



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of July 9, 2011

**DATE:** June 27, 2011

**SUBJECT:** SP #405 SITE PLAN AMENDMENT for a comprehensive sign plan, and to modify condition #76 regarding the timing of turnover of the park to the county and the historic marker, for Paradigm, located at 4400 and 4401 4th Street North (Buckingham Village 1), (RPC# 20-024-241 through -246).

#### **C. M. RECOMMENDATION:**

Adopt the attached ordinance approving a site plan amendment for a comprehensive sign plan, and modifying the timing of the required turnover of the public park and installation of the historic marker, with a modification of Zoning Ordinance regulations for signs, subject to the conditions of the ordinance.

**ISSUES:** The applicant is proposing a comprehensive sign plan for temporary and permanent signs for Buckingham Village 1. In addition, the applicant is requesting that the turnover of the park be completed by the Master Certificate of Occupancy for the apartment building now under construction (instead of the first partial certificate of occupancy for said building). No issues have been identified.

**SUMMARY:** The applicant is requesting a comprehensive sign plan for Buckingham Village 1 that includes temporary and permanent signs. The signs are generally compliant with the Zoning Ordinance and *Sign Guidelines for Site Plan Buildings*. The applicant is also proposing to amend Condition #76 to modify the timing of the required turnover of the park to the County so that it occurs upon issuance of the Master Certificate of Occupancy for Building B (the apartment building currently under construction). The applicant has been working steadily with the Department of Parks, Recreation, and Cultural Resources, and the park design and bidding process has taken longer than anticipated at the time of the original site plan approval. PRCR staff supports the change in the timing. The applicant is also proposing adding language relative to the timing of the erection of the historic marker in the park. Historic Preservation staff supports the proposed revised condition language. Therefore, staff recommends the County

County Manager: *BMD/GA*

County Attorney: *[Signature]*

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5919

10.

Board adopt the attached ordinance approving a site plan amendment for a comprehensive sign plan, and modifying the timing of the required turnover of the public park, subject to all previously approved conditions and to revised Conditions #50 and 76.

**BACKGROUND:** The property, Buckingham Village 1, was a part of the larger Buckingham apartment development built in the 1930s and 40s. The County Board approved a special exception site plan to redevelop this part of Buckingham in 2007 with two (2) apartment buildings and 68 townhomes, with 100 committed affordable dwelling units. As part of the site plan, the applicant was required to design and construct a public park, and turn that park over to the County, with the developer responsible for the maintenance. The applicant was also required to manufacture and erect a historic marker in the park, with the County approving the sign text. The applicant is requesting new condition language to clarify when the marker shall be erected.

Site: Buckingham Village 1 consists of four (4) parcels of land totaling approximately 300,000 square feet of land.

To the north: Across George Mason Drive, Buckingham Villages 2 and 3, zoned “RA8-18”.

To the west: Across Henderson Road, Barrett School zoned “S-3A” and single family homes zoned “R-6”.

To the east: Across Pershing Drive, Arlington Oaks condominiums, zoned “RA8-18”.

To the south: The Culpeper Gardens high-rise, zoned “S-D”.

Zoning: The property is zoned “RA8-18” Apartment Dwelling Districts.

General Land Use Plan Designation: The GLUP designation is “Low-Medium Residential” (16-36 units/acre).

Neighborhood: The site located in the Buckingham Community Civic Association area. The Civic Association was contacted, and one (1) comment was received, but the Civic Association does not have a formal position.

**DISCUSSION:** The applicant is proposing a comprehensive sign plan for temporary and permanent signage for the Buckingham Village 1 site plan. The site consists of four (4) different parcels of property, two (2) apartment buildings on two (2) separate parcels, and two groups of townhouses on two (2) parcels.

Each individual building is permitted by the Zoning Ordinance three (3) temporary leasing and/or construction signs totaling together no more than 120 square feet,. For the two (2) apartment buildings, the applicant is proposing only two (2) signs per building, totaling only 89 square feet for each building. The applicant is proposing one (1) temporary leasing banner and one (1) temporary freestanding leasing sign for each apartment building. The banners will be

placed firmly on their respective buildings, below 35 feet, facing 4<sup>th</sup> Street North. The applicant also proposes two (2) freestanding leasing signs at the main vehicle entrance to the complex from George Mason Drive, one (1) for each of the apartment buildings. The signs will be placed 15 feet from the right-of-way.

The leasing signs conform to the Zoning Ordinance requirement for placement, number, and maximum square footage. The applicant has requested that the freestanding leasing signs be allowed to be refaced to subsequently market the townhomes when they are ready for sale. Therefore, staff supports a condition requiring the freestanding leasing signs to be removed at the time of the last certificate of occupancy of a townhome.

For the townhouse project, which is not yet under construction, the applicant is proposing temporary construction signs to wrap around the site’s required construction fencing, which is permitted based on the permitted 120 square feet of construction sign area per building. Staff practice has in recent times considered each stick of townhomes as a separate building. In this case, in consultation with the Zoning Office, the applicant was advised that the proposed townhome layout consists of 12 “buildings”. Therefore, the applicant is proposing 1,440 square feet of temporary construction sign area, surrounding the future townhouse property. The applicant requires a modification from the Zoning Ordinance to allow the signs for all buildings to be combined into one (1) sign. The applicant agrees to the Zoning Ordinance requirement that such temporary construction signs be removed before the issuance of the first partial certificate of occupancy for the townhomes.

Comprehensive Sign Plan—Proposed Temporary Signs

<b>Sign Type (quantity)</b>	<b>Sign Dimensions</b>	<b>Area (sq. ft.)</b>	<b>Text</b>	<b>Location</b>	<b>Materials</b>	<b>Lighted? (Y/N)</b>
Temporary leasing apartment banner signs (2)	3’ tall x 17’ wide	51	“Now Leasing 703-527-4040”	No more than 35’ above grade, on the east façade (Building B) and west façade (Building A)	Vinyl	N
Temporary freestanding apartment leasing signs (2)	8’ tall x 4.75’ wide	38	“The Madison at Ballston Station” and leasing information	Vehicle entrance at George Mason Drive/4 <sup>th</sup> Street North	Wood/plastic	N
Temporary Townhome	5’ 5” tall x 262’ wide	1,440	“Paradigm”	Surrounding overall	Vinyl	N

construction sign (1)				townhome site (Along George Mason and Pershing Drives and Henderson Road)		
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Comprehensive Sign Plan—Permanent signs

The applicant also proposes permanent signs for the apartment buildings and the townhouse development: Two (2) community identification monument signs for each apartment building and two (2) community identification signs for the townhouse development, for a total of six (6) monument signs for the entire block. The applicant also proposes two (2) small freestanding signs, one (1) in each building, with the office hours for the apartment rental offices.

New freestanding signs are not permitted by the Zoning Ordinance, but the *Sign Guidelines for Site Plan Buildings* states that freestanding signs are permissible for multi-building projects, and that more than one (1) freestanding sign may be approved if there is more than one (1) major street entrance to a project (“major entrance” defined as being entrances to internal streets which provide circulation among the different buildings of a project). Buckingham Village 1 has several street entrances, as the applicant has dedicated 4<sup>th</sup> Street and a future 3<sup>rd</sup> Street as public rights of way that circulate among the various buildings of the project. There are entrances to the development at George Mason Drive and 4<sup>th</sup> Street North, and Pershing Drive and 3<sup>rd</sup> Street, Henderson Road and 3<sup>rd</sup> Street, and an intersection between 4<sup>th</sup> Street North and a private street that circulates among the townhomes, making for five (5) street entrances.

Of the proposed two (2) monument signs for apartment building A, one (1) will be located on the Pershing Drive frontage, and the other at the southeast corner of a private street and 4<sup>th</sup> Street North. The proposed monument signs for building B will be located on the Henderson Road frontage and the southwest corner of a private street and 4<sup>th</sup> Street North. The signs will be mounted on a decorative wall. The total size of the individual monument sign, including the wall as it is a decorative and not structural element, will be 70 square feet, but the text will occupy much less of the space.

The applicant is also requesting two (2) freestanding monument signs for the townhouse development, located at the Southeast and Southwest corners of George Mason Drive and 4<sup>th</sup> Street North. Again, there will be a decorative brick wall with a much smaller letter area, but because the wall does not serve a structural purpose, the whole area must be considered a sign (similar to Arlington Oaks’ signs at Pershing and George Mason Drives).

The *Sign Guidelines* do not address how many monument signs may be approved for multiple building projects. However, the *Guidelines* do state that a building may have a monument sign in addition to a permanent building mounted identification sign. In this case, the applicant is not

proposing any building mounted identification signs. The applicant is proposing to forgo having the building mounted sign in exchange for receiving an additional monument sign. Staff supports this because monument signs are acceptable outside of the designated Metro corridors, as is the case in Buckingham Village 1.

Other permanent signs includes one (1) small office hours sign for each apartment building. The proposed sign will be freestanding in front of the office entrance. Staff has suggested to the applicant that the signs be mounted in the building itself, but since the signs are small (five [5] square feet) and are intended to direct people already on the property (at the front door), freestanding signs can be supported.

Finally, the applicant proposes two (2) freestanding visitor parking signs in the private street. This was an approved part of the applicant's Parking Management Plan (PMP) for Building A. Again, the signs are small (two [2] square feet), and are an important part for identifying visitor parking on the property.

The applicant is compliant with the Zoning Ordinance and *Sign Guidelines* with regard to the total amount of square footage of permanent signs allowed. All freestanding signs will be a minimum of 15 feet from the public right-of-way, apart from the proposed monument signs at the corner of the private street and 4th Street North, due to conflicts with the location of the building. The freestanding signs, however, are located more than 28 feet from the actual vehicle travelway, so there should be no vision clearance issues.

The following provides more information about the proposed permanent signs:

<b>Sign Type (quantity)</b>	<b>Sign Dimensions</b>	<b>Area (sq. ft.)</b>	<b>Text</b>	<b>Location</b>	<b>Materials</b>	<b>Lighted? (Y/N)</b>
Permanent Apartment identification monument signs (4)	6' 7" tall x 10' 4" wide	70	The Madison at Ballston Station	(1) Pershing Drive frontage (2) Henderson Road frontage (3) SW corner 4 <sup>th</sup> and private street, and (4) SE corner of 4 <sup>th</sup> and private street	Brick and precast conc.	Y (indirect)
Permanent townhouse identification monument signs (2)	5' tall x 11' wide	55	"Ballston Row at Ballston Station"	SW and SE corners of George Mason Drive/4 <sup>th</sup> Street North	Brick and precast conc.	Y (indirect)
Leasing office sign (2)	24" tall x 26" wide on a 36" pole	5	Leasing office hours	In front of leasing office entrances on 4 <sup>th</sup> Street, 15' from the right-of-way	Wood	N
Visitor parking sign (2)	20" tall x 14" wide	2	Visitor parking and towing	In private street	Metal	N
	<b>Total Sign Area Proposed</b>	<b>404 s.f.</b>				
	<b>Total Sign Area Permitted</b>	<b>3,020 s.f.</b>				

Amendments to Condition #76 (relative to the timing of turnover of the park)

Condition #76 of the site plan requires that the new public park be completed and turned over to the County before issuance of the first partial Certificate of Occupancy for Building B. Building B is the second of two apartment buildings in the site plan. Building B is well under construction at this point, and the first units will soon be ready to obtain partial certificates of occupancy. The applicant has been working with the County's Parks, Recreation, and Cultural Resources Department (PRCR) on the planning, design, and the preparation of bids for the construction of the public park. The process has taken longer than anticipated through no fault of the developer in PRCR staff's judgment due to the unanticipated complexity of the park project and bid process. PRCR staff has been working closely with the applicant on this project, and PRCR staff support a change in the timing from the first partial Certificate of Occupancy of Building B to the Master Certificate of Occupancy for Building B. . Condition #57 of the site plan requires the applicant to obtain (not just apply) Master Certificates of Occupancy for each phase of the project no later than six (6) months after obtaining the last partial Certificate of Occupancy. Therefore, staff recommends an amendment to Condition #76 to change the timing of the turnover of the park from the first partial Certificate of Occupancy for Building B to the Master Certificate of Occupancy for Building B.

The applicant also requests new language added to Condition #76 that will clarify that the historic marker will be installed at the same time as the turnover of the park, provided that the County has finalized the marker's text and the sign is ready to be manufactured. Staff supports this clarification.

**CONCLUSION:** The applicant's proposed signs are generally compliant with the Zoning Ordinance and *Sign Guidelines for Site Plan Buildings*. The applicant is also proposing to amend Condition #76 to modify the timing of the required turnover of the park to the County to the Master Certificate of Occupancy for Building B (the apartment building currently under construction). The applicant has been working steadily with the Department of Parks, Recreation, and Cultural Resources, and the park design and bidding process has taken longer than anticipated than at the time of the original site plan approval. PRCR staff supports the change in the timing. Therefore, staff recommends the County Board adopt the attached ordinance approving a site plan amendment for a comprehensive sign plan, and to modify the timing of the required turnover of the public park, subject to all previously approved conditions and to revised conditions #50 and 76.

## Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated April 21, 2011 for SP #405, was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in Staff Report provided to the County Board for its July 9, 2011 meeting, 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 July 9, 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, and with the uses permitted and use regulations of the RA8-18 Districts as set forth in the Zoning Ordinance and modified as follows:
  - Section 34.D.1. (Modification of placement of two [2] freestanding signs to be less than 15 feet from the right-of-way)
  - Section 34.D.1. (Modification of prohibition on freestanding signs).
  - Section 34.F.5.c (Modification of limitation on combining permitted construction signs into one [1] sign); 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 April 21, 2011 for SP #405, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition 1 of the site plan (which drawings, etc. are hereafter collectively referred to as "Revised Site Plan Application"), for the parcels of real property known as RPC# 20-024-241 through -246 and 4400 and 4401 4th Street North, approval is granted and the parcels so described shall be used according to the Revised Site Plan Application, subject to all previously approved conditions (numbers 1 through 76) with conditions #50 and 76 amended as follows:

~~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 agrees that all signs shall be limited to the location, design, and sign area shown on the drawings entitled "Buckingham Village I Signs" and dated June 24, 2011 and as in the chart that is a part of this report and approved by the County Board on July 9, 2011. The developer agrees that the total area of temporary signs shall not exceed 1,529 square feet. The developer agrees that total area of permanent signs shall not exceed 404 square feet.

- a. The developer further agrees that all temporary construction and leasing signage shall be removed when required in accordance with Section 34.F.5.C of the Zoning Ordinance, apart from the two (2) proposed freestanding leasing signs to be placed at the corners of George Mason Drive and 4th Street North, which must be removed at the time of the last certificate of occupancy for the town houses. For the purposes of the above, the developer further agrees to notify Arlington County at the time of submission for the initial Certificate of Occupancy for the townhouses of the total number of Certificates of Occupancy that will be requested with the townhouse phase of construction, and that the "last" Certificate of Occupancy for the townhouse phase shall be the one so identified to be the last of the total number of the townhouse phase.
- b. The developer agrees that minor changes to the approved signs may be approved administratively by the Zoning Administrator. For the purposes of the preceding sentence, minor changes shall include only the following: (i) a minor adjustment in the location of a sign to meet field conditions (less than 1 foot in any direction); (ii) or a minor change in the area of an individual sign (less than 5%).

#### **76. Design of Public Park**

The developer agrees, at its own expense, to design the Public Park and coordinate with the Department of Parks, Recreation and Cultural Resources (DPRCR) to further refine the park design and various park elements in accordance with design standards and procedures generally applicable to parks in Arlington County, VA. The Public Park shall be designed for public park use including passive public recreation and public playground. The Public Park shall be subject to the current rules and regulations applicable to public parks within Arlington County, Virginia, as may hereafter be amended.

The developer agrees to submit to the Zoning Administrator and obtain approval from the County Manager for a final park design and detailed landscape plan for the entire Public Park prior to the issuance of the Demolition Permit for Building B in Village 1 as designated in drawings dated March 30, 2007, and revised drawings dated May 30, 2007, and approved by the County Board and made part of the public record on June 9, 2007. The final design and landscape plan for the Public Park shall be consistent with the park concept plan shown in the drawings dated March 30, 2007, and revised drawings dated May 30, 2007, and reviewed and approved by the County Board and made part of the public record on June 9, 2007. The developer agrees to present the final park design and park landscape plan to the Buckingham Community Civic Association, the Buckingham-Gates Tenants Association, and the Park and Recreation Commission for review and comment prior to County Manager approval. The final

park design, park landscape plan, including all types of passive recreational amenities and site elements in the landscape plan, together with a cost estimate for construction of the park as designed, shall be subject to the prior written approval by the County Manager to ensure that the improvements are consistent with design and safety standards approved by DPRCR. The developer agrees to include changes or revisions that the County Manager may request to the final park, which are consistent with the approved site plan drawings dated March 30, 2007, and revised drawings dated May 30, 2007. The final park design and landscape plan for the Public Park shall include the same level of detail outlined and required in Conditions #15 and 16 above. In addition, the developer agrees to include the following information at the time of the final park design submission:

- a. A cost estimate to construct the park as shown on the final park landscape plan;
- b. An annual maintenance plan, including the estimated cost of maintaining the park for one year, subject to approval by the County Manager;
- c. A life cycle and replacement plan for proposed park features and equipment, including estimated annual funding contributions to an escrow account that would be necessary to pay for major equipment replacement or park renovations in the future, to ensure that the park remains in good repair, which plan shall be subject to approval by the County Manager;
- d. Details of the park amenities and structures, including, but not limited to, tot and elementary-aged play equipment, engineered or rubberized play surfaces, pergolas, gazebos, kiosks, pavilions, sculptures, public art or focal features, trees and landscaping, details of site furnishings including, but not limited to, benches, tables, chairs, trash receptacles, light posts and fixtures, bollards, drinking fountains, flagpoles, bicycle racks;
- e. The final sidewalk pattern and design of pathways located internal to the Public Park, and the final selection of materials and colors to be used, subject to the approval of the County Manager as consistent with County standards for such materials and colors.

### **Construction of the Public Park**

The developer agrees, at its own cost and expense, to develop construction drawings and specifications, that implement the approved design, to be used in the bidding process. Prior to the commencement of the bidding process, the developer agrees to submit to the County completed bid documents and related final cost estimate (for construction of the park shown on those documents) and a bidders list for review and comment. The County shall have thirty (30) days for review and comment. The developer agrees to obtain the County Manager's approval of the documents and the improvements shown thereon and the bidders list before putting the documents out for bid. If the estimate or bid provided by the developer for such work is deemed acceptable by the County, then the developer agrees to construct the park improvements at the County's expense; however, the County may opt to construct said improvements itself if the estimate or the bid provided by the developer for such work is deemed not acceptable by the County Manager in his discretion. Construction of the Public Park and its improvements will be competitively bid by the developer. The developer agrees to obtain bids from a minimum of three (3) contractors that are deemed acceptable by the County. Once the bids are received, the

developer agrees to give the County notice of the specifics of such bids and to allow the County thirty (30) days to decide whether to proceed with the work as bid, or to perform or contract for the work on its own.

Within 30 days after the issuance of a notice to proceed with construction, the developer agrees to deliver to the County the Schedule of Values for the park construction project. During the construction process, the developer agrees to obtain County Manager approval in advance, for any requested change orders or substitutions to the original bid documents. Throughout the construction process, the developer agrees to submit monthly invoices for park construction work that has been completed and paid for by the developer to date, subject to a retainage of at least 5 percent. Upon submitting an invoice for reimbursement to the County, the developer agrees that the County shall have thirty (30) days in which to pay the invoice. If payment is not provided by the County within thirty (30) days, the developer shall provide notice to the County of the delinquency in payment. Upon receipt of the developer's notice of delinquency in payment, the County shall have fifteen (15) days to provide payment. If payment of the invoice is not provided by the County within the fifteen (15) days, the developer is under no obligation to continue construction of the park until payment is made by the County or the developer and the County come to an alternative resolution that is acceptable to both parties.

If the County determines that the developer shall construct the Public Park, then the developer agrees to implement the approved final park design and park landscape plan, including all types of passive recreational amenities and site elements in the landscape plan, for the Public Park and complete construction of the entire Public Park prior to the issuance of the ~~first Certificate of Occupancy for tenant occupancy~~ Master Certificate of Occupancy for Building B. The historic marker will also be completed and installed by the developer prior to the issuance of the Master Certificate of Occupancy for Building B provided the County has completed and approved the write-up of the sign text so the marker can be manufactured by this time, or, if the County has not completed and approved the write up of the sign text so that the marker has been manufactured by this time, then within sixty ( 60 ) days after the County has done so. Upon final completion of the construction and installation of the Public Park by the developer, acceptance of the Public Park and its recreational improvements is subject to the written approval by the County Manager, as being consistent with the final park plan, with all applicable laws and ordinances, and with all adopted county standards.

### **Maintenance of the Public Park**

The developer agrees to be solely responsible for the inspection, maintenance, and repair of the Public Park and all its elements. All maintenance work shall be performed in accordance with manufacturer's recommendations, the Americans with Disabilities Act standards, standards and procedures set forth by DPRCR, and all successor procedures generally applicable to public parks in Arlington County, Virginia, as may hereafter be enacted or amended.

At least six (6) months prior to the issuance of the first Certificate of Occupancy allowing tenant occupancy for Building B in Village 1 (as designated on drawings dated March 30,2007, and revised drawings dated May 30, 2007, and approved by the County Board and made part of the public record on June 9, 2007), the developer agrees to take all reasonable steps to fulfill the application process for a license and/or contractual agreement with the County Board

("Agreement"), which Agreement shall be subject to approval by the County Board, for the developer to provide general maintenance services and to repair and replace equipment and furnishings in the Public Park in accordance to Department of Parks, Recreation and Cultural Resources maintenance and life cycle standards and with this condition. The developer agrees that the Agreement shall, among other things, identify the specific roles, responsibilities, insurance coverage requirements, liabilities, and terms and conditions related to the management, programming and maintenance of the Public Park and shall be acceptable in substance to the County Manager.

The developer further agrees that the Agreement with the County shall include the developer's obligation to post a Maintenance Bond or escrow account with the County equal to the cost, as determined by the County, of maintaining the park for one year. The developer agrees to submit the amount of the Maintenance Bond at the time of the submission of the final park landscape plan for the Public Park for County Manager approval. Should the developer or his representative fail to maintain the Public Park in strict accordance with County standards, then the Bond will be revoked and may be utilized by the County to pay for the necessary repairs and provide the necessary maintenance. The Agreement shall be terminable by the County, in its sole discretion, should the developer, or its successors, fail to maintain the park to the level required by DPRCR and this condition. The Agreement shall provide for notices of default and cure periods relative to termination.

The developer also agrees that the Agreement shall contain an obligation on the developer's part to create and maintain, through annual contributions, an escrow account for the sole purpose of assuring that there are adequate funds in the future to remove, replace or substantially renovate major recreational amenities or elements within the Public Park when they reach the end of their life cycle. The amount of the annual contributions by the developer shall be based on the estimate contained within the approved life cycle and replacement plan submitted as part of the final park design and park landscape plan and shall include an escalation clause to cover future cost increases. The developer, or its successor, shall provide the County with an annual statement showing the current account funds and what items were deducted from the account over the preceding year. The account status information shall be provided to DPRCR by April 15th of each year, starting with the year of completion of the park.

### **Naming of the Public Park**

The developer agrees that the permanent name for the above-mentioned Public Park shall be designated in accordance with the Arlington County Policy for Naming and Renaming of County Facilities and Parks adopted on July 10, 1999 or the then-current Arlington County Park Naming Policy.

PREVIOUS COUNTY BOARD ACTIONS:

June 22, 1946

Approved a rezoning (Z-454-46-1) of the Village 1 site from “R-6” to “RA8-18”, except for the first 110 feet fronting on North Henderson Road.

June 9, 2007

Approved an amendment to the Comprehensive Plan-Master Transportation Plan-Part I to add new sections of 3rd Street North between North Pershing Drive and North Henderson Road and 4th Street North between George Mason Drive and the proposed new section of 3rd Street North.

Adopted a resolution to approve a rezoning (Z-2533-07-1) for a part of Village 1 from “R-6” One Family Dwelling Districts to “RA8-18” Apartment Dwelling Districts.

Approved a site plan (SP #405) for Village 1 for 574 apartment and townhouse units, including 100 committed affordable dwelling units.

September 25, 2010

Approved a site plan amendment to amend Conditions #16, 35, 36, 45, and 68 relative to timing of improvements.

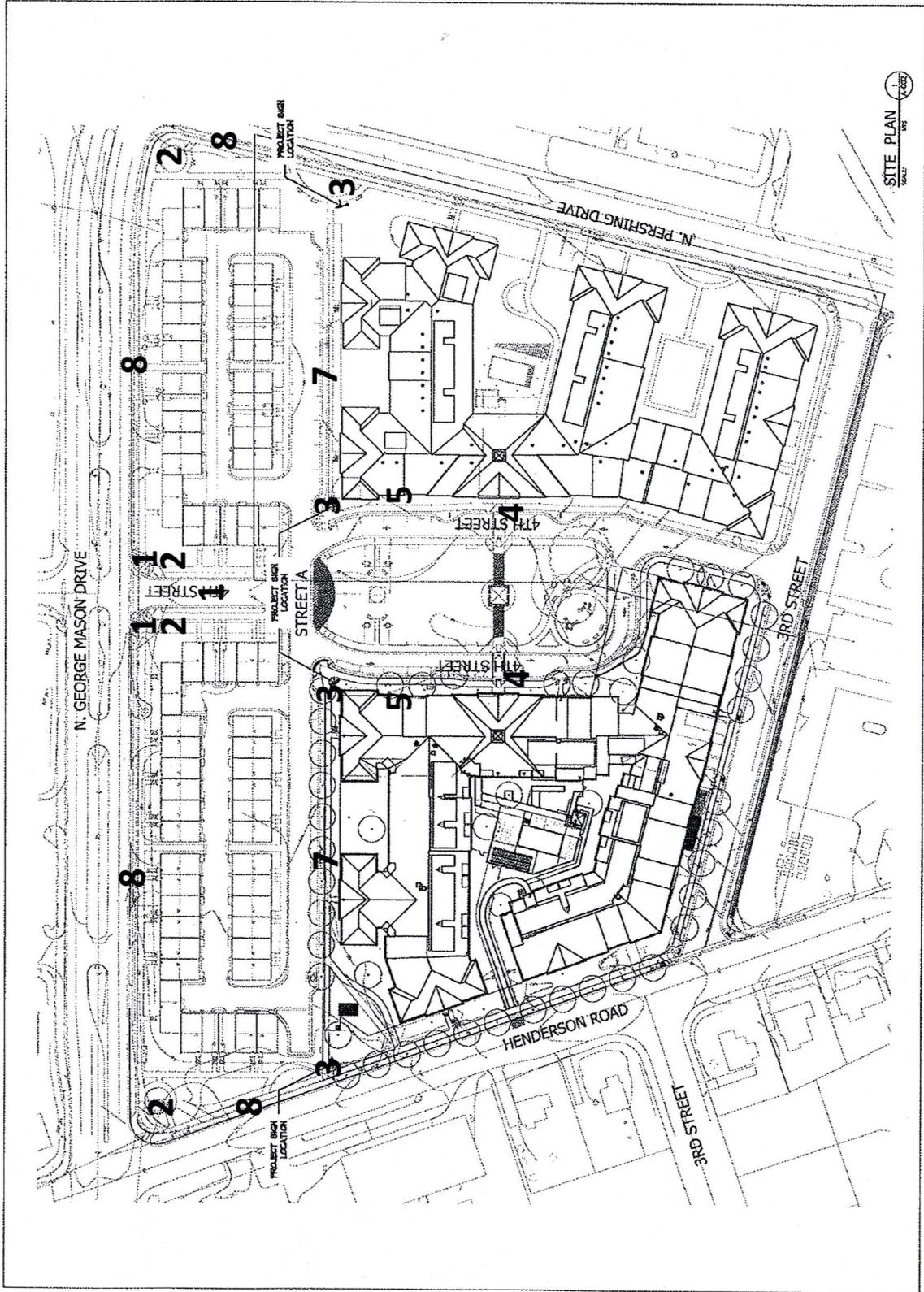
# BUCKINGHAM VILLAGE 1 SIGNS

For the County Board Meeting of July 9, 2011

June 24, 2011

# Buckingham Village 1 Redevelopment Site Plan 405

## Comprehensive Sign Package

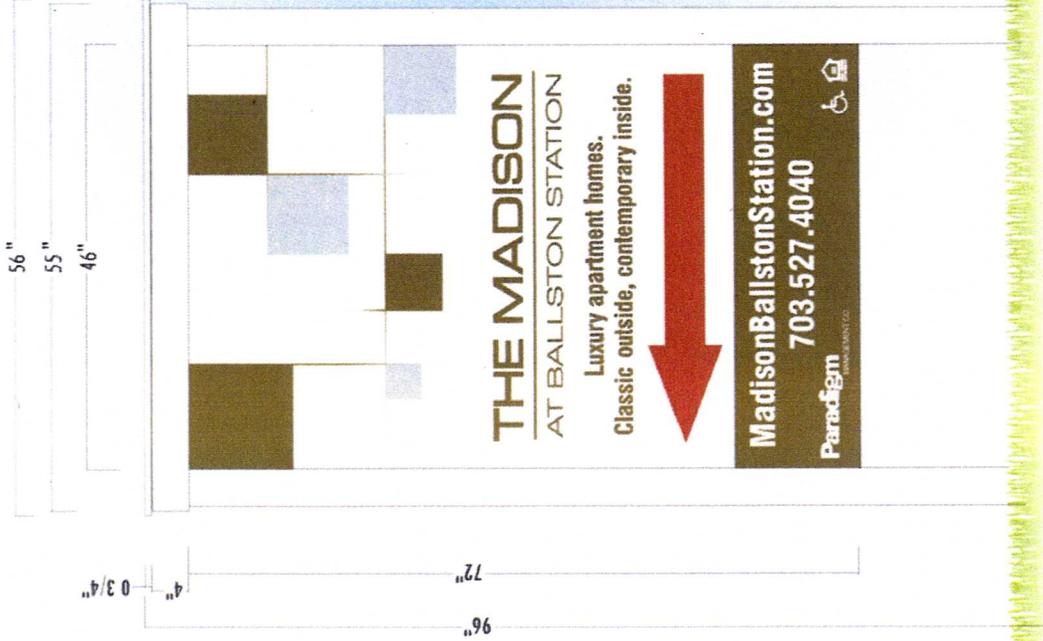


SITE PLAN  
SCALE: 1/8"=1'-0"

<b>LESSARD</b> DESIGN 1201 E. ... ... ...	ENTRANCE SIGNAGE SITE PLAN LOCATION	BUCKINGHAM VILLAGE 1 PARADIGM DEVELOPMENT Arlington, Virginia
	PROJECT NO: MCK001030 FILE NAME: P040401_SIGN DRAWN BY: CJS CHECKED BY: CJS PLOT DATE: APR. 20, 2011 SCALE: 1/8"=1'-0"	

A-001

Plot Date: 4/20/2011 4:13 PM  
 Plot By: mquinn  
 Plot Style: MCK001030



Sign to be placed 15' from right of way. (George Mason)

This design is property of Maryland Sign Design and may not be reproduced without written consent. This concept is an artist's rendition, colors are representational and may vary between different print devices.

Art # PAR-MA03-021209-SC	Client Paradigm Development	Project The Madison
Item 4X6 Sign	Date 2/18/09	Artist Jason
Client Approval	<input type="radio"/> Approved <input type="radio"/> Approved As Noted <input type="radio"/> Revise as Noted & Resubmit	Client Signature _____ Date _____

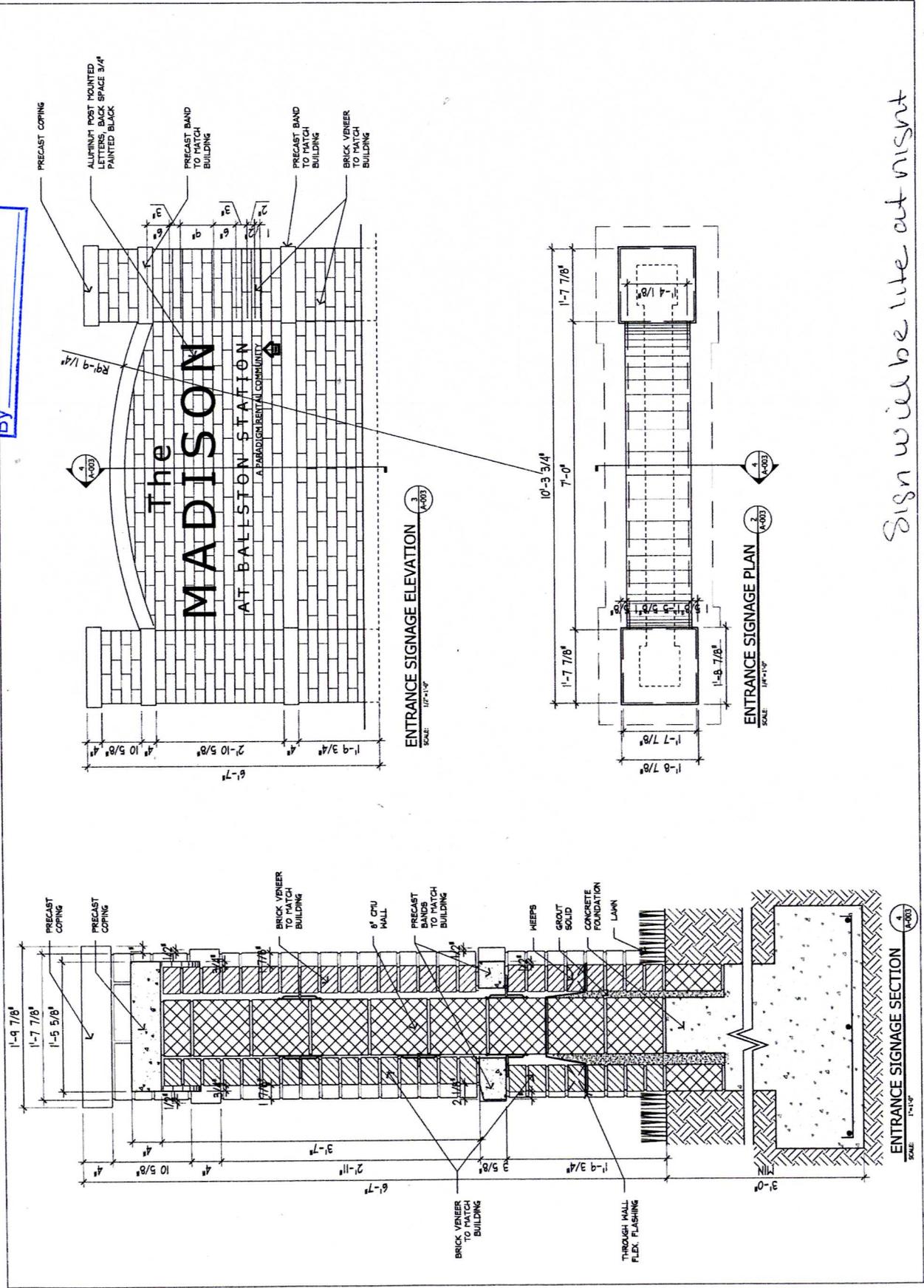
Maryland Sign Design

3

RECEIVED  
JUN 24 2011  
By

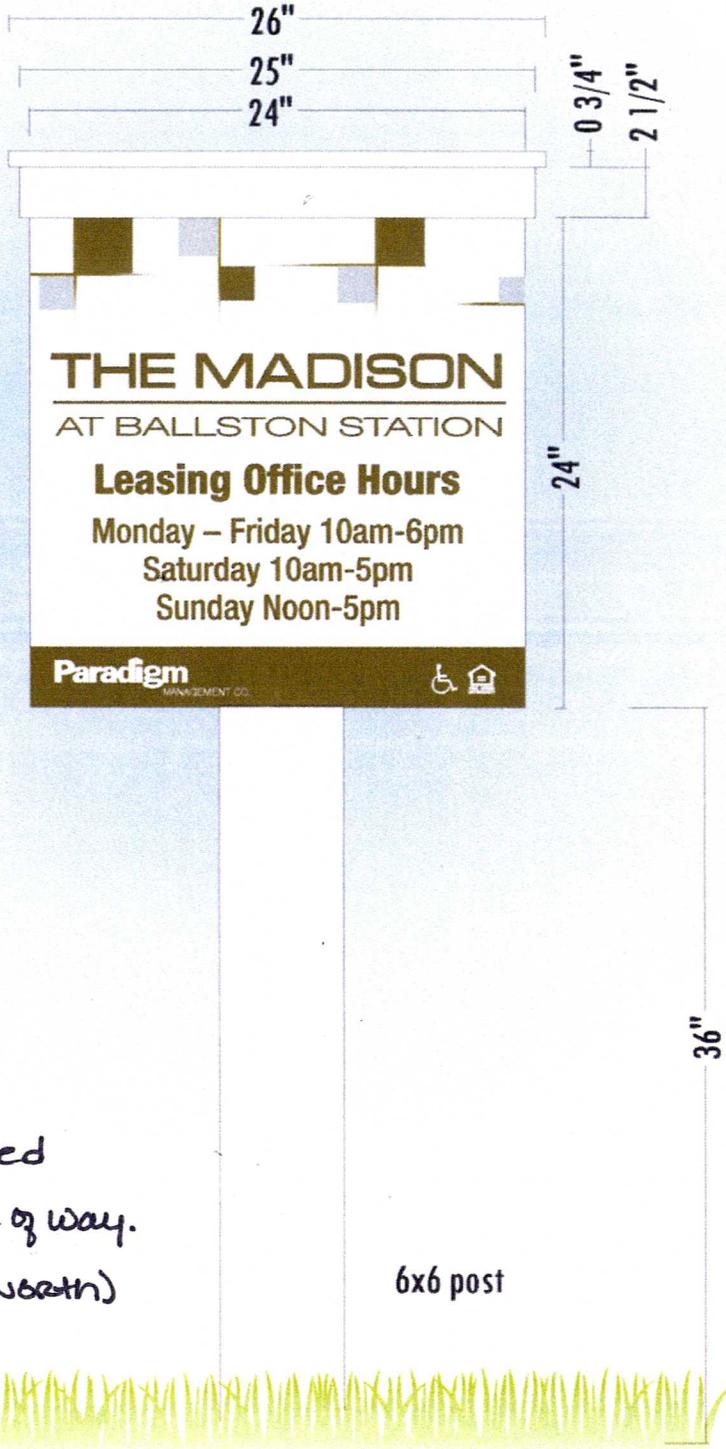
L E S S A R D Architects & Planners, Inc. www.lessard.com 1: 703.966.4333 2: 703.966.4337 3: 703.966.4337 4: 703.966.4337 5: 703.966.4337 6: 703.966.4337 7: 703.966.4337 8: 703.966.4337 9: 703.966.4337 10: 703.966.4337 11: 703.966.4337 12: 703.966.4337 13: 703.966.4337 14: 703.966.4337 15: 703.966.4337 16: 703.966.4337 17: 703.966.4337 18: 703.966.4337 19: 703.966.4337 20: 703.966.4337 21: 703.966.4337 22: 703.966.4337 23: 703.966.4337 24: 703.966.4337 25: 703.966.4337 26: 703.966.4337 27: 703.966.4337 28: 703.966.4337 29: 703.966.4337 30: 703.966.4337 31: 703.966.4337 32: 703.966.4337 33: 703.966.4337 34: 703.966.4337 35: 703.966.4337 36: 703.966.4337 37: 703.966.4337 38: 703.966.4337 39: 703.966.4337 40: 703.966.4337 41: 703.966.4337 42: 703.966.4337 43: 703.966.4337 44: 703.966.4337 45: 703.966.4337 46: 703.966.4337 47: 703.966.4337 48: 703.966.4337 49: 703.966.4337 50: 703.966.4337 51: 703.966.4337 52: 703.966.4337 53: 703.966.4337 54: 703.966.4337 55: 703.966.4337 56: 703.966.4337 57: 703.966.4337 58: 703.966.4337 59: 703.966.4337 60: 703.966.4337 61: 703.966.4337 62: 703.966.4337 63: 703.966.4337 64: 703.966.4337 65: 703.966.4337 66: 703.966.4337 67: 703.966.4337 68: 703.966.4337 69: 703.966.4337 70: 703.966.4337 71: 703.966.4337 72: 703.966.4337 73: 703.966.4337 74: 703.966.4337 75: 703.966.4337 76: 703.966.4337 77: 703.966.4337 78: 703.966.4337 79: 703.966.4337 80: 703.966.4337 81: 703.966.4337 82: 703.966.4337 83: 703.966.4337 84: 703.966.4337 85: 703.966.4337 86: 703.966.4337 87: 703.966.4337 88: 703.966.4337 89: 703.966.4337 90: 703.966.4337 91: 703.966.4337 92: 703.966.4337 93: 703.966.4337 94: 703.966.4337 95: 703.966.4337 96: 703.966.4337 97: 703.966.4337 98: 703.966.4337 99: 703.966.4337 100: 703.966.4337	BUCKINGHAM VILLAGE 1 PARADIGM DEVELOPMENT Arlington, Virginia
	PROJECT No.: MDK-001a.00 FILE NAME: PDM0001_SIGN DRAWN BY: mng CHECKED BY: DS PLOT DATE: Apr. 20, 2011 SCALE: AS NOTED

A-002



Sign will be lite at night  
and have landscape around.

4



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Art # PAR-MA03-021209-SC	Client Paradigm Development	Project The Madison	<i>Maryland Sign Design</i>
Item Leasing Office	Date 2/18/09	Artist jason	
Client Approval	<input type="radio"/> Approved	<input type="radio"/> Approved As Noted	<input type="radio"/> Revise as Noted & Resubmit
			Client Signature _____ Date _____

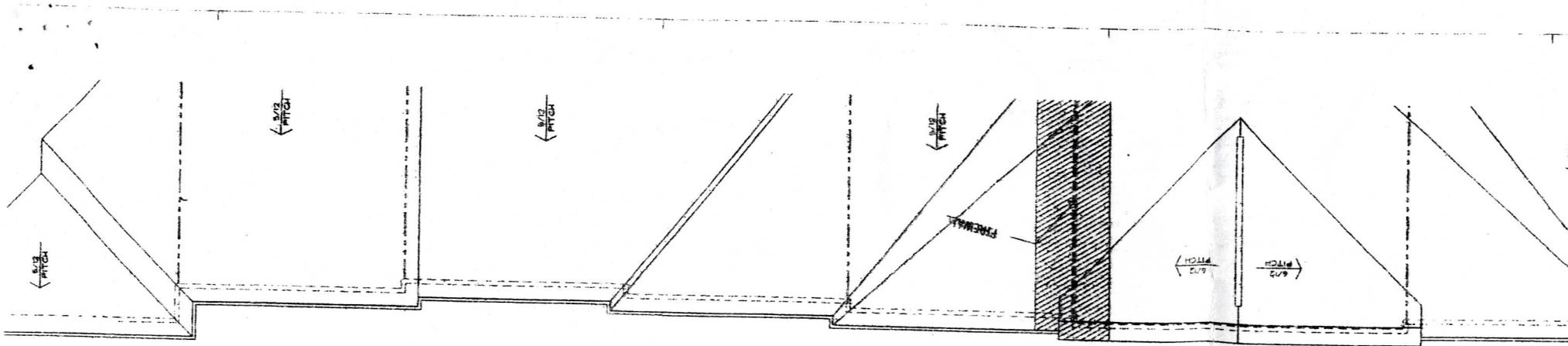
5

SITE BANNER - 17' x 3'

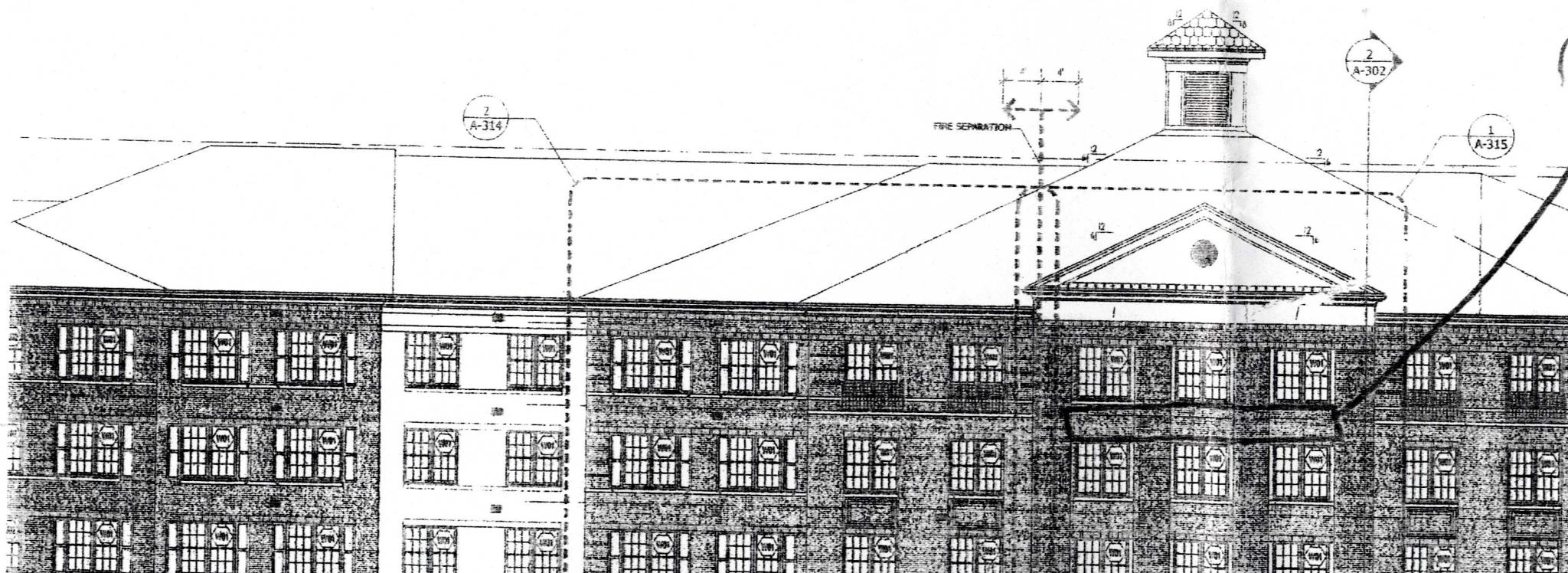
NOV LEASING  
703-527-4040

Banner to be placed no higher than 35'.

5



Placement of signs 4 J





revised

14"

Reserved For

**THE MADISON**

AT GALLISTON STATION

Future Residents Only  
at all times



26"

All other vehicles will be  
towed at owner's expense

**A-1 Towing 703-416-0710**

48"

Sign to be  
placed 2'6"  
from right of  
way  
(Street A)

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Art # PAR-MA03-021209-SC	Client Paradigm Development	Project The Madison
Item Leasing Office	Date 2/18/09	Artist Jason
Client Approval	<input type="radio"/> Approved <input type="radio"/> Approved As Noted <input type="radio"/> Revise as Noted & Resubmit	

*Maryland Sign Design*

Client Signature \_\_\_\_\_ Date \_\_\_\_\_

PARADIGMCOS.COM

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**Paradigm**  
CONSTRUCTION CO.

PARADIGMCOS.COM

~~208'~~ X 66"

262'

✓

