



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of June 16, 2012

DATE: June 5, 2012

SUBJECT: SP #401 SITE PLAN AMENDMENT to amend Condition #34 to permit blinds in retail windows at specified times of day and to amend Condition #50 to modify the approved comprehensive sign plan; located at 800 and 900 N. Glebe Road (RPC# 14-053-062, and -058).

Applicant:

North Glebe Residential, LLC
Virginia tech Research Institute, LLC

By:

Nan Walsh, Esq.
Walsh, Colucci, Lubeley, Emrich & Walsh PC
2200 Clarendon Blvd., 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Adopt the attached ordinance to approve a site plan amendment to SP #401 to amend Condition #34 to permit blinds in retail windows at specified times of the day and to amend Condition #50 to modify the approved comprehensive sign plan.

ISSUES: This is a request to amend the comprehensive sign plan for the two (2) office/retail buildings in the Peck/Staples site plan to permit additional parking directional signs, to relocate two (2) existing retail tenant signs and to amend the retail transparency requirement to permit south-facing ground floor retail tenants to install blinds for patron comfort that may be shut during times of direct sunlight exposure, and no issues have been identified.

SUMMARY: The applicant is requesting a site plan amendment to amend the retail transparency condition (Condition #34) that prohibits blinds from retail windows. The Greene Turtle Restaurant in the building at 900 N. Glebe Road has south-facing windows and the restaurant finds patrons are uncomfortable when in direct sunlight. The applicant is requesting that retail tenants with south-facing windows be permitted to have blinds for part of the day.

County Manager:

BMD/GA

County Attorney:

[Handwritten signatures]

Staff: Peter Schulz, DCPHD, Planning Division

PLA-6222

This condition would be applicable to both office/retail buildings at 800 and 900 N. Glebe Road. Staff supports the applicant's request, as blinds are not permanent or structural and may be removed upon vacancy of the tenant, with the additional requirement that blinds must be opened at dusk.

The applicant is also requesting an amendment to the existing comprehensive sign plan at 900 N. Glebe Road (the Virginia Tech Building), to replace the existing parking directional sign with two (2) parking directional signs, and to relocate two (2) existing retail tenant signs for the Greene Turtle in a more visible location. The existing parking directional sign is not visible to motorists on Glebe Road, the arterial street by which most vehicle traffic comes. While the proposed signs do not conform to the Zoning Ordinance, the proposed signs are consistent with the *Sign Guidelines for Site Plan Buildings* and the proposed new sign ordinance. The proposed relocation of the Greene Turtle signs will be more prominent, and there will otherwise be no change in the size or style of the signs. Therefore, staff recommends the County Board adopt the attached ordinance to approve a site plan amendment to SP #401 to amend Condition #34 to permit blinds in retail windows at specified times of the day and to amend Condition #50 to modify the approved comprehensive sign plan.

BACKGROUND: The Peck/Staples site plan (SP #401) was initially approved February 23, 2008 as a mixed-use development consisting of two (2) office buildings with ground floor retail, 28 townhouse style residential units and a mid-rise residential building consisting of 90 affordable housing units. This site plan amendment request concerns the office/retail component of the subject site plan. The office building at 900 N. Glebe Road, known as the Virginia Tech Building for its main tenant, has been completed since 2011. There is one (1) retail tenant in this building at this time, the Greene Turtle Restaurant. The office building at 800 N. Glebe Road is substantially complete, but there are no retail tenants at this time in this building.

The following provides additional information about the site and location:

Site: The two (2) office/retail buildings are part of the larger 4.2 acre Peck/Staples site (SP #401). The office buildings themselves occupy 2.5 acres of the total site. The uses surrounding the subject site include:

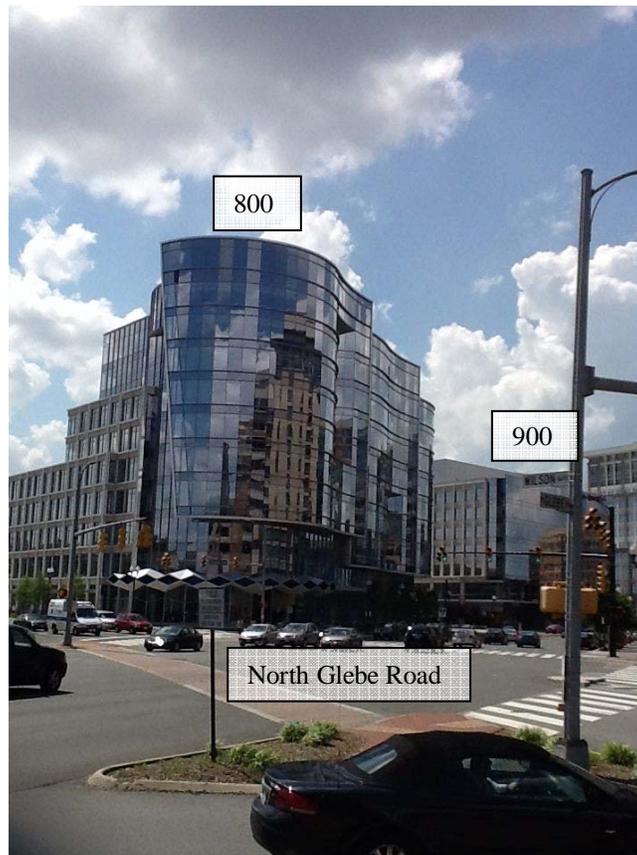
- To the north: Regent office building (portion of SP #331). The property is designated "Medium" Office-Apartment-Hotel on the General Land Use Plan (GLUP) and is zoned "C-O-2.5."
- To the east: North Glebe Road and the Gateway office building, Continental condominium building and a Westin hotel (portions 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 two (2) office buildings are zoned “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts.

Land Use: The property is designated as “Medium” Office-Apartment-Hotel (Up to 2.5 F.A.R. for commercial, up to 115 units/acre apartment density, up to 180 units/acre hotel) on the General Land Use Plan (GLUP)

Neighborhood: The subject property is located in the Bluemont Civic Association area and is adjacent to the Ballston-Virginia Square Civic Association. No comments have been received at this time.



DISCUSSION: The applicant is requesting two (2) site plan amendments: 1) a modification of the approved comprehensive sign plan for the building at 900 N. Glebe Road (the Virginia Tech Building) to permit more generic parking directional signs with no change in total permitted sign area; and 2) an amendment to the retail transparency requirements of Condition #34 for both buildings at 800 and 900 N. Glebe Road to permit south-facing retailers in both buildings to install blinds for patron comfort.

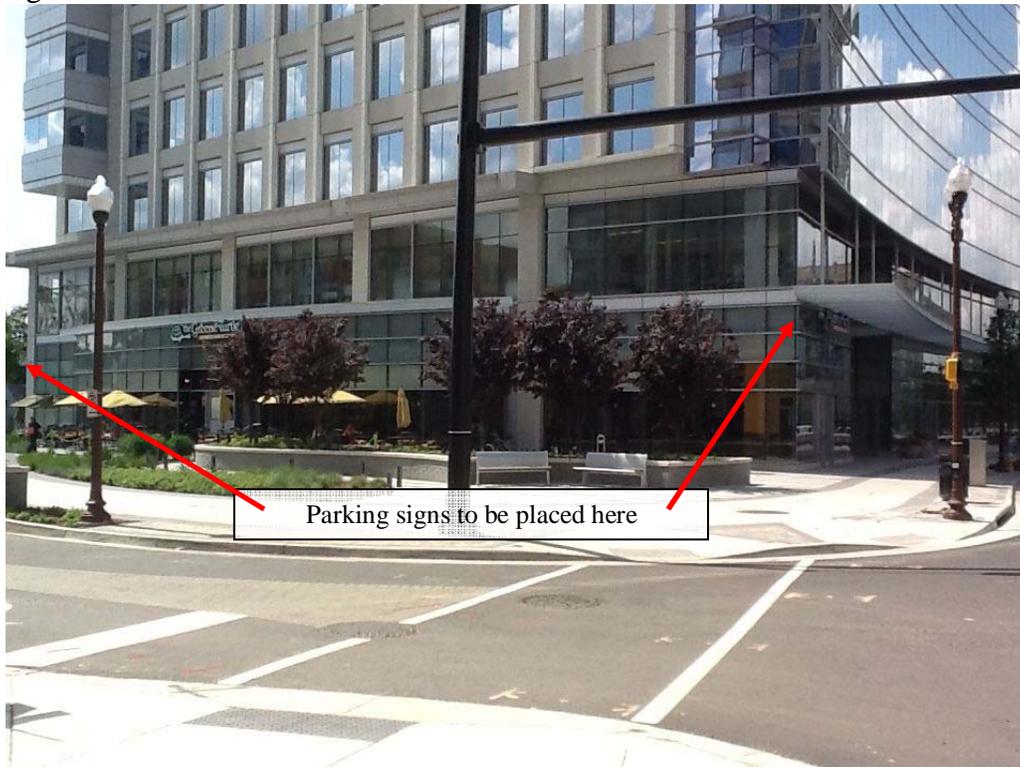
Proposed Amendment to Comprehensive Sign Plan at 900 N. Glebe Road

The following provides details about the proposed revised Comprehensive Sign Plan:

Sign Type	Dimensions Height x width (Feet)			Qt	Sign Area (Sq Ft)	Text	Material	Location	Illuminated? Y/N
(NEW) Parking Directional	8.5	x	2.125	1	16.2	“Park” with an arrow	Aluminum with white routed letters and white LEDs	South façade, at corner of east and south facades	Y, internal
(NEW) Parking Directional	6	X	1.5	1	9	“Park”	Aluminum with white routed letters and white LEDs	Corner of 9 th Street and private drive	Y, internal
					TOTAL OF NEW SIGNS: 25.2 s.f.				
Existing Building ID	1.6	X	37.75	1	56	“Virginia Tech Research Center”	Stnls steel channel letters	Glebe Road facade	N
Existing “Greene Turtle” ID sign	2.75	X	16.875		46.4	“Greene Turtle”	Channel Letters	South façade To be relocated to south east corner	Y
Existing “Greene Turtle” Id sign	2.37	X	12.64		30	“Greene Turtle”	Channel Letters	East façade To be relocated above door	Y
Remaining retail tenant signs as permitted in approved CSP	Varies		Varies		142.4	TBD	Metal/glass or resin panels	TBD	TBD
					TOTAL SIGN AREA: 300 s.f.				

A Comprehensive Sign Plan for the building at 900 N. Glebe Road was approved by the County Board on January 22, 2011. There is one (1) three (3) square foot unlit generic parking directional sign placed on the southwest corner of the building on 9th Street. This sign is not visible from N. Glebe Road, an arterial street which is the route for nearly all of the building’s traffic. A driver would have to already know to make a turn onto 9th Street in order to find the garage entrance. Therefore, the applicant proposes to replace the existing sign with two (2) lit generic parking directional signs on the façade of the building. One (1) proposed sign will be a

nine (9) square foot lit blade sign in the location of the existing sign approximately 12 feet above grade. The other sign is proposed to be 16.2 square feet, located at the southeast building corner, mounted on the windows of the second floor level approximately nine (9) feet, four (4) inches above the grade.



The Zoning Ordinance in Section 34.F.7 permits buildings with public parking to have one (1) 6.5-square foot generic parking sign that meets Arlington Wayfinding Standards, to be mounted either on the wall or as a blade sign. Such sign will not count towards the total sign area allocated to the building. The applicant currently has such a sign, but believes it is inadequate. The proposed signs are greater than 6.5 square feet and although they are generic (the text will be “Park” with an arrow), do not meet Arlington Wayfinding Standards (which requires the letter “P” in a circle). Therefore, these proposed signs will count towards the project’s total sign area.

Although the requested parking signs are not compliant with the Zoning Ordinance with regard to sign number and size, they are compliant with the *Guidelines for Site Plan Buildings*, which permits generic directional signs that do not comply with the Zoning Ordinance through a site plan amendment. *The Sign Guidelines* does not have recommendations on the number or placement of such signs. The proposed new sign ordinance would permit an unlimited number of four (4) square foot generic “P” signs as “incidental” signs that would not count towards a project’s total sign area. Signs larger than four (4) square feet would count as regular wall signs that would be counted against the total permitted sign area (which is what the applicant is requesting). Staff recommends approval of the applicant’s requested parking signs as they are consistent with the *Sign Guidelines* and proposed new sign ordinance.

As part of this application, the Greene Turtle is requesting to move their (2) existing signs to more prominent locations on their respective facades. The sign size and type will remain exactly the same. The sign on the south façade will move from a location in the middle of the 9th Street SP #401

façade to a location on the southeast corner, to be more visible to Glebe Road traffic. The sign on the east façade will move about two (2) feet lower to be directly above a door. Staff supports the relocation as they will provide greater visibility to potential patrons, and will not be an increase in size, style, or lighting.



PROPOSED NEW LOCATION
NOTE: SIGN SIZE TO REMAIN THE SAME AS PREVIOUS PERMIT

PROPOSED NEW LOCATION



- SIGN MATERIALS:**
CHANNEL LETTERS: EXTERIOR RADIUS RACEWAY MOUNTED TO L-BEAM
RACEWAY: TO BE PAINTED MATCHING EXISTING L-BEAM COLOR WHITE T.B.D
CHNL FACES: 3/16" ACRYLIC W/ 3M 3630-26 GREEN VINYL OVERLAY MATCHING PMS 349
TAGLINE FACE: 0.063 ALUM PAINTED MATCHING PMS 138, W/ 3/16" WHITE PLEX BACKER & 1/2" CLEAR ACRYLIC PUSH THROUGH LETTERS
TRIM CAPS: 1" MATCHING PMS 349
ILLUMINATION: WHITE LEDS
CHNL RETURNS: 5" DEPTH PRIMED & PAINTED MATCHING PMS 349
TAGLINE RETURN: PRIMED & PAINTED MATCHING PMS '39



EXISTING LOCATION

- SIGN MATERIALS:**
CHANNEL LETTERS: EXTERIOR RADIUS RACEWAY MOUNTED TO L-BEAM
RACEWAY: TO BE PAINTED MATCHING EXISTING L-BEAM COLOR WHITE T.B.D
CHNL FACES: 3/16" ACRYLIC W/ 3M 3630-26 GREEN VINYL OVERLAY MATCHING PMS 349
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EXISTING LOCATION

Amendment to Condition #34

The applicant is proposing an amendment to Condition #34 of the site plan, the retail transparency requirement, for both buildings at 800 and 900 N. Glebe Road. The Greene Turtle Restaurant proposes to install blinds in the south-facing windows of their establishment for the comfort of their patrons during times of day when the windows are in direct sunlight.

Condition #34 is the standard site plan condition addressing the façade treatment of buildings and including retail transparency. The standard condition does not permit “display cases, the rear of shelving, interior walls, blinds, hallways or the like.” The applicant proposes that south facing retail tenants be permitted to install non-permanent blinds that may be removed when the tenant vacates the premises. The blinds would be permitted to be closed during the day when necessary, and will be required to be opened after dusk.

Staff supports the applicant’s request to modify the transparency requirement in this particular case. Unlike the other types of blockages of transparency that are forbidden by the condition (display cases, hallways, interior walls or shelving), blinds are not structural, and are easily movable and removable. Blinds can be raised when the period of most intense sun is over, permitting transparency into the retail space once again. Furthermore, the applicant agrees that blinds will only be permitted in south-facing retail bays only, and that blinds must be open after dusk. Staff believes blinds are preferable to the use of any tinted glass or plastic film that would reduce visibility into a retail space at all hours of the day.

CONCLUSION: The proposed parking directional signs do not conform to the Zoning Ordinance, but do conform to the *Sign Guidelines for Site Plan Buildings* and conform to the proposed sign ordinance. The proposed relocation of the existing Greene Turtle signs is in conformance with the approved comprehensive sign plan and Sign Ordinance. The proposed exception to the transparency requirement for blinds will be limited to south-facing retail units only and will be required to be opened at dusk to allow visibility into the retail unit from the street. Therefore, staff recommends the County Board adopt the attached ordinance to approve a site plan amendment to SP #401 to amend Condition #34 to permit blinds in retail windows at specified times of the day and to amend Condition #50 to modify the approved comprehensive sign plan.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated April 9, 2012 for Site Plan #401, was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in Staff Report prepared for the June 16, 2012 County Board 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 all previous conditions with Conditions 34 and 50 revised as shown below; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on June 16, 2012 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 master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:
 - Modification from Section 34.F.7 for more than one (1) parking directional sign, parking directional signs larger than a total of 6.5 square feet and larger than four (4) feet in any dimension; 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 9, 2012 for Site Plan #401, and as such application has been modified, revised, or amended

from time to time and to include the revised Conditions 34 and 50 as set forth below (which drawings, etc... are hereafter collectively referred to as “Revised Site Plan Application”), for a Site Plan Amendment for modification to Condition #34 regulating retail transparency and Condition #50 to amend the comprehensive sign plan, for the parcels of real property known as 800 North Glebe Road (RPC# 14-053-062) and 900 North Glebe Road (RPC# 14-053-058) approval is granted and the parcel so described shall be used according to the Site plan as approved February 23, 2008 and amended from time to time as shown in the records of the Office of Zoning administration, and as amended by the Revised Site Plan Application, subject to all previous conditions with Conditions #34 and #50 revised as follows:

Façade Treatment of Buildings

34. The developer agrees that the design of the facade treatment for the buildings and the materials to be used on the facades shall be as specified and shown on the submitted drawings identified in Condition #1 and as presented to the County Board and made a part of the public record on the County Board date identified in Condition #1, including all renderings, drawings, and presentation boards presented during public hearings. The developer agrees to submit colored drawings and renderings which label the materials and colors for each elevation of the building, including interior elevations (e.g. elevations adjacent to interior courtyards, plazas and access drives), and material samples, for review by the County Manager for consistency with this site plan approval prior to the issuance of the Footing to Grade Permit. The main facing material of the rear (east) elevation of the Wakefield Street Townhouses may be revised to brick at the developer’s option. The developer further agrees to obtain the approval of the County Manager of the façade treatment as being consistent with the County Board approval before the issuance of the Final Building Permit.

The developer agrees that all retail storefronts of Office Building A, and all frontages of Office Building B, along public rights-of-way and along Ninth Street North, are required to have an overall minimum transparency of 50% as measured from floor to ceiling. In addition, the portion of the retail storefronts and frontages described above that is located between three and eight feet from grade is required to be at least 80% transparent. The purpose of this condition is to allow pedestrians to view the activity within the retail establishment and to allow patrons and employees of the retail establishments to view the activity on the sidewalk and street. “Transparency” shall mean using glass or other transparent exterior material offering a view into an area of the retail establishment where human activity normally occurs and shall not be satisfied by views into areas blocked by display cases, the rear of shelving, interior walls, ~~blinds~~, hallways, or the like. Adjustable

blinds may be permitted only in the south-facing retail bays of Buildings A and B, provided that the blinds are not permanent and are removed at the time the tenant vacates the space. Such blinds may be closed during times of the day (sunrise to sunset) that direct sunlight causes patron discomfort, but in any event shall be opened at dusk to permit transparency into the retail space from the outside. Provided that the exterior material is glass or other transparent material, a tenant may apply to the County Board for a site plan amendment to grant an exception to this condition for a specified duration.

The developer agrees to design and implement a decorative treatment for all parking garage and loading dock doors, and for all louvers on the facades of Office Building A and Office Building B, that provides pedestrian and visual interest, and architectural compatibility, with the surrounding building façade. This design shall be submitted as part of the façade plans.

The developer further agrees to include details of lighting the Bob Peck showroom reproduction diamonds as part of the final façade plans.

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 (900 N. Glebe Road) 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, and as amended on June 16, 2012. Further, the developer agrees that the only types of signs that shall be permitted for Building A (800 N. Glebe Road) 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 December 10, 2011. Provided, however, that no sign for which a permit is required shall be placed on the site unless it is shown on the comprehensive sign plan.

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 to the following conditions for Building B (900 N. Glebe Road) only:
- i. 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, and with the revised comprehensive sign plan as shown on drawings dated April 5, 6 and 19, 2012 by Signs Unlimited and approved by the County Board on June 16, 2012. 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~~ 218.8 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.

- ii. 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.
- iii. 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~~ 218.8 square feet in aggregate.
- iv. 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.
- v. 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.
- vi. 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.

- vii. The developer agrees that the proposed rooftop sign for Building B shall be limited to the location and same sign area as shown on the drawings prepared by Bowman Consulting dated June 2010 and Cooper Carry dated December 21, 2010 and approved by the County Board on March 12, 2011. The area of the rooftop sign for Building B shall not exceed 166 square feet. [Clerk's note: as set forth in the document entitled "Addendum 3-12-11-B-SP #401" attached for the public record to these minutes.]
 - i. The developer agrees that the Virginia Tech Research Institute rooftop sign on Building B shall not be illuminated between the hours of midnight and 6:00 a.m., seven (7) days a week.
 - ii. The developer agrees to install a rheostat or other appropriate variable resistor that will allow the applicant to adjust (decrease) the rooftop sign's lighting intensity. The applicant further agrees that if the County Manager finds that the intensity of the rooftop sign's lighting has an adverse effect on the surrounding area, the applicant will, within 24 hours notice from the County Manger, reduce the intensity of the lights to a level that, in the County Manager's reasonable judgment, will no longer have such an adverse effect.
- b. The developer agrees to the following conditions for Building A (800 N. Glebe Road) only:
 - i. The developer agrees that all project signs shall be consistent with the comprehensive sign plan dated November 11, 2011 and as in the chart that is part of this report and approved by the County Board on December 10, 2011. The developer further agrees that all signs for Building A (800 N. Glebe Road) shall be of the number, type, size, location, and structure shown on the comprehensive plan.
 - ii. The developer agrees that the total sign area for Building A (800 N. Glebe Road) shall not exceed 563 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 800 N. Glebe Road.
 - iii. The developer agrees that signage for the retail tenants in Building A (800 N. Glebe Road) 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, Wilson Boulevard and/or 9th Street North, whichever amount is greater. The signs shall be a combination of the retail signs depicted in the comprehensive sign plan.
 - iv. The developer agrees that retail tenant signage is limited to the number permitted by Section 34.G.1 of the Zoning Ordinance, except that no more than five (5)

projecting signs are permitted for restaurant signage under the canopy structure at the corner of Wilson Boulevard and North Glebe Road. Each sign is limited to a maximum size of 8.5 square feet and shall project no further than 24" from the face of the building. The area shall be calculated as part of the maximum sign area for the retail unit to which the signs are attached.

PREVIOUS COUNTY BOARD ACTIONS:

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).

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).

January 22, 2011

Approved a site plan amendment for a comprehensive sign plan for the Virginia Tech Research Institute, LLC located at 900 N. Glebe Road with amended Condition #50.

March 12, 2011

Approved a site plan amendment to amend the comprehensive sign plan for the Virginia Tech Research Institute, LLC for a rooftop sign located at 900 N. Glebe Road with amended Condition #50.

December 10, 2011

Approved a site plan amendment for a comprehensive sign plan for the North Glebe Office, LLC at 800 N. Glebe with amended Condition #50.

March 10, 2012

Approved a site plan amendment for the building at 800 N. Glebe Road to permit 1,500 square feet of ground floor retail space to be used as a leasing office.

900 N. Glebe Road, SP #401
Comprehensive Sign Plan Amendment, April 9, 2012

Sign Number on Site Plan	Type	Location	Text	Height from the Ground below	Size/Dimensions	Illuminated?	Quantity	Sign Area (in sf)	Materials and Colors
#1	Directional, Mounted on window	East façade, at the corner of the east and south facades	"Park" with an arrow	17'-4.5"	8'-1/2" X 2'-1/8"	Yes, internal	1	16.2 sf	Aluminum with white routed letters and white LEDs.
#2	Directional, Blade	Corner of 9th St. North & the Private Drive	"Park"	17'-9.25"	6' X 1'-6"	Yes, internal	1	9 sf	Aluminum with white routed letters and white LEDs.
Total # of Signs and Sign Area Requested							2 signs	25.2 sf, rounds to 26 sf	
Approved signs per Approved Comp Sign Plan, January 22, 2011									
Type	Location	Text	Height from Ground	Size/Dimension	Illuminated?	Quantity	Sign Area in sf	Materials and Colors	
Tenant ID	Façade along Glebe Road	"Virginia Tech Research Center"	15'-7.5"	1-6" x 37'-9"	No	1	56 sf	Stainless steel channel letters	
Retail Tenant: Standard, Projecting Types A & B	Varies, See Approved Comp Sign Plan	TBD per Retail Tenant	Varies, See Approved Comp Sign Plan	TBD and projecting signs will not exceed 6sf or project beyond trellis and/or 42"	Standard sign--Yes; Projecting signs--No	TBD	244 sf	Metal, Glass and/or Resin panels	
Total							300 sf		



PROPOSED NEW LOCATION
NOTE: SIGN SIZE TO REMAIN THE SAME AS PREVIOUS PERMIT

SIGN MATERIALS:

CHANNEL LETTERS: EXTERIOR RADIUS RACEWAY
 MOUNTED TO I-BEAM

RACEWAY: TO BE PAINTED MATCHING EXISTING I-BEAM
 COLOR WHITE T.B.D

CHNL FACES: 3/16" ACRYLIC W/ 3M 3630-26 GREEN VINYL OVERLAY
 MATCHING PMS 349

TAGLINE FACE: 0.063 ALUM PAINTED MATCHING PMS 138,
 W/ 3/16" WHITE PLEX BACKER & 1/2" CLEAR ACRYLIC
 PUSH THROUGH LETTERS

TRIM CAPS: 1" MATCHING PMS 349

ILLUMINATION: WHITE LEDS

CHNL RETURNS: 5" DEPTH PRIMED & PAINTED
 MATCHING PMS 349

TAGLINE RETURN: PRIMED & PAINTED MATCHING PMS 349



EXISTING LOCATION



PROJECT:	THE GREENE TURTLE
DRAWING NAME:	Sign Exterior 1 Detail/pg1
REVISION #:	—
APPROVED BY:	(Signature)
DATE:	

DATE:	04/19/12
SCALE:	1/4" = 1'
DRAWN BY:	DH

THIS DRAWING AND DESIGN SHOWN ARE THE PROPERTY OF SIGNS UNLIMITED, INC. THEY ARE SUPPLIED ON A PROPRIETARY BASIS. NO TRANSMITTAL OR DISCLOSURE SHALL BE MADE TO ANY PERSON, FIRM OR CORPORATION WITHOUT PRIOR WRITTEN APPROVAL.



REPLACEMENT PARK SIGN
NEW SIGN; NEW LOCATION

PARKING SIGN MATERIALS:
ALUMINUM WITH WHITE ROUTED
LETTERS AND WHITE LEDS

SIGN MATERIALS:

- CHANNEL LETTERS:** EXTERIOR RADIUS RACEWAY MOUNTED TO L-BEAM
- RACEWAY:** TO BE PAINTED MATCHING EXISTING L-BEAM COLOR WHITE T.B.D
- CHNL FACES:** 3/16" ACRYLIC W/ 3M 3630-26 GREEN VINYL OVERLAY MATCHING PMS 349
- TAGLINE FACE:** 0.063 ALUM PAINTED MATCHING PMS 138, W/ 3/16" WHITE PLEX BACKER & 1/2" CLEAR ACRYLIC PUSH THROUGH LETTERS
- TRIM CAPS:** 1" MATCHING PMS 349
- ILLUMINATION:** WHITE LEDS
- CHNL RETURNS:** 5" DEPTH PRIMED & PAINTED MATCHING PMS 349
- TAGLINE RETURN:** PRIMED & PAINTED MATCHING PMS 39



EXISTING LOCATION

PROPOSED NEW LOCATION
NOTE: SIGN SIZE TO REMAIN THE SAME AS PREVIOUS PERMIT



PROJECT:	THE GREENE TURTLE
DRAWING NAME:	Sign Exterior 1 Detail/pg2
REVISION #:	—
APPROVED BY:	PHO MULLER (CLIENT)
DATE:	

DATE:	04/19/12
SCALE:	1/4" = 1'
DRAWN BY:	DH

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PROPOSED NEW LOCATION

Ground Measure: 9'-5"



SIGN MATERIALS:

CHANNEL LETTERS: EXTERIOR RADIUS RACEWAY
MOUNTED TO L-BEAM

RACEWAY: TO BE PAINTED MATCHING EXISTING L-BEAM
COLOR WHITE T.B.D

CHNL FACES: 3/16" ACRYLIC W/ 3M 3630-26 GREEN VINYL OVERLAY
MATCHING PMS 349

TAGLINE FACE: 0.063 ALUM PAINTED MATCHING PMS 138,
W/ 3/16" WHITE PLEX BACKER & 1/2" CLEAR ACRYLIC
PUSH THROUGH LETTERS

TRIM CAPS: 1" MATCHING PMS 349

ILLUMINATION: WHITE LEDS

CHNL RETURNS: 5" DEPTH PRIMED & PAINTED
MATCHING PMS 349

TAGLINE RETURN: PRIMED & PAINTED MATCHING PMS 349

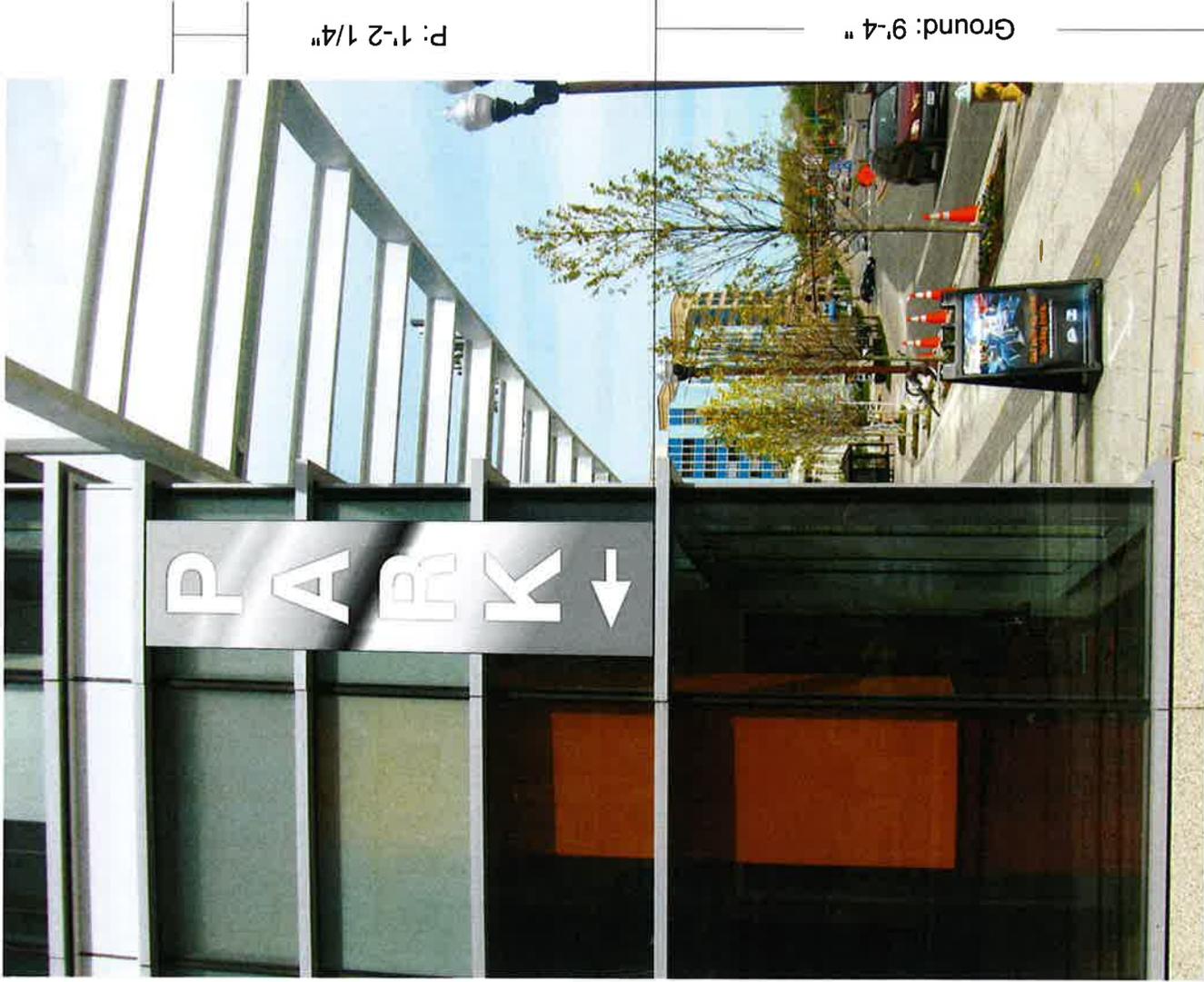


EXISTING LOCATION

NOTE: SIGN SIZE TO REMAIN THE SAME AS PREVIOUS PERMIT

	PROJECT: THE GREENE TURTLE	DATE: 04/19/12	THIS DRAWING AND DESIGN SHOWN ARE THE PROPERTY OF SIGNS UNLIMITED, INC. THEY ARE SUPPLIED ON A PROPRIETARY BASIS. NO TRANSMITTAL OR DISCLOSURE SHALL BE MADE TO ANY PERSON, FIRM OR CORPORATION WITHOUT PRIOR WRITTEN APPROVAL.
	DRAWING NAME: Sign Exterior 1 Detail/pg1	SCALE: 1/4" = 1'	
	REVISION #: —	APPROVED BY: _____ DATE: _____	

Total Width: 2'-0 1/8"



Total Height: 8'-0 1/2"

P: 1'-2 1/4"

Ground: 9'-4"

SIGN AREA: 16.2 SQ FT

PARKING SIGN MATERIALS:
ALUMINUM WITH WHITE ROUTED
LETTERS AND WHITE LEDS



PROJECT:

900 NORTH GLEBE

DRAWING NAME:

Parking 2 / Page 1

REVISION #:

XXX

APPROVED BY:

JBK

DATE:

04.06.12

SCALE:

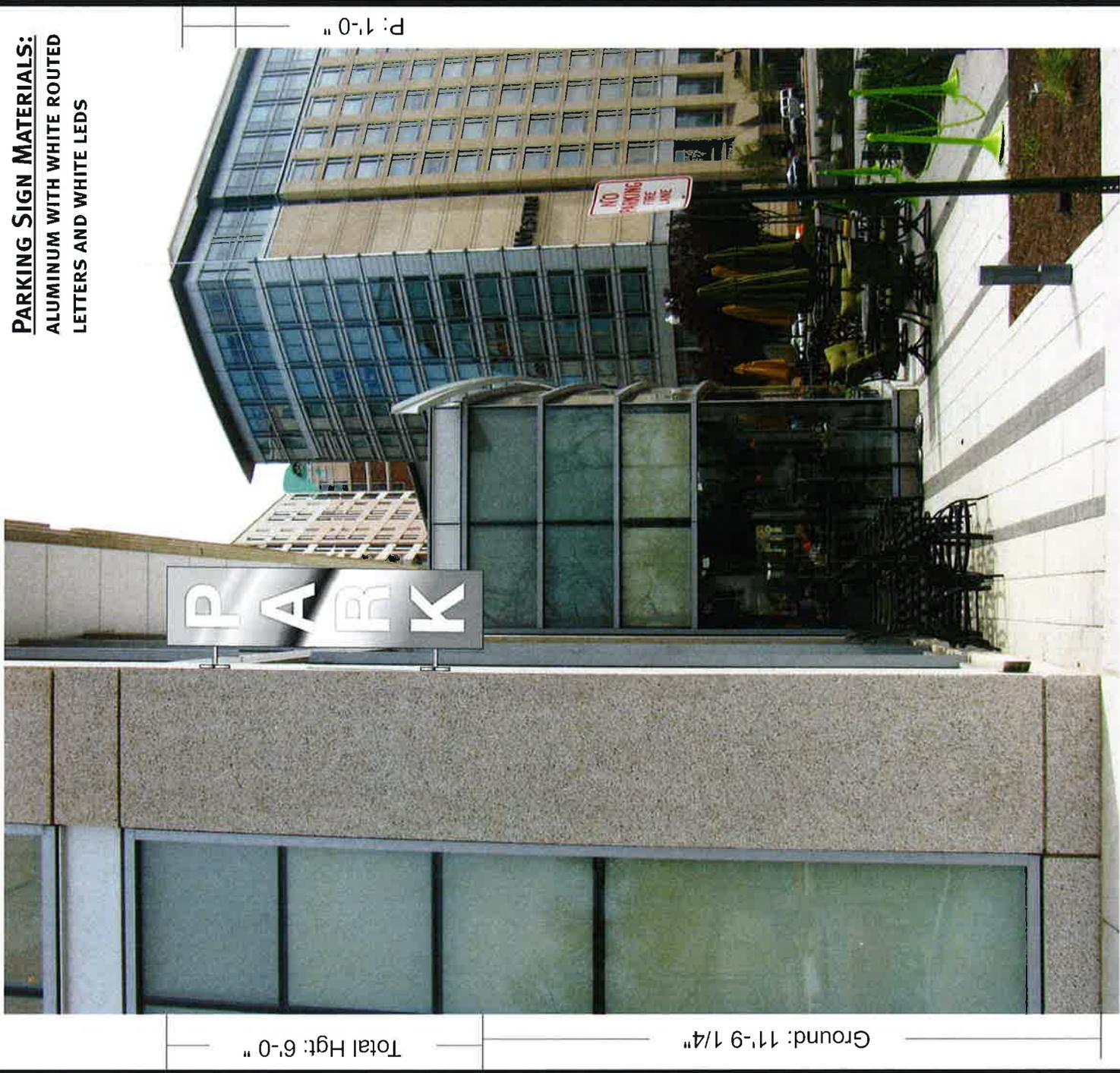
3/8"=1'

DATE:

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Blade Width: 1'-6"

PARKING SIGN MATERIALS:
ALUMINUM WITH WHITE ROUTED
LETTERS AND WHITE LEDS



Total Hgt: 6'-0"

Ground: 11'-9 1/4"

P: 1'-0"

SIGN AREA: 9 SQ FT



PROJECT: 900 N. GLEBE

DRAWING NAME: Parking/Page 1

REVISION #: XXX

APPROVED BY:

DRAWN BY: JBK

DATE: 04.05.12

SCALE: 3/8"=1'

DATE:

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