

Special Use Permit #2018-0107
1400 N. Beauregard Street– Brookdale at Mark Center
Apartment Homes

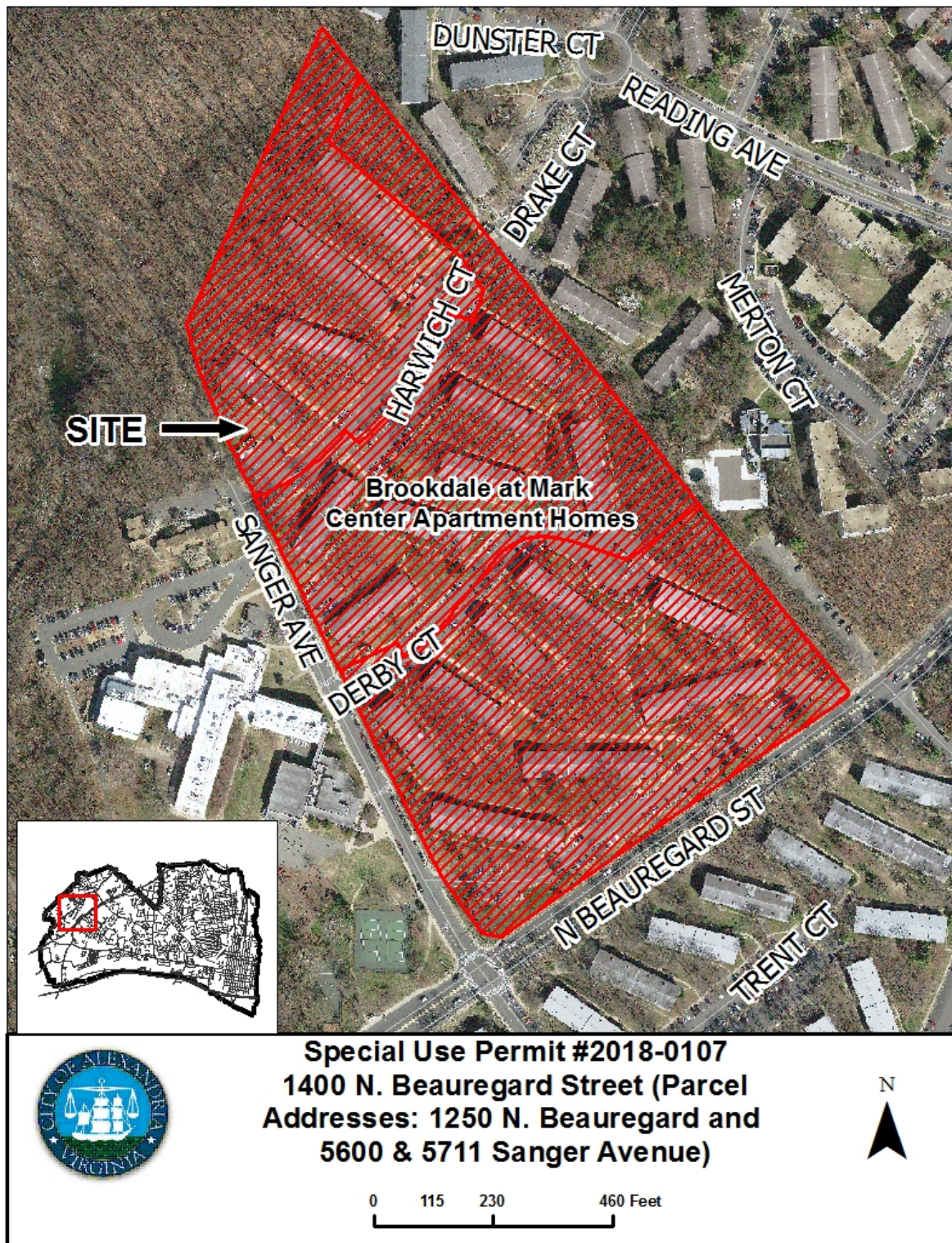
Application	General Data	
Public hearing and consideration of a request for a Special Use Permit for a coordinated sign program for the Brookdale at Mark Center Apartment Homes.	Planning Commission Hearing:	December 4, 2018
	City Council Hearing:	December 15, 2018
Address: 1400 N. Beauregard Street (Parcel Addresses: 1250 N. Beauregard Street, 5600 Sanger Avenue, and 5711 Sanger Avenue)	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

PLANNING COMMISSION ACTION, DECEMBER 4, 2018: By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0107, as submitted.

SUP #2018-0107 Brookdale at Mark Center Apartment Homes
1400 N. Beauregard Street



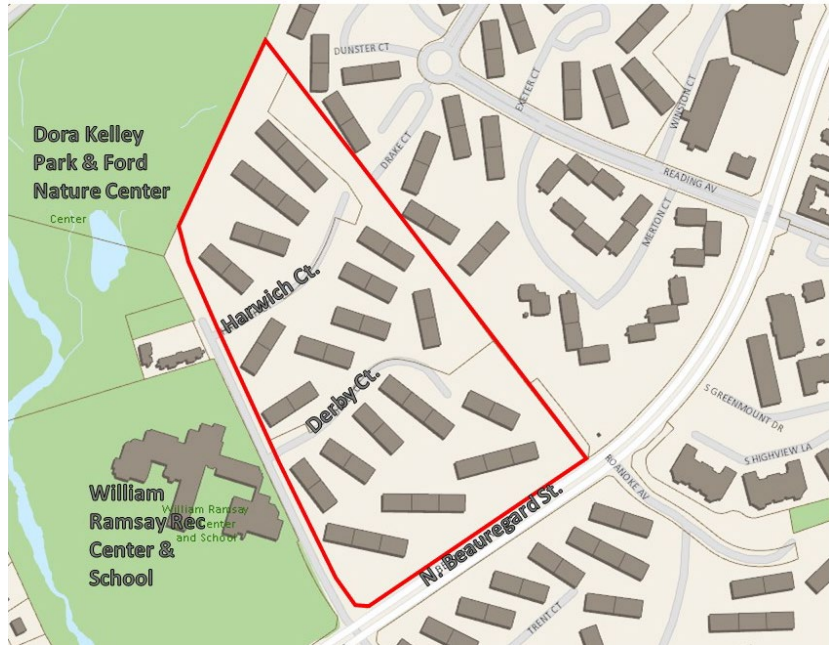
PROJECT LOCATION MAP

I. DISCUSSION

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

SITE DESCRIPTION

The subject property is three lots of record (1250 N. Beauregard Street, 5600 Sanger Avenue, and 5711 Sanger Avenue), with approximately 866 feet of frontage along N. Beauregard Street and a total lot area of 1,070,829 square feet, or 24.58 acres. The subject site is developed with 44 buildings with approximately 472 apartment units and uniformly zoned as CDD #21. The subject site is bounded by the Stoneridge at Mark Center Apartment Homes to the northeast, N. Beauregard Street to the southeast, Sanger Avenue and the William Ramsay Recreation Center and School form the southwestern boundary, and the Dora Kelley and Ford Nature Center is located to the northwest of the subject site.



Site map for the Brookdale at Mark Center apartment complex.

Site access is provided through one curb cut along N. Beauregard Street along the southeastern boundary that connects to a private drive aisle and parking lot, while Sanger Avenue runs north-to-south and connects to two private courts, Derby Court and Harwich Court, which provide east-to-west vehicular connectivity to cul-de-sacs of residential buildings. Sanger Avenue provides site access with one curb cut to a private drive aisle and parking lot. The surrounding area consists of similar multi-family garden style apartments, open space and educational uses, with the Stoneridge at Mark Center Apartments located directly to the north and the Lynbrook at Mark Center Apartments located across N. Beauregard Street to the south, while the William Ramsay Recreation Center and School are to the south and the Dora Kelley Park and Ford Nature Center are to the south and west.

BACKGROUND

The Brookdale Apartments consist of approximately 472 apartment units across 44 residential buildings which were constructed in 1960 pursuant to building permits. Additional parking for the apartment complex was provided pursuant to Site Plan #72-017 (located on Derby Court off Sanger Avenue); Site Plan #74-039 (addition to existing lot off of Sanger Avenue) and Site Plan #81-054 (additional parking for Hamlet West). In 1997, an “as built” was released for Site Plan #97-0002 for a maintenance facility for the complex. In 1992, the site was rezoned to the Winkler CDD in the Alexandria West Small Area Plan, and in December 1995 City Council approved CDD#4 Concept Plan for the Winkler Tract. In June 2012, the site was rezoned as part of the Beauregard Small Area Plan and identified as a redevelopment area known as the Garden District. The Garden District neighborhood in the Beauregard Small Area Plan was envisioned as a primarily residential area with a mix of mid-rise residential buildings (See Attachment 1 for a map of the neighborhoods within the Beauregard Small Area Plan). In April 2013, City Council approved the rezoning to Coordinated Development District #21 to begin the process of implementing the Beauregard Small Area Plan.

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, 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 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 across the 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#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, 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 to establish uniform branding.

- The applicant requests three freestanding monument signs, one at the intersection of Sanger Avenue and N. Beauregard Street (Sign A) of 40 square feet and two additional signs approximately 850 feet northeast along N. Beauregard; Sign C1 of 34 square feet and C2 of approximately 30 square feet. All three proposed signs have a maximum height of six (6) feet. By requesting the three monument signs, the applicant exceeds the zoning ordinance's prescribed limit of one freestanding sign for a lot with no more than two businesses with a maximum area of 32 square feet per Section 9-202(A)iii.5.ii.
- The applicant requests one freestanding directional monument sign at the intersection of Sanger Avenue and N. Beauregard Street, Sign B, of 16 square feet with a maximum height of six (6) feet which complies with the Section 9-202(A)iii.5.a.iii of the Zoning Ordinance;
- Uniform building signage, including building identification signage for addressing and pedestrian wayfinding to be installed on each of the 44 residential buildings which complies with Section 9-202(A)iii.6 of the Zoning Ordinance;
- Installation of reserved parking signage for the leasing office which complies with Section 9-202(A)iii.1.a of the Zoning Ordinance; and
- The removal of a previous leasing center signage which is no longer needed (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 Brookdale at Mark Center apartment complex and would continue to provide 601 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 Brookdale Apartment complex is located within the “Garden District Neighborhood” in the Beauregard Small Area Plan, which was envisioned as a residential neighborhood of mid-rise buildings and numerous areas of open and green space. (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 2013, 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.

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 Brookdale at Mark Center Apartment Homes, the long linear frontage along N. Beauregard Street, and internal network of roads, staff finds the additional monument signs and increased square footage for signs in the residential community appropriate and necessary to provide wayfinding and navigation.

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 in Brookdale 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 Brookdale 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. 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 within the Brookdale 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:
 1. 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.
 2. 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 northeast intersection of N. Beauregard St and Sanger Ave.) the applicant shall work with staff to relocate the sign approximately 10 feet to the north 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#2018-0107, 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 signs C2 and C2 along N. Beauregard St will 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-3 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.

Attachment 1: Proposed Neighborhoods in the Beauregard Small Area Plan



BROOKDALE 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 B FREESTANDING MONUMENT SIGN	(1)	15.48 SF	GROUND MOUNTED	R	15.48 SF
SIGN C1 FREESTANDING MONUMENT SIGN	(1)	33.96 SF	GROUND MOUNTED	R	33.96 SF
SIGN C2 FREESTANDING MONUMENT SIGN	(1)	30 SF	GROUND MOUNTED	R	30 SF
SIGN D FREESTANDING RESIDENT PARKING SIGNS	(5)	1SF	GROUND MOUNTED	R	5 SF
SIGN E1 BUILDING ID SIGNS FOR “A” APTS	(39)	.45 SF	WALL MOUNTED	R	17.55 SF
SIGN E2 DIRECTIONAL BUILDING ID SIGNS	(42)	.66 SF	WALL MOUNTED	R	27.72 SF
SIGN E3 INDIVID. BUILDING NUMBER ID SIGNS	(46)	.5 SF	WALL MOUNTED	R	23 SF

- DELETED: MONUMENT AT LEASING CENTER - 5 SF GROUND MOUNTED

MORGAN PROPERTIES: BROOKDALE

COORDINATED SIGN SPECIAL USE PERMIT PROGRAM

NEW SIGN SUMMARY

- A** FREESTANDING MONUMENT SIGN AT CORNER
- B** SECONDARY MONUMENT ON SANGER
- C** FREESTANDING DIRECTIONAL SIGNS ON BEAUREGARD
- D**
- E**
- F**
- G**
- H**
- I**
- J**



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

SIGN A - MONUMENT SIGN @ SANGER & BEAUREGARD

QUANTITY (1)



SIGN A DETAILS:

FABRICATE & INSTALL (1) NEW REPLACEMENT LEASING CENETER FMONUMENT SIGN;

MONUMENT SIGN LOCATION - SAME AS EXISTING; SIGN TO BE ONE DOUBLE-SIDED FREESTANDING SIGN;

SIGN TO BE 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 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"

Client:
MORGAN PROPERTIES
MARK CENTER
BROOKDALE APARTMENT HOMES

Location:
1400 N Beauregard Street
ALEXANDRIA VA 22304

Date:
12-16-17 06-25-18
02-23-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
BAH1214173580

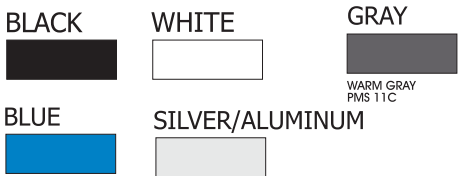
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SIGN COLORS



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SIGN A - MONUMENT SIGN @ SANGER & BEAUREGARD

QUANTITY (1)



Client:
MORGAN PROPERTIES
MARK CENTER
BROOKDALE APARTMENT HOMES
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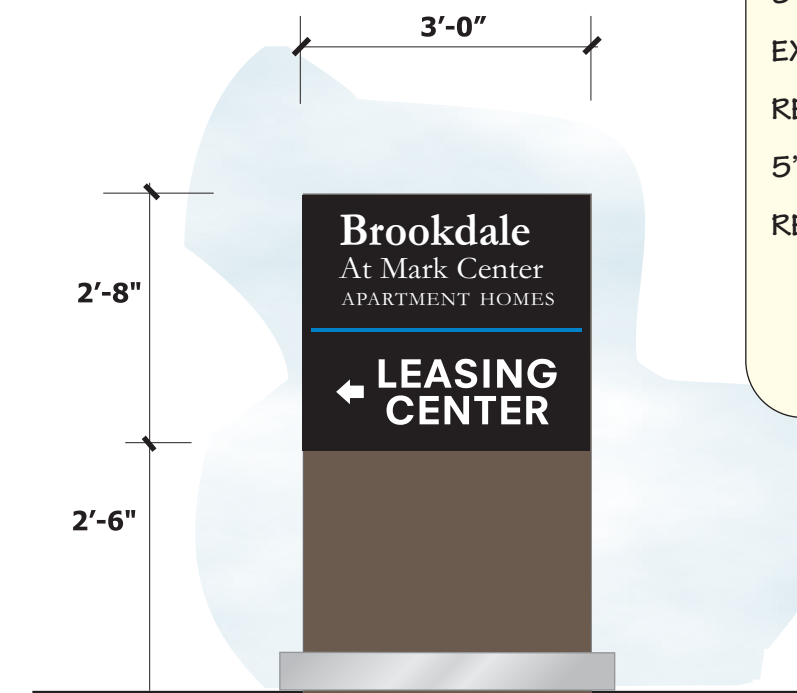
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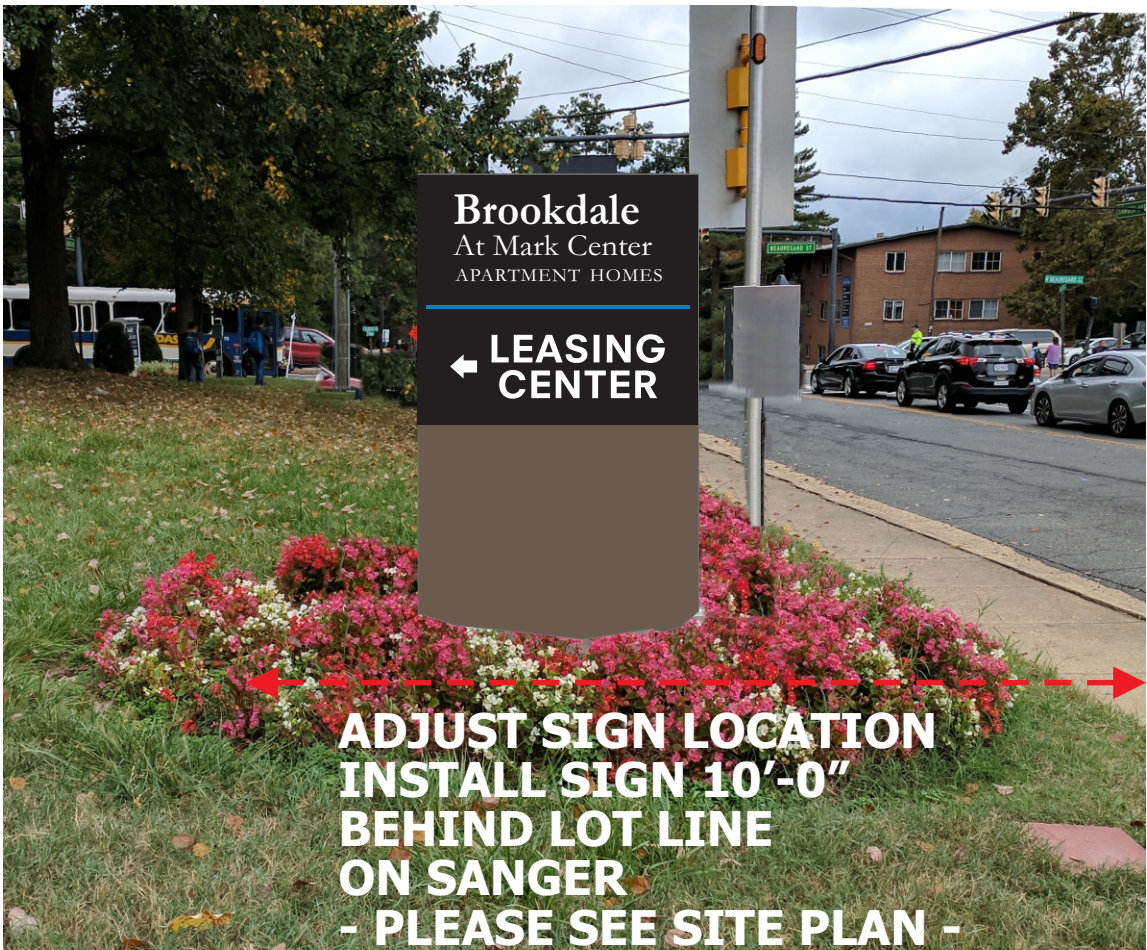
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SIGN B - SECONDARY FREESTANDING SIGN

QUANTITY (1)



SIGN ZONING RECAP: BEFORE & AFTER
EXISTING MONUMENT SIGN AREA:
3'-6.5" X 5'-3" = 18.59 SF
EXISTING MONUMENT HEIGHT: 42.5"
REPLACEMENT MONUMENT SIGN AREA:
5'-2" X 3'-0" = 15.48 SF
REPLACEMENT MONUMENT SIGN HEIGHT: 62"



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

SIGN COLORS

BLACK

WHITE

GRAY
WARM GRAY
PMS 11C

BLUE

SILVER/ALUMINUM

SIGN B DETAILS:
FABRICATE & INSTALL (1) NEW REPLACEMENT SECONDARY MONUMENT SIGN;
MONUMENT SIGN LOCATION - SAME AS EXISTING; SIGN TO BE DOUBLE-SIDED FREESTANDING SIGN;
SIGN TO BE NON LIT;
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;



Client:
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MARK CENTER
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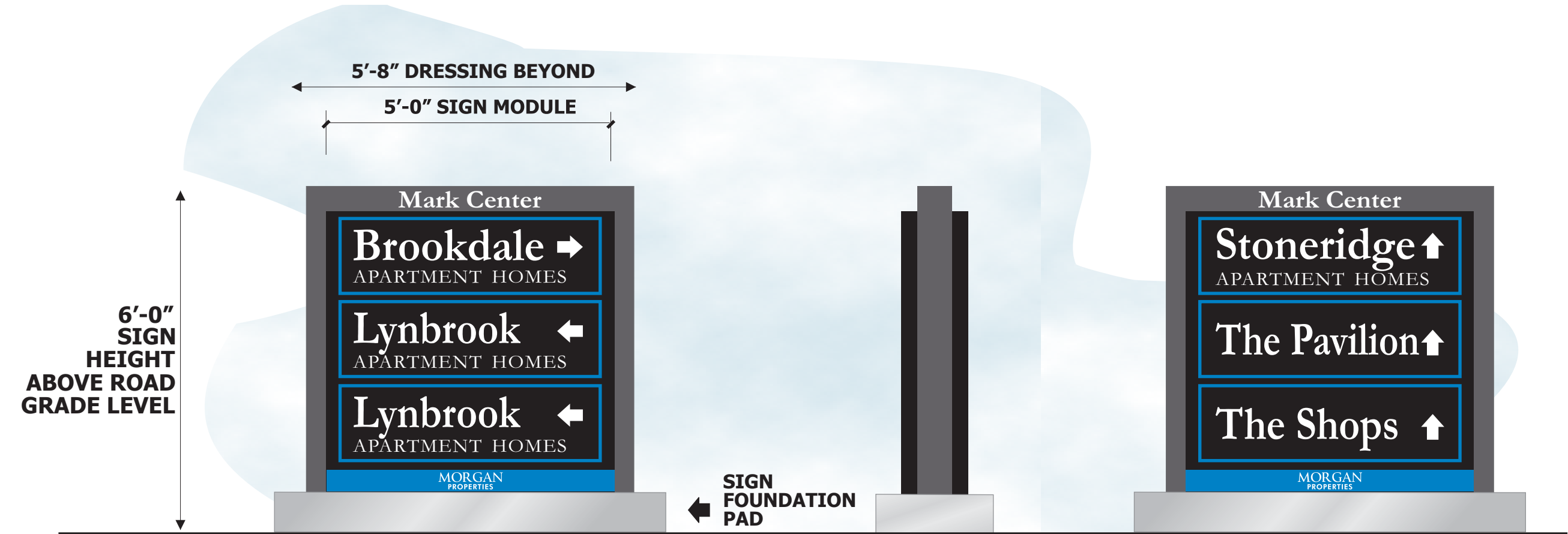
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SIGN C1 - DIRECTIONAL SIGN ON BEAUREGARD

QUANTITY (1)



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

SIGN COLORS

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

SIGN C1 DETAILS:

- FABRICATE & INSTALL (1) NEW REPLACEMENT DIRECTIONAL MONUMENT SIGN;
- MONUMENT SIGN LOCATION - SEE SITE PLAN; SIGN REPLACEMENT; SIGN TO BE DOUBLE-SIDED FREESTANDING SIGN;
- SIGN TO BE NON LIT;
- 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;

SIGN ZONING RECAP: BEFORE & AFTER

EXISTING MONUMENT SIGN AREA:
5'-2" X 7'-8" = 39.616 SF
EXISTING MONUMENT HEIGHT: 62"
REPLACEMENT MONUMENT SIGN AREA:
6'-0" X 5'-8" = 33.96 SF
REPLACEMENT MONUMENT SIGN HEIGHT: 72"

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BROOKDALE APARTMENT HOMES
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Dwg No:
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SIGN C1 - DIRECTIONAL SIGN ON BEAUREGARD

QUANTITY (1)



Client:
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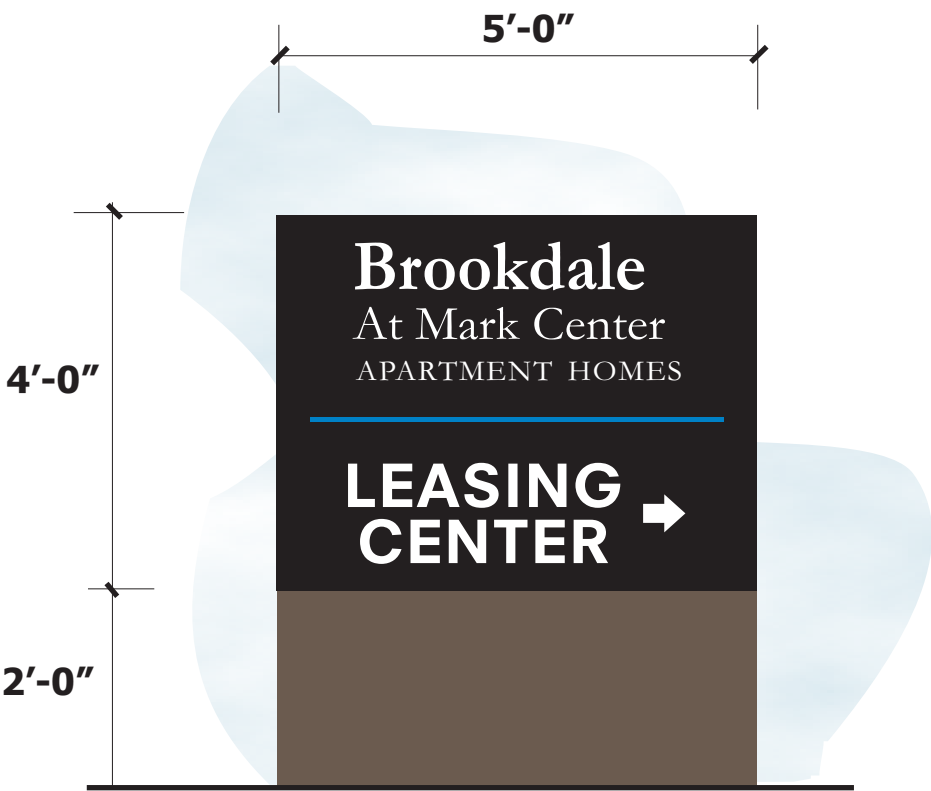
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SIGN C2 - DIRECTIONAL SIGN ON BEAUREGARD

QUANTITY (1)



SIGN ZONING RECAP: BEFORE & AFTER

EXISTING POST & PANEL SIGN AREA:
4'-0" x 4'-0" = 16 SF

EXISTING SIGN HEIGHT: 68"

REPLACEMENT SIGN AREA:
6'-0" X 5'-0" = 30 SF

REPLACEMENT MONUMENT SIGN HEIGHT: 72"

Client:
MORGAN PROPERTIES
MARK CENTER
BROOKDALE APARTMENT HOMES

Location:
1400 N Beaugard Street
ALEXANDRIA VA 22304

Date:
12-16-17 06-25-18
02-23-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
BAH1214173580

Revised:

DWG# 7 OF 9

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

COLORS FOR SIGN

WHITE

BLUE

SILVER/ALUMINUM

MORGAN PROPERTIES
BLUE



- SIGN C2 DETAILS:**
- FABRICATE & INSTALL (1) NEW REPLACEMENT DIRECTIONAL SIGN;
 - SIGN LOCATION - SEE SITE PLAN; SIGN TO BE SINGLE-SIDED;
 - SIGN TO BE NON LIT;
 - ALL COPY TO BE FLAT;
 - ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM;
 - BARTUSH TO INSTALL THE SIGN ON PME POLE SUPPORT PROVIDED BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S SITE;

ADJUST SIGN LOCATION
INSTALL SIGN 10'-0"
BEHIND LOT LINES
ON BEAUREGARD
- PLEASE SEE SITE PLAN -

The design and engineering presented on this drawing is to remain the exclusive property of **Bartush Signs, Inc.**

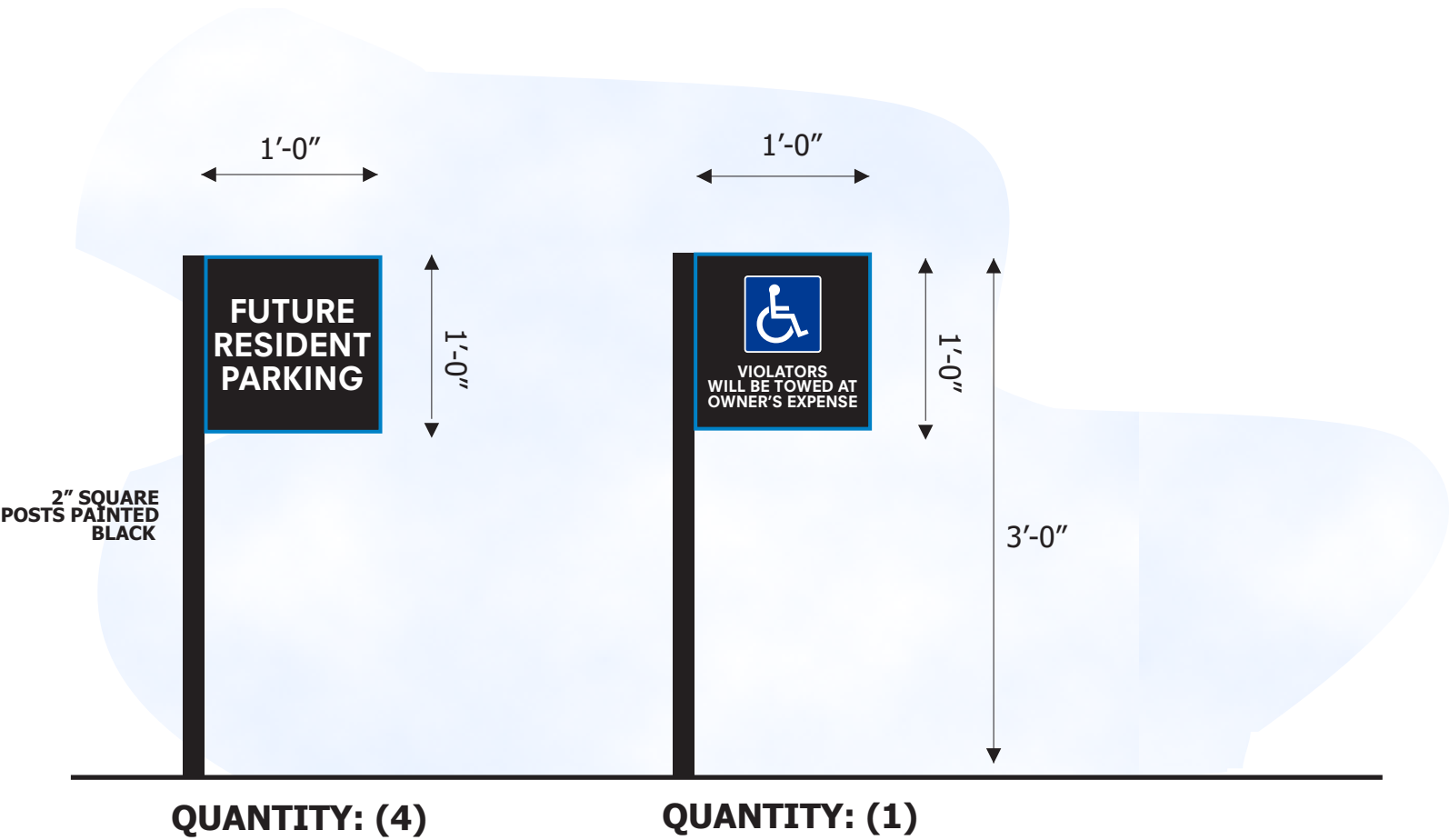
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Bartush Signs
& Crane Service

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

SIGN D - LEASING CENTER PARKING SIGNS

QUANTITY (5)



SIGN ELEV
1" = 1'-0"

COLORS FOR SIGN

BLACK	WHITE	BLUE	SILVER/ALUMINUM

SIGN D RESIDENT PARKING SIGN DETAILS

- REMOVE (5) EXISTING PARKING SIGNS AT THIS LOCATION;
- MANUFACTURE & INSTALL (5) NEW FABRICATED ALUMINUM SIGN PANELS; SINGLE-SIDED;
- PROVIDE & INSTALL NEW MATCHING BLACK 2" SQUARE POSTS; INSTALL WHERE EXISTING SIGNS ARE LOCATED;
- WHITE = REFLECTIVE



Client:
MORGAN PROPERTIES
MARK CENTER
BROOKDALE APARTMENT HOMES

Location:
1400 N Beaugard Street
ALEXANDRIA VA 22304

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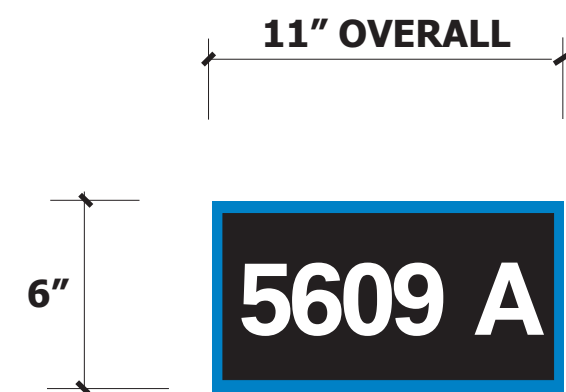
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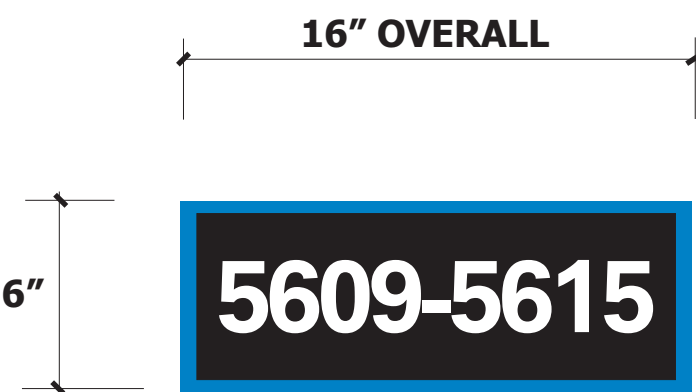
302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311
E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN E - BUILDING ID SIGNS



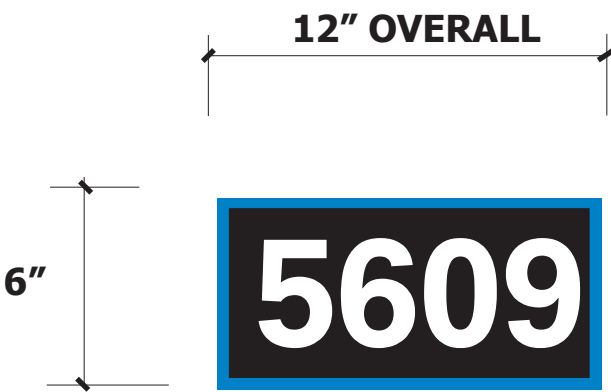
SIGN E1
IDENTIFYING AN
APARTMENT LOCATED
AT END OF BUILDING

QUANTITY E1: (39)



SIGN E2
LOCATED AT CORNERS OF
BUILDING SHOWING
RANGE OF APARTMENT
NUMBERS

QUANTITY E2: (42)



SIGN E3
INDIVIDUAL ID NUMBERS
AT ENTRANCES

QUANTITY E3: (46)

SIGN E1 + E2 + E3 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; NEW SIGNS TO COVER THE FOOTPRINT OF
THE OLD SIGNS;

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

SIGN ELEVATION
2" = 1'-0"

COLORS
FOR SIGN



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

Client:
MORGAN PROPERTIES
MARK CENTER
BROOKDALE APARTMENT HOMES

Location:
1400 N Beaugard Street
ALEXANDRIA VA 22304

Date:
12-16-17 09-05-18

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Dwg. By:
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DWG# 9 OF 9

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MORGAN PROPERTIES: BROOKDALE

TYPICAL RESIDENTIAL BUILDING



**BUILDING ID SIGN E1 & E2
EACH BUILDING HAS (2) SETS**



**BUILDING ID SIGN E3
EACH BUILDING HAS (1 PER ENTRANCE)**



**BUILDING ID SIGN E3
EACH BUILDING HAS (1 PER ENTRANCE)**



**BUILDING ID SIGN E1 & E2
EACH BUILDING HAS (2) SETS**



OPPOSITE SIDE HAS NO BUILDING ID SIGNAGE

BROOKDALE COORDINATED SIGN SPECIAL USE PERMIT PROGRAM

LOT LINE
ADJUST SIGN
LOCATION TO
MAINTAIN SIGN SET
BACK 10'-0"
FROM LOT LINE

SIGN B2

SIGN A

LEASING CENTER

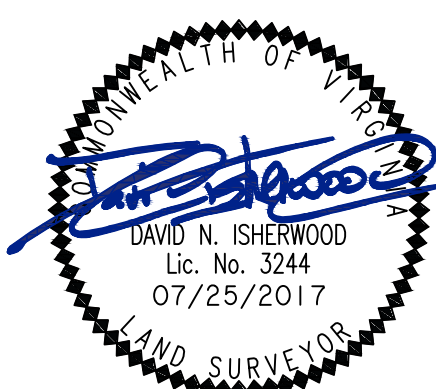
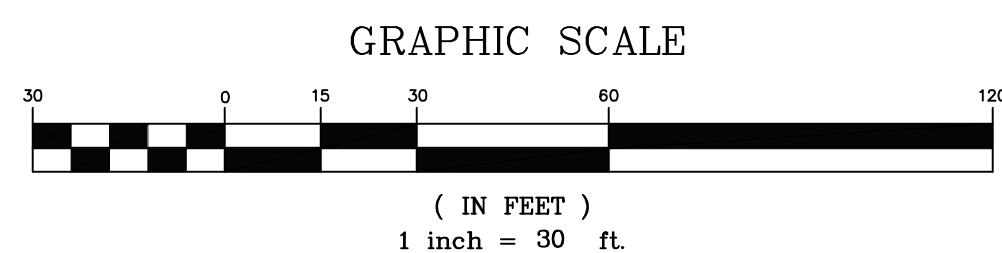
SECTION 7-801
100' CLEAR
SIGHT TRIANGLE

NORTH BEAUREGARD STREET
(VARIABLE WIDTH PUBLICLY DEDICATED RIGHT-OF-WAY)
LOT LINE
ADJUST SIGN
LOCATION TO
MAINTAIN SIGN SET
BACK 10'-0"
FROM LOT LINES

SIGN C2

SIGN C1

LOT LINE
ADJUST SIGN
LOCATIONS TO
MAINTAIN SIGN SET
BACK 10'-0"
FROM LOT LINES



ALTA/NSPS LAND TITLE SURVEY
PROPERTY OF
BROOKDALE RESIDENTIAL, L.L.C.
INSTRUMENT NUMBERS 060025040, 060007176, 060007177, AND 060007178
ALSO KNOWN AS
"BROOKDALE AT MARK CENTER"
CITY OF ALEXANDRIA, VIRGINIA

RECEIVED 02/07/2014
RECEIVED 05/17/2015
RECEIVED 07/25/2017

WALTER L. PHILLIPS, INC.
CIVIL, ENGINEERS—LAND, SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS
237 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 <http://www.wlphillips.com>
SCALE: 1" = 30' DATE: MARCH 26, 2007 DRAWN: dep



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: COORDINATED SIGN SPECIAL 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

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

WILLOW RUN APARTMENTS
LYNBROOK APARTMENTS
BROOKDALE APARTMENTS
ST MERIDGE APARTMENTS

As the property owner of _____, 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 required 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 indicate 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

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: 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 # _____

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

NARRATIVE DESCRIPTION

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

This image shows a single 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.

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

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.

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*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

- 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 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



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

BROOKDALE 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 B FREESTANDING MONUMENT SIGN	(1)	15.48 SF	GROUND MOUNTED	R	15.48 SF
SIGN C1 FREESTANDING MONUMENT SIGN	(1)	33.96 SF	GROUND MOUNTED	R	33.96 SF
SIGN C2 FREESTANDING MONUMENT SIGN	(1)	30 SF	GROUND MOUNTED	R	30 SF
SIGN D FREESTANDING RESIDENT PARKING SIGNS	(5)	1SF	GROUND MOUNTED	R	5 SF
SIGN E1 BUILDING ID SIGNS FOR "A" APTS	(39)	.45 SF	WALL MOUNTED	R	17.55 SF
SIGN E2 DIRECTIONAL BUILDING ID SIGNS	(42)	.66 SF	WALL MOUNTED	R	27.72 SF
SIGN E3 INDIVID. BUILDING NUMBER ID SIGNS	(46)	.5 SF	WALL MOUNTED	R	23 SF

• **DELETED: MONUMENT AT LEASING CENTER - 5 SF GROUND MOUNTED**

MORGAN PROPERTIES: BROOKDALE

COORDINATED SIGN SPECIAL USE PERMIT PROGRAM

NEW SIGN SUMMARY

- A** FREESTANDING MONUMENT SIGN AT CORNER
- B** SECONDARY MONUMENT ON SANGER
- C** FREESTANDING DIRECTIONAL SIGNS ON BEAUREGARD
- D**
- E**
- F**
- 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 - MONUMENT SIGN @ SANGER & BEAUREGARD

QUANTITY (1)



SIGN A DETAILS:

FABRICATE & INSTALL (1) NEW REPLACEMENT LEASING CENETER FMONUMENT SIGN;

MONUMENT SIGN LOCATION - SAME AS EXISTING; SIGN TO BE ONE DOUBLE-SIDED FREESTANDING SIGN;

SIGN TO BE 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 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"

Client:
MORGAN PROPERTIES
MARK CENTER
BROOKDALE APARTMENT HOMES

Location:
1400 N Beauregard Street
ALEXANDRIA VA 22304

Date:
12-16-17 06-25-18
02-23-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
BAH1214173580

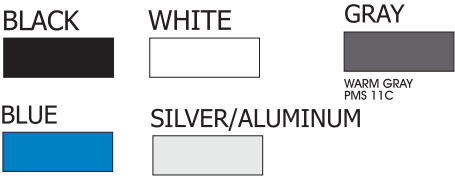
Revised:

DWG# 2 OF 9

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SIGN COLORS



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 - MONUMENT SIGN @ SANGER & BEAUREGARD

QUANTITY (1)



Client:
MORGAN PROPERTIES
MARK CENTER
BROOKDALE APARTMENT HOMES
Location:
1400 N Beauregard Street
ALEXANDRIA VA 22304

Date:
12-16-17 06-25-18
02-23-18 09-05-18
03-12-18
Dwg. By:
RBC

Dwg No:
BAH1214173580
Revised:

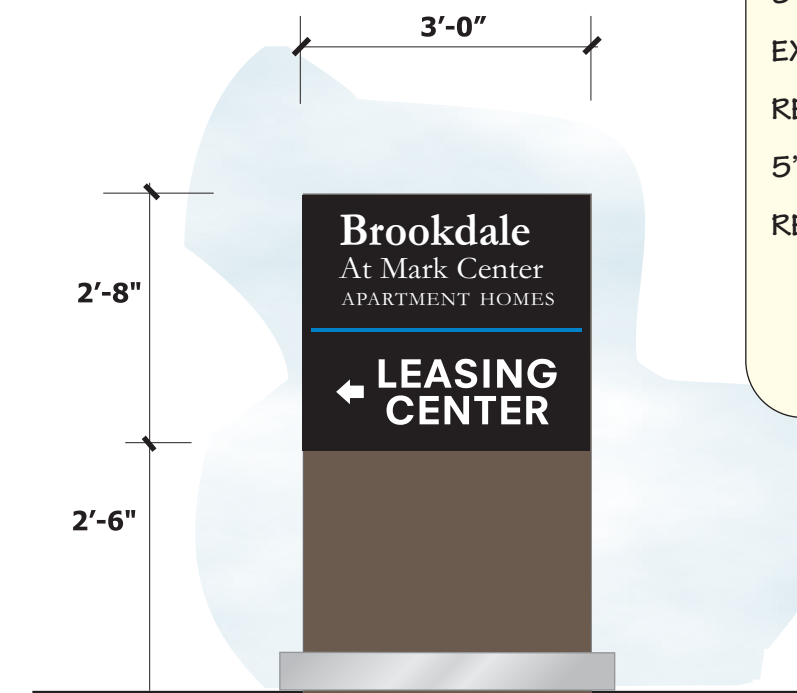
DWG# 3 OF 9

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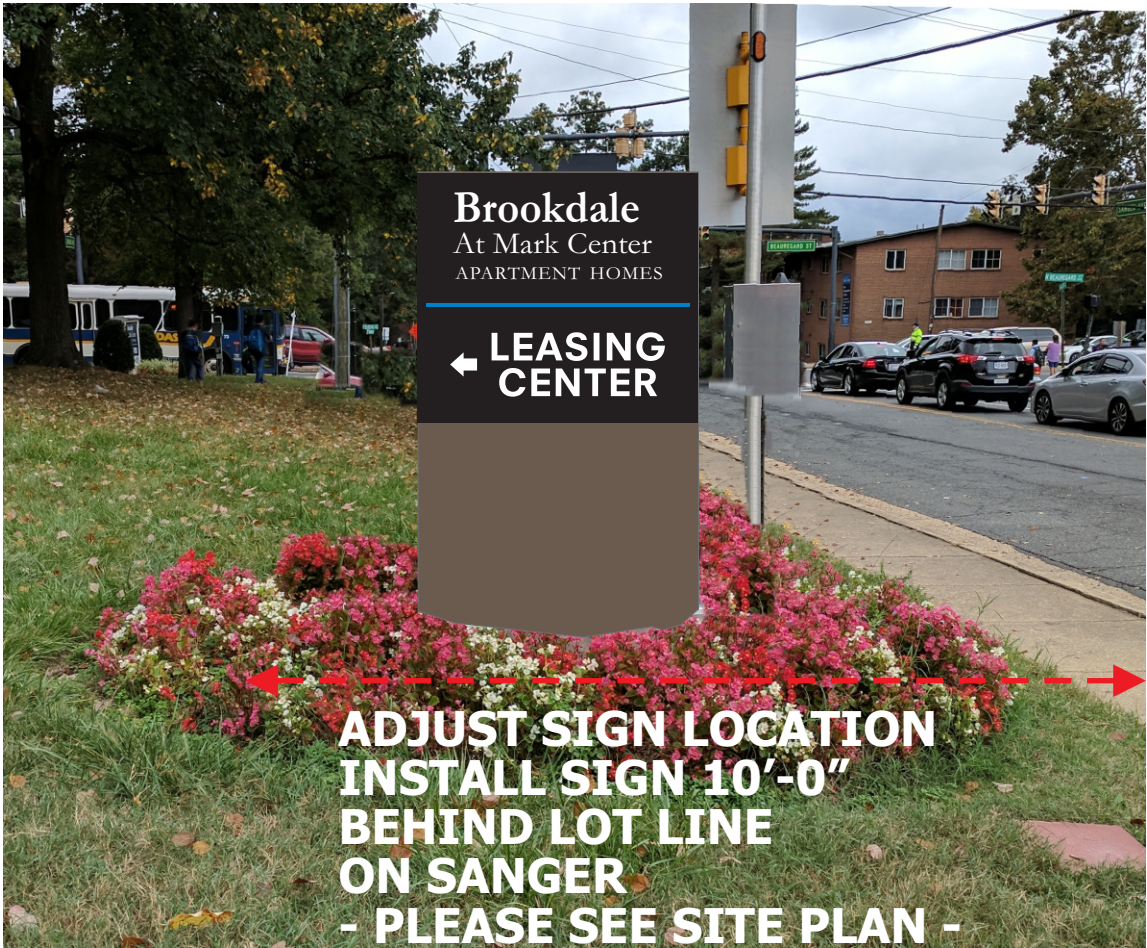
Bartush Signs
& Crane Service
302 NORTH WASHINGTON ST.
ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311
E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN B - SECONDARY FREESTANDING SIGN

QUANTITY (1)



SIGN ZONING RECAP: BEFORE & AFTER
EXISTING MONUMENT SIGN AREA:
3'-6.5" X 5'-3" = 18.59 SF
EXISTING MONUMENT HEIGHT: 42.5"
REPLACEMENT MONUMENT SIGN AREA:
5'-2" X 3'-0" = 15.48 SF
REPLACEMENT MONUMENT SIGN HEIGHT: 62"



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

SIGN COLORS

BLACK

WHITE

GRAY
WARM GRAY
PMS 11C

BLUE

SILVER/ALUMINUM

SIGN B DETAILS:
FABRICATE & INSTALL (1) NEW REPLACEMENT SECONDARY MONUMENT SIGN;
MONUMENT SIGN LOCATION - SAME AS EXISTING; SIGN TO BE DOUBLE-SIDED FREESTANDING SIGN;
SIGN TO BE NON LIT;
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;



Client:
MORGAN PROPERTIES
MARK CENTER
BROOKDALE APARTMENT HOMES
Location:
1400 N Beaugard Street
ALEXANDRIA VA 22304

Date:
12-16-17 06-25-18
02-23-18 09-05-18
03-12-18
Dwg. By:
RBC

Dwg No:
BAH1214173580

Revised:

DWG# 4 OF 9

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Bartush Signs
& Crane Service

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

QUANTITY (1)


$$1/2'' = 1' - 0''$$

BLACK



WHITE



GRAY

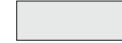


WARM GRAY
PMS 11C

BLUE



SILVER/ALUMINUM



REPLACEMENT MONUMENT SIGN HEIGHT: 72"

DWG# 5 OF 9

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ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311**

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

SIGN C1 - DIRECTIONAL SIGN ON BEAUREGARD

QUANTITY (1)



Client:
MORGAN PROPERTIES
MARK CENTER
BROOKDALE APARTMENT HOMES
Location:
1400 N Beaugard Street
ALEXANDRIA VA 22304

Date:
12-16-17 06-25-18
02-23-18 09-05-18
03-12-18
Dwg. By:
RBC

Dwg No:
BAH1214173580

Revised:

DWG# 6 OF 9

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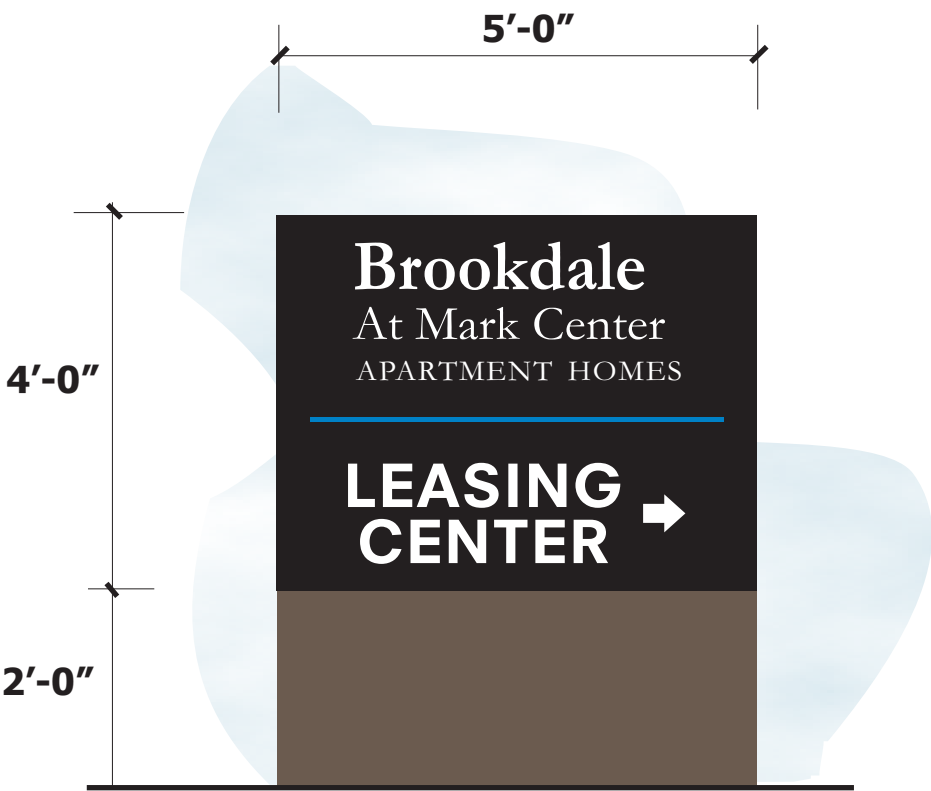
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Bartush Signs
& Crane Service

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

SIGN C2 - DIRECTIONAL SIGN ON BEAUREGARD

QUANTITY (1)



SIGN ZONING RECAP: BEFORE & AFTER

EXISTING POST & PANEL SIGN AREA:
4'-0" x 4'-0" = 16 SF

EXISTING SIGN HEIGHT: 68"

REPLACEMENT SIGN AREA:
6'-0" X 5'-0" = 30 SF

REPLACEMENT MONUMENT SIGN HEIGHT: 72"

Client:
MORGAN PROPERTIES
MARK CENTER
BROOKDALE APARTMENT HOMES

Location:
1400 N Beauregard Street
ALEXANDRIA VA 22304

Date:
12-16-17 06-25-18
02-23-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
BAH1214173580

Revised:

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Bartush Signs
& Crane Service

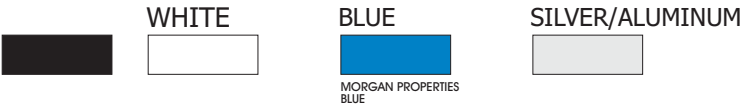
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ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311
E-Mail: signsetc@bartush.com
Web Address: www.bartush.com



ADJUST SIGN LOCATION
INSTALL SIGN 10'-0"
BEHIND LOT LINES
ON BEAUREGARD
- PLEASE SEE SITE PLAN -

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

COLORS FOR SIGN



SIGN C2 DETAILS:

FABRICATE & INSTALL (1) NEW REPLACEMENT DIRECTIONAL SIGN;

SIGN LOCATION - SEE SITE PLAN; SIGN TO BE SINGLE-SIDED;

SIGN TO BE NON LIT;

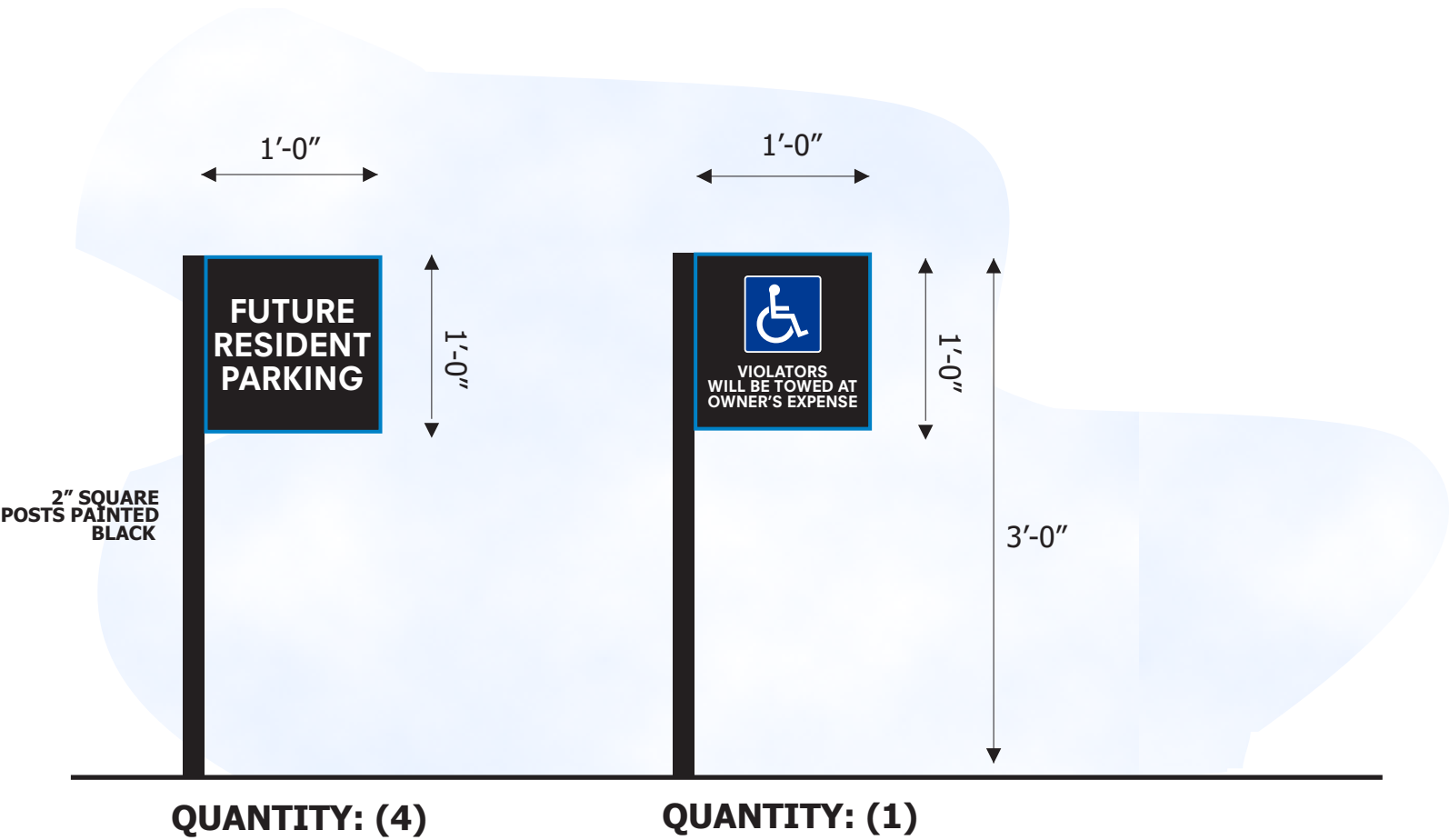
ALL COPY TO BE FLAT;

ALL DRESSINGS TO BE FABRICATED FROM .125" ALUMINUM;

BARTUSH TO INSTALL THE SIGN ON PME POLE SUPPORT PROVIDED BY BARTUSH; EXCAVATION & CONCRETE FOUNDATION BY BARTUSH AS PER MANUFACTURER'S RECOMMENDATIONS; DISPOSAL OF EXCAVATED EARTH ON CUSTOMER'S SITE;

SIGN D - LEASING CENTER PARKING SIGNS

QUANTITY (5)



SIGN ELEV
1" = 1'-0"

COLORS FOR SIGN

BLACK	WHITE	BLUE	SILVER/ALUMINUM

SIGN D RESIDENT PARKING SIGN DETAILS

- REMOVE (5) EXISTING PARKING SIGNS AT THIS LOCATION;
- MANUFACTURE & INSTALL (5) NEW FABRICATED ALUMINUM SIGN PANELS; SINGLE-SIDED;
- PROVIDE & INSTALL NEW MATCHING BLACK 2" SQUARE POSTS; INSTALL WHERE EXISTING SIGNS ARE LOCATED;
- WHITE = REFLECTIVE



Client:
MORGAN PROPERTIES
MARK CENTER
BROOKDALE APARTMENT HOMES

Location:
1400 N Beaugard Street
ALEXANDRIA VA 22304

Date:
12-16-17 06-25-18
02-23-18 09-05-18
03-12-18

Dwg. By:
RBC

Dwg No:
BAH1214173580

Revised:

DWG# 8 OF 9

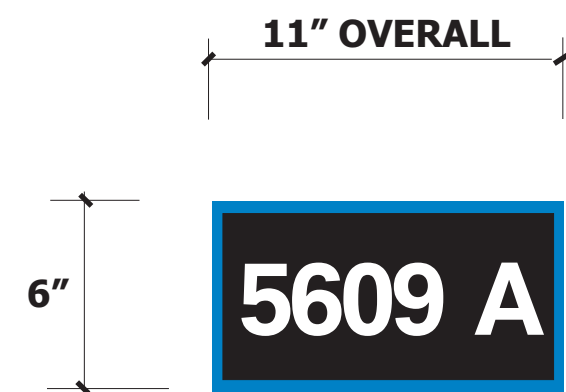
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Bartush Signs
& Crane Service

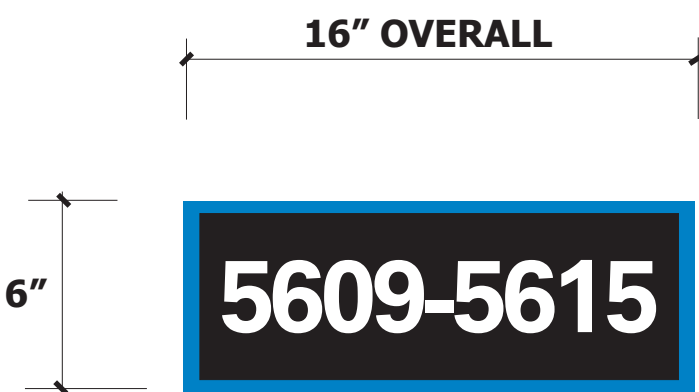
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ORWIGSBURG, PENNSYLVANIA 17961
PHONE 570-366-2311
E-Mail: signsetc@bartush.com
Web Address: www.bartush.com

SIGN E - BUILDING ID SIGNS



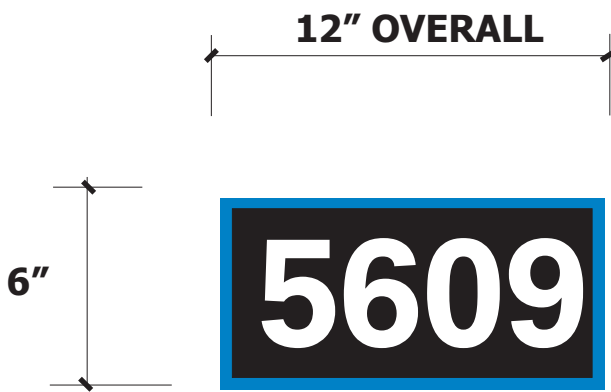
SIGN E1
IDENTIFYING AN
APARTMENT LOCATED
AT END OF BUILDING

QUANTITY E1: (39)



SIGN E2
LOCATED AT CORNERS OF
BUILDING SHOWING
RANGE OF APARTMENT
NUMBERS

QUANTITY E2: (42)



SIGN E3
INDIVIDUAL ID NUMBERS
AT ENTRANCES

QUANTITY E3: (46)

SIGN E1 + E2 + E3 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; NEW SIGNS TO COVER THE FOOTPRINT OF
THE OLD SIGNS;

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

SIGN ELEVATION
2" = 1'-0"

COLORS
FOR SIGN



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

Client:
MORGAN PROPERTIES
MARK CENTER
BROOKDALE APARTMENT HOMES

Location:
1400 N Beaugard Street
ALEXANDRIA VA 22304

Date:
12-16-17 09-05-18
02-23-18
03-12-18

Dwg. By:
RBC

Dwg No:
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Revised:

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MORGAN PROPERTIES: BROOKDALE

TYPICAL RESIDENTIAL BUILDING



**BUILDING ID SIGN E1 & E2
EACH BUILDING HAS (2) SETS**



**BUILDING ID SIGN E3
EACH BUILDING HAS (1 PER ENTRANCE)**



**BUILDING ID SIGN E3
EACH BUILDING HAS (1 PER ENTRANCE)**



**BUILDING ID SIGN E1 & E2
EACH BUILDING HAS (2) SETS**



OPPOSITE SIDE HAS NO BUILDING ID SIGNAGE

BROOKDALE COORDINATED SIGN SPECIAL USE PERMIT PROGRAM

LOT LINE
ADJUST SIGN
LOCATION TO
MAINTAIN SIGN SET
BACK 10'-0"
FROM LOT LINE

SIGN B2

LEASING CENTER

SIGN A

SECTION 7-801
100' CLEAR
SIGHT TRIANGLE

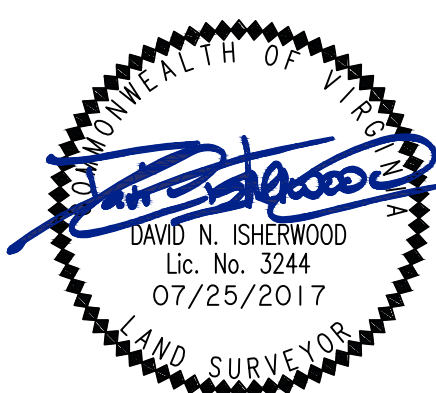
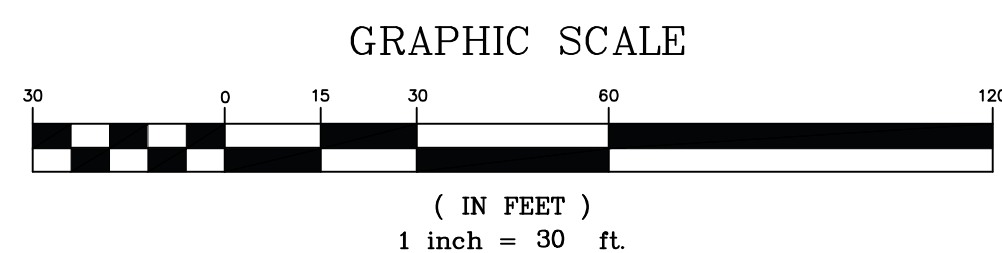
NORTH BEAUREGARD STREET
(VARIABLE WIDTH PUBLICLY DEDICATED RIGHT-OF-WAY)
LOT LINE
ADJUST SIGN
LOCATION TO
MAINTAIN SIGN SET
BACK 10'-0"
FROM LOT LINES

SIGN C2

SIGN C1

LOT LINE
ADJUST SIGN
LOCATIONS TO
MAINTAIN SIGN SET
BACK 10'-0"
FROM LOT LINES

OUTLOT 3772-013
0.2512 ACRES (SURVEY)
0.243 ACRES (PER PLAT RECORDED DB 590 PG 616)



ALTA/NSPS LAND TITLE SURVEY
PROPERTY OF
BROOKDALE RESIDENTIAL, L.L.C.
INSTRUMENT NUMBERS 060025040, 060007176, 060007177, AND 060007178
ALSO KNOWN AS
"BROOKDALE AT MARK CENTER"
CITY OF ALEXANDRIA, VIRGINIA

RECEIVED 02/07/2014
RECEIVED 05/17/2015
RECEIVED 07/25/2017

WALTER L. PHILLIPS, INC.
CIVIL, ENGINEERS—LAND, SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS
237 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 <http://www.wlphillips.com>
SCALE: 1" = 30' DATE: MARCH 26, 2007 DRAWN: dep