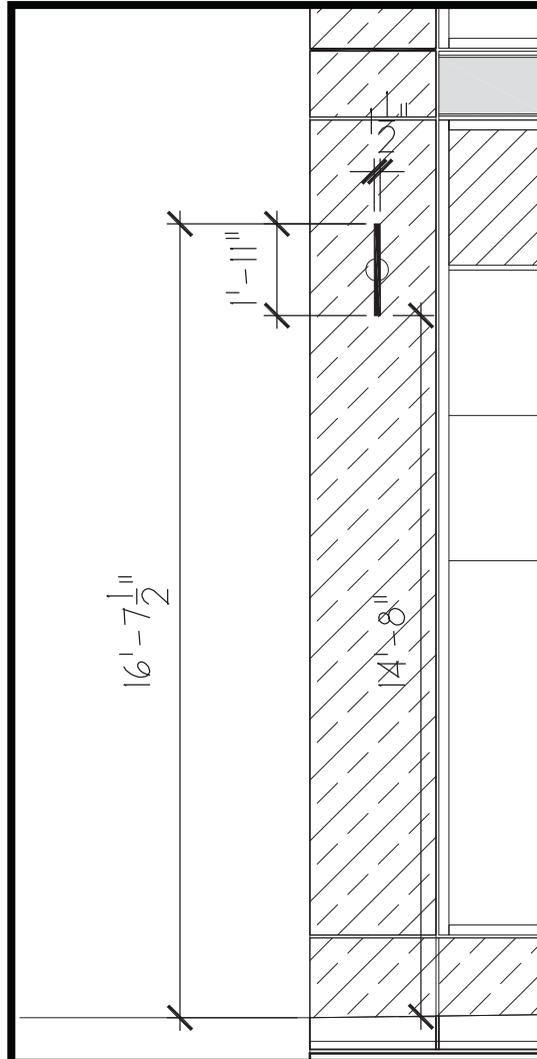
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SIGN DETAILS

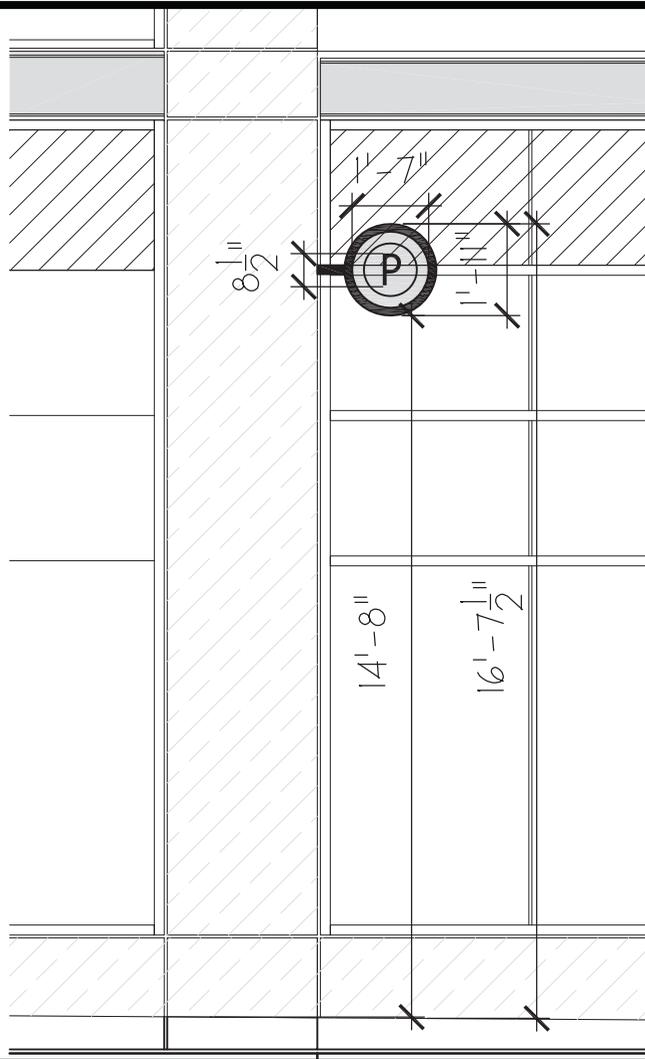
P. BUILDING MOUNTED STANDARDIZED VEHICULAR DIRECTIONAL SIGNS

Scale: 1/4"=1'-0"

SOUTH ELEVATION



WEST ELEVATION



P*1 DIRECTIONAL PARKING PROJECTING SIGN DETAILS



Double faced directional parking projecting sign medallion with "P" stainless steel letter pin mounted on transparent/frosted resin panel -Not illuminated.



3-Form Chroma
Eco resin or glass to serve as back panel for directional parking projecting sign

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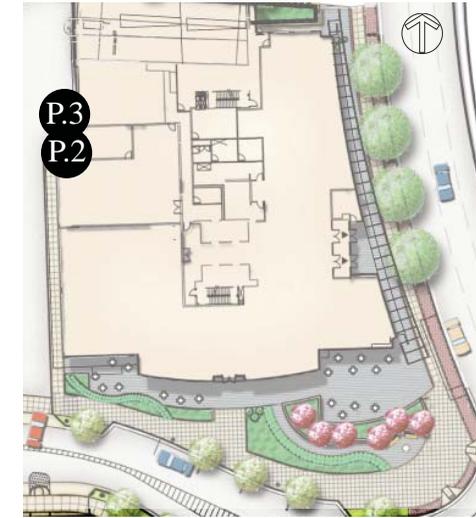
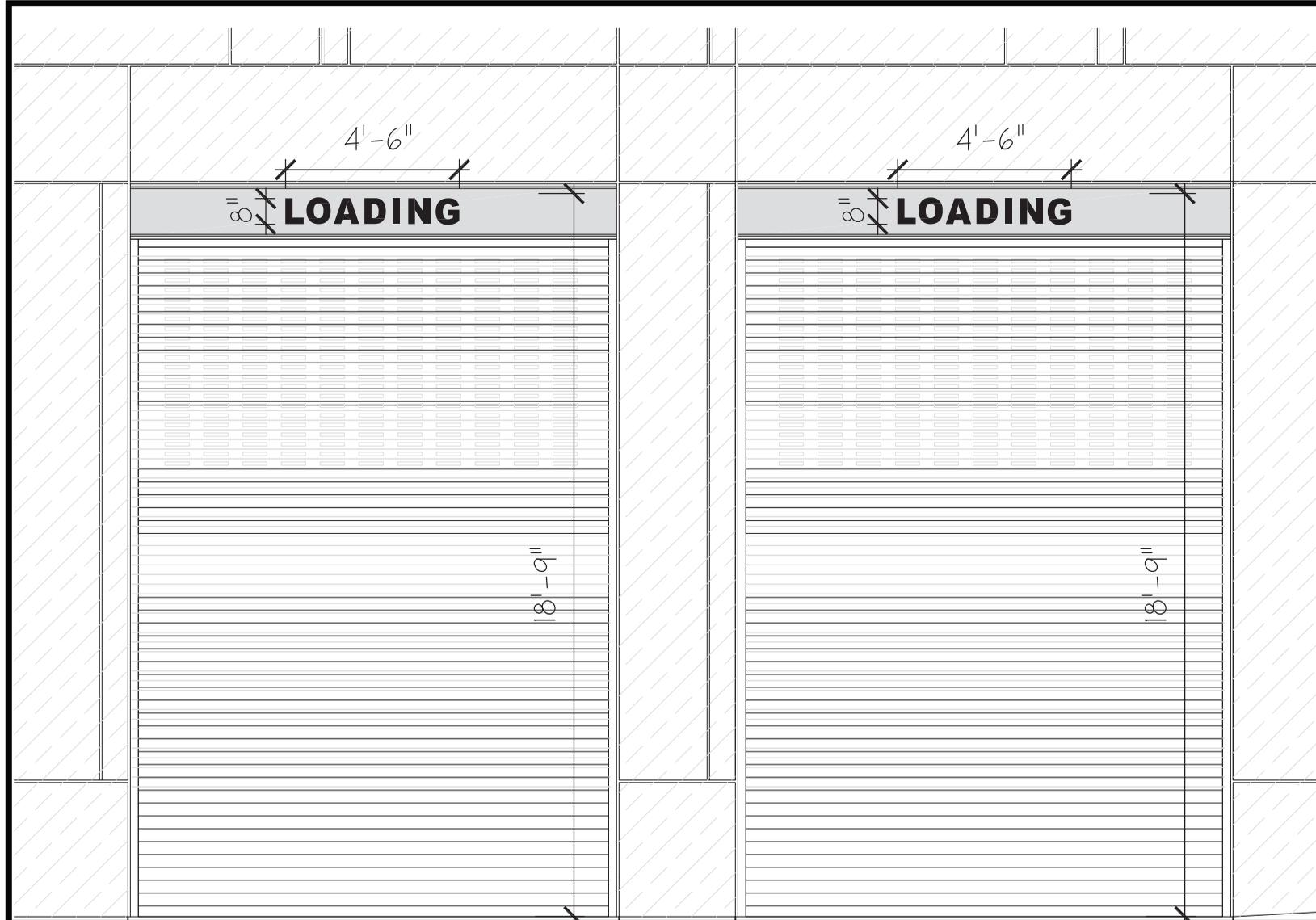
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SIGN DETAILS

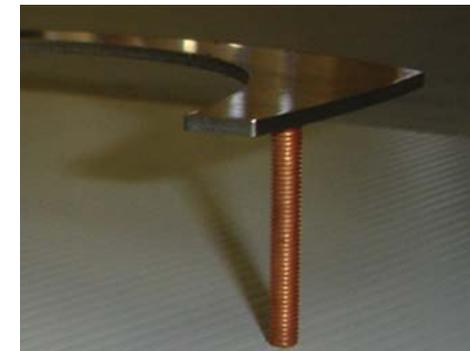
P. BUILDING MOUNTED STANDARDIZED VEHICULAR DIRECTIONAL SIGNS

Scale: 1/4"=1'-0"

P.2&P.3 LOADING SIGN DETAILS



Individual stainless steel letters
-Not illuminated.



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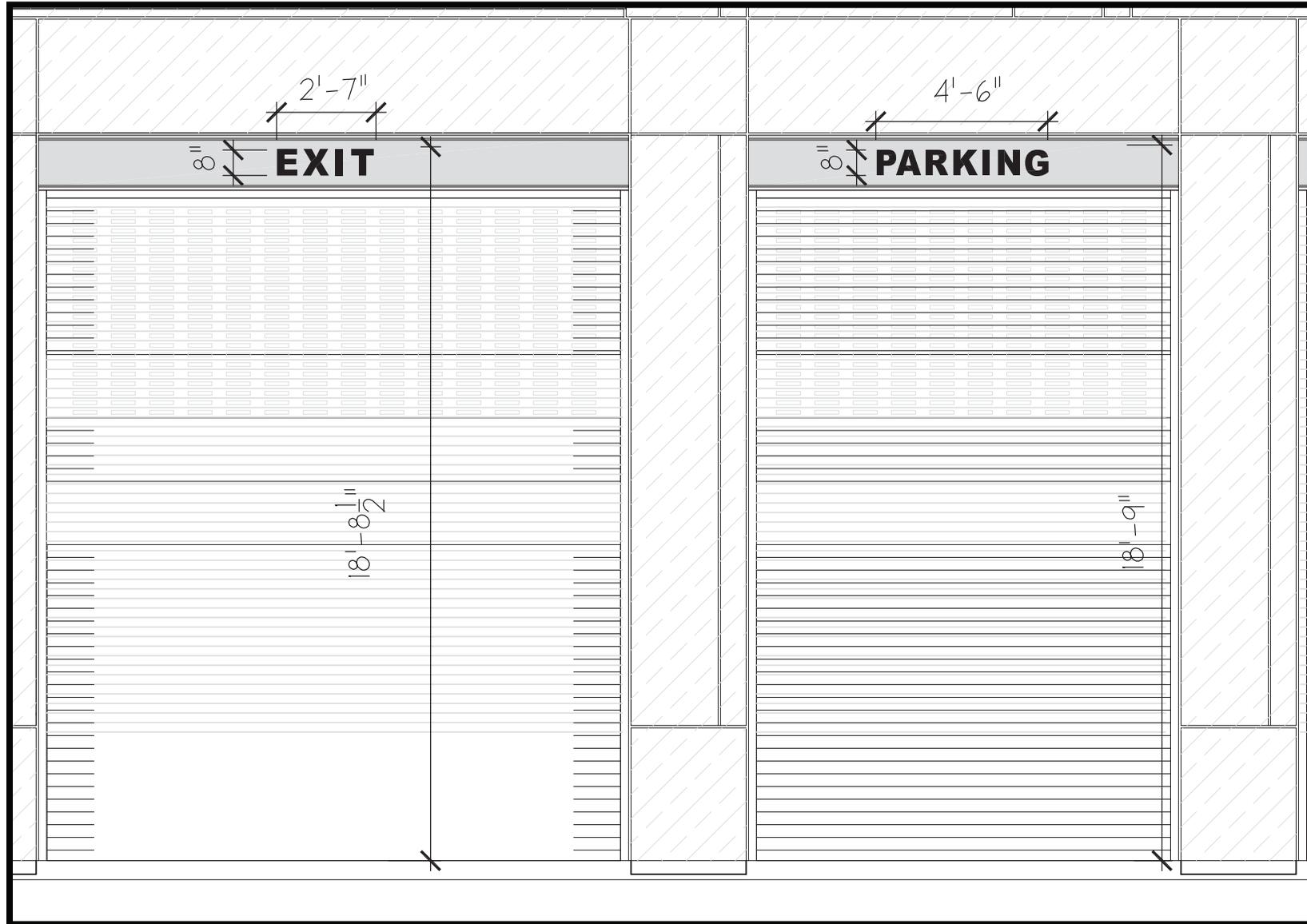
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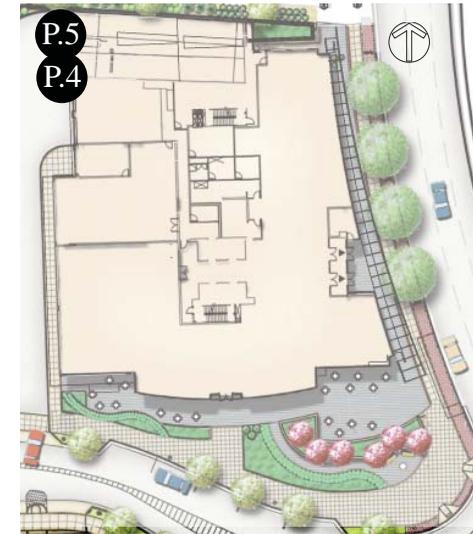
SIGN DETAILS

P. BUILDING MOUNTED STANDARDIZED VEHICULAR DIRECTIONAL SIGNS

Scale: 1/4"=1'-0"



P.4&P.5 PARKING SIGN DETAILS



Individual stainless steel letters
-Not illuminated.



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SIGNAGE AREA CALCULATIONS

900 North Glebe Road (Building B Area Calculations)

	TYPE	LOCATION	TEXT	VERTICAL CLEARANCE	SIZE	LIGHTING	# OF SIGNS	ASSOCIATED ZONED LINEAR FOOTAGE (ft.)	SIGN AREA (sq. ft.) Not Counted by Zoning	SIGN AREA (sq. ft.) Counted by Zoning	MATERIALS/COLOR
N	Address and Building Identification Signs										
	N.1 Identification Sign	On steel trellis -East façade: North Glebe Road	VIRGINIA TECH RESEARCH CENTER	N/A	1'- 6" high, 37'-9" long	Not Illuminated	1	56	N/A	56	Double-sided stainless steel channel letters fabricated in either brushed or polished stainless steel or a combination of both finishes.
	N.2 Address Sign	East façade: North Glebe Road- attached to glass over entry	900	N/A	1'- 6" high, 5'- 4" long	Not Illuminated	1	N/A	8	N/A	Individual letters fabricated in either brushed or polished stainless steel.
T/B	Tenant/Retail Signs										
	T. Standard Tenant/Retail Sign	East façade: North Glebe Road - Suspended from trellis - South façade: 9th Street North-attached to building façade or attached through metal channel feature	RETAIL TENANT (TBD)	N/A	TBD	Illuminated	TBD		N/A		Decorative metals and or glass/acrylic/resin panels that complement the building's architecture.
	B. Tenant/Retail Projecting Sign Type A	East façade: North Glebe Road - Suspended from trellis	RETAIL TENANT (TBD)	15' min	TBD - Not to exceed 6 sq.ft. nor should it project beyond the trellis limits	Not Illuminated		244		244	Decorative metals and or glass/acrylic/resin panels that complement the building's architecture.
	B. Tenant/Retail Projecting Sign Type B	East & South façade: building mounted or attached through metal feature	RETAIL TENANT (TBD)	10' min	TBD - Not to exceed 6 sq.ft. nor should it project beyond 42"	Not Illuminated	TBD		N/A		Decorative metals and or glass/acrylic/resin panels that complement the building's architecture.
P	Standardized Vehicular Directional Signs										
	P.1 Directional Parking Projecting Sign	On the west corner of the south façade: 9th Street North - attached to building façade	P	14' min	1' -11" diameter	Not Illuminated	1	N/A	2.9	N/A	Projecting sign double-faced medallion with stainless steel letter "P" pin mounted over back panel.
	P.2 & P.3 Loading Sign	West façade above loading dock entry - attached to metal channel	LOADING	N/A	8" high, 4' -6" long	Not Illuminated	2	N/A	3	N/A	Individual stainless steel letters
	P.4 Parking Garage Sign	West façade above garage entry- attached to metal channel	PARKING	N/A	8" high, 4'-6" long	Not Illuminated	1	N/A	3	N/A	Individual stainless steel letters
	P.5 Parking Garage Exit Sign	West façade above garage exit - attached to metal channel	EXIT	N/A	8" high, 2'-7" long	Not Illuminated	1	N/A	2	N/A	Individual stainless steel letters
TOTAL LINEAR BUILDING B FRONTAGE*:								300			Linear Feet
*Measured along the public street frontage - south and east facade)											
TOTAL BUILDING B SIGN AREA:									300		Square Feet



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900
NORTH GLEBE



Ordinance Language for SP Approval

WHEREAS, an application for a Site Plan Amendment dated November 5, 2010 for Site Plan # 401, was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in Staff Report dated January 3, 2011 and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment subject to numerous conditions as set forth in the Staff Report; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on January 22, 2011 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan, as amended:

- Substantially complies with the character of ~~the General Land Use Plan master plans, Ballston Sector Plan officially approved neighborhood or area development plans,~~ and with the uses permitted and use regulations of the C-O-2.5 district as set forth in the Zoning Ordinance and modified as follows:

Section 34.D.1 (sign placement) and Section 34.G.1 (sign area); and

- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated November 5, 2010 for Site Plan # 401, and as such application has been modified, revised, or

amended to include the drawings, documents, conditions and other elements designated in Condition 50 below (which drawings, etc... are hereafter collectively referred to as “Revised Site Plan Application”), ~~for a Site Plan Amendment for a comprehensive sign plan,~~ for the parcel of real property known as RPC # 14-053-058 and 900 North Glebe Road, approval is granted and the parcel so described shall be used according to the Revised Site Plan Application, subject to the following conditions:

All previously approved conditions (numbers 1 through 90) with condition 50 amended as follows:

Comprehensive Sign Plan

50. The developer agrees to develop and submit a comprehensive sign plan and that all exterior signs (including identification and directional signage) 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 developer agrees to obtain approval from the Zoning Administrator of the comprehensive sign plan before the issuance of the first Certificate of Occupancy. All proposed rooftop signs, defined as all signs that are 35 feet of more above the ground, shall require a site plan approval or amendment.

The developer further agrees, in its fulfillment of Condition #64 below (“Retail Elements”), that the only types of signs that shall be permitted for Building B shall be consistent with the types of signs permitted by Section 34 of the Zoning Ordinance or the comprehensive sign plan approved by the County Board on January 22, 2011.

The colors and materials of retail tenant signs shall harmonize with and complement the exterior materials and design of the individual retail storefronts so as to present a unified design approach for the individual retail unit. The design and construction of retail tenant signs shall express the elements of the character and individuality of the establishment, provided that any signage or architectural detail that differentiates each storefront shall not detract from the viability of other retail storefronts.

a. The developer agrees that all signs for Building B shall be consistent with the comprehensive sign plan prepared by Bowman Consulting dated June 2010 and revised through December 23, 2010 and approved by the County Board on January 22, 2011. The developer further agrees that all signs for Building B shall be of the number, type, size, location, and structure shown on the comprehensive sign plan.

The developer agrees that the total sign area for Building B shall not exceed 300 square feet, with the maximum amount of retail tenant signage not to exceed 244 square feet. The developer further agrees to submit, to the Zoning Administrator with each sign permit application, a tabulation detailing the amount of permitted sign area consumed and remaining for Building B.

b. The developer agrees that retail tenant signage for Building B is limited to three (3) signs per retail tenant, with the option of choosing among the types of retail tenant signs depicted in the comprehensive sign plan.

- c. The developer agrees that signage for the retail tenants in Building B shall be allocated as follows: sixty (60) square feet per retail tenant or an amount not to exceed the retail tenant's frontage on North Glebe Road and/or 9th Street North, whichever amount is greater. The developer further agrees that the amount of retail tenant signage for Building B shall not exceed 244 square feet in aggregate.
- d. The developer agrees that standard retail tenant signs shall be affixed to the building, or building elements (trellis or metal channel feature), with a vertical clearance of no less than fifteen-and-one-half (15.5) feet or greater than twenty-and-one-half (20.5) feet above the finished grade of the sidewalk.
- e. The developer agrees that building mounted projecting signs shall be affixed to the building with a vertical clearance of no less than ten (10) feet from the finished grade of the sidewalk and extending no further than forty-two (42) inches from the face of the building. The developer further agrees that trellis mounted projecting signs shall be affixed to the trellis with a vertical clearance of no less than fifteen (15) feet from the finished grade of the sidewalk and extending no further than face of the trellis.
- f. The developer agrees that, in the event that the entirety of the retail space in Building B is leased to a single retail tenant, such tenant shall be permitted to install no more than three (3) individual signs, according to the types described above, and in an area not to exceed 244 square feet in aggregate. The developer further agrees that in this

situation that no single standard retail sign, as described above, shall exceed eighty (80) square feet.

~~Comprehensive Sign Plan~~

~~50.—The developer agrees to develop and submit a comprehensive sign plan and that all exterior signs (including identification and directional signage) 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 developer agrees to obtain approval from the Zoning Administrator of the comprehensive sign plan before the issuance of the first Certificate of Occupancy. All proposed rooftop signs, defined as all signs that are 35 feet or more above the ground, shall require a site plan approval or amendment.~~

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~~The colors and materials of retail tenant signs shall harmonize with and complement the exterior materials and design of the individual retail storefronts so as to present a unified design approach for the individual retail unit. The design and construction of retail tenant signs shall express the elements of the character and individuality of the establishment,~~

~~provided that any signage or architectural detail that differentiates each storefront shall not detract from the viability of other retail storefronts.~~

~~a. The developer agrees that all signs for Building B shall be consistent with the comprehensive sign plan prepared by Bowman Consulting dated June 2010 and revised through December 23, 2010 and approved by the County Board on January 22, 2011. The developer further agrees that all signs for Building B shall be of the number, type, size, location, and structure shown on the comprehensive sign plan.~~

~~The developer agrees that the total sign area for Building B shall not exceed 300 square feet, with the maximum amount of retail tenant signage not to exceed 244 square feet. The developer further agrees to submit, to the Zoning Administrator with each sign permit application, a tabulation detailing the amount of permitted sign area consumed and remaining for Building B.~~

~~b. The developer agrees that retail tenant signage for Building B is limited to three (3) signs per retail tenant, with the option of choosing among the types of retail tenant signs depicted in the comprehensive sign plan.~~

~~c. The developer agrees that signage for the retail tenants in Building B shall be allocated as follows: sixty (60) square feet per retail tenant or an amount not to exceed the retail tenant's frontage on North Glebe Road and/or 9th Street North,~~

~~whichever amount is greater. The developer further agrees that the amount of retail tenant signage for Building B shall not exceed 244 square feet in aggregate.~~

~~d. The developer agrees that standard retail tenant signs shall be affixed to the building, or building elements (trellis or metal channel feature), with a vertical clearance of no less than fifteen and one half (15.5) feet or greater than twenty and one half (20.5) feet above the finished grade of the sidewalk.~~

~~e. The developer agrees that building mounted projecting signs shall be affixed to the building with a vertical clearance of no less than ten (10) feet from the finished grade of the sidewalk and extending no further than forty two (42) inches from the face of the building. The developer further agrees that trellis mounted projecting signs shall be affixed to the trellis with a vertical clearance of no less than fifteen (15) feet from the finished grade of the sidewalk and extending no further than face of the trellis.~~

~~f. The developer agrees that, in the event that the entirety of the retail space in Building B is leased to a single retail tenant, such tenant shall be permitted to install no more than three (3) individual signs, according to the types described above, and in an area not to exceed 244 square feet in aggregate. The developer further agrees that in this situation that no single standard retail sign, as described above, shall exceed eighty (80) square feet.~~

