

DOCKET ITEM #7
Special Use Permit #2018-0097
1460 N. Beauregard Street– The Shops at Mark Center

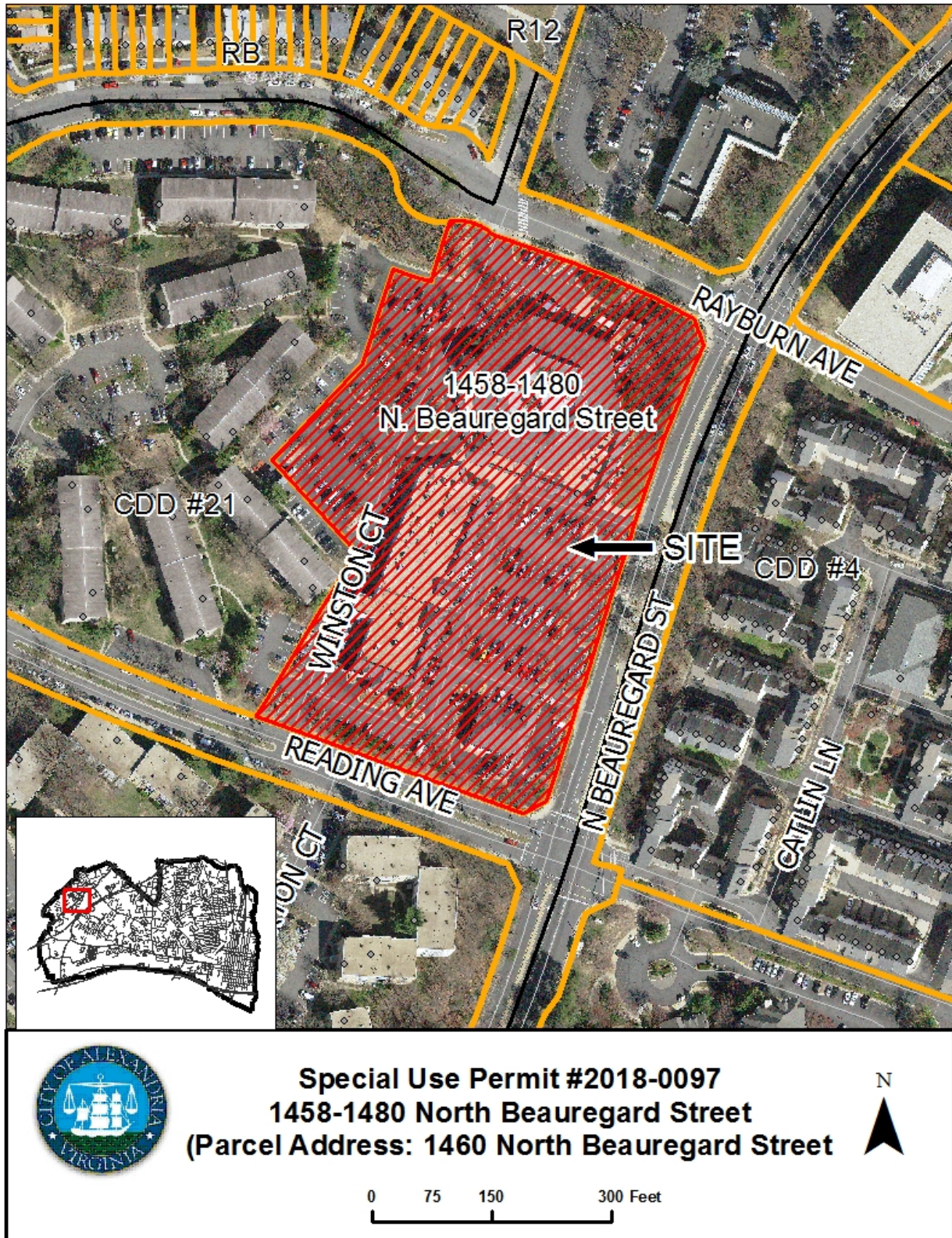
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Public hearing and consideration of a request for a Special Use Permit for a coordinated sign program for exterior signage for the Shops at Mark Center.	Planning Commission Hearing:	December 4, 2018
	City Council Hearing:	December 15, 2018
Address: 1460 - 1476 N. Beauregard Street	Zone:	CDD #21
Applicant: Morgan Properties Management Company, LLC	Small Area Plan:	Beauregard Small Area Plan

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewer: Sara Brandt-Vorel, Sara.BrandtVorel@alexandriava.gov



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Morgan Properties Management Company, LLC, requests Special Use Permit approval for a coordinated sign plan for signage at the Shops at Mark Center.

SITE DESCRIPTION

The subject property is one lot of record with approximately 383 feet of frontage along Reading Avenue, 662 feet of frontage along N. Beauregard Street and 360 feet of frontage along Rayburn Avenue for a total lot area of approximately 245,793 square feet, or 5.6 acres. The site is developed with three commercial buildings which contain a total of 15 retail tenants, including a grocery store, CVS, a bank, cleaners, restaurants and other locally serving retail. The three commercial buildings are surrounded with a surface parking lot with approximately 271 parking spaces. The parcel is zoned CDD #21.



Site map for the Shops at Mark Center.

The site is bounded by Rayburn Avenue to the north, N. Beauregard Street to the east, Reading Avenue to the south and the Stoneridge at Mark Center apartment complex to the west. Site access is provided through one curb cut on Reading Avenue, two curb cuts on N. Beauregard Street and three curb cuts on Rayburn Avenue. Each of the curb cuts leads into the surface parking lots which connect all three commercial buildings. The site is surrounded by a mix of residential and institutional uses with the Stonegate at Mark Center Apartments to the south and west, the John Adams Elementary School to the north, across Rayburn Avenue and the Ferdinand T. Day Elementary School to the north east, across N. Beauregard Street. The Town Square at Mark Center apartments are located to the east and south from the site, across N. Beauregard Street.

BACKGROUND

The Shops at Mark Center were first developed under SIT #71-038 for a shopping center of approximately 50,000 square feet with 254 parking spaces reserved for retail use and was known as the Hamlet Shopping Center. In conjunction with the development of the shopping Center, the Board of Zoning Appeals approved BZA #1297 in January 1971 for a parking reduction for the shopping Center. On December 5, 1995 the Planning Commission approved SUB #95-0024, a request for subdivision for a boundary line adjustment between the Hamlet North Apartments (Stoneridge Apartments) and the retail shopping Center. In December 1996, City Council approved SUP #95-0141 for a special use permit with site plan (SIT #95-0028) for the

redevelopment of the shopping center with a parking reduction. In September of 1996, City Council approved SUP #96-0110 to amend SUP #95-0141 to permit the addition of a drive-through facility at the shopping center for the CVS store. Since then, a number of special use permits were reviewed and approved by both City Council and administratively by Staff for various restaurants to operate within the shopping center.

In August, 2017, Morgan Properties, a Pennsylvania-based owner-operator of multifamily rental properties, purchased the JBG Smith Mark Center portfolio of residential and retail properties, including Brookdale at Mark Center; Lynbrook at Mark Center; Stoneridge at Mark Center; Willow Run at Mark Center and the Shops at Mark Center. These communities collectively include 2,600 multifamily units over 150 acres, and include Brookdale, Hillwood, Stoneridge, Meadow Creek, Lynbrook, and Willow Run, as well as the 63,000 square foot retail center, The Shops at Mark Center. Morgan Properties is a private company who owns and manages residential properties, and they have indicated that their intention is to stabilize and hold the units long-term.

As part of that stabilization process, Morgan Properties has embarked upon a site improvement plan in fall/winter 2017-2018, which included roof repair and replacement, new building systems, significant landscaping work, and the installation of updated amenities, such as dog runs, outdoor exercise areas and improved play spaces.

PROPOSAL

The proposed coordinated sign special use permit is a continuation of Morgan Properties' ongoing investments in their apartment buildings and the retail center to provide updated signage which is consistent across their portfolio of properties and to provide clear and safe directional information. Per Section 9-103(C) of the Zoning Ordinance, the applicant requests a Coordinated Sign Special Use Permit to install uniform signage for the retail at Mark Center and across their four residential apartment complexes to provide clear and consistent branding and wayfinding. Through the Coordinated Sign Special Use Permit, the applicant seeks to increase the number of permitted signs and the size of the permitted signs to a scale appropriate to the site conditions of each property and needed visibility.

This coordinated sign special unit is requested in conjunction with SUPs #2018-0098, SUP #20018-0107, SUP#2018-0108, and SUP #2018-0109, also to be reviewed on the December 2018 docket, for Coordinated Sign SUPs for the residential complexes of Willow Run at Mark Center, Brookdale at Mark Center, Lynbrook at Mark Center and Stonegate at Mark Center (respectively). The applicant's initial application grouped the coordinated sign special use permit for the residential properties under one application with a second application for the retail center, Shops at Mark Center. However, staff has chosen to break the special use permits up by each property, so that signage may be more clearly conditioned, reviewed and enforced.

The applicant's proposed sign design, consistent with those proposed for the nearby residential properties utilizes a traditional rectangular monument sign made of dark aluminum metal which will sit upon a lighter colored base. Key design effects across the signage portfolio consist of a dark sign background and utilizing white and blue as accent colors to establish uniform branding.

- The applicant requests two freestanding monument signs, one at the intersection of Rayburn Avenue and N. Beauregard Street (A1) and a second at the intersection of Reading Avenue and N. Beauregard (A2), each sign measures approximately 52 square feet and a maximum height of six (6) feet; this exceeds the zoning ordinance's prescribed maximum of 40 square feet per Section 9-202(A)iii.5.iii.
- The applicant requests two freestanding directional monument signs, one along Reading Avenue (C1) and a second one along Rayburn Avenue (C2), each sign measures approximately 24 square feet with a maximum height of six (6) feet; these additional signs exceed the zoning ordinance's prescribed number of signs per front lot line and may be permitted through Section 9-202(A)iii.5.iv of the Zoning Ordinance.
- The removal of two monument signs, each of 40 square feet in area, which will be replaced by the freestanding directional monument signs (See Attachment 2 for a detailed package of proposed signage).

PARKING

The proposal for additional signage would result in no change to the existing parking at the Shops at Mark Center and would continue to provide approximately 271 parking spaces.

ZONING/MASTER PLAN DESIGNATION

Zoning:

Section 9-103(C) of the Zoning Ordinance permits a coordinated sign plan with special use permit approval for sites within specific zones or over a minimum size. The applicant must develop a coordinated sign program for consideration by City Council which establishes the time, manner, and placement of signs and establishes the design parameters for all proposed signs. City Council may then approve the coordinated sign program if the proposal, "provides the same or greater benefits to the public as the sign regulations otherwise applicable."

Master Plan:

This site is currently zoned CDD #21 and falls within the boundaries of the Beauregard Small Area Plan. The Plan, approved by City Council in June 2012, was established to guide the long-term redevelopment of the West End and encourage higher-density development in unique neighborhoods. Each neighborhood was envisioned with a unique identity to foster a sense of place for residents and visitors and would complement other adjacent neighborhoods. The Shops at Mark Center are located within the "Town Center Neighborhood" in the Beauregard Small Area Plan, which was envisioned as a higher-density mixed-use neighborhood with a concentration of retail and residential uses (See Attachment 1 for a map of the Beauregard Small Area Plan). In addition to new development, the plan identified new open space, infrastructure improvements, affordable housing contributions and design parameters for new development. To implement the development vision of the Beauregard Small Area Plan, City Council voted to approve a rezoning to CDD#21 and an adoption of CDD Concept Plan #21 in April of 2013. In addition, City Council adopted the Beauregard Urban Design Standards and Guidelines in April 2103, to provide additional guidance on the form and design of new development within the boundaries of the Beauregard Small Area Plan.

Beauregard Urban Design Standards and Guidelines:

The Design Guidelines set benchmarks for the quality and design of proposed signage within the Small Area Plan. The Design Guidelines encourage the use of coordinated sign programs to provide a cohesive and high-quality design that is incorporated into the overall streetscape. Signage should be unique and of high-quality and encourage durable materials, such as, “cast, polished, or painted metal... [and] fixed lightweight metal and glass structures are acceptable” to create a quality sign approach.

For retail signage, the Urban Design Guidelines encourage signage for each retail tenant and should be arranged in a manner that does not obscure architectural design elements and is easily visible for pedestrians and customers.

II. STAFF ANALYSIS

Staff supports the applicant’s request for a coordinated sign special use permit to improve wayfinding for residents, visitors, and emergency services and to provide high-quality, uniform branding across Morgan Properties’ portfolio. An analysis of this request is guided by Section 9-103(C) of the Zoning Ordinance which indicates that a coordinated sign special use permit may be permitted if the proposed signage provides the same or greater benefits to the public as the sign regulations otherwise applicable.

Given the required setbacks and distance of the proposed signage from the streetscape, site topography, and the predominantly vehicular traffic along the public streets, staff finds the additional square footage appropriate to permit the applicant to design signage which clearly conveys information for the Shops at Mark Center.

Furthermore, Staff finds the proposed design of the submitted coordinated sign program consistent with the intent of the Beauregard Urban Design Standards and Guidelines which encourage a cohesive design and the use of high-quality materials. Across the applicant’s proposed coordinated sign program, including those for the Brookdale, Lynbrook, Stoneridge, Willow Run and the Shops at Mark Center, the applicant has developed a uniform color and material palette which is consistent with the branding program developed by Morgan Properties across their national residential portfolio. All signs, as proposed by the applicant, will be made of aluminum and in many instances will replace older wooden signs which are beginning to deteriorate.

Staff has also reviewed the proposal to ensure that the coordinated sign program will not adversely impact the nearby neighborhood and finds that as the proposed signs for the Shops at Mark Center will replace existing signs their presence will enhance wayfinding information for residents, visitors, and emergency services and not create an adverse impact in the community. Clear signage will assist in navigation and ensure that residents, visitors and emergency services can easily navigate the Shops at Mark Center.

Staff has reviewed the scale of the signage and finds the scale appropriate for the developed character of the West End. While the applicant has requested additional square footage for proposed freestanding signs, the additional size is appropriate as it often matches the size of existing on-site monument signs and in all instances, the proposed signs are under the maximum height limits as prescribed in the Zoning Ordinance. Additionally, given the required setbacks and distance of the proposed signage from the streetscape, site topography, and the predominantly vehicular traffic along the public streets, staff finds the additional square footage appropriate to permit the applicant to design signage which clearly conveys information. In addition, the proposed signage has been reviewed by City Departments to ensure the location and size of signage does not negatively impact visibility, complies with all required setbacks and easements and does not preclude future development of the West End Transitway.

Staff has developed Condition 3 to provide the applicant with flexibility for staff to administratively review additional wayfinding signage for locations in the Shops at Mark Center. Condition 3 establishes parameters for additional signage which is consistent with the established design of the applicant's on-site signage, does not exceed 24 square feet per sign, and remains under the maximum height of six feet.

Staff has received no comments from the community.

Subject to the conditions stated in Section III of this report, staff recommends **approval** of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The design and location of signage shall be consistent with plans dated September 7, 2018, Revisions, as stated in Condition 3, to the submitted signage may be administratively reviewed by staff to the satisfaction of the Director of Planning and Zoning to ensure signage is consistent with the intent of the coordinated sign plan. (P&Z)
3. Staff may administratively review requests for additional signage with the following parameters:
 - a. The proposed signage design is consistent with Special Use Permit approved on-site signage, including the quality of materials, color palette, overall design and scale.
 - b. Each additional sign is permitted with a maximum area of 24 square feet and a maximum height of six feet above grade to the top of the sign. If a freestanding, the sign shall be installed as a monument sign, and it shall be setback at least ten feet from the front lot line. A freestanding sign shall have no more than two faces and shall be double faced back to back only. No signs other than those indicated on the sign application shall be attached to a freestanding sign.(P&Z)
4. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z)
5. Prior to submitting any building permits or sign permits for SUP#2018-0097, a representative from Morgan Properties Management Company LLC, shall contact Reginald Arno in the Department of Project Implementation at Reginald.Arno@alexandriava.gov and Steve Sindiong in the Department of Transportation and Environmental Services at Steve.Sindiong@alexandriava.gov to discuss the timing and location of the forthcoming West End Transitway as it relates to the applicant's property. (T&ES)
6. Signs shall not block access to nor be within 10 feet of any fire hydrant or fire department connection. Should an issue arise, please contact the Fire Department for guidance. (Fire)
7. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has

determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Tony LaColla, AICP Division Chief, Land Use Services, Department of Planning and Zoning;
Ann Horowitz, Principal Planner,
Sara Brandt-Vorel, Urban Planner

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F-1 The City has identified the locations proximate to the intersection of N. Beauregard Street and Rayburn Avenue for forthcoming temporary shelters for the interim West End Transitway. The construction of the interim shelters will require the widening of existing sidewalks and the creation of an ADA compliant bus shelter which will cause the area to be regraded. As such, the height of existing monument signs, such as the proposed A1 sign may be impacted as the area is regraded. (T&ES)(P&Z)
- F-2 During construction of the final West End Transitway configuration, the location of sign A2 (intersection of N. Beauregard St and Reading Ave.) will have to be relocated to ensure compliance with all required setbacks as the existing roadways will be widened. Staff may administratively review and approve the relocation of signage if it complies with all existing requirements of the sign ordinance. (T&ES)(P&Z)

Code Enforcement:

- F-1 A building permit, plan review and inspections are required prior to the start of construction.

Health:

No comments received.

Parks and Recreation:

No comments at this time.

Police Department:

No comments at this time.

Attachment 1: Proposed Neighborhoods in the Beauregard Small Area Plan



THE SHOPS AT MARK CENTER TABLE OF SIGNAGE

TYPE OF SIGN	TOTAL NUMBER OF SIGN TYPE	SF OF TYPICAL SIGN	TYPICAL LOCATION	NEW (N) OR REPLACEMENT (R)	TOTAL SIGNAGE
SIGN A1 + A2 FREESTANDING MONUMENT AT CORNERS	(2)	51.96 SF	GROUND MOUNTED	R	103.92 SF
SIGN C1 + C2 FREESTANDING ENTRANCE SIGNS	(2)	24SF	GROUND MOUNTED	R	48 SF

MORGAN PROPERTIES: SHOPS AT MARK CENTER

COORDINATED SIGN SPECIAL USE PERMIT PROGRAM

SUMMARY OF PRIMARY SIGNS

- A** MAIN SINGLE SIDED MONUMENT SIGNS AT CORNERS
- B**
- C** SITE DIRECTIONAL SIGNS AT ENTRANCES
- D**
- E**
- F**
- G**
- H**
- I**
- J**

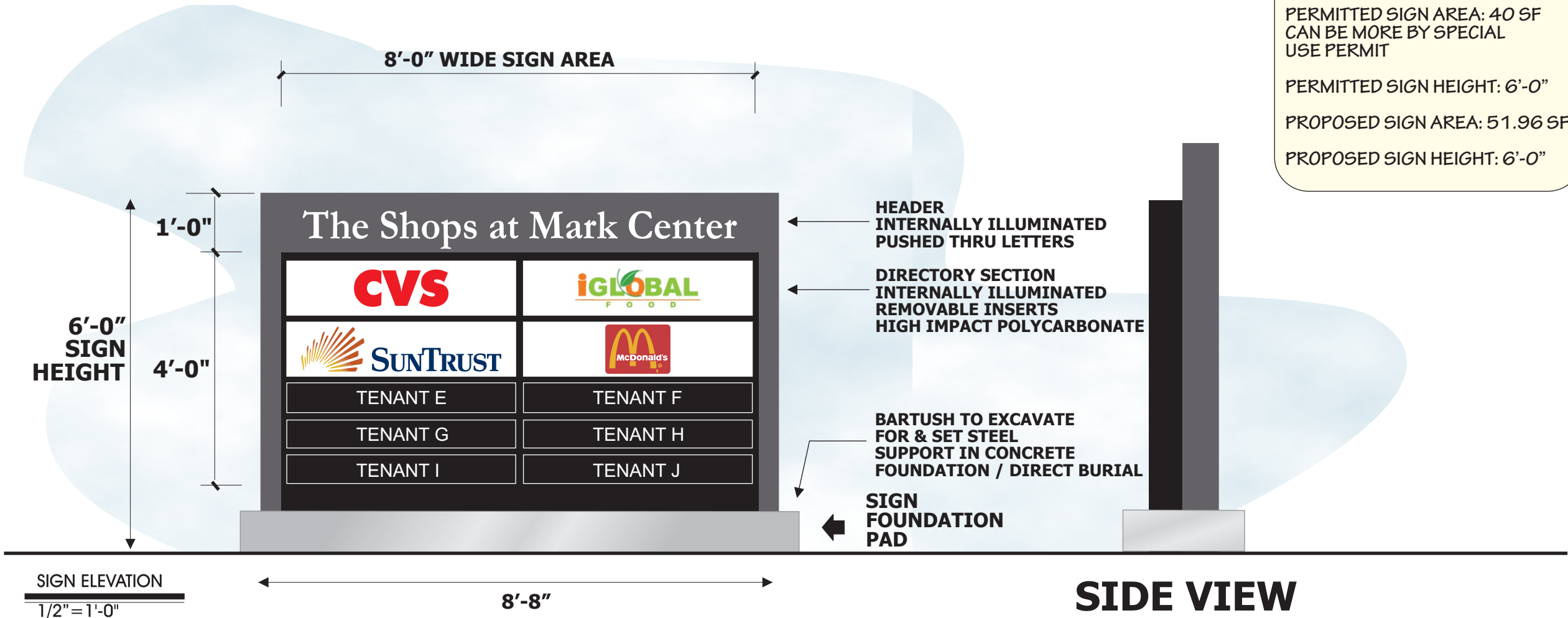


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PHONE 570-366-2311
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Web Address: www.bartush.com

SIGN A1 - MAIN CENTER ID SIGN @ RAYBURN

QUANTITY (1)



SIGN ZONING RECAP:

PERMITTED SIGN AREA: 40 SF
CAN BE MORE BY SPECIAL
USE PERMIT

PERMITTED SIGN HEIGHT: 6'-0"

PROPOSED SIGN AREA: 51.96 SF

PROPOSED SIGN HEIGHT: 6'-0"

Client:
MORGAN PROPERTIES
MARK CENTER
THE SHOPS AT MARK CENTER

Location:
ALEXANDRIA VA 22304

Date:
12-20-17 09-05-18
02-24-18
03-12-18

Dwg. By:
RBC

Dwg No:
TSAMC1220173584

Revised:

DWG# 2 OF 8

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SIGN A2 DETAILS:

FABRICATE & INSTALL (1) NEW SHOPS AT MARK CENTER MAIN ID SIGN;

MONUMENT SIGN LOCATION - RE-USE EXISTING LOCATIONS; SIGNS TO BE SINGLE-SIDED
CUSTOMER TO REMOVE EXISTING STONE WALLS AT EACH LOCATION

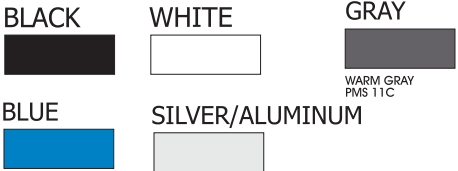
SIGNS TO BE INTERNALLY ILLUMINATED VIA LOW VOLTAGE LEDS & POWER SUPPLIES;
SIGNS TO BE UL LISTED & LABELED; SIGNS TO BE NEC COMPLIANT WITH DISCONNECT;

ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM, HDU & FIBERGLASS;

INSTALLATION BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER
MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S
SITE;

CUSTOMER MUST PROVIDE ELECTRICAL SERVICE TO THE SIGN BASE;

COLORS FOR SIGN



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PHONE 570-366-2311
E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN A1 - MAIN CENTER ID SIGN

QUANTITY (1)



ADJUST SIGN LOCATION
INSTALL SIGN 10'-0"
BEHIND LOT LINE
AT CORNER
- PLEASE SEE SITE PLAN -

MORGAN PROPERTIES TO REMOVE
STONE MONUMENT STRUCTURES AT
CORNER; VEGETATION AS REQUIRED;

SIGN GENERAL LOCATION & ORIENTATION
SAME AS EXISTING

@ RAYBURN

Client:
MORGAN PROPERTIES
MARK CENTER
THE SHOPS AT MARK CENTER

Location:
ALEXANDRIA VA 22304

Date:
12-20-17 09-05-18
02-24-18
03-12-18

Dwg. By:
RBC

Dwg No:
TSAMC1220173584

Revised:

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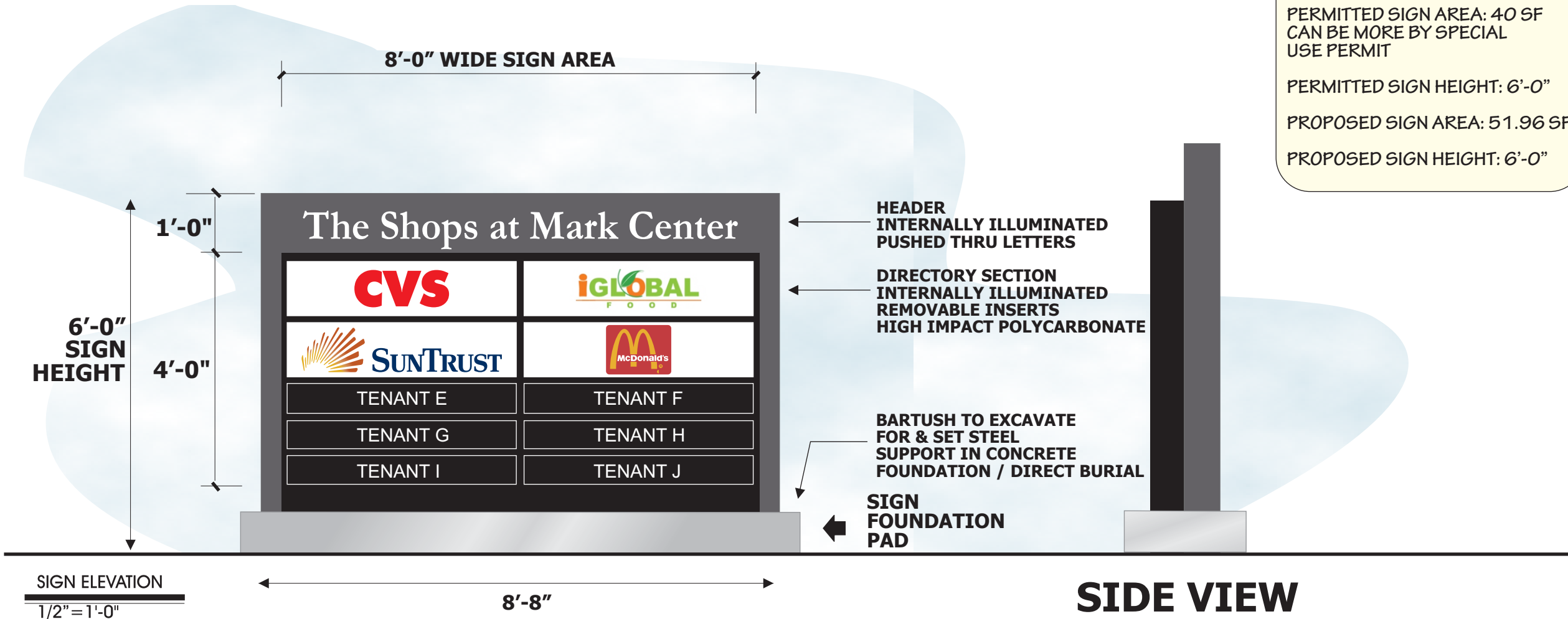
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Web Address: www.bartush.com

SIGN A2 - MAIN CENTER ID SIGN @ READING
QUANTITY (1)



SIGN ZONING RECAP:

PERMITTED SIGN AREA: 40 SF
CAN BE MORE BY SPECIAL USE PERMIT

PERMITTED SIGN HEIGHT: 6'-0"

PROPOSED SIGN AREA: 51.96 SF

PROPOSED SIGN HEIGHT: 6'-0"

Client:
MORGAN PROPERTIES
MARK CENTER
THE SHOPS AT MARK CENTER

Location:
ALEXANDRIA VA 22304

Date:
12-20-17 09-05-18
02-24-18
03-12-18

Dwg. By:
RBC

Dwg No:
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SIGN A2 DETAILS:

- FABRICATE & INSTALL (1) NEW SHOPS AT MARK CENTER MAIN ID SIGN;**
- MONUMENT SIGN LOCATION - RE-USE EXISTING LOCATIONS; SIGNS TO BE SINGLE-SIDED**
- CUSTOMER TO REMOVE EXISTING STONE WALLS AT EACH LOCATION**
- SIGNS TO BE INTERNALLY ILLUMINATED VIA LOW VOLTAGE LEDS & POWER SUPPLIES;**
- SIGNS TO BE UL LISTED & LABELED; SIGNS TO BE NEC COMPLIANT WITH DISCONNECT;**
- ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM, HDU & FIBERGLASS;**
- INSTALLATION BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S SITE;**
- CUSTOMER MUST PROVIDE ELECTRICAL SERVICE TO THE SIGN BASE;**

COLORS FOR SIGN

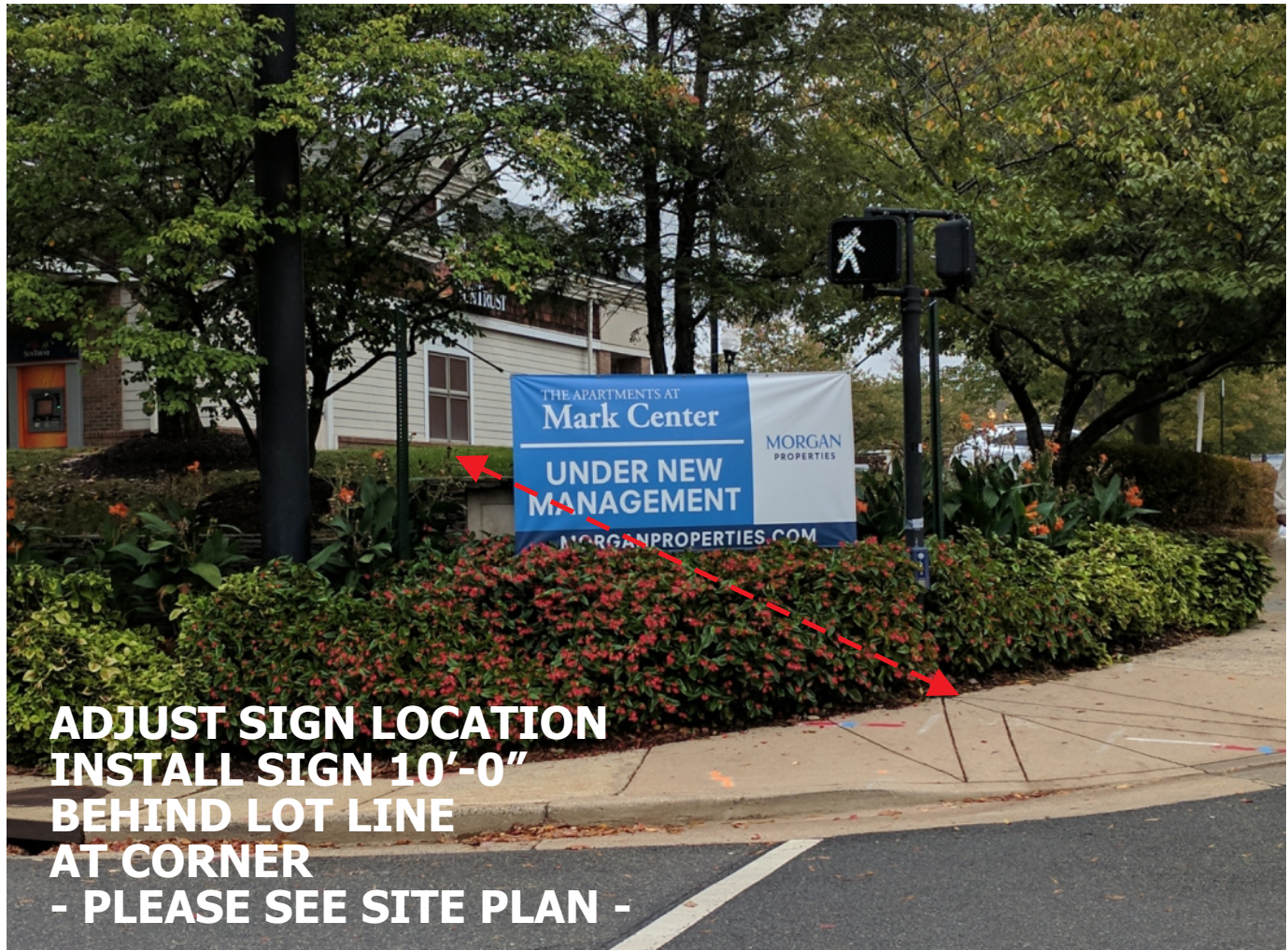
BLACK	WHITE	GRAY
BLUE	SILVER/ALUMINUM	WARM GRAY PMS 11C

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Web Address: www.bartush.com

SIGN A2 - MAIN CENTER ID SIGNS

QUANTITY (2)



ADJUST SIGN LOCATION
INSTALL SIGN 10'-0"
BEHIND LOT LINE
AT CORNER
- PLEASE SEE SITE PLAN -

MORGAN PROPERTIES TO REMOVE
STONE MONUMENT STRUCTURES AT
CORNER; VEGETATION AS REQUIRED;

SIGN GENERAL LOCATION & ORIENTATION
SAME AS EXISTING

@ READING

Client:
MORGAN PROPERTIES
MARK CENTER
THE SHOPS AT MARK CENTER

Location:
ALEXANDRIA VA 22304

Date:
12-20-17 09-05-18
02-24-18
03-12-18

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Dwg No:
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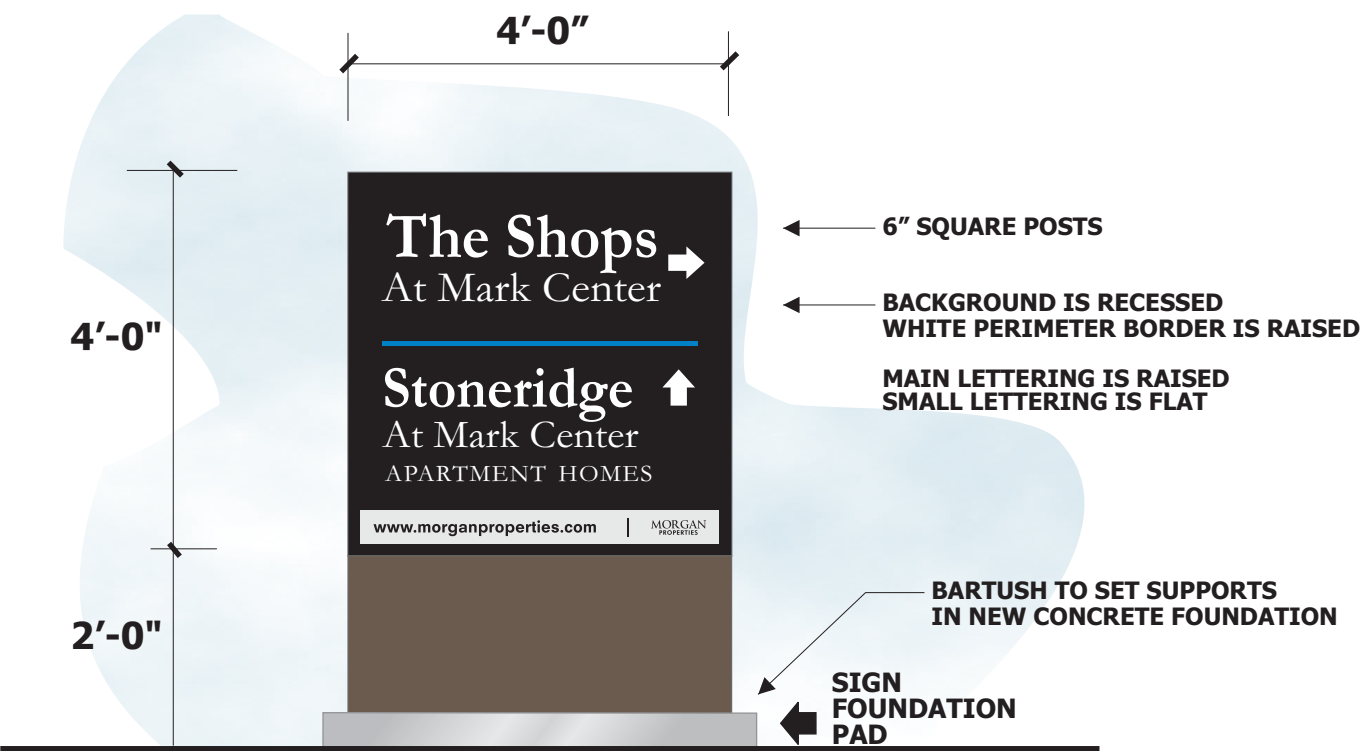
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SIGN C1 - SHOPS AT MARK CENTER DIRECTIONAL SIGN

QUANTITY (1)



SIGN ELEVATION

1/2" = 1'-0"

COLORS FOR SIGN

BLACK	WHITE	GRAY
BLUE	SILVER/ALUMINUM	WARM GRAY PMS 11C

- SIGN C1 DETAILS:**
- FABRICATE & INSTALL (1) NEW REPLACEMENT DIRECTIONAL MONUMENT SIGN;
 - MONUMENT SIGN LOCATION - SAME AS EXISTING; SIGN TO BE ONE DOUBLE-SIDED FREESTANDING SIGN;
 - SIGN TO BE NON LIT;
 - ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM;
 - BARTUSH TO INSTALL THE MONUMENT SIGN ON (2) STEEL POLE SUPPORTS PROVIDED BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S SITE;

SIGN ZONING RECAP: BEFORE & AFTER

EXISTING MONUMENT SIGN AREA:
5'-4" X 7'-8" = 40.88 SF

EXISTING MONUMENT HEIGHT: 64"

REPLACEMENT MONUMENT SIGN AREA:
6'-0" X 4'-0" = 24 SF

REPLACEMENT MONUMENT SIGN HEIGHT: 72"

Client:
MORGAN PROPERTIES
MARK CENTER
THE SHOPS AT MARK CENTER
Location:
ALEXANDRIA VA 22304

Date:
12-20-17 09-05-18
02-24-18
03-12-18
Dwg. By:
RBC

Dwg No:
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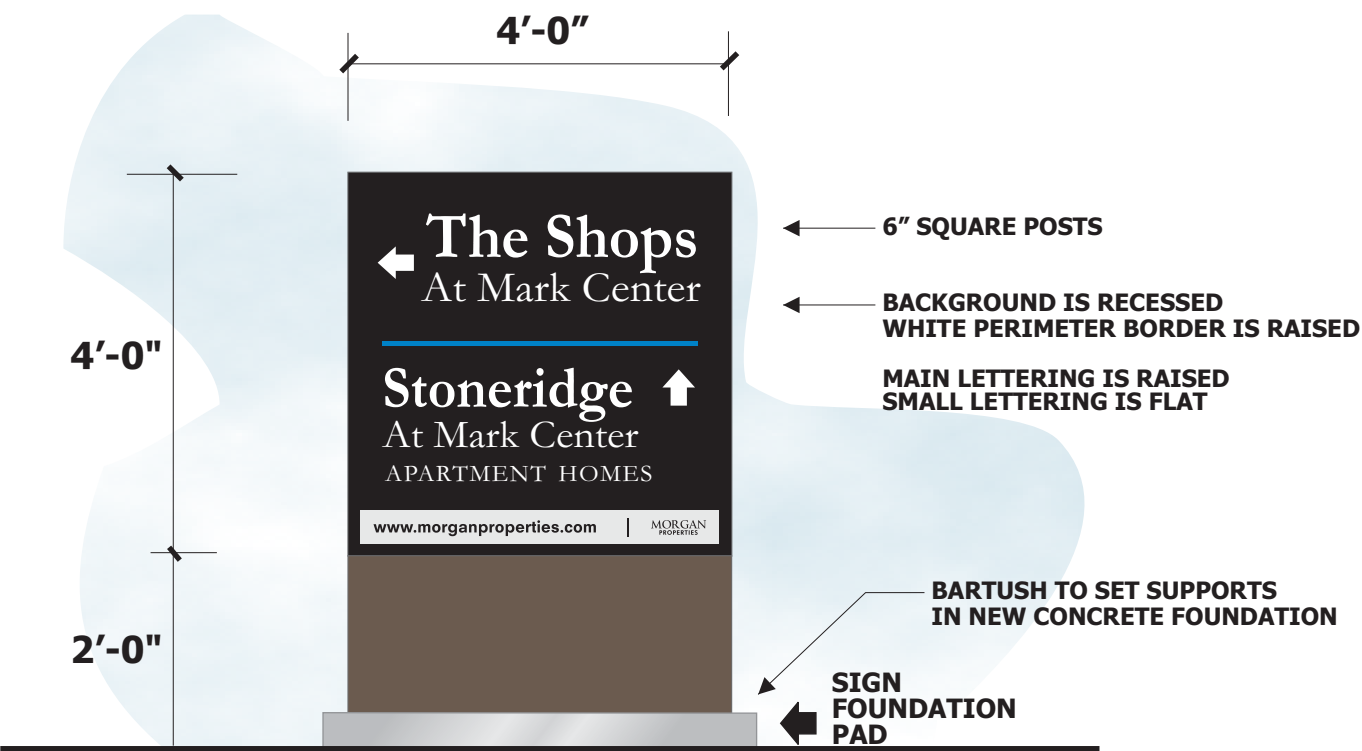
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SIGN C2 - SHOPS AT MARK CENTER DIRECTIONAL SIGN

QUANTITY (1)



SIGN ELEVATION
1/2" = 1'-0"

COLORS FOR SIGN

BLACK	WHITE	GRAY
BLUE	SILVER/ALUMINUM	WARM GRAY PMS 11C

SIGN C2 DETAILS:

- FABRICATE & INSTALL (1) NEW REPLACEMENT DIRECTIONAL MONUMENT SIGN;
- MONUMENT SIGN LOCATION - SAME AS EXISTING; SIGN TO BE ONE DOUBLE-SIDED FREESTANDING SIGN;
- SIGN TO BE NON LIT;
- ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM;
- BARTUSH TO INSTALL THE MONUMENT SIGN ON (2) STEEL POLE SUPPORTS PROVIDED BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S SITE;

SIGN ZONING RECAP: BEFORE & AFTER

EXISTING MONUMENT SIGN AREA:

$$5'-4" \times 7'-8" = 40.88 \text{ SF}$$

EXISTING MONUMENT HEIGHT: 64"

REPLACEMENT MONUMENT SIGN AREA:

$$6'-0" \times 4'-0" = 24 \text{ SF}$$

REPLACEMENT MONUMENT SIGN HEIGHT: 72"

Client:
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MARK CENTER
THE SHOPS AT MARK CENTER

Location:
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Date:
12-20-17 09-05-18
02-24-18
03-12-18

Dwg. By:
RBC

Dwg No:
TSAMC1220173584

Revised:

DWG# 7 OF 8

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Bartush Signs
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302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311
E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN C1 & C2 - SHOPS AT MARK CENTER DIRECTIONAL SIGNS

QUANTITY (2)

C1 @ READING



C2 @ RAYBURN



ARROWS WILL BE ORIENTED
CORRECTLY
FOR EACH SIDE OF SIGN

Client:
MORGAN PROPERTIES
MARK CENTER
THE SHOPS AT MARK CENTER

Location:
ALEXANDRIA VA 22304

Date:
12-20-17 09-05-18
02-24-18
03-12-18

Dwg. By:
RBC

Dwg No:
TSAMC1220173584

Revised:

DWG# 8 OF 8

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APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 1458-1480 NORTH BEAUREGARD STREET

TAX MAP REFERENCE: 019.03-01-03 **ZONE:** CDD 21

APPLICANT:

Name: MORGAN PROPERTIES MANAGEMENT COMPANY, LLC

Address: 1458-1480 N BEAUREGARD STREET

PROPOSED USE: COORDINATED SIGN SPECIAL USE PERMIT COVERING REVISIONS TO EXTERIOR SIGNS THE SHOPS AT MARK CENTER

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

RICHARD B CRAWFORD

Print Name of Applicant or Agent

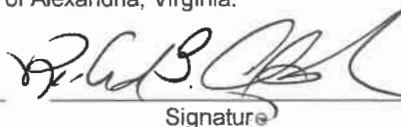
538 NORTH STREET

Mailing/Street Address

DOYLESTOWN PA 19801

City and State

Zip Code



Signature

9.7.19

Date

2153451481

Telephone #

2153451481

Fax #

rcmerc@verizon.net

Email address

ACTION-PLANNING COMMISSION: _____

DATE: _____

ACTION-CITY COUNCIL: _____

DATE: _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of THE SHOPS AT MARK CENTER OWNER LLC, I hereby
(Property Address)
grant the applicant authorization to apply for the **SPECIAL USE PERMIT** use as
(use)
described in this application.

Name: MARK CENTER PORTFOLIO HOLDINGS LLC

Phone: (610) 265-2800

Please Print

Address: 160 CLUBHOUSE ROAD KING OF PRUSSIA PA 19406

Email: _____

Signature: 

Date: 9.7.18

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

- 2.** The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☒ Other: MANAGEMENT COMPANY of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

PLEASE SEE ATTACHED DISCLOSURE STATEMENT

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <i>- see Attached -</i>		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1458-1480 N BEAUREGARD STREET (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <i>- see Attached -</i>		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. <i>Morgan Properties LP</i>	<i>NONE</i>	
2. <i>Mark Center Portfolio Holdings LLC</i>	<i>NONE</i>	
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9.7.19

Date

RICHARD B CRAWFORD

Printed Name


Signature

OWNERSHIP AND DISCLOSURE STATEMENT CONTINUED

1. APPLICANT: MORGAN PROPERTIES MANAGEMENT COMPANY, LLC

**MORGAN PROPERTIES, LP 160 CLUBHOUSE ROAD KING OF PRUSSIA PA 19406
100% PERCENT OF OWNERSHP OF MORGAN PROPERTIES MANAGEMENT COMPANY, LLC**

2. PROPERTY: The Shops at Mark Center Owner LLC, The Shops at Mark Center, 1458-1480 N Beauregard Street, Alexandria VA 22311

**MARK CENTER PORTFOLIO HOLDINGS LLC 160 CLUBHOUSE ROAD KING OF PRUSSIA PA 19406
100% PERCENT OF OWNERSHP OF THE SHOPS AT MARK CENTER OWNER LLC**

SUP # _____

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☒ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)**

- PLEASE ATTACHED SUMMARY REGARDING COORDINATED SIGN SPECIAL
USE PERMIT APPLICATION NARRATIVE -

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

The Shops at Mark Center Coordinated Sign Special Use Permit Summary

The Applicant, Morgan Properties Management Company LLC, is submitting a Special Use Permit application covering exterior signage at the Shops at Mark Center:

The Shops at Mark Center
1458 - 1480 N Beauregard Street
Alexandria, VA 22311

Morgan Properties was founded in 1985 and owns and manages multi-family residential properties across (10) ten states. Morgan Properties acquired The Shops at Mark Center site in 2017 when it acquired the multi-family residential properties Willow Run, Lynbrook, Brookdale and Stoneridge. The Shops at Mark Center property covers approximately 5.6 acres and has 63,320 SF of gross leasable space. The shopping center has main frontage on a well-traveled (4) four lane roadway - North Beauregard Street - that is has a center divider and carries approximately 19,000 vehicles daily. Tenants in the shopping center currently include a pharmacy, supermarket, restaurants and service businesses.

Morgan Properties analyzed the existing exterior signage at The Shops at Mark Center in 2017 and determined: a. all of the existing freestanding signs were in extremely poor condition and would require extensive repairs if re-used; b. the (2) two main identification signs on North Beauregard were poorly designed and positioned; c. the existing signs did not meet current Morgan Properties branding standards for design, colors and materials.

This Coordinated Sign Special Use Permit application is submitted in order to obtain approval for revisions to the shopping center signs that coordinates with the application submitted for the apartment properties, but is separate due to the difference in the underlying zoning. There are (2) two types of signs included in the Shops package: main identification signs at the corners on North Beauregard and directional signs at the entrances on Rayburn and Reading. The end result will be updated Shops at Mark Center signage that reflects Morgan Properties design standards, meets existing City requirements and is appropriate to a shopping center with buildings that are shielded and/or not visible from the roadway.

If approved, the Shops at Mark Center Coordinated Sign Special Use Permit application will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use, and the approved SUP will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. The proposed sign package is appropriate to a neighborhood shopping center in scale, design and size, and is compliant with the purposes of the City's Master Plan and Zoning Ordinance.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
☒ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
 Specify time period (i.e., day, hour, or shift).

NOT APPLICABLE

- B. How many employees, staff and other personnel do you expect?
 Specify time period (i.e., day, hour, or shift).

NOT APPLICABLE

6. Please describe the proposed hours and days of operation of the proposed use:

N/A

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use.

NONE

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

- B. How will the noise be controlled?

SUP # _____

8. Describe any potential odors emanating from the proposed use and plans to control them: *NONE*

9. Please provide information regarding trash and litter generated by the use. *N/A*

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

C. How often will trash be collected?

D. How will you prevent littering on the property, streets and nearby properties?

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

N/A

ALCOHOL SALES

N/A

- 13.**
- A. Will the proposed use include the sale of beer, wine, or mixed drinks?
- ☐ Yes ☐ No
- If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS*EXISTING - N/A*

14. A. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?
☐ Yes ☐ No

- B. Where is required parking located? (check one)

☐ on-site
☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? _____

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?
☐ Yes ☐ No

- B. Where are off-street loading facilities located? _____

- C. During what hours of the day do you expect loading/unloading operations to occur?

- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be? *see PLANS for sizes*
 _____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total) *Dimensions*

19. The proposed use is located in: *(check one)*
- ☐ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☐ other. Please describe: _____

End of Application



APPLICATION - SUPPLEMENTAL

FREESTANDING SIGN

Supplemental information to be filed by applicants requesting special use permit approval of an additional freestanding sign. A plat showing the location of all existing and proposed signs and elevations of all proposed signs must be submitted.

1. How many freestanding signs exist on the property?

(4) FOUR

2. Please provide the size of each existing freestanding sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.

ATTACHED PLANS SHOW PHOTOS & SIZES OF EXISTING SIGNS

3. Provide the length of frontage for every street that the subject property touches.

SITE PLAN SHOWS THE LOT DIMENSIONS AND FRONTAGES

4. How many businesses are located on the property?

APPROXIMATELY 14-15

5. How many signs are proposed?

NO NEW FREESTANDING SIGNS ARE PROPOSED - ONLY (4) REPLACEMENTS

6. Provide the size of each proposed freestanding sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.

ATTACHED PLANS HAVE THIS INFORMATION

7. How will the sign(s) be illuminated?

SIGN A1 AND A2: INTERNAL ILLUMINATION VIA LOW VOLTAGE LEDS

SIGN C1 AND C2: NON ILLUMINATED

MORGAN PROPERTIES: SHOPS AT MARK CENTER

COORDINATED SIGN SPECIAL USE PERMIT PROGRAM

SUMMARY OF PRIMARY SIGNS

- A** MAIN SINGLE SIDED MONUMENT SIGNS AT CORNERS
- B**
- C** SITE DIRECTIONAL SIGNS AT ENTRANCES
- D**
- E**
- F**
- G**
- H**
- I**
- J**

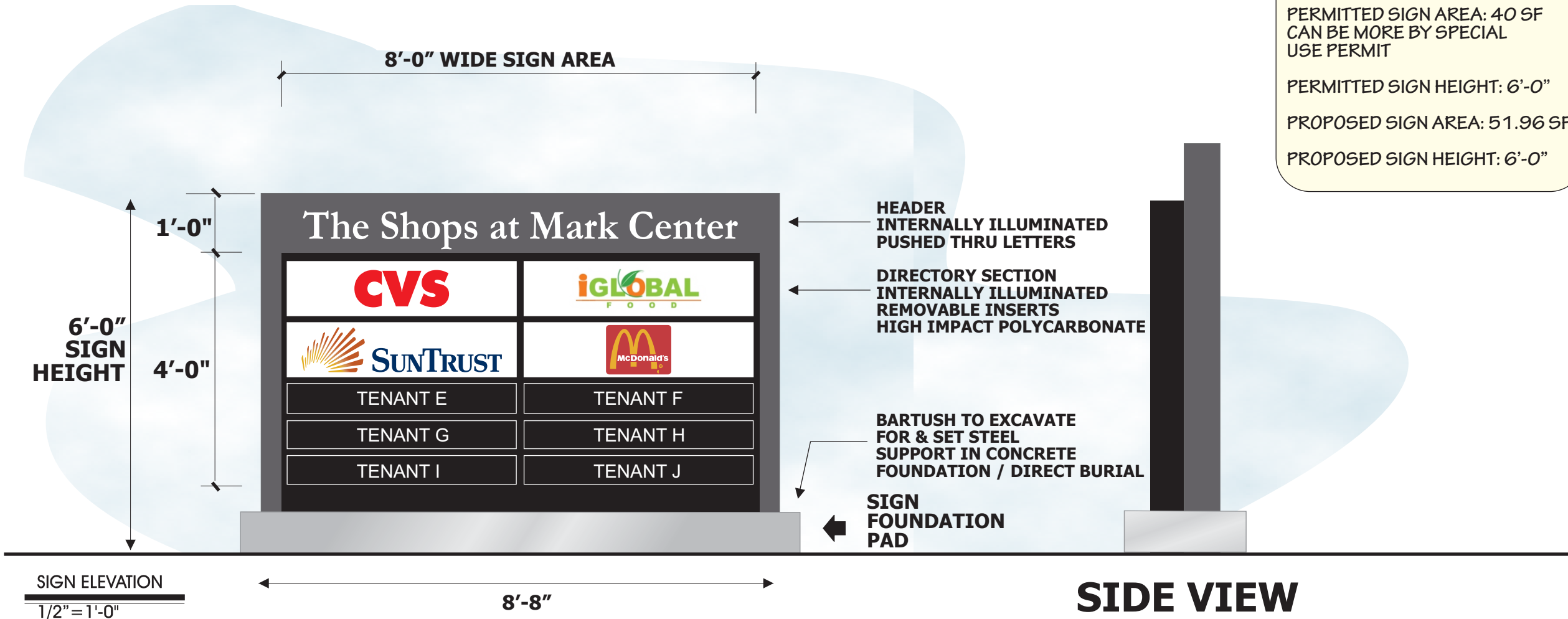


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SIGN A1 - MAIN CENTER ID SIGN @ RAYBURN

QUANTITY (1)



SIGN ZONING RECAP:

PERMITTED SIGN AREA: 40 SF
CAN BE MORE BY SPECIAL
USE PERMIT

PERMITTED SIGN HEIGHT: 6'-0"

PROPOSED SIGN AREA: 51.96 SF

PROPOSED SIGN HEIGHT: 6'-0"

Client:
MORGAN PROPERTIES
MARK CENTER
THE SHOPS AT MARK CENTER

Location:
ALEXANDRIA VA 22304

Date:
12-20-17 09-05-18
02-24-18
03-12-18

Dwg. By:
RBC

Dwg No:
TSAMC1220173584

Revised:

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SIGN A2 DETAILS:

- FABRICATE & INSTALL (1) NEW SHOPS AT MARK CENTER MAIN ID SIGN;
- MONUMENT SIGN LOCATION - RE-USE EXISTING LOCATIONS; SIGNS TO BE SINGLE-SIDED
- CUSTOMER TO REMOVE EXISTING STONE WALLS AT EACH LOCATION
- SIGNS TO BE INTERNALLY ILLUMINATED VIA LOW VOLTAGE LEDS & POWER SUPPLIES;
- SIGNS TO BE UL LISTED & LABELED; SIGNS TO BE NEC COMPLIANT WITH DISCONNECT;
- ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM, HDU & FIBERGLASS;
- INSTALLATION BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S SITE;
- CUSTOMER MUST PROVIDE ELECTRICAL SERVICE TO THE SIGN BASE;

COLORS FOR SIGN

BLACK	WHITE	GRAY
BLUE	SILVER/ALUMINUM	WARM GRAY PMS 11C

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SIGN A1 - MAIN CENTER ID SIGN

QUANTITY (1)



ADJUST SIGN LOCATION
INSTALL SIGN 10'-0"
BEHIND LOT LINE
AT CORNER
- PLEASE SEE SITE PLAN -

MORGAN PROPERTIES TO REMOVE
STONE MONUMENT STRUCTURES AT
CORNER; VEGETATION AS REQUIRED;

SIGN GENERAL LOCATION & ORIENTATION
SAME AS EXISTING

Client:
MORGAN PROPERTIES
MARK CENTER
THE SHOPS AT MARK CENTER

Location:
ALEXANDRIA VA 22304

Date:
12-20-17 09-05-18
02-24-18
03-12-18

Dwg. By:
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Dwg No:
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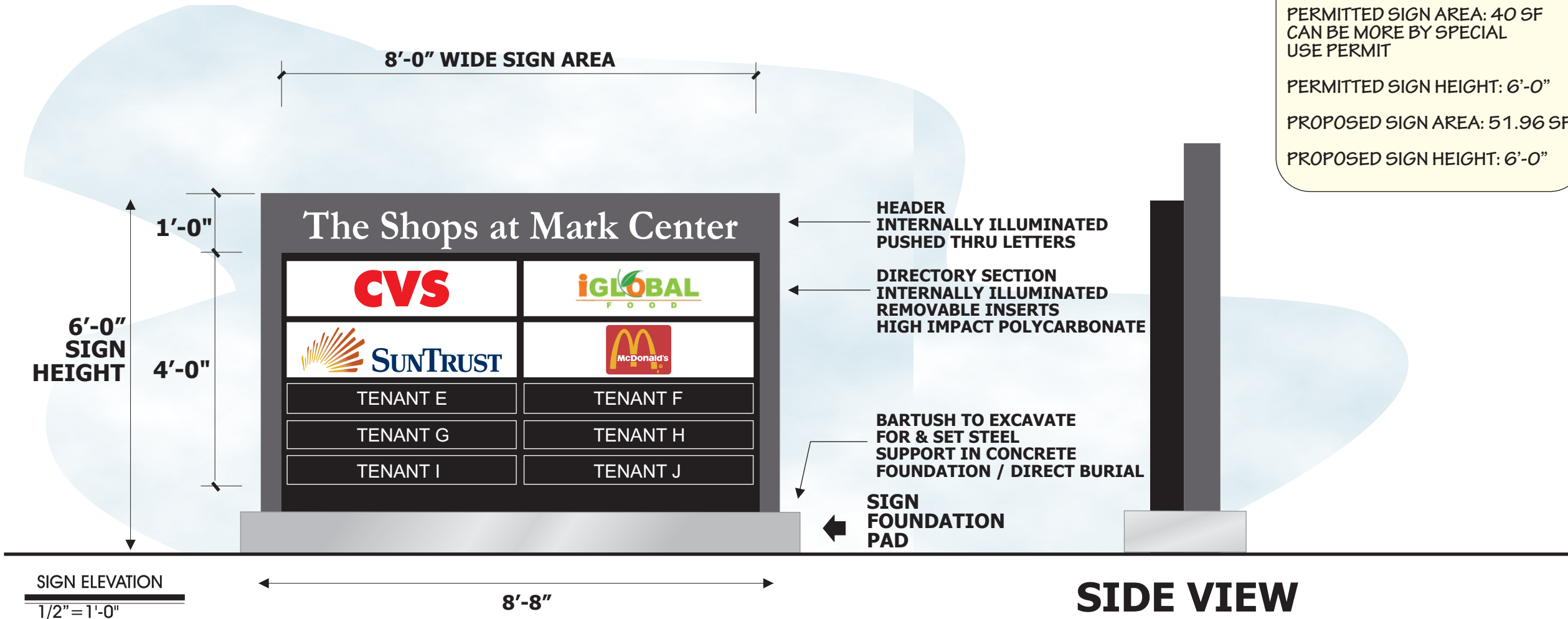
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@ RAYBURN

SIGN A2 - MAIN CENTER ID SIGN @ READING

QUANTITY (1)



SIGN ZONING RECAP:

PERMITTED SIGN AREA: 40 SF
CAN BE MORE BY SPECIAL
USE PERMIT

PERMITTED SIGN HEIGHT: 6'-0"

PROPOSED SIGN AREA: 51.96 SF

PROPOSED SIGN HEIGHT: 6'-0"

Client:
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MARK CENTER
THE SHOPS AT MARK CENTER

Location:
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Date:
12-20-17 09-05-18
02-24-18
03-12-18

Dwg. By:
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Dwg No:
TSAMC1220173584

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- MONUMENT SIGN LOCATION - RE-USE EXISTING LOCATIONS; SIGNS TO BE SINGLE-SIDED
- CUSTOMER TO REMOVE EXISTING STONE WALLS AT EACH LOCATION
- SIGNS TO BE INTERNALLY ILLUMINATED VIA LOW VOLTAGE LEDS & POWER SUPPLIES;
- SIGNS TO BE UL LISTED & LABELED; SIGNS TO BE NEC COMPLIANT WITH DISCONNECT;
- ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM, HDU & FIBERGLASS;
- INSTALLATION BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S SITE;
- CUSTOMER MUST PROVIDE ELECTRICAL SERVICE TO THE SIGN BASE;

COLORS FOR SIGN

BLACK

WHITE

GRAY

WARM GRAY
PMS 11C

BLUE

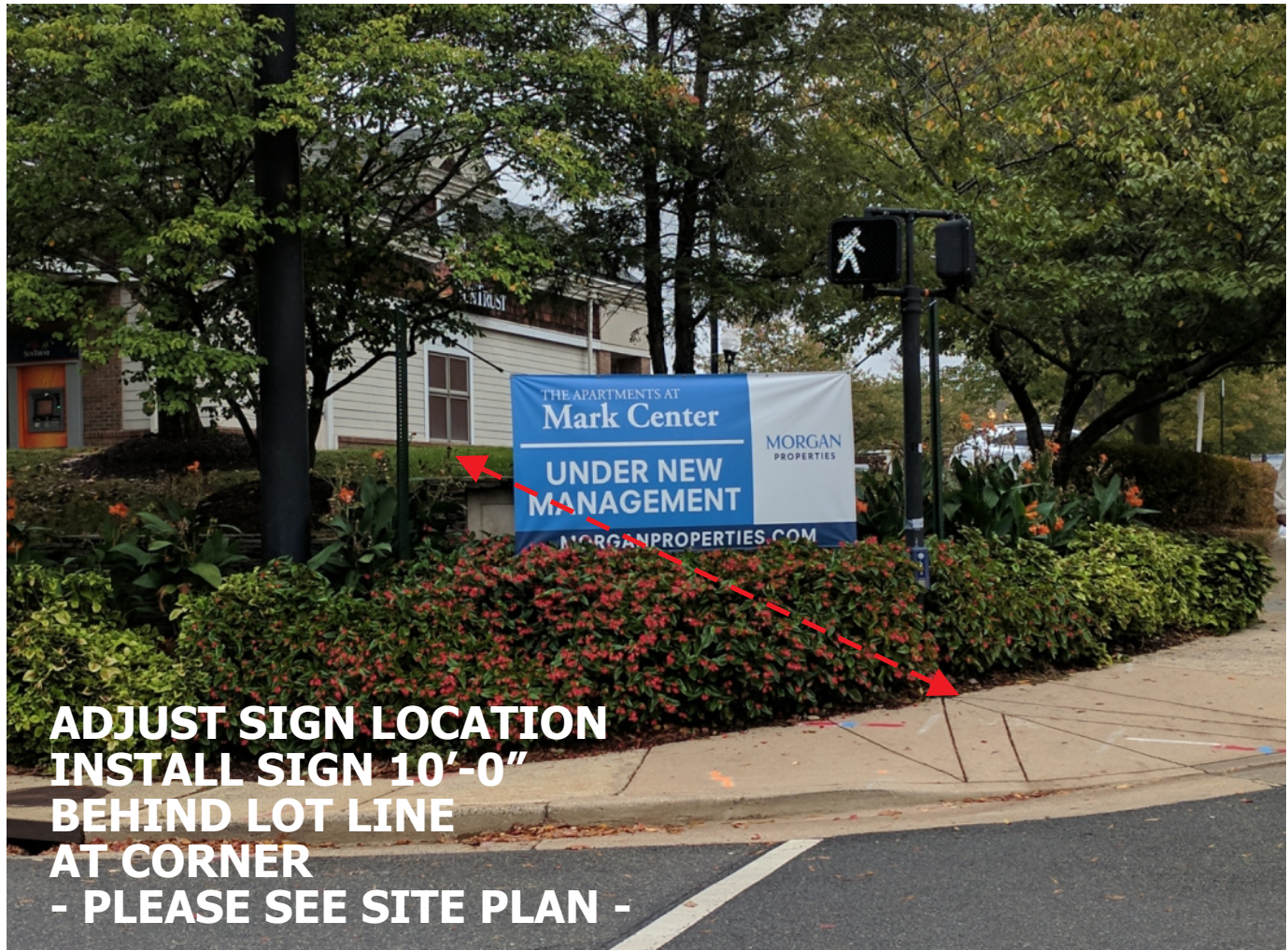
SILVER/ALUMINUM

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SIGN A2 - MAIN CENTER ID SIGNS

QUANTITY (2)



**ADJUST SIGN LOCATION
INSTALL SIGN 10'-0"
BEHIND LOT LINE
AT CORNER
- PLEASE SEE SITE PLAN -**

**MORGAN PROPERTIES TO REMOVE
STONE MONUMENT STRUCTURES AT
CORNER; VEGETATION AS REQUIRED;**

**SIGN GENERAL LOCATION & ORIENTATION
SAME AS EXISTING**

@ READING

Client:
MORGAN PROPERTIES
MARK CENTER
THE SHOPS AT MARK CENTER

Location:
ALEXANDRIA VA 22304

Date:
12-20-17 09-05-18
02-24-18
03-12-18

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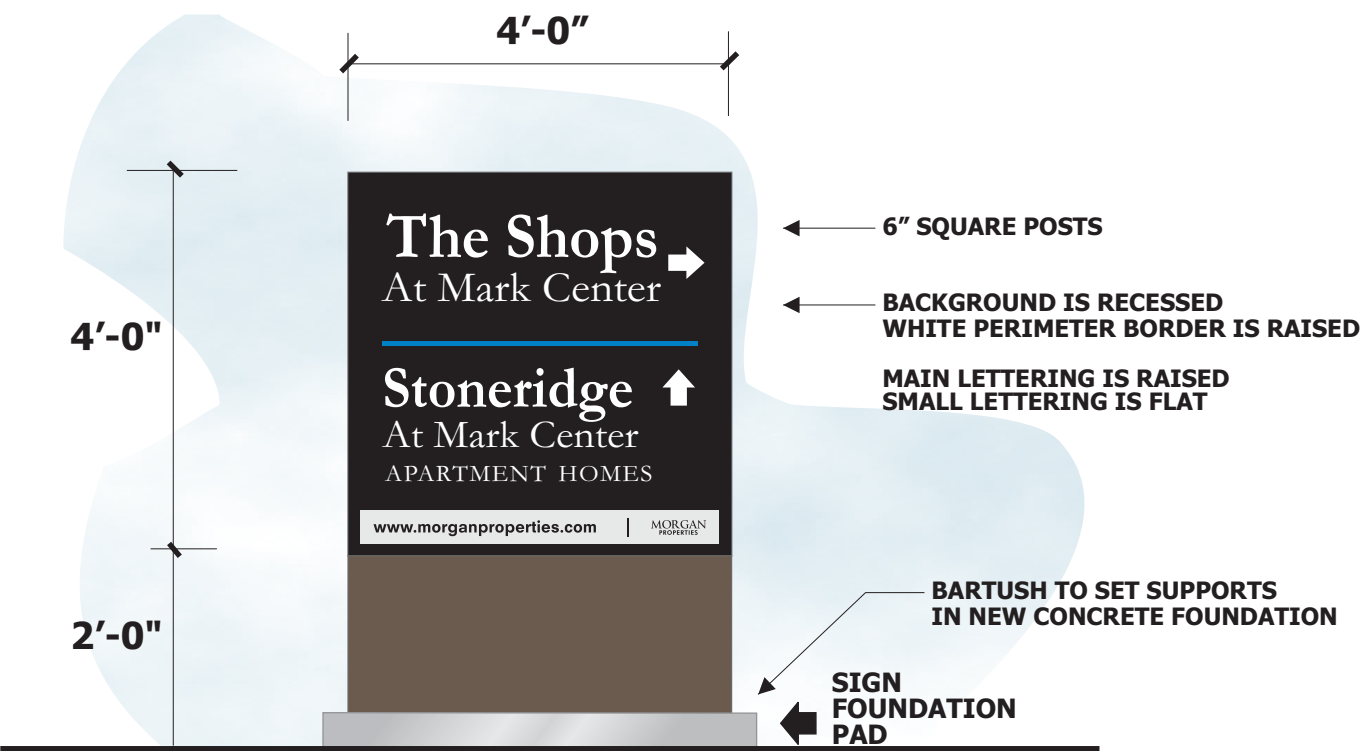
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E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN C1 - SHOPS AT MARK CENTER DIRECTIONAL SIGN

QUANTITY (1)



SIGN ELEVATION
1/2" = 1'-0"

COLORS FOR SIGN

BLACK	WHITE	GRAY
BLUE	SILVER/ALUMINUM	WARM GRAY PMS 11C

SIGN C1 DETAILS:

- FABRICATE & INSTALL (1) NEW REPLACEMENT DIRECTIONAL MONUMENT SIGN;
- MONUMENT SIGN LOCATION - SAME AS EXISTING; SIGN TO BE ONE DOUBLE-SIDED FREESTANDING SIGN;
- SIGN TO BE NON LIT;
- ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM;
- BARTUSH TO INSTALL THE MONUMENT SIGN ON (2) STEEL POLE SUPPORTS PROVIDED BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER’S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER’S SITE;

SIGN ZONING RECAP: BEFORE & AFTER

EXISTING MONUMENT SIGN AREA:
5'-4" X 7'-8" = 40.88 SF

EXISTING MONUMENT HEIGHT: 64"

REPLACEMENT MONUMENT SIGN AREA:
6'-0" X 4'-0" = 24 SF

REPLACEMENT MONUMENT SIGN HEIGHT: 72"

Client:
MORGAN PROPERTIES
MARK CENTER
THE SHOPS AT MARK CENTER
Location:
ALEXANDRIA VA 22304

Date:
12-20-17 09-05-18
02-24-18
03-12-18
Dwg. By:
RBC

Dwg No:
TSAMC1220173584

Revised:

DWG# 6 OF 8

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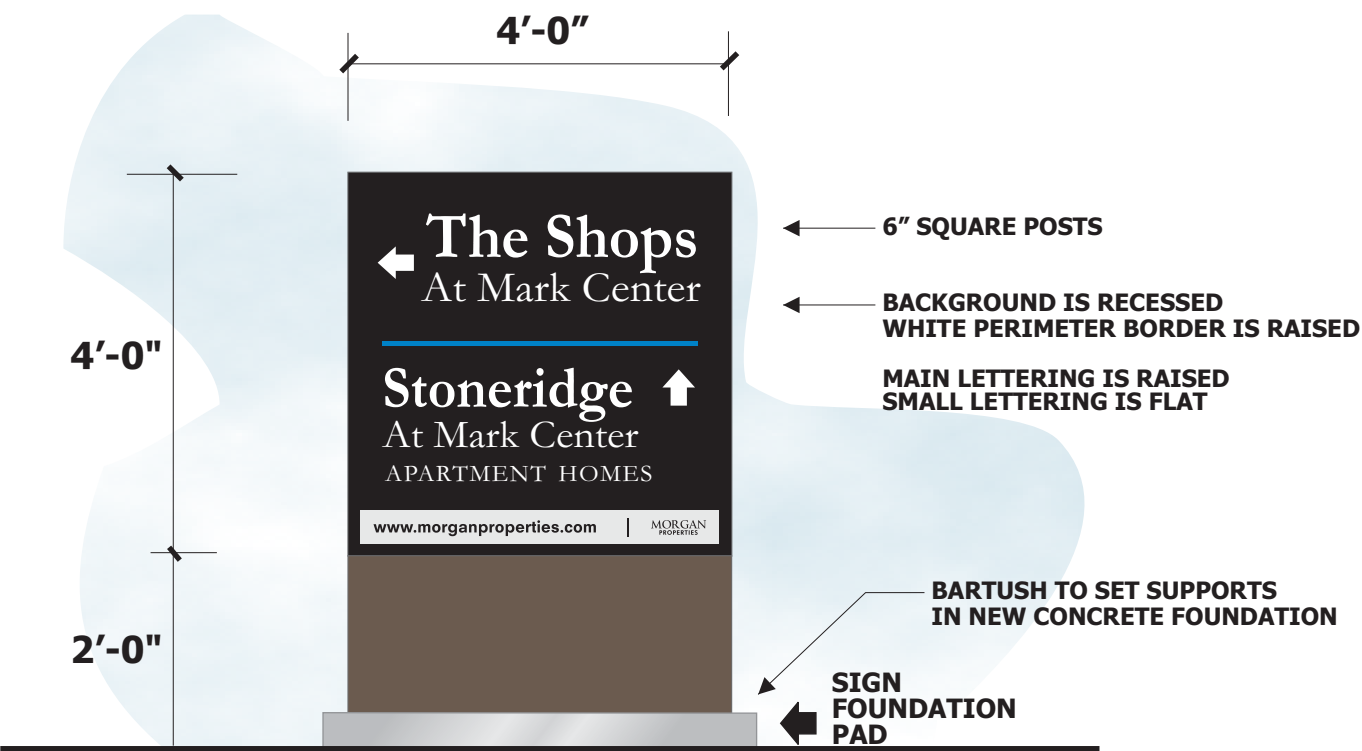
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Bartush Signs
& Crane Service

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SIGN C2 - SHOPS AT MARK CENTER DIRECTIONAL SIGN

QUANTITY (1)



SIGN ELEVATION
1/2" = 1'-0"

COLORS FOR SIGN

BLACK	WHITE	GRAY
BLUE	SILVER/ALUMINUM	WARM GRAY PMS 11C

SIGN C2 DETAILS:

- FABRICATE & INSTALL (1) NEW REPLACEMENT DIRECTIONAL MONUMENT SIGN;
- MONUMENT SIGN LOCATION - SAME AS EXISTING; SIGN TO BE ONE DOUBLE-SIDED FREESTANDING SIGN;
- SIGN TO BE NON LIT;
- ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM;
- BARTUSH TO INSTALL THE MONUMENT SIGN ON (2) STEEL POLE SUPPORTS PROVIDED BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S SITE;

SIGN ZONING RECAP: BEFORE & AFTER

EXISTING MONUMENT SIGN AREA:

$5'-4" \times 7'-8" = 40.88 \text{ SF}$

EXISTING MONUMENT HEIGHT: 64"

REPLACEMENT MONUMENT SIGN AREA:

$6'-0" \times 4'-0" = 24 \text{ SF}$

REPLACEMENT MONUMENT SIGN HEIGHT: 72"

Client:
MORGAN PROPERTIES
MARK CENTER
THE SHOPS AT MARK CENTER

Location:
ALEXANDRIA VA 22304

Date:
12-20-17 09-05-18
02-24-18
03-12-18

Dwg. By:
RBC

Dwg No:
TSAMC1220173584

Revised:

DWG# 7 OF 8

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SIGN C1 & C2 - SHOPS AT MARK CENTER DIRECTIONAL SIGNS

QUANTITY (2)

C1 @ READING



C2 @ RAYBURN



ARROWS WILL BE ORIENTED
CORRECTLY
FOR EACH SIDE OF SIGN

Client:
MORGAN PROPERTIES
MARK CENTER
THE SHOPS AT MARK CENTER

Location:
ALEXANDRIA VA 22304

Date:
12-20-17 09-05-18
02-24-18
03-12-18

Dwg. By:
RBC

Dwg No:
TSAMC1220173584

Revised:

DWG# 8 OF 8

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THE SHOPS AT MARK CENTER TABLE OF SIGNAGE

TYPE OF SIGN	TOTAL NUMBER OF SIGN TYPE	SF OF TYPICAL SIGN	TYPICAL LOCATION	NEW (N) OR REPLACEMENT (R)	TOTAL SIGNAGE
SIGN A1 + A2 FREESTANDING MONUMENT AT CORNERS	(2)	51.96 SF	GROUND MOUNTED	R	103.92 SF
SIGN C1 + C2 FREESTANDING ENTRANCE SIGNS	(2)	24SF	GROUND MOUNTED	R	48 SF