



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of November 13, 2007

SUPPLEMENTAL REPORT

DATE: November 8, 2007

SUBJECT: SP #161 SITE PLAN AMENDMENT to amend comprehensive sign plan at 2101, 2107, and 2111 Wilson Boulevard; (RPC: 16-030-022, -023, -024, -025, -026)

DISCUSSION: The original report omitted a proposed sign (sign #08.1). The sign, a 14 sq ft symbol for Bank of America, has been added to the chart on the following page and the total sign area has been updated. The following chart summarizes allowable sign area based on the *Sign Guidelines for Site Plan Buildings* and the comprehensive sign plan request:

Building Length @ Street Frontage/Public Right-of-Way	Linear Feet
Building 1	299'
Building 2	291'
Total Bldg. Length at Street Frontage/Public Right-of-Way	590'
Maximum Sign Area Allowance Based on Building Frontage on Public Right-of-Ways	590.00 sq ft.
Proposed Sign Area	638.07 sq ft
Additional Sign Area Proposed Above Sign Area Allowance	48.07 sq ft

Further, condition #1 has been amended to include the correct total sign area proposed as follows:

1. The developer agrees that all signs shall be of the same materials, dimensions, text and location as presented to and approved by the County Board on November 13, 2007 and as shown on plans dated August 9, 2007 titled "Construction Documentation Colonial Place", and prepared by Gallagher & Associates. 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 the sign to meet field conditions (less than 1 foot in any direction); or (ii) either a minor change in the area of the sign (less than 5%) or the total sign area does not exceed ~~628.45~~ 638.07 square feet. All other changes to the approved signs will require site plan approval or amendment.

The location and amount of signs proposed are appropriate given the size of this large site, the location of buildings on the site remote from public right-of-ways, and the limited visibility of proposed signs on the site. Therefore, staff recommends approval of the subject site plan

County Manager: _____

County Attorney: _____

Staff: Rasheda DuPree McKinney, DCPHD, Planning Division

PLA-4809

amendment to the comprehensive sign plan, subject to the proposed conditions of the staff report.

SP#161: Colonial Place Comprehensive Sign Plan

Sign No. (See sign location plan)	Type	Area Sq. Ft	Text	Location	Action
01	Main Identification- A.1	52.08	Colonial Place AT COURTHOUSE METRO 2111 WILSON BLVD	Metro Elevator, South Facade	Replace Existing Sign 01
02	Main Identification- A.1	57.08	Colonial Place AT COURTHOUSE METRO 2111 WILSON BLVD	Metro Elevator, South Facade	New Sign
03	Metro Identification- A.2	10.50*	COURTHOUSE METRO [Metro Symbol]	East Façade of Building 1	New Sign
04	Metro Identification -A.3	5.00*	[SW Arrow] METRO [Metro Symbol]	East Façade of Building 1	Replace Existing Sign 02
05	Bldg ID-C.1A	3.44*	2111	East Façade of Building 1	Replace Existing Sign 05
06	Bldg ID,Freestanding-C.1	22.33	Colonial Place AT COURTHOUSE METRO 2111 WILSON BLVD [Company Identification] Leasing: Lincoln Property Company...	East Façade of Building 1	Replace Existing Sign 04
07	Retail Identification- F	35.44	H&R Block	East Façade of Building 1	Replace Existing Sign 06
08	Retail Identification- F	35.44	Bank of America [Symbol]	East Façade of Building 1	Replace Existing Sign 07
08.1	Retail Identification ATM-F	14.12	Bank of America [Symbol]	East Façade of Building 1	Existing to Remain
09	Retail Identification- F	35.44	Olsson's	East Façade of Building 1	Existing to Remain
10	Retail Identification- E5	3.08	DINNER CATERING BREAKFAST	South Façade of Building 1	Relocation of Existing Sign
10.1	Retail Identification- A2	41.25	COURTHOUSE corner bakery café	South Façade of Building 1	New Sign
10.2	Retail Identification- E4	2.95	CATERING BREAKFAST LUNCH	South Façade of Building 1	Replace Existing Sign 10
10.3	Retail Identification- E2	2.74	BREAKFAST LUNCH DINNER	South Façade of Building 1	New Sign
10.4	Retail Identification- D	10.79	COURTHOUSE Corner Bakery Café	South Façade of Building 1	New Sign
11.0	Retail Identification- E1	11.34	BREAKFAST LUNCH DINNER	Southeast Façade of Bldg 1	New Sign
11.1	Retail Identification- A1	41.25	COURTHOUSE Corner Bakery Café	West Façade of Building 1	Replace Existing Sign 11
11.2	Retail Identification- B	1.25	COURTHOUSE Corner Bakery Café	Southeast Façade of Bldg 1	New Sign
11.3	Retail Identification- E3	2.74	BREAKFAST LUNCH DINNER	West Façade of Building 1	New Sign
12	Retail Identification- F	35.44	Weichert Realtors	East Façade of Building 1	Replace Existing Sign 09
13	Bldg ID, Freestanding- C.2	22.33	Colonial Place AT COURTHOUSE METRO [Metro Symbol] 2101 • 2107 • 2111 WILSON BLVD [East Arrow] Colonial Place Parking...	Wilson Blvd, East of 2039	Replace Existing Sign 12
14	This sign was removed from this application.				
15	Bldg ID, Freestanding-D.1	12.50	Colonial Place AT COURTHOUSE METRO [Metro Symbol] [East Arrow] Parking Deliveries	South Façade of Building 2	Replace Existing Sign 19
16	Freestand.Directiona-D.2	12.50	Colonial Place AT COURTHOUSE METRO 2101/2107/2111[arrows]	South Façade of Building 2	Replace Existing Sign 17
17	Retail Identification- F	35.44	Bank of America [Symbol]	West Façade of Building 2	Replace Existing Sign 13
18	Retail Identification- F	35.44	Conveniently Yours at Colonial Place	West Façade of Building 2	Replace Existing Sign 14
19	Retail Identification- F	35.44	Seven Star CLEANERS	West Façade of Building 2	Replace Existing Sign 15
20	Bldg ID- C.1A	3.44*	2101	East Façade of Building 2	Replace Existing Sign 16
21	Bldg ID,Freestanding-C.1	22.33	Colonial Place AT COURTHOUSE METRO [Metro Symbol] 2101 WILSON BLVD Leasing: Lincoln Property Company...	West Façade of Building 2	New Sign
22	Public Parking ID -A.4	17.50	Colonial Place 2101 • 2107 • 2111 WILSON BOULEVARD	Northeast Façade of Bldg 2	Replace Existing Sign 18
23	Building ID,Freestanding- C.1	22.33	Colonial Place AT COURTHOUSE METRO [Metro Symbol] 2107 WILSON BLVD	East Façade of Building 3	New Sign
24	Public Parking ID- A.4	17.50	Colonial Place 2101 • 2107 • 2111 WILSON BOULEVARD	North East Façade of Bldg 3	Replace Existing Sign 20
25	Bldg ID- C1.A	3.44*	2107	East Façade of building 3	New Sign
Total Sign Area		638.07			

* Addresses and Metro signs not counted toward total allowable sign area.

