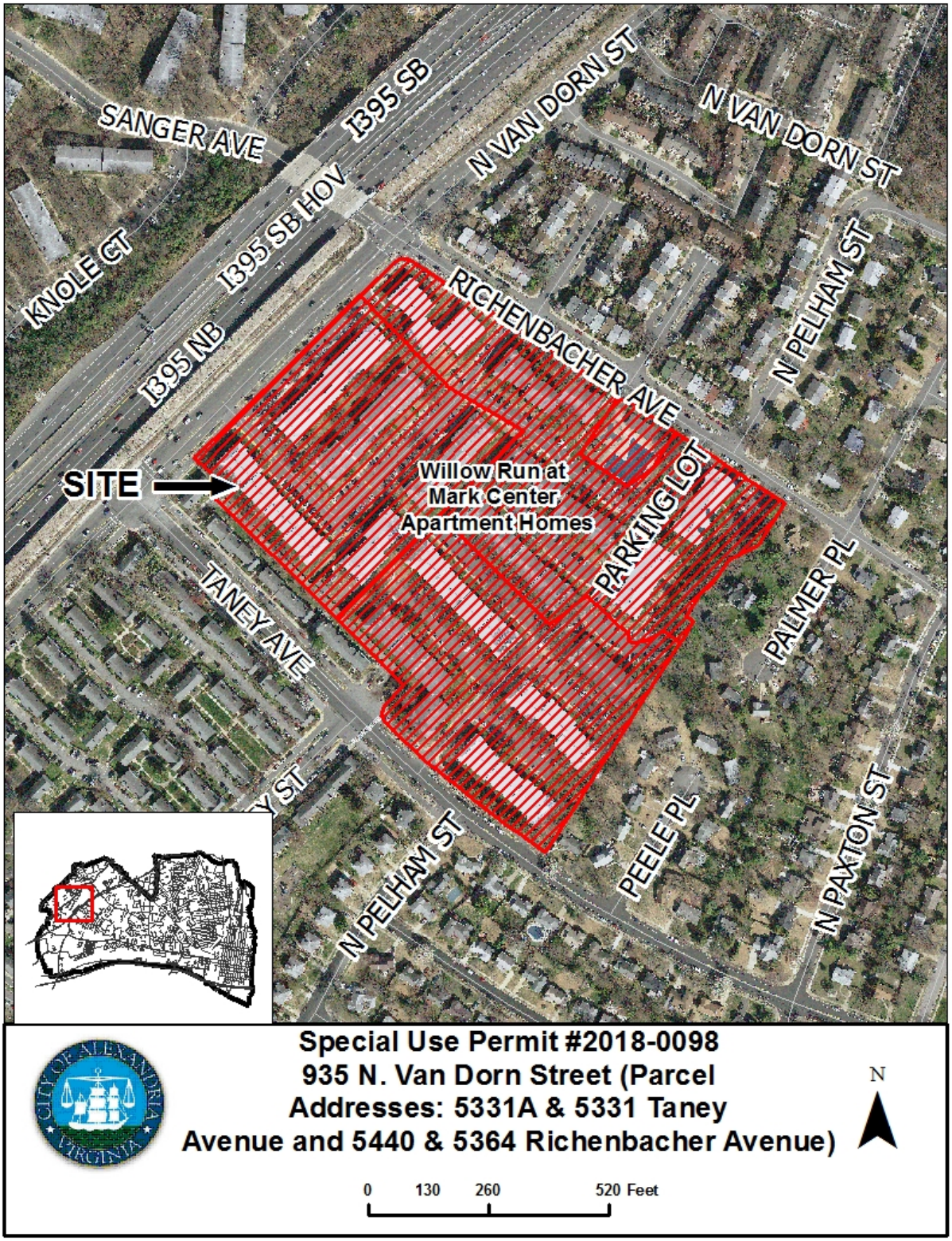
DOCKET ITEM #7
Special Use Permit #2018-0098
935 N. Van Dorn Street– Willow Run at Mark Center Apartment Homes

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 the Willow Run at Mark Center Apartment Homes.	**Planning Commission Hearing:**	December 4, 2018
	City Council Hearing:	December 15, 2018
Address:935 N. Van Dorn St (Parcel addresses: 5331A Taney Avenue, 5331 Taney Avenue, 5440 Richenbacher Avenue, and 5364 Richenbacher Avenue)	**Zone:**	RA/Multi-family R-5/Single-family R-20/ Single-family
Applicant: Morgan Properties Management Company, LLC	**Small Area Plan:**	Seminary Hill/Strawberry Hill

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



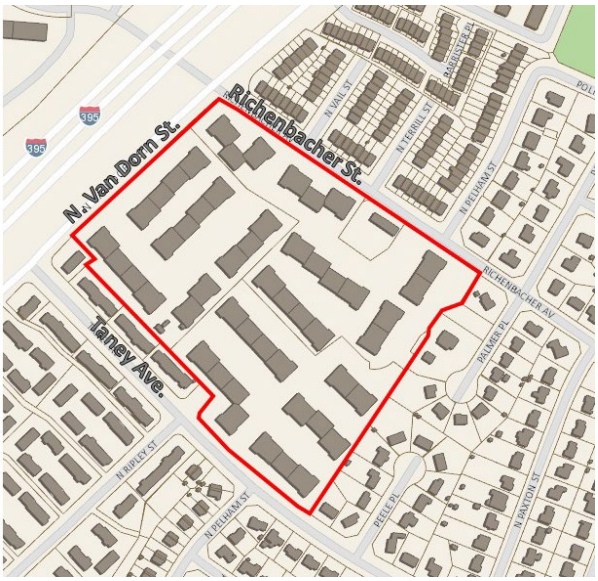
PROJECT LOCATION MAP

I. DISCUSSION

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

SITE DESCRIPTION

The subject property contains four lots of records (5331A Taney Avenue, 5331 Taney Avenue, 5440 Richenbacher Avenue, and 5364 Richenbacher Avenue) with approximately 620 feet of primary frontage along N. Van Dorn Street, 990 feet of frontage along Richenbacher Avenue, and approximately 1,100 feet of frontage along Taney Avenue for a total lot area of approximately 819,006 square feet, or 18.8 acres. The site is developed with 51 residential buildings which contain approximately 399 apartment units. While uniformly developed with garden style apartment buildings, the site is zoned with three different residential zones, including the RA/Multi-family zone, the R-5/Single-Family Zone and the R-20/Single-Family Zone. The subject site is bounded by N. Van Dorn Street to the northwest, Richenbacher Avenue to the northeast, single-family homes to the southeast and Taney Avenue to the southwest.



Site map for the Willow Run at Mark Center apartment complex.

Site access is provided through the surrounding public roads, with two curb cuts from N. Van Dorn Street into the parcels, one curb cut from Taney Avenue and two curb cuts on Richenbacher Avenue. Each of the curb cuts lead to internal drive aisles which form an internal network of surface parking lots and drive aisles to provide vehicular connectivity to residents. In addition to the residential buildings, the site includes a fitness center, outdoor pools and tennis courts. The site is surrounded by a mix of residential uses, including a townhouse development located north of the subject site across Richenbacher Avenue which is part of the Brookville-Seminary Valley Civic Association, single family homes to the east and southeast, garden style apartments to the south, and I-395 to the west of the subject site.

BACKGROUND

The Willow Run Apartment complex consists of approximately 245,774 square feet of property area, with up to 399 residential units and was constructed in 1962. The site was zoned RA/Residential Multi-family prior to 1992 and portions have remained zoned RA since.

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. In March 2018, a minor site plan amendment was approved for improvements to the existing playground and to install additional recreational amenities.

PROPOSAL

This 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) the applicant requests a Coordinated Sign Special Use Permit to install uniform signage across the four residential apartment complexes and the Shops at Mark Center 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 SUP#2018-0107, 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 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 (SUP#2018-0097 - also to be reviewed on the December 2018 docket). 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 and Shops at Mark Center, 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 and a consistent font style to establish uniform branding.

- The applicant requests a freestanding monument sign along the N. Van Dorn Street frontage, Sign A, of approximately 40 square feet with a maximum height of six (6) feet; this exceeds the zoning ordinance's prescribed maximum of 24 square feet per Section 9-201(A)1.iii.2.a per the R-20 Zone.
- The applicant requests a freestanding monument sign along the Richenbacher Avenue frontage, Sign E, of approximately 21 square feet with a maximum height of six (6) feet; which complies with Section 9-201(A)1.iii.2.a.of the City's Zoning Ordinance per the R-20 Zone.
- The applicant requests a freestanding monument sign along the Taney Avenue frontage, Sign F, of approximately 30 square feet with a maximum height of six (6) feet; which complies with Section 9-201(A)1.iii.2 of the City's Zoning Ordinance per the R-5 Zone.
- Uniform building signage, including building identification signage for addressing and pedestrian wayfinding to be installed on each of the 51 residential buildings;
- Installation of reserved parking signage for the leasing office which complies with Section 9-201(A)2.iii.1 of the Zoning Ordinance per the RA Zone; and
- The removal of a previous leasing center monument sign which is no longer needed (See Attachment 1 for a detailed package of proposed signage).

PARKING

The proposal for additional signage would result in no change to the existing parking at the Willow Run at Mark Center Apartment Homes and would continue to provide 566 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."

Zoning of the Willow Run apartment complex and locations of proposed signage.

The Willow Run at Mark Center apartment complex is divided between three zoning categories, the RA/Multi-family zone, R-20 Single-Family zone, and the R-5/Single-family zone. Per the sign ordinance, the single-family R-

5 zone and R-20 zones have identical signage regulations while the RA/Multi-family zone permits slightly higher allocations of signage.

The entire Willow Run at Mark Center Apartment complex is within the boundaries of the Seminary Hill/Strawberry Hill Small Area Plan which does not include content on signage.

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 relatively large scale of the Willow Run at Mark Center Apartment Homes, the long linear property frontages along N. Van Dorn Street, Taney Avenue, and Richenbacher Avenue, and the internal network of private driveways and parking lots, staff finds the additional monument signs and increased square footage for signs in the residential community appropriate and necessary to provide wayfinding and navigation.

Staff has also reviewed the proposal to ensure that the coordinated sign program will not adversely impact the nearby neighborhood and finds that many of the proposed signs in Willow Run will replace existing signs and 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 Willow Run apartment complex.

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. 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 within the Willow Run apartment complex. 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 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 a building permit for Sign A (at the intersection of Richenbacher Ave and N. Van Dorn St.) work with staff to relocate the sign approximately 2-3 feet to the south/southeast to move the sign out of the identified limits of disturbance for the construction of the interim West End Transitway. (T&ES)(P&Z)

6. Prior to submitting any building permits or sign permits for SUP#2018-0098, 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)

7. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (concerns with SIGN B1 in the public easement and sign may not be constructed over existing storm sewer) (T&ES)

8. 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)

9. 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 During construction of the final West End Transitway configuration, the location of sign A may need 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)

C-1 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)

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 received.

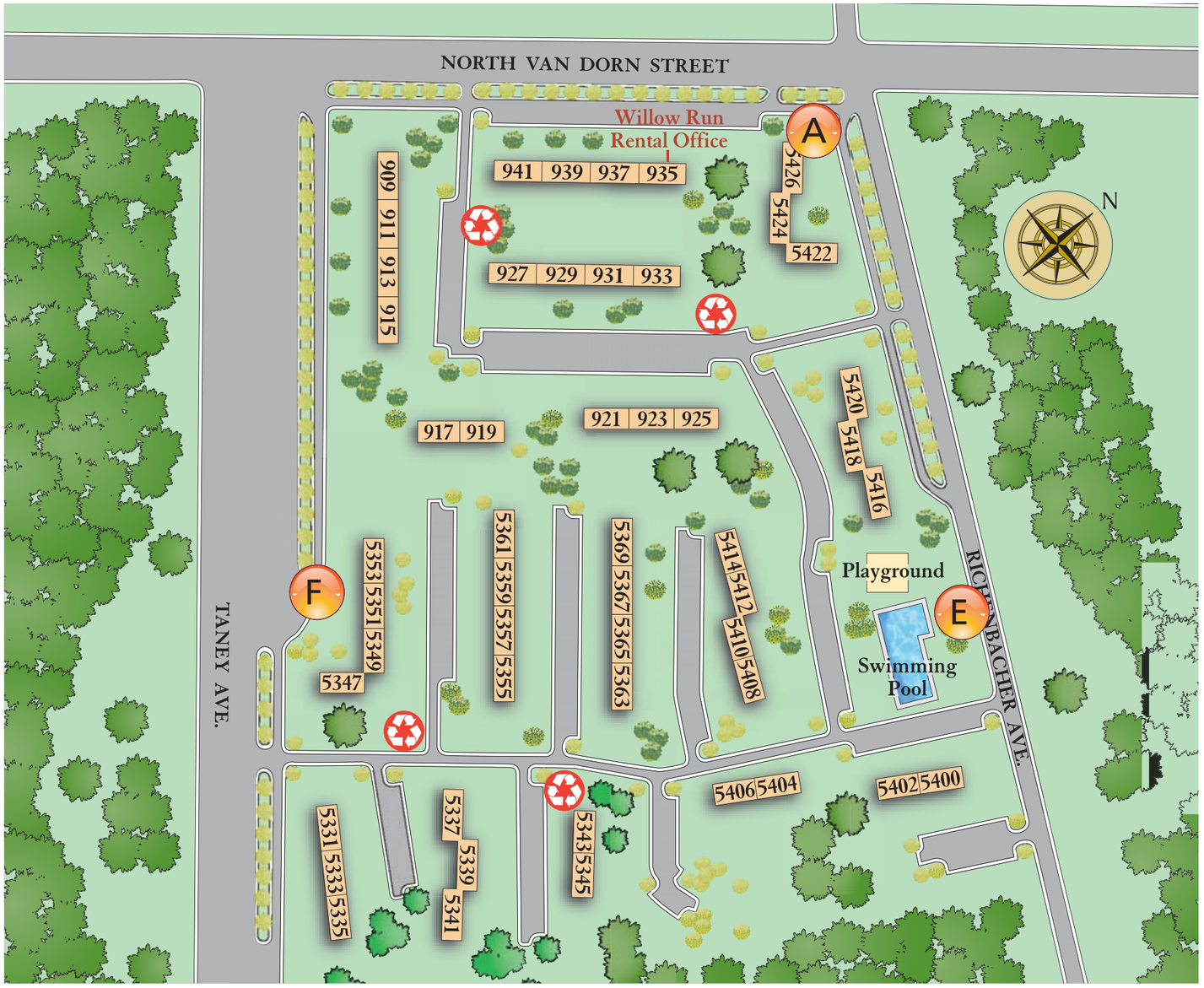
WILLOW RUN SUMMARY TABLE OF SIGNAGE

TYPE OF SIGN	TOTAL NUMBER OF SIGN TYPE	SF OF TYPICAL SIGN	TYPICAL LOCATION	NEW (N) OR REPLACEMENT (R)	TOTAL SIGNAGE
SIGN A FREESTANDING MONUMENT AT CORNER	(1)	40 SF	GROUND MOUNTED	R	40 SF
SIGN C FREESTANDING RESIDENT PARKING SIGNS	(4)	1SF	GROUND MOUNTED	R	4 SF
SIGN D1 INDIVID. BUILDING NUMBER ID SIGNS	(48)	.5 SF	WALL MOUNTED	R	24 SF
SIGN D2 DIRECTIONAL BUILDING ID SIGNS	(32)	2.5 SF	WALL MOUNTED	R	80 SF
SIGN E FREESTANDING MONUMENT AT POOL AREA	(1)	20.66 SF	GROUND MOUNTED	N	20.66 SF
SIGN E FREESTANDING MONUMENT ON TANEY AVE	(1)	30 SF	GROUND MOUNTED	N	30 SF

- DELETED: MONUMENT AT LEASING CENTER - 24 SF GROUND MOUNTED

MORGAN PROPERTIES: WILLOW RUN APARTMENT HOMES

COORDINATED SIGN SPECIAL USE PERMIT PROGRAM



SUMMARY OF PRIMARY SIGNS

- A FREESTANDING MONUMENT SIGN
- B
- C
- D
- E SWIMMING POOL ID SIGN
- F SECONDARY ID SIGN ON TANEY
- G
- H
- I
- J

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PHONE 570-366-2311

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

SIGN A - MAIN MONUMENT SIGN

QUANTITY (1)

SIGN ZONING RECAP: BEFORE & AFTER

EXISTING MONUMENT SIGN AREA:

5'-2" X 8'-1" = 41.76 SF

EXISTING MONUMENT HEIGHT: 62"

REPLACEMENT MONUMENT SIGN AREA:

6'-0" X 6'-8" = 39.96 SF

REPLACEMENT MONUMENT SIGN HEIGHT: 72"

SIGN A DETAILS:

FABRICATE & INSTALL (1) NEW REPLACEMENT MONUMENT SIGN AT CORNER OF VAN DORN;

MONUMENT SIGN LOCATION - SAME AS EXISTING; SIGN TO BE ONE DOUBLE-SIDED FREESTANDING SIGN; SIGN TO BE 1. NON LIT OR 2. INTERNALLY ILLUMINATED;

CUSTOM INTERNALLY ILLUMINATED SIGN CABINET MODULE TO BE FABRICATED FROM .125" ALUMINUM & ALUMINUM EXTRUSION; ALUMINUM FACE TO BE ROUTED OUT & PLEX COPY TO BE 1/2" THICK PUSHED THRU;

SIGN ILLUMINATION: INTERNAL LEDS; SIGN TO BE UL LISTED & LABELED AND TO BE NEC COMPLIANT;

ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM;

BARTUSH TO INSTALL THE MONUMENT SIGN ON A CENTER SQUARE STEEL POLE SUPPORT PROVIDED 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;

SIGN COLORS

BLACK

WHITE

GRAY
WARM GRAY PMS 11C

BLUE

SILVER/ALUMINUM

Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17 06-20-18
02-21-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
WRA1212173575

Revised:

DWG# 2 OF 10

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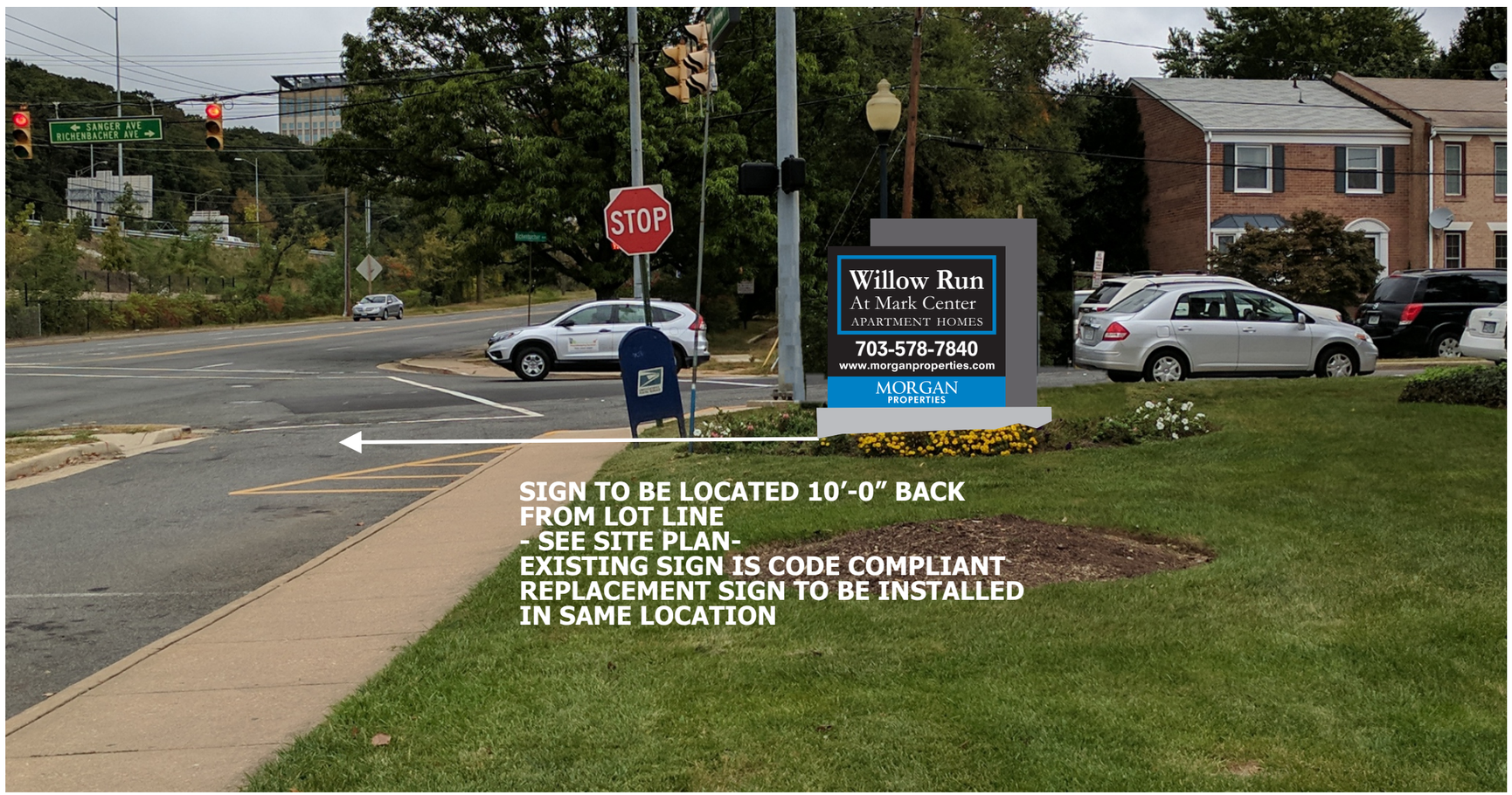
PHONE 570-366-2311

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

SIGN A
QUANTITY (1)



Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17 06-20-18
02-21-18 09-05-18
03-12-18

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Dwg No:
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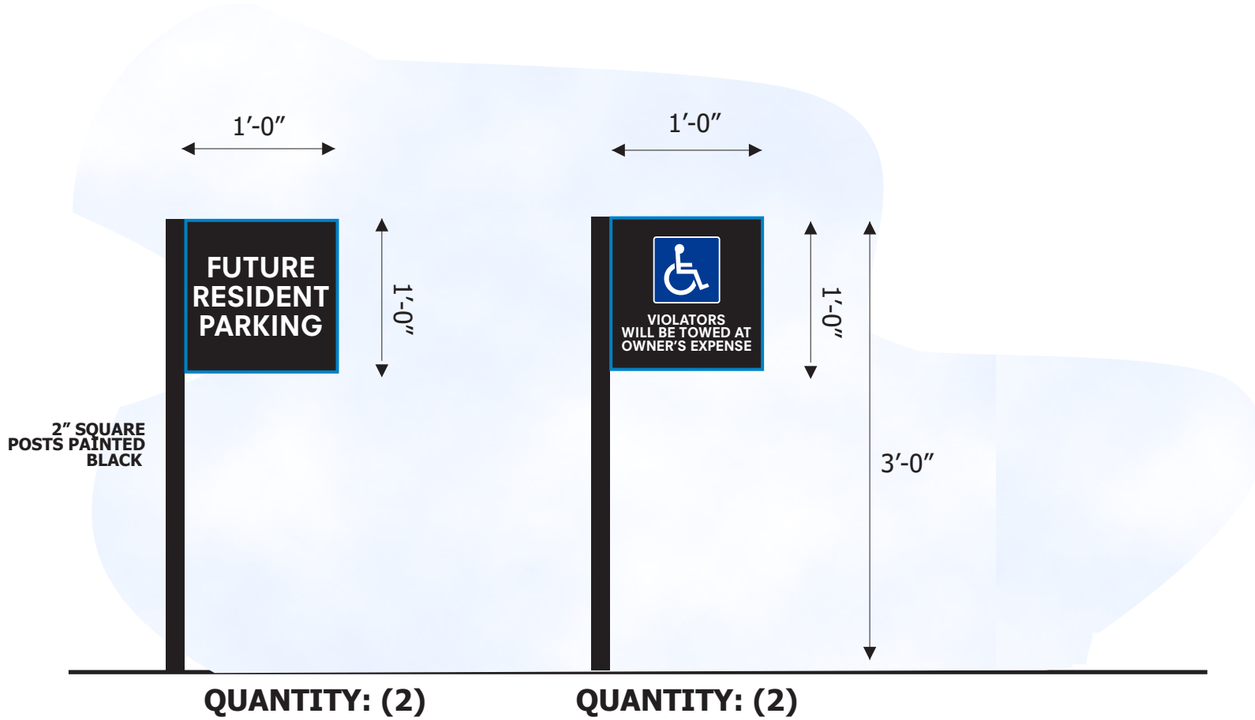
SIGN C - LEASING CENTER PARKING SIGNS

QUANTITY (4)



SIGN ELEVATION

1″=1′-0″

SIGN C RESIDENT PARKING SIGN DETAILS

REMOVE (4) EXISTING PARKING SIGNS AT THIS LOCATION;

MANUFACTURE & INSTALL (4) NEW FABRICATED ALUMINUM SIGN PANELS; SINGLE-SIDED;

PROVIDE & INSTALL NEW MATCHING BLACK 2″ SQUARE POSTS; INSTALL WHERE EXISTING SIGNS ARE LOCATED;

WHITE = REFLECTIVE

COLORS FOR SIGN

BLACK

WHITE

BLUE

MORGAN PROPERTIES BLUE

SILVER/ALUMINUM

Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17
02-21-18 09-05-18
03-12-18

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Dwg No:
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Revised:

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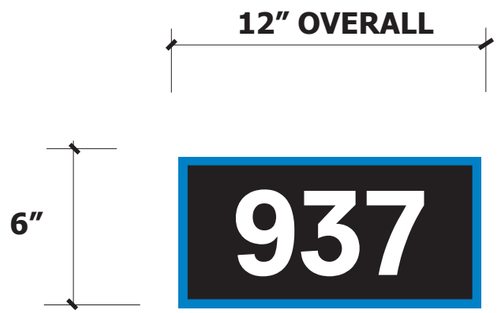
SIGN D1 - BUILDING ID SIGNS

QUANTITY (48)



SIGN ELEVATION
2"=1'-0"

JOB NOTES:
PLEASE SEE SEPARATE RENDERING FOR TYPICAL WILLOW RUN BUILDING ID LAYOUT

SIGN D1.A BUILDING ID SIGN DETAILS:

MANUFACTURE & INSTALL NEW REPLACEMENT BUILDING ID SIGNS; SIGNS TO BE SINGLE SIDED; & NON LIT;

REPLACEMENT SIGNS TO BE INSTALLED IN THE SAME LOCATIONS AS EXSTING SIGNS; NEW SIGNS TO COVER THE FOOTPRINT OF THE OLD SIGNS;

QUANTITY (48);

SIGN FACE PANEL TO BE FABRICATED ALUMINUM; ALL LETTERING WHITE AND/OR BLACK TO BE 3M REFLECTIVE VINYL;

COLORS FOR SIGN

BLACK	WHITE	BLUE	SILVER/ALUMINUM
		MORGAN PROPERTIES BLUE	

Client:
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MARK CENTER
WILLOW RUN

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12-12-17
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Dwg No:
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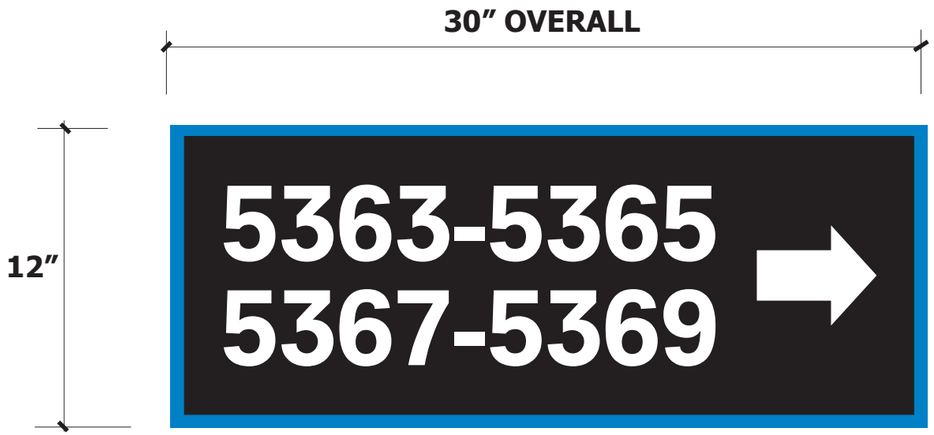
SIGN D2 - BUILDING NUMBER DIRECTIONAL SIGNS

QUANTITY (32)



JOB NOTES:
PLEASE SEE SEPARATE RENDERING FOR TYPICAL WILLOW RUN BUILDING DIRECTIONAL ID SIGN LAYOUT

SIGN ELEVATION
2"=1'-0"

SIGN D2 BUILDING DIRECTIONAL SIGN DETAILS:

MANUFACTURE & INSTALL NEW REPLACEMENT BUILDING NUMBER DIRECTIONAL SIGNS; SIGNS TO BE SINGLE SIDED & NON LIT;

PROPOSED SIGNS TO BE INSTALLED IN THE SAME LOCATIONS; NEW SIGNS TO COVER THE FOOTPRINT OF THE OLD SIGNS;

QUANTITY (32);

SIGN FACE PANEL TO BE FABRICATED ALUMINUM; ALL LETTERING WHITE AND/OR BLACK TO BE 3M REFLECTIVE VINYL;

COLORS FOR SIGN

BLACK

WHITE

BLUE
MORGAN PROPERTIES BLUE

SILVER/ALUMINUM

Client:
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MARK CENTER
WILLOW RUN

Location:
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Dwg No:
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Revised:

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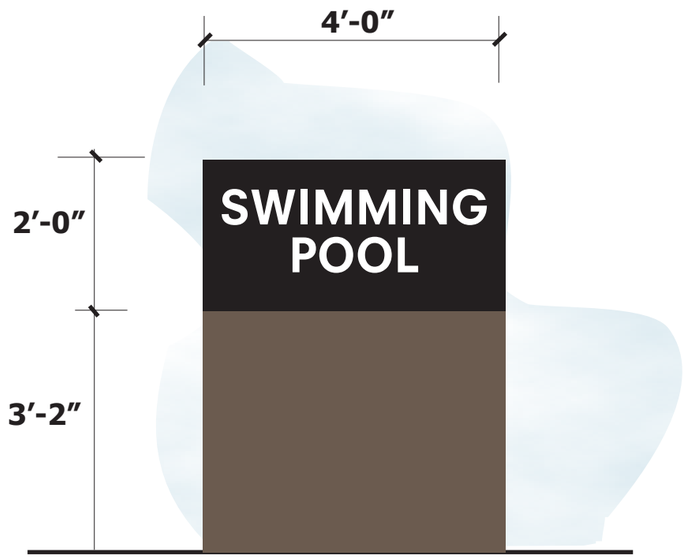
SIGN E - SWIMMING POOL ID SIGN

QUANTITY (1)



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

SIGN COLORS

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

SIGN TO BE CENTERED IN BACK OF 17'-0" WIDE 1/2 CIRCLE
SEE SITE PLAN FOR SETBACK FROM LOT LINE

SIGN E DETAILS:

FABRICATE & INSTALL (1) NEW SWIMMING POOL ID SIGN;

SIGN LOCATION - AS INDICATED; SIGN TO BE SINGLE-SIDED FREESTANDING SIGN;

SIGN TO BE NON LIT;

ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM;

BARTUSH TO INSTALL THE SIGN ON (1) 4" SQUARE SUPPORT PROVIDED BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S SITE;

SIGN ZONING RECAP: NEW SIGN

MONUMENT SIGN AREA:

5'-2" X 4'-0" = 20.66 SF

MONUMENT SIGN HEIGHT: 62"

Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17 06-20-18
02-21-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
WRA1212173575

Revised:

DWG# 7 OF 10

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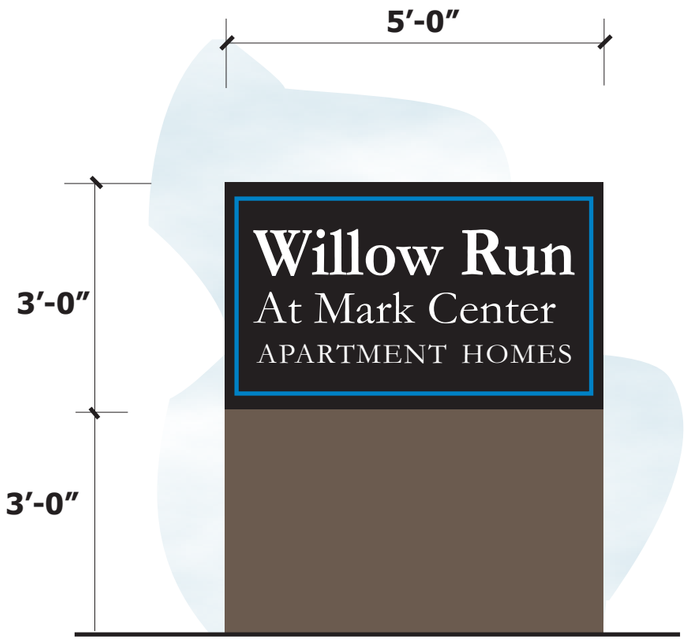
Bartush Signs & Crane Service
302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311
E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN F - ID SIGN ON TANEY

QUANTITY (1)



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

SIGN COLORS

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

SIDE PARALLEL TO TANEY

SEE SITE PLAN FOR SETBACK FROM LOT LINE

JOB NOTES:
THIS SIDE OF SIGN HAS ONLY (1) FACE

SIGN ZONING RECAP: NEW SIGN

MONUMENT SIGN AREA:

6'-0" X 5'-0" = 30 SF

SIGN HEIGHT: 72"

SIGN F DETAILS:

FABRICATE & INSTALL (1) NEW ID SIGN;

SIGN LOCATION - AS INDICATED; SIGN TO BE IN A V-SHAPED CONFIGURATION; 90 DEGREE ANGLE;

SIGN TO BE NON LIT;

ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM;

BARTUSH TO INSTALL THE SIGN ON (2) 4" SQUARE SUPPORTS PROVIDED BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S SITE;

Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17 06-20-18
02-21-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
WRA1212173575

Revised:

DWG# 8 OF 10

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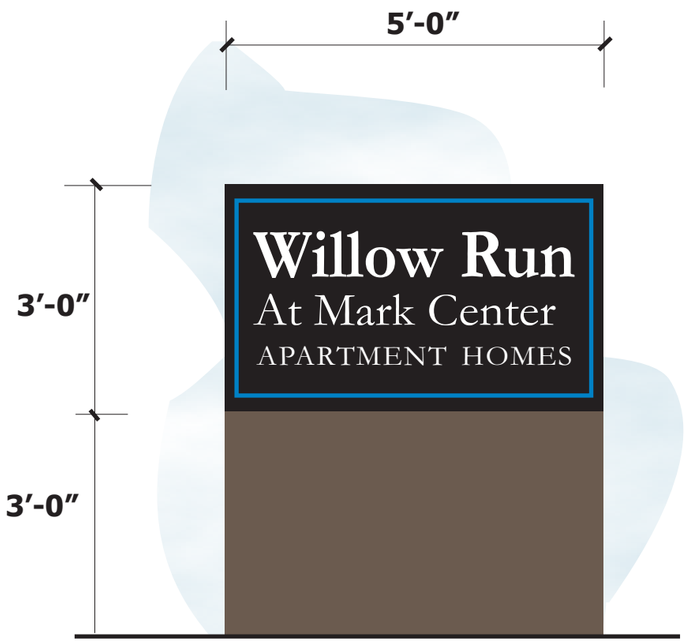
PHONE 570-366-2311
E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN F - ID SIGN ON TANEY

QUANTITY (1)



SIGN ELEVATION

1/2"=1'-0"

SIGN COLORS

BLACK

WHITE

GRAY

WARM GRAY PMS 11C

BLUE

SILVER/ALUMINUM

SIDE PERPENDICULAR TO TANEY

SEE SITE PLAN FOR SETBACK FROM LOT LINE

JOB NOTES:
THIS SIDE OF SIGN HAS ONLY (1) FACE = (2) FACES TOTAL FOR ENTIRE SIGN

SIGN ZONING RECAP: NEW SIGN

POST & PANEL SIGN AREA:

3'-0" X 5'-0" = 30 SF

SIGN HEIGHT: 72"

SIGN F DETAILS:

FABRICATE & INSTALL (1) NEW ID SIGN;

SIGN LOCATION - AS INDICATED; SIGN TO BE IN A V-SHAPED CONFIGURATION; 90 DEGREE ANGLE;

SIGN TO BE NON LIT;

ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM;

BARTUSH TO INSTALL THE SIGN ON (3) 4" SQUARE SUPPORTS PROVIDED BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S SITE;

Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17 06-20-18
02-21-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
WRA1212173575

Revised:

DWG# 9 OF 10

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ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

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

SIGNS REMOVED & NOT REPLACED

QUANTITY (1)

LEASING CENTER FREESTANDING SIGN
24 SF

Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17 06-20-18
02-21-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
WRA1212173575

Revised:

DWG# 10 OF 10

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PHONE 570-366-2311

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

MORGAN PROPERTIES: WILLOW RUN

TYPICAL RESIDENTIAL BUILDING

BUILDING ID SIGN D2
EACH BUILDING HAS (2)

BUILDING ID SIGN D1
EACH BUILDING HAS (1 PER ENTRANCE)

BUILDING ID SIGN D1
EACH BUILDING HAS (1 PER ENTRANCE)

BUILDING ID SIGN D1
EACH BUILDING HAS (1 PER ENTRANCE)

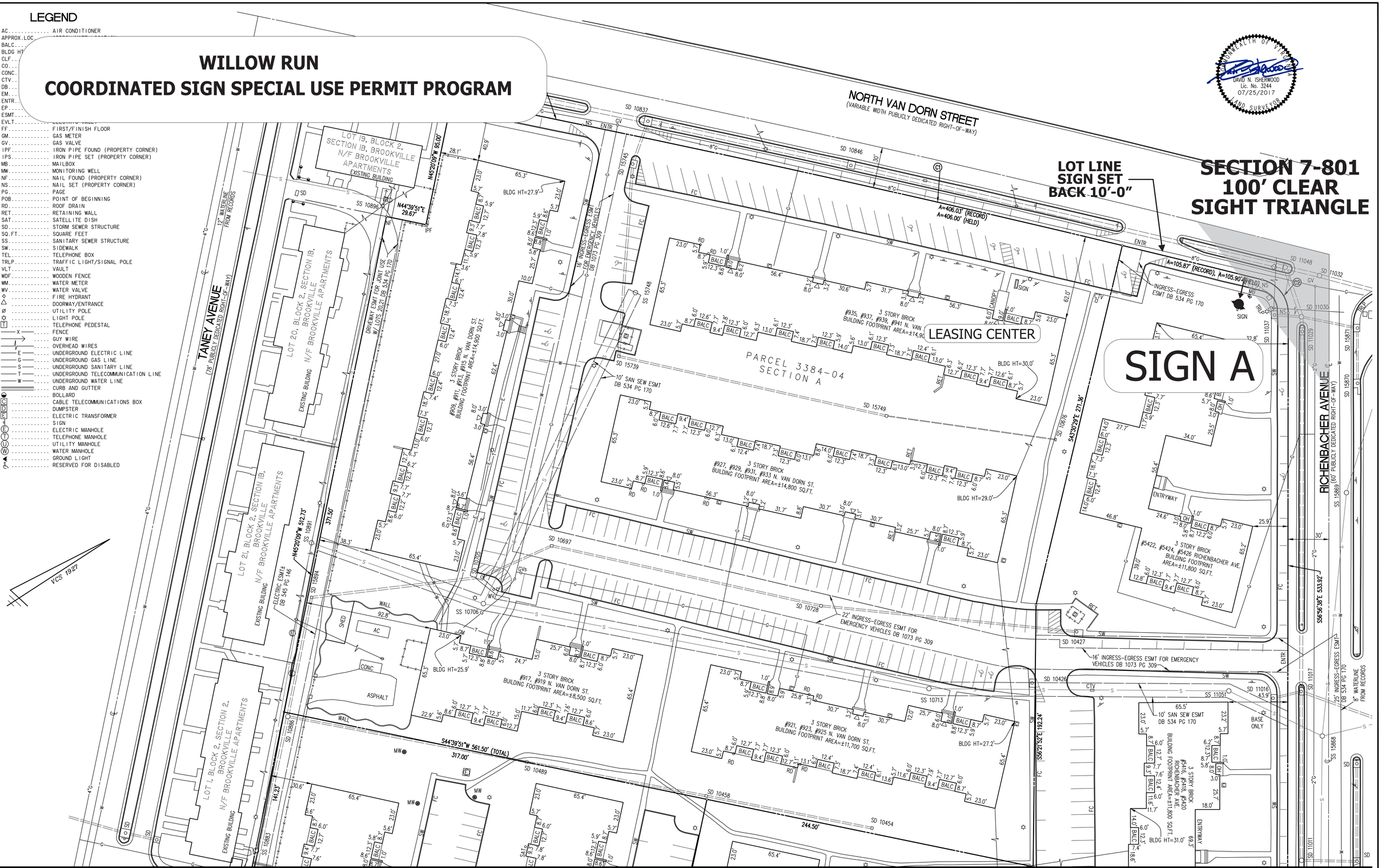
BUILDING ID SIGN D2
EACH BUILDING HAS (2)

NO BUILDING ID SIGNS THIS SIDE

WILLOW RUN
COORDINATED SIGN SPECIAL USE PERMIT PROGRAM

LEGEND

AC..... AIR CONDITIONER
APPROX.LOC.
BALC.....
BLDG HT.....
CLF.....
CO.....
CONC.....
CTV.....
DB.....
EM.....
ENTR.....
EP.....
ESMT.....
EVLT..... ELECTRIC VAULT
FF..... FIRST/FINISH FLOOR
GM..... GAS METER
GV..... GAS VALVE
IPF..... IRON PIPE FOUND (PROPERTY CORNER)
IPS..... IRON PIPE SET (PROPERTY CORNER)
MB..... MAILBOX
MW..... MONITORING WELL
NF..... NAIL FOUND (PROPERTY CORNER)
NS..... NAIL SET (PROPERTY CORNER)
PG..... PAGE
POB..... POINT OF BEGINNING
RD..... ROOF DRAIN
RET..... RETAINING WALL
SAT..... SATELLITE DISH
SD..... STORM SEWER STRUCTURE
SQ.FT..... SQUARE FEET
SS..... SANITARY SEWER STRUCTURE
SW..... SIDEWALK
TEL..... TELEPHONE BOX
TRLP..... TRAFFIC LIGHT/SIGNAL POLE
VLT..... VAULT
WDF..... WOODEN FENCE
WM..... WATER METER
WV..... WATER VALVE
..... FIRE HYDRANT
..... DOORWAY/ENTRANCE
..... UTILITY POLE
..... LIGHT POLE
..... TELEPHONE PEDESTAL
—X— ..... FENCE
..... GUY WIRE
..... OVERHEAD WIRES
—E— ..... UNDERGROUND ELECTRIC LINE
—G— ..... UNDERGROUND GAS LINE
—S— ..... UNDERGROUND SANITARY LINE
—T— ..... UNDERGROUND TELECOMMUNICATION LINE
—W— ..... UNDERGROUND WATER LINE
..... CURB AND GUTTER
..... BOLLARD
..... CABLE TELECOMMUNICATIONS BOX
..... DUMPSTER
..... ELECTRIC TRANSFORMER
..... SIGN
..... ELECTRIC MANHOLE
..... TELEPHONE MANHOLE
..... UTILITY MANHOLE
..... WATER MANHOLE
..... GROUND LIGHT
..... RESERVED FOR DISABLED



MATCHLINE SHEET 3

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

RECERTIFIED: 02/07/2014
RECERTIFIED: 05/17/2015
RECERTIFIED: 10/25/2015
RECERTIFIED: 07/25/2017

ALTA/NSPS LAND TITLE SURVEY
PROPERTY OF
WILLOW RUN RESIDENTIAL, L.L.C.
INSTRUMENT NUMBER 150019062
ALSO KNOWN AS
"WILLOW RUN AT MARK CENTER"
CITY OF ALEXANDRIA, VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID N. ISHERWOOD
Lic. No. 3244
07/25/2017
LAND SURVEYOR

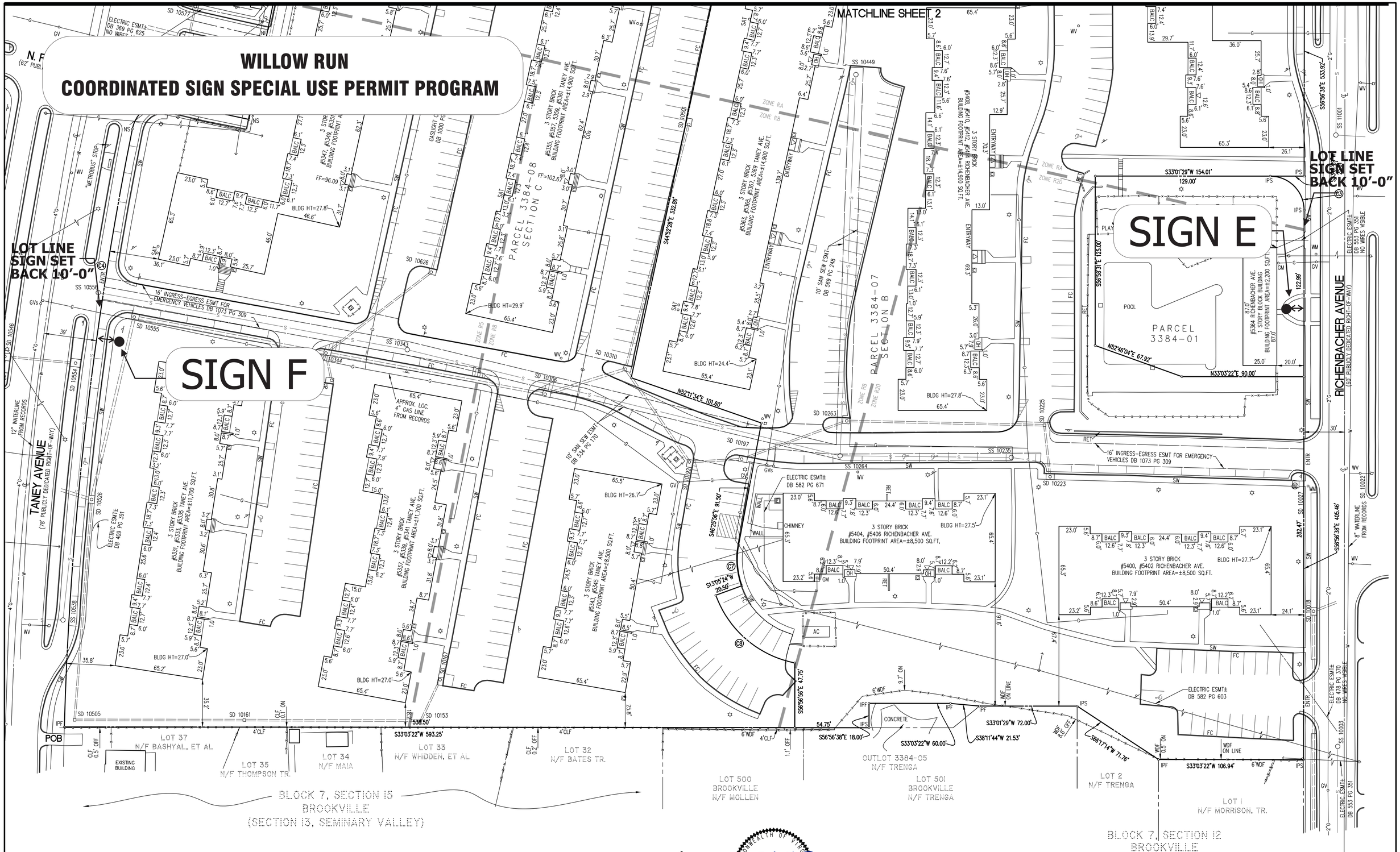
WALTER L. PHILLIPS, INC.
CIVIL ENGINEERS—LAND SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 http://www.wlpinc.com

SCALE: 1" = 30' | DATE: MARCH 26, 2007 | DRAWN: dep

File No. WINKLER Tax Map No. 38.01/38.02 Job No. 06-046 Cadd Dwg. File: 06046A-04_WillowRun

SHEET: 2 OF 3

WILLOW RUN
COORDINATED SIGN SPECIAL USE PERMIT PROGRAM



COMMONWEALTH OF VIRGINIA
DAVID N. ISHERWOOD
Lic. No. 3244
07/25/2017
LAND SURVEYOR

RECERTIFIED: 02/07/2014
RECERTIFIED: 05/17/2015
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ALTA/NSPS LAND TITLE SURVEY
PROPERTY OF
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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 http://www.wlpinc.com

SCALE: 1" = 30' | DATE: MARCH 26, 2007 | DRAWN: dep

File No. WINKLER Tax Map No. 38.01/38.02 Job No. 06-046 Cadd Dwg. File: 06046A-03_WillowRun.DWG

SHEET: 3 OF 3

APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: WILLOW RUN, LYNBROOK, BROOKDALE + STONERIDGE APARTMENTS

TAX MAP REFERENCE: MULTIPLE **ZONE:** RA

APPLICANT:

Name: MORGAN PROPERTIES MANAGEMENT COMPANY, LLC

Address: 160 CLUBHOUSE ROAD, KING OF PRUSSIA PA 19406

PROPOSED USE: COORDINDATED SIGN SPECAL USE PERMIT COVERING REVISIONS TO EXTERIOR SIGNS AT (4) APARTMENT PROPERTIES

☑ **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	Signature	9.7.19
Print Name of Applicant or Agent		Date
538 NORTH STREET	2153451481	2153451481
Mailing/Street Address	Telephone #	Fax #
DOYLESTOWN PA 19801	rcmercer@verizon.net	
City and State / Zip Code	Email address	

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of WILLOW RUN APARTMENTS LYNBROOK APARTMENTS BROOKDALE APARTMENTS STONERIDGE APARTMENTS, 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 FOR ALL 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. — See Attached —		
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 SEE (4) SITES LISTED ON ATTACHED (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. — See ATTACHED —		
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 the12-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. Morgan Properties LP	NONE	
2. Mark Center Portfolio Holdings LLC	NONE	
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	RICHARD B CRAWFORD	
Date	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: WILLOW RUN APARTMENTS, LYNBROOK APARTMENTS, BROOKDALE APARTMENTS, STONERIDGE APARTMENTS

Willow Run at Mark Center Apartment Homes
935 N Van Dorn Street
Alexandria, VA 22304

Lynbrook at Mark Center Apartment Homes
5411A Sheffield Court
Alexandria, VA 22311

Brookdale at Mark Center Apartment Homes
1400 N Beauregard Street
Alexandria, VA 22311

Stoneridge at Mark Center Apartment Homes
5797A Rayburn Avenue
Alexandria, VA 22311

MARK CENTER PORTFOLIO HOLDINGS LLC 160 CLUBHOUSE ROAD KING OF PRUSSIA PA 19406
100% PERCENT OF OWNERSHP OF ALL PROPERTIES LISTED

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 COORDINTED SIGN SPECIAL USE PERMIT APPLICATION NARRATIVE -

Mark Center Apartments Coordinated Sign Special Use Permit Summary

The Applicant, Morgan Properties Management Company LLC, is submitting a Special Use Permit application covering exterior signage at (4) four apartment properties in what is often referred to as the Mark Center:

Willow Run at Mark Center Apartment Homes
935 N Van Dorn Street
Alexandria, VA 22304

Lynbrook at Mark Center Apartment Homes
5411A Sheffield Court
Alexandria, VA 22311

Brookdale at Mark Center Apartment Homes
1400 N Beauregard Street
Alexandria, VA 22311

Stoneridge at Mark Center Apartment Homes
5797A Rayburn Avenue
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 Mark Center apartment sites in 2017. The Mark Center apartment properties cover nearly 150 acres total and have 2,664 dwelling units. The individual apartment properties border well-traveled (4) four lane roadways (North Beauregard, Sanger Avenue, North Van Dorn Street) that are at some points divided roadways.

Morgan Properties analyzed the existing exterior signage at the newly acquired Mark Center apartment properties in 2017 and determined: a. many of the existing signs were in extremely poor condition and would require extensive repairs if re-used; b. 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 sign revisions across the (4) four properties in a comprehensive and uniform fashion. There are multiple types of signs included in the package, from primary freestanding identification and directional signs to small incidental apartment address signs. The end result will be updated Mark

302 N. Washington Street, Orwigsburg, Pennsylvania 17961
(570) 366-2311 • (570) 366-1125 • Fax: (570) 366-8976
http://www.bartush.com • e-mail: signsetc@bartush.com

Center apartment signage that reflects Morgan Properties design standards, meets existing City requirements and is appropriate to the built-environment at each site.

If approved, the Morgan Properties 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 large multi-family apartment properties in scale, design and size, and is compliant with the purposes of the City's Master Plan and Zoning Ordinance.

SUP #_____

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. [X] No.

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

SUP #_____

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. [X] 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.

_____

_____

_____

_____

SUP #_____

PARKING AND ACCESS REQUIREMENTS

N/A – EXISTING

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

SUP #_____

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 [X] No

Do you propose to construct an addition to the building? [ ] Yes [X] No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be? See Plans for dimensions – multiple signs –

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____sq. ft. (total)

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: Exterior Signs on (4) Properties

End of Application

SUP # _____

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?
THERE ARE MULTIPLE FREESTANDING SIGNS ACROSS THE (4) PROPERTIES

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 PLANS SHOW THE LOT DIMENSIONS AND FRONTAGES

4. How many businesses are located on the property?
EACH PROPERTY HAS ONE USE - APARTMENT RENTALS

5. How many signs are proposed?
(3) NEW FREESTANDING SIGNS ARE PROPOSED IN THE PACKAGE: (2) AT WILLOW RUN + (1) AT LYNBROOK

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?
(2) NEW WILLOW RUN SIGNS WILL BE NON LIT
(1) NEW LYNBROOK SIGN WILL BE INTERNALLY ILLUMINATED VIA LOW VOLTAGE LEDS

WILLOW RUN SUMMARY TABLE OF SIGNAGE

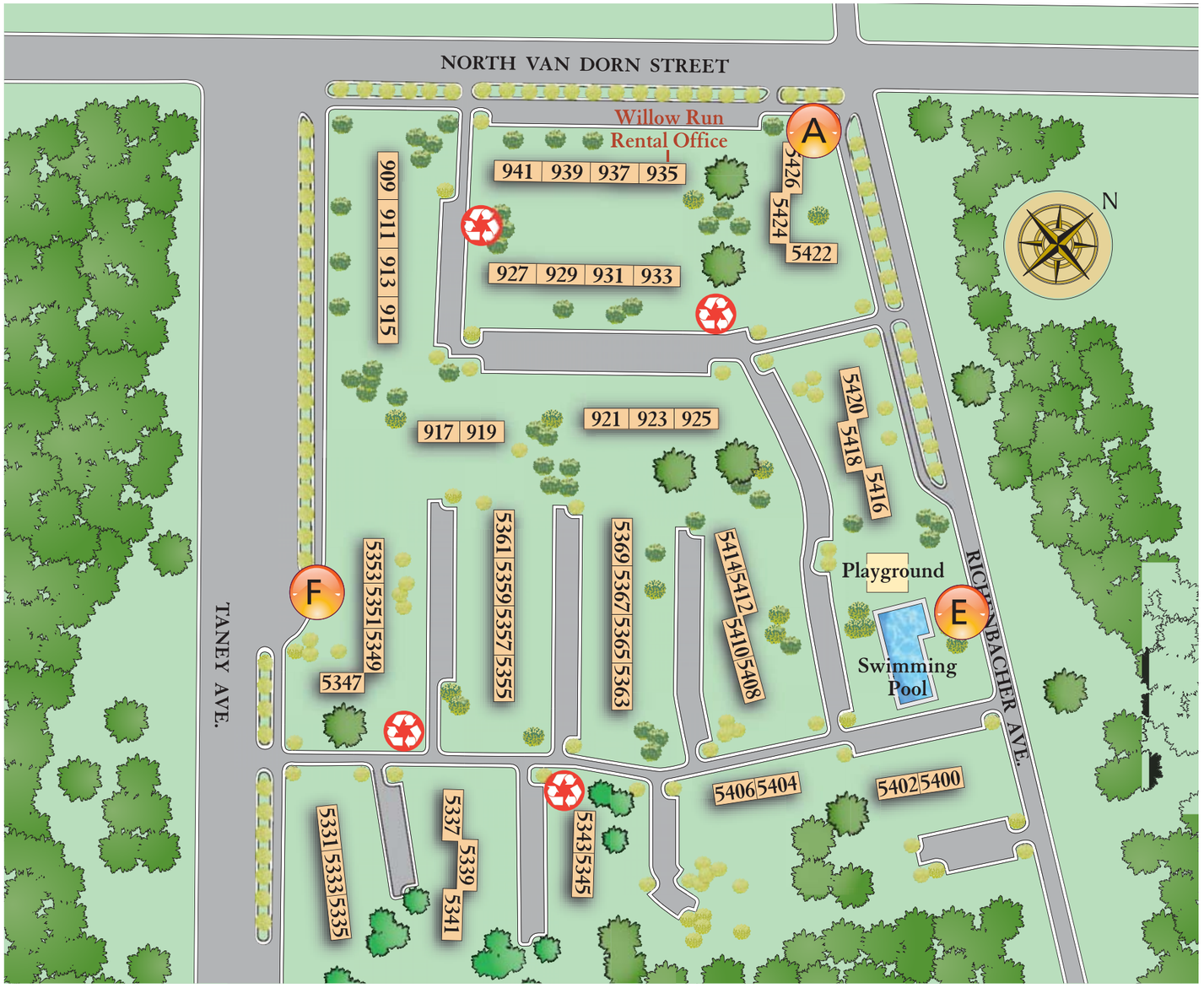
TYPE OF SIGN	TOTAL NUMBER OF SIGN TYPE	SF OF TYPICAL SIGN	TYPICAL LOCATION	NEW (N) OR REPLACEMENT (R)	TOTAL SIGNAGE
SIGN A FREESTANDING MONUMENT AT CORNER	(1)	40 SF	GROUND MOUNTED	R	40 SF
SIGN C FREESTANDING RESIDENT PARKING SIGNS	(4)	1SF	GROUND MOUNTED	R	4 SF
SIGN D1 INDIVID. BUILDING NUMBER ID SIGNS	(48)	.5 SF	WALL MOUNTED	R	24 SF
SIGN D2 DIRECTIONAL BUILDING ID SIGNS	(32)	2.5 SF	WALL MOUNTED	R	80 SF
SIGN E FREESTANDING MONUMENT AT POOL AREA	(1)	20.66 SF	GROUND MOUNTED	N	20.66 SF
SIGN E FREESTANDING MONUMENT ON TANEY AVE	(1)	30 SF	GROUND MOUNTED	N	30 SF

- DELETED: MONUMENT AT LEASING CENTER - 24 SF GROUND MOUNTED

1

MORGAN PROPERTIES: WILLOW RUN APARTMENT HOMES

COORDINATED SIGN SPECIAL USE PERMIT PROGRAM



SUMMARY OF PRIMARY SIGNS

- A FREESTANDING MONUMENT SIGN
- B
- C
- D
- E SWIMMING POOL ID SIGN
- F SECONDARY ID SIGN ON TANEY
- G
- H
- I
- J

Bartush Signs & Crane Service

302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311

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

SIGN A - MAIN MONUMENT SIGN

QUANTITY (1)

SIGN ZONING RECAP: BEFORE & AFTER

EXISTING MONUMENT SIGN AREA:

5'-2" X 8'-1" = 41.76 SF

EXISTING MONUMENT HEIGHT: 62"

REPLACEMENT MONUMENT SIGN AREA:

6'-0" X 6'-8" = 39.96 SF

REPLACEMENT MONUMENT SIGN HEIGHT: 72"

SIGN A DETAILS:

FABRICATE & INSTALL (1) NEW REPLACEMENT MONUMENT SIGN AT CORNER OF VAN DORN;

MONUMENT SIGN LOCATION - SAME AS EXISTING; SIGN TO BE ONE DOUBLE-SIDED FREESTANDING SIGN; SIGN TO BE 1. NON LIT OR 2. INTERNALLY ILLUMINATED;

CUSTOM INTERNALLY ILLUMINATED SIGN CABINET MODULE TO BE FABRICATED FROM .125" ALUMINUM & ALUMINUM EXTRUSION; ALUMINUM FACE TO BE ROUTED OUT & PLEX COPY TO BE 1/2" THICK PUSHED THRU;

SIGN ILLUMINATION: INTERNAL LEDS; SIGN TO BE UL LISTED & LABELED AND TO BE NEC COMPLIANT;

ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM;

BARTUSH TO INSTALL THE MONUMENT SIGN ON A CENTER SQUARE STEEL POLE SUPPORT PROVIDED 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;

SIGN COLORS

BLACK

WHITE

GRAY

WARM GRAY PMS 11C

BLUE

SILVER/ALUMINUM

Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17 06-20-18
02-21-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
WRA1212173575

Revised:

DWG# 2 OF 10

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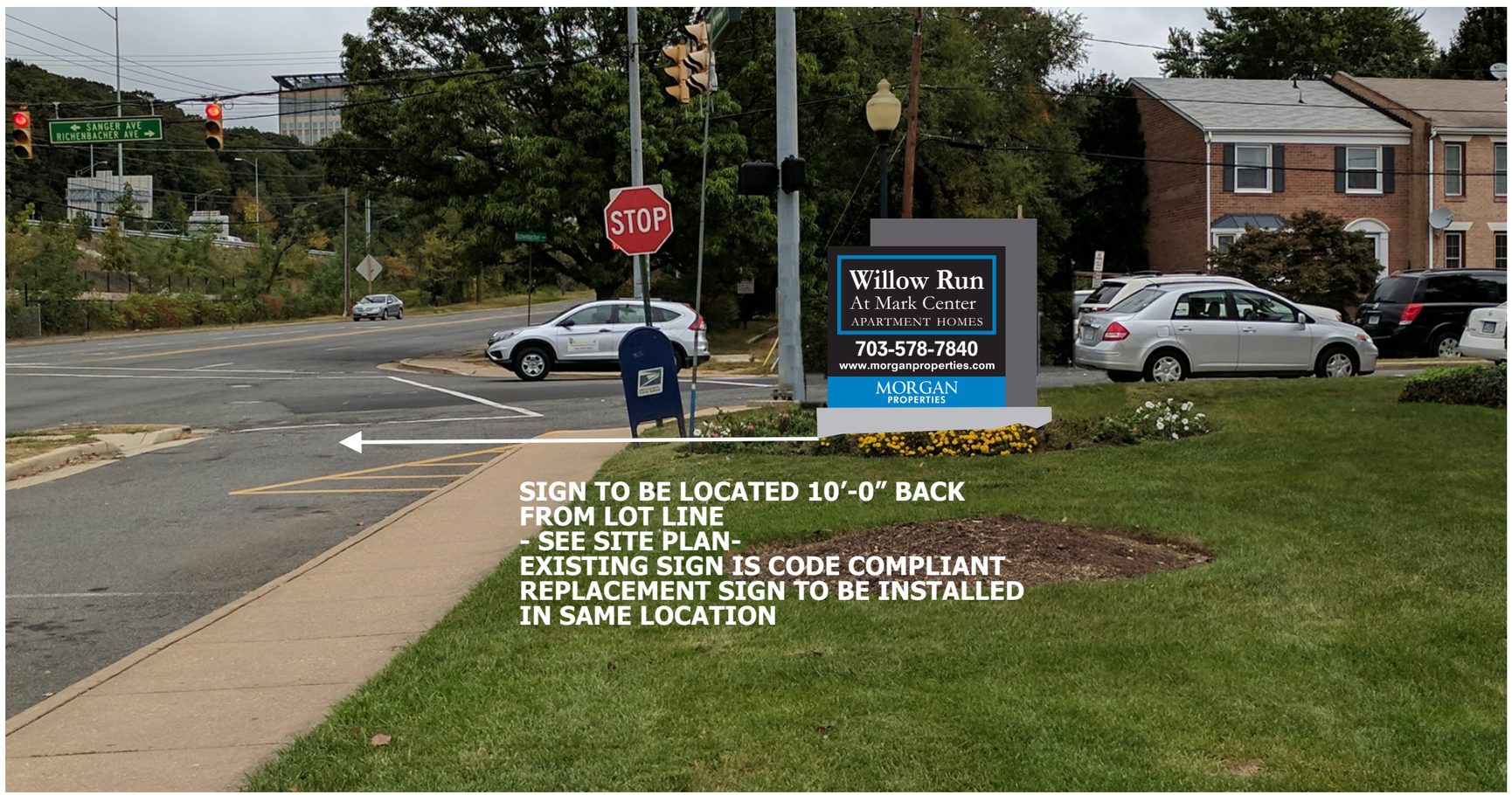
PHONE 570-366-2311

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

SIGN A
QUANTITY (1)



Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17 06-20-18
02-21-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
WRA1212173575

Revised:

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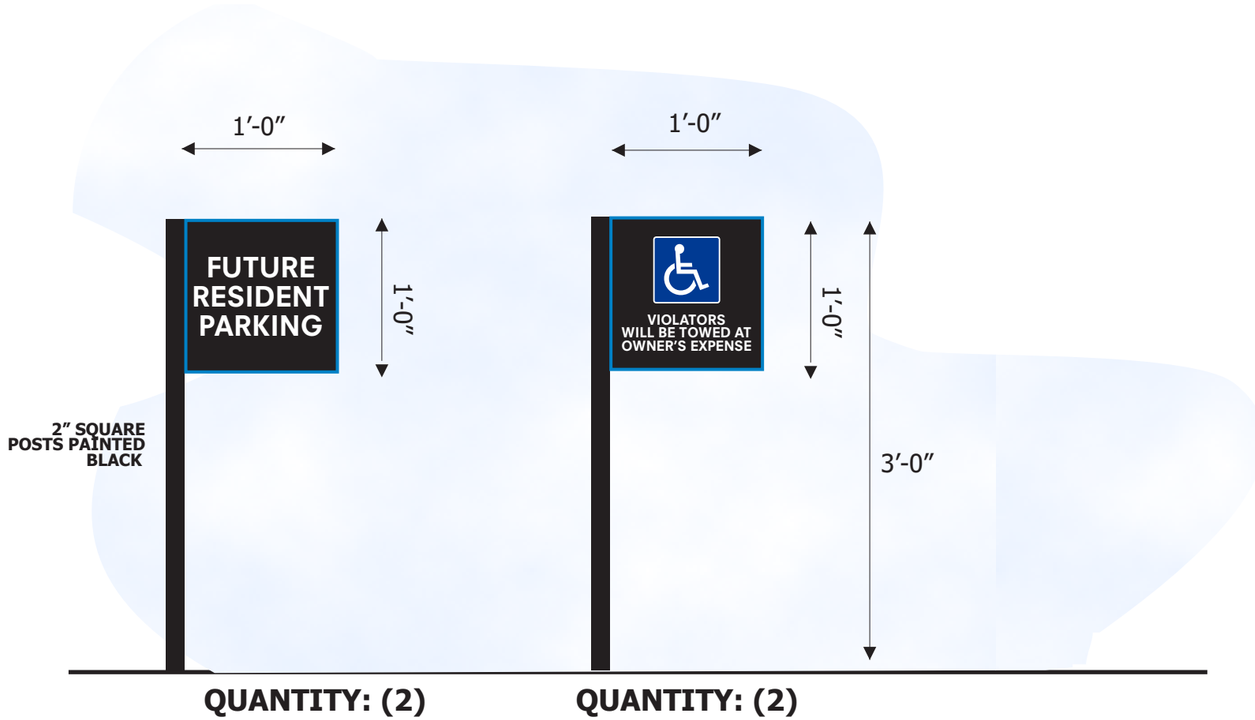
SIGN C - LEASING CENTER PARKING SIGNS

QUANTITY (4)



SIGN ELEVATION

1″=1'-0"

SIGN C RESIDENT PARKING SIGN DETAILS

REMOVE (4) EXISTING PARKING SIGNS AT THIS LOCATION;

MANUFACTURE & INSTALL (4) NEW FABRICATED ALUMINUM SIGN PANELS; SINGLE-SIDED;

PROVIDE & INSTALL NEW MATCHING BLACK 2″ SQUARE POSTS; INSTALL WHERE EXISTING SIGNS ARE LOCATED;

WHITE = REFLECTIVE

COLORS FOR SIGN

BLACK

WHITE

BLUE

MORGAN PROPERTIES BLUE

SILVER/ALUMINUM

Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17
02-21-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
WRA1212173575

Revised:

DWG# 4 OF 10

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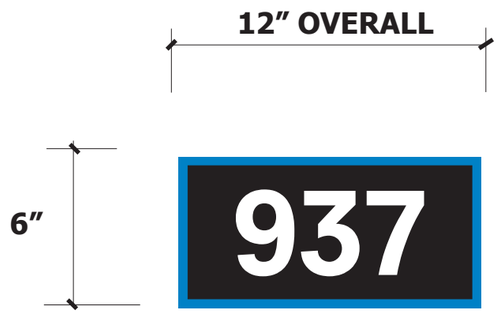
SIGN D1 - BUILDING ID SIGNS

QUANTITY (48)



SIGN ELEVATION
2"=1'-0"

JOB NOTES:
PLEASE SEE SEPARATE RENDERING FOR TYPICAL WILLOW RUN BUILDING ID LAYOUT

SIGN D1.A BUILDING ID SIGN DETAILS:

MANUFACTURE & INSTALL NEW REPLACEMENT BUILDING ID SIGNS; SIGNS TO BE SINGLE SIDED; & NON LIT;

REPLACEMENT SIGNS TO BE INSTALLED IN THE SAME LOCATIONS AS EXSTING SIGNS; NEW SIGNS TO COVER THE FOOTPRINT OF THE OLD SIGNS;

QUANTITY (48);

SIGN FACE PANEL TO BE FABRICATED ALUMINUM; ALL LETTERING WHITE AND/OR BLACK TO BE 3M REFLECTIVE VINYL;

COLORS FOR SIGN

BLACK	WHITE	BLUE	SILVER/ALUMINUM
		MORGAN PROPERTIES BLUE	

Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17
02-21-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
WRA1212173575

Revised:

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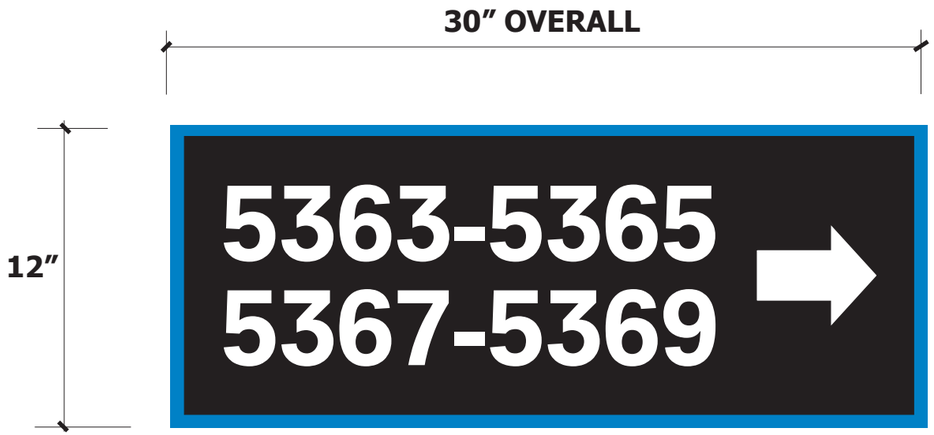
SIGN D2 - BUILDING NUMBER DIRECTIONAL SIGNS

QUANTITY (32)



JOB NOTES:
PLEASE SEE SEPARATE RENDERING FOR TYPICAL WILLOW RUN BUILDING DIRECTIONAL ID SIGN LAYOUT

SIGN ELEVATION
2"=1'-0"

SIGN D2 BUILDING DIRECTIONAL SIGN DETAILS:

MANUFACTURE & INSTALL NEW REPLACEMENT BUILDING NUMBER DIRECTIONAL SIGNS; SIGNS TO BE SINGLE SIDED & NON LIT;

PROPOSED SIGNS TO BE INSTALLED IN THE SAME LOCATIONS; NEW SIGNS TO COVER THE FOOTPRINT OF THE OLD SIGNS;

QUANTITY (32);

SIGN FACE PANEL TO BE FABRICATED ALUMINUM; ALL LETTERING WHITE AND/OR BLACK TO BE 3M REFLECTIVE VINYL;

COLORS FOR SIGN

BLACK

WHITE

BLUE
MORGAN PROPERTIES BLUE

SILVER/ALUMINUM

Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17
02-21-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
WRA1212173575

Revised:

DWG# 6 OF 10

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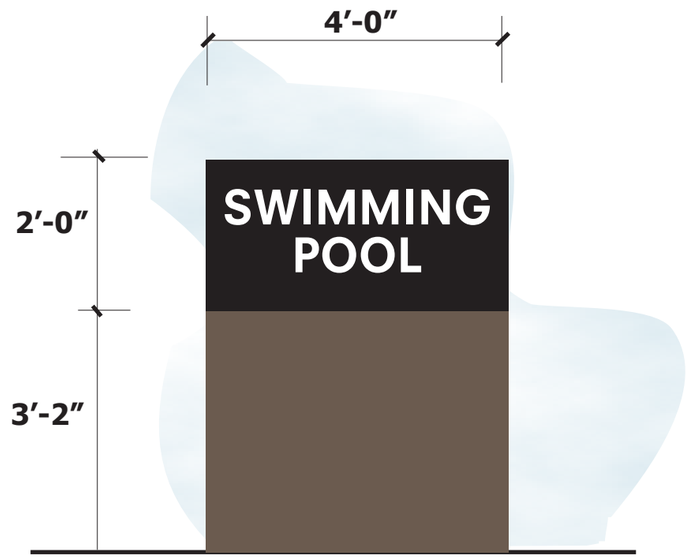
E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN E - SWIMMING POOL ID SIGN

QUANTITY (1)



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

SIGN COLORS

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

SIGN TO BE CENTERED IN BACK OF 17'-0" WIDE 1/2 CIRCLE
SEE SITE PLAN FOR SETBACK FROM LOT LINE

SIGN E DETAILS:

FABRICATE & INSTALL (1) NEW SWIMMING POOL ID SIGN;

SIGN LOCATION - AS INDICATED; SIGN TO BE SINGLE-SIDED FREESTANDING SIGN;

SIGN TO BE NON LIT;

ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM;

BARTUSH TO INSTALL THE SIGN ON (1) 4" SQUARE SUPPORT PROVIDED BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S SITE;

SIGN ZONING RECAP: NEW SIGN

MONUMENT SIGN AREA:

5'-2" X 4'-0" = 20.66 SF

MONUMENT SIGN HEIGHT: 62"

Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17 06-20-18
02-21-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
WRA1212173575

Revised:

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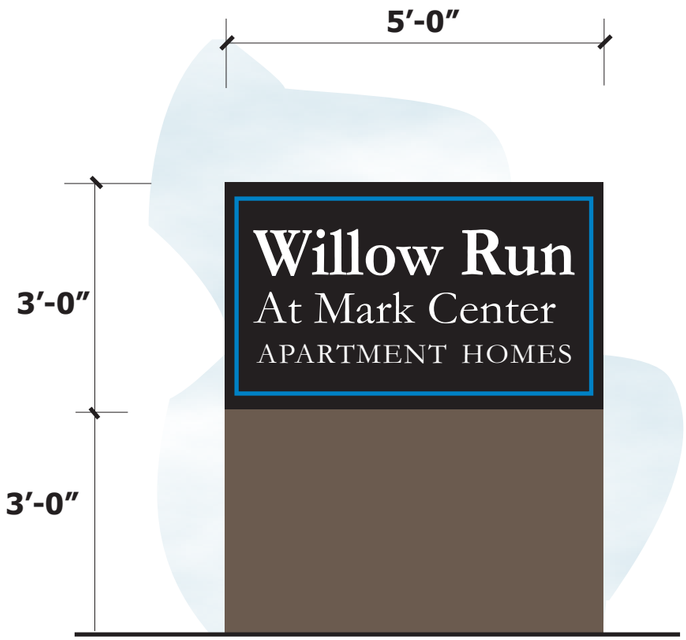
SIGN F - ID SIGN ON TANEY

QUANTITY (1)



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

SIGN COLORS

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

SIDE PARALLEL TO TANEY

SEE SITE PLAN FOR SETBACK FROM LOT LINE

JOB NOTES:
THIS SIDE OF SIGN HAS ONLY (1) FACE

SIGN ZONING RECAP: NEW SIGN

MONUMENT SIGN AREA:

6'-0" X 5'-0" = 30 SF

SIGN HEIGHT: 72"

SIGN F DETAILS:

FABRICATE & INSTALL (1) NEW ID SIGN;

SIGN LOCATION - AS INDICATED; SIGN TO BE IN A V-SHAPED CONFIGURATION; 90 DEGREE ANGLE;

SIGN TO BE NON LIT;

ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM;

BARTUSH TO INSTALL THE SIGN ON (2) 4" SQUARE SUPPORTS PROVIDED BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S SITE;

Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17 06-20-18
02-21-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
WRA1212173575

Revised:

DWG# 8 OF 10

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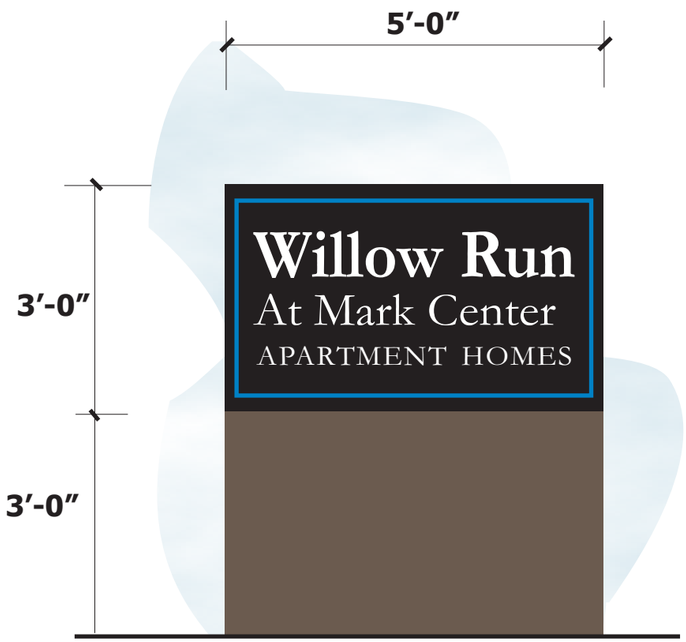
Web Address: www.bartush.com

SIGN F - ID SIGN ON TANEY

QUANTITY (1)



SIGN ELEVATION

1/2"=1'-0"

SIGN COLORS

BLACK

WHITE

GRAY

WARM GRAY PMS 11C

BLUE

SILVER/ALUMINUM

SIDE PERPENDICULAR TO TANEY

SEE SITE PLAN FOR SETBACK FROM LOT LINE

JOB NOTES:
THIS SIDE OF SIGN HAS ONLY (1) FACE = (2) FACES TOTAL FOR ENTIRE SIGN

SIGN ZONING RECAP: NEW SIGN

POST & PANEL SIGN AREA:

3'-0" X 5'-0" = 30 SF

SIGN HEIGHT: 72"

SIGN F DETAILS:

FABRICATE & INSTALL (1) NEW ID SIGN;

SIGN LOCATION - AS INDICATED; SIGN TO BE IN A V-SHAPED CONFIGURATION; 90 DEGREE ANGLE;

SIGN TO BE NON LIT;

ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM;

BARTUSH TO INSTALL THE SIGN ON (3) 4" SQUARE SUPPORTS PROVIDED BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S SITE;

Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17 06-20-18
02-21-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
WRA1212173575

Revised:

DWG# 9 OF 10

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

SIGNS REMOVED & NOT REPLACED

QUANTITY (1)

LEASING CENTER FREESTANDING SIGN
24 SF

Client:
MORGAN PROPERTIES
MARK CENTER
WILLOW RUN

Location:
935 N Van Dorn St # 200
ALEXANDRIA VA 22304

Date:
12-12-17 06-20-18
02-21-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
WRA1212173575

Revised:

DWG# 10 OF 10

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PHONE 570-366-2311

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

MORGAN PROPERTIES: WILLOW RUN

TYPICAL RESIDENTIAL BUILDING

BUILDING ID SIGN D2
EACH BUILDING HAS (2)

BUILDING ID SIGN D1
EACH BUILDING HAS (1 PER ENTRANCE)

BUILDING ID SIGN D1
EACH BUILDING HAS (1 PER ENTRANCE)

BUILDING ID SIGN D1
EACH BUILDING HAS (1 PER ENTRANCE)

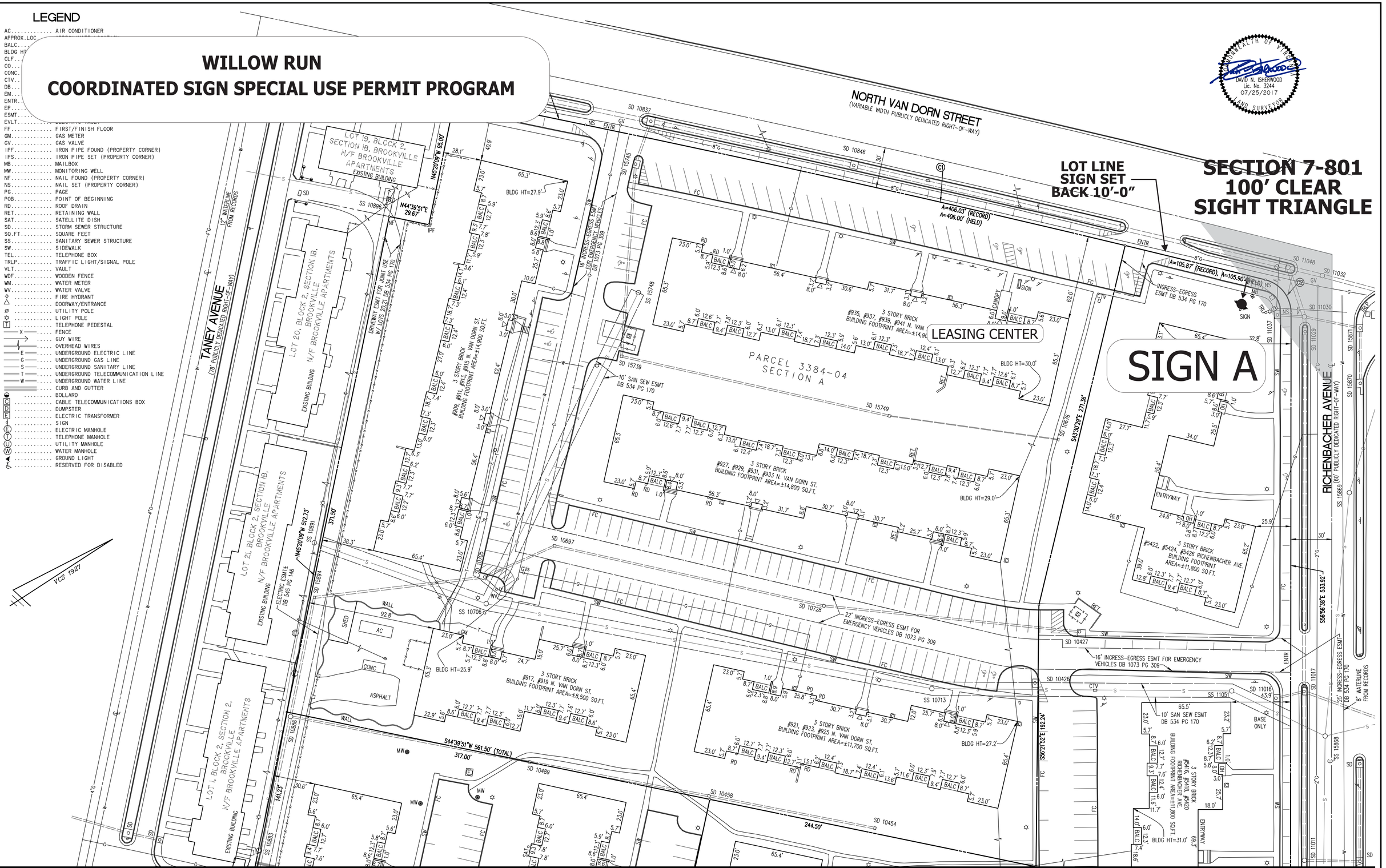
BUILDING ID SIGN D2
EACH BUILDING HAS (2)

NO BUILDING ID SIGNS THIS SIDE

WILLOW RUN
COORDINATED SIGN SPECIAL USE PERMIT PROGRAM

LEGEND

AC..... AIR CONDITIONER
APPROX.LOC.
BALC.....
BLDG HT.....
CLF.....
CO.....
CONC.....
CTV.....
DB.....
EM.....
ENTR.....
EP.....
ESMT.....
EVLT..... ELECTRIC VAULT
FF..... FIRST/FINISH FLOOR
GM..... GAS METER
GV..... GAS VALVE
IPF..... IRON PIPE FOUND (PROPERTY CORNER)
IPS..... IRON PIPE SET (PROPERTY CORNER)
MB..... MAILBOX
MW..... MONITORING WELL
NF..... NAIL FOUND (PROPERTY CORNER)
NS..... NAIL SET (PROPERTY CORNER)
PG..... PAGE
POB..... POINT OF BEGINNING
RD..... ROOF DRAIN
RET..... RETAINING WALL
SAT..... SATELLITE DISH
SD..... STORM SEWER STRUCTURE
SQ.FT..... SQUARE FEET
SS..... SANITARY SEWER STRUCTURE
SW..... SIDEWALK
TEL..... TELEPHONE BOX
TRLP..... TRAFFIC LIGHT/SIGNAL POLE
VLT..... VAULT
WDF..... WOODEN FENCE
WM..... WATER METER
WV..... WATER VALVE
..... FIRE HYDRANT
..... DOORWAY/ENTRANCE
..... UTILITY POLE
..... LIGHT POLE
..... TELEPHONE PEDESTAL
X ..... FENCE
..... GUY WIRE
..... OVERHEAD WIRES
E ..... UNDERGROUND ELECTRIC LINE
G ..... UNDERGROUND GAS LINE
S ..... UNDERGROUND SANITARY LINE
T ..... UNDERGROUND TELECOMMUNICATION LINE
W ..... UNDERGROUND WATER LINE
..... CURB AND GUTTER
..... BOLLARD
..... CABLE TELECOMMUNICATIONS BOX
..... DUMPSTER
..... ELECTRIC TRANSFORMER
..... SIGN
..... ELECTRIC MANHOLE
..... TELEPHONE MANHOLE
..... UTILITY MANHOLE
..... WATER MANHOLE
..... GROUND LIGHT
..... RESERVED FOR DISABLED



MATCHLINE SHEET 3

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

RECERTIFIED: 02/07/2014
RECERTIFIED: 05/17/2015
RECERTIFIED: 10/25/2015
RECERTIFIED: 07/25/2017

ALTA/NSPS LAND TITLE SURVEY
PROPERTY OF
WILLOW RUN RESIDENTIAL, L.L.C.
INSTRUMENT NUMBER 150019062
ALSO KNOWN AS
"WILLOW RUN AT MARK CENTER"
CITY OF ALEXANDRIA, VIRGINIA

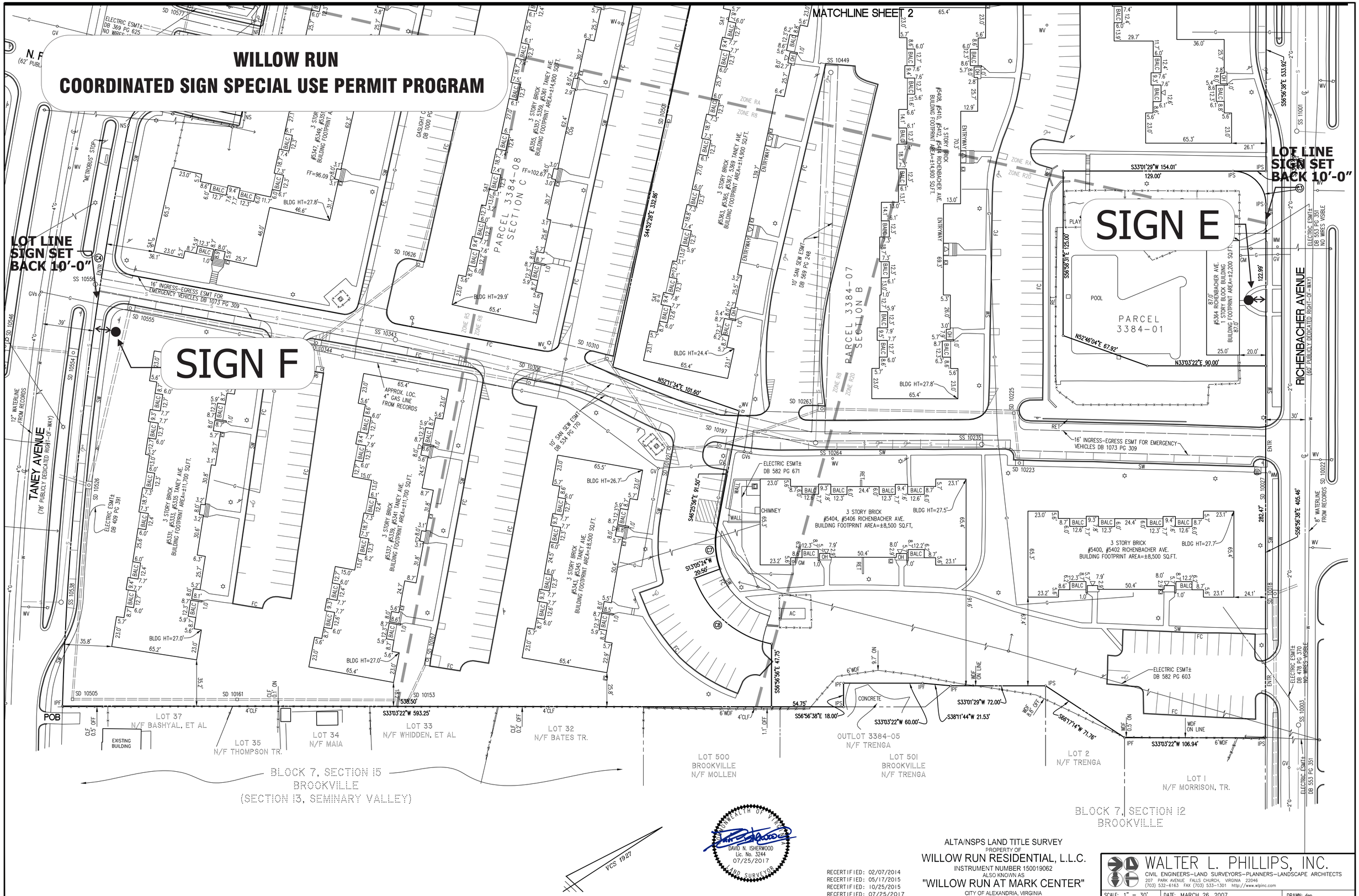
WALTER L. PHILLIPS, INC.
CIVIL ENGINEERS—LAND SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 http://www.wlpinc.com

SCALE: 1" = 30' | DATE: MARCH 26, 2007 | DRAWN: dep

File No. WINKLER Tax Map No. 38.01/38.02 Job No. 06-046 Cadd Dwg. File: 06046A-04_WillowRun

SHEET: 2 OF 3

WILLOW RUN
COORDINATED SIGN SPECIAL USE PERMIT PROGRAM



COMMONWEALTH OF VIRGINIA
DAVID N. ISHERWOOD
Lic. No. 3244
07/25/2017
LAND SURVEYOR

RECERTIFIED: 02/07/2014
RECERTIFIED: 05/17/2015
RECERTIFIED: 10/25/2015
RECERTIFIED: 07/25/2017

ALTA/NSPS LAND TITLE SURVEY
PROPERTY OF
WILLOW RUN RESIDENTIAL, L.L.C.
INSTRUMENT NUMBER 150019062
ALSO KNOWN AS
"WILLOW RUN AT MARK CENTER"
CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS, INC.
CIVIL ENGINEERS–LAND SURVEYORS–PLANNERS–LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 http://www.wlpinc.com

SCALE: 1" = 30' | DATE: MARCH 26, 2007 | DRAWN: dep

SHEET: 3 OF 3

File No. WINKLER Tax Map No. 38.01/38.02 Job No. 06-046 Cadd Dwg. File: 06046A-03_WillowRun.DWG