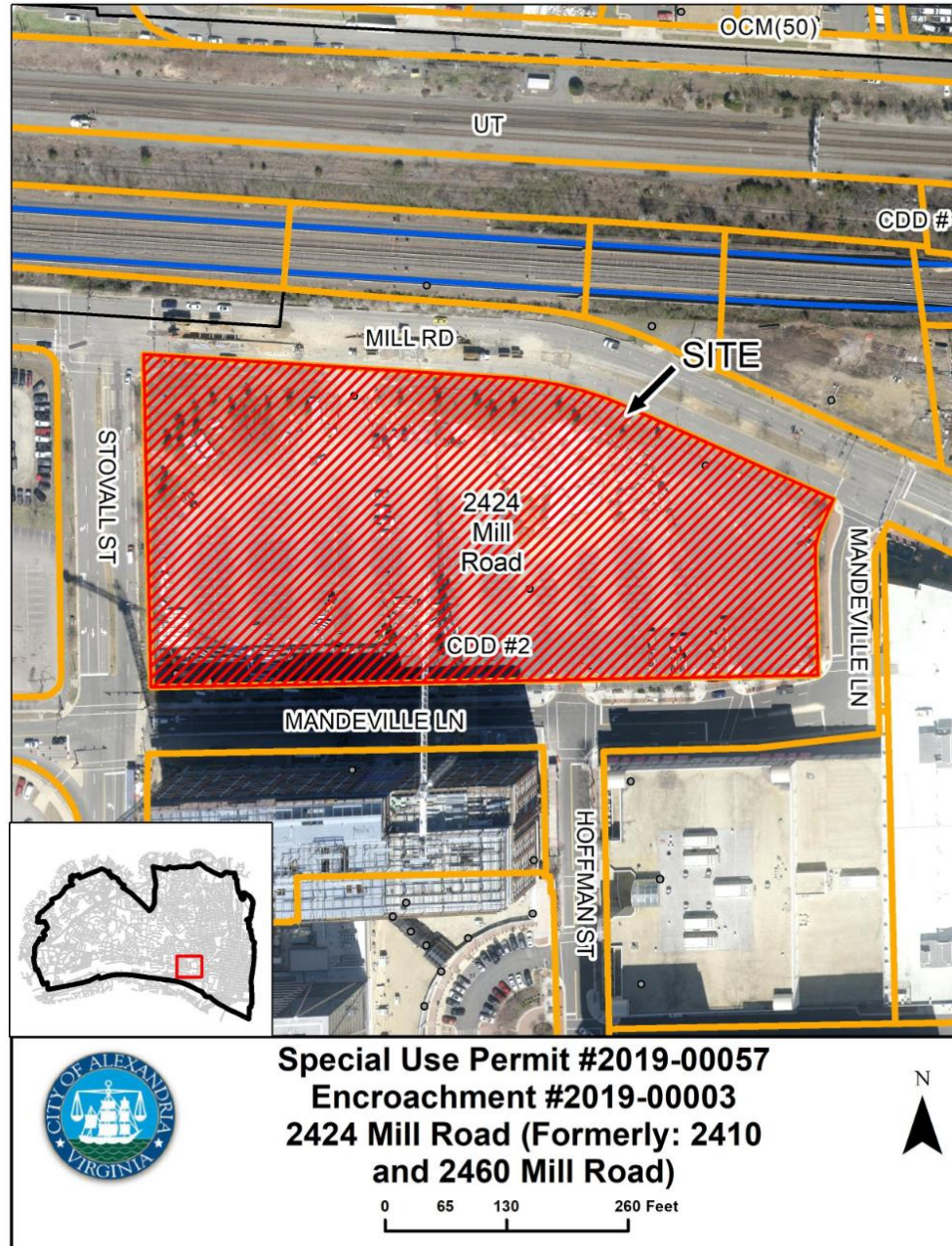




Carlyle Crossing Coordinated Sign Plan / Encroachment SUP#2019-00057/ENC#2019-00003

**City Council
April 17, 2021**

Project Location



SUP #2019-00057; ENC #2019-00003 | 2424 Mill Road

Project Requests

- i. Coordinated Sign Plan SUP;
- ii. SUP to allow more than one sign per building above 35-feet;
- iii. Encroachments for two projecting signs on Stovall Street.

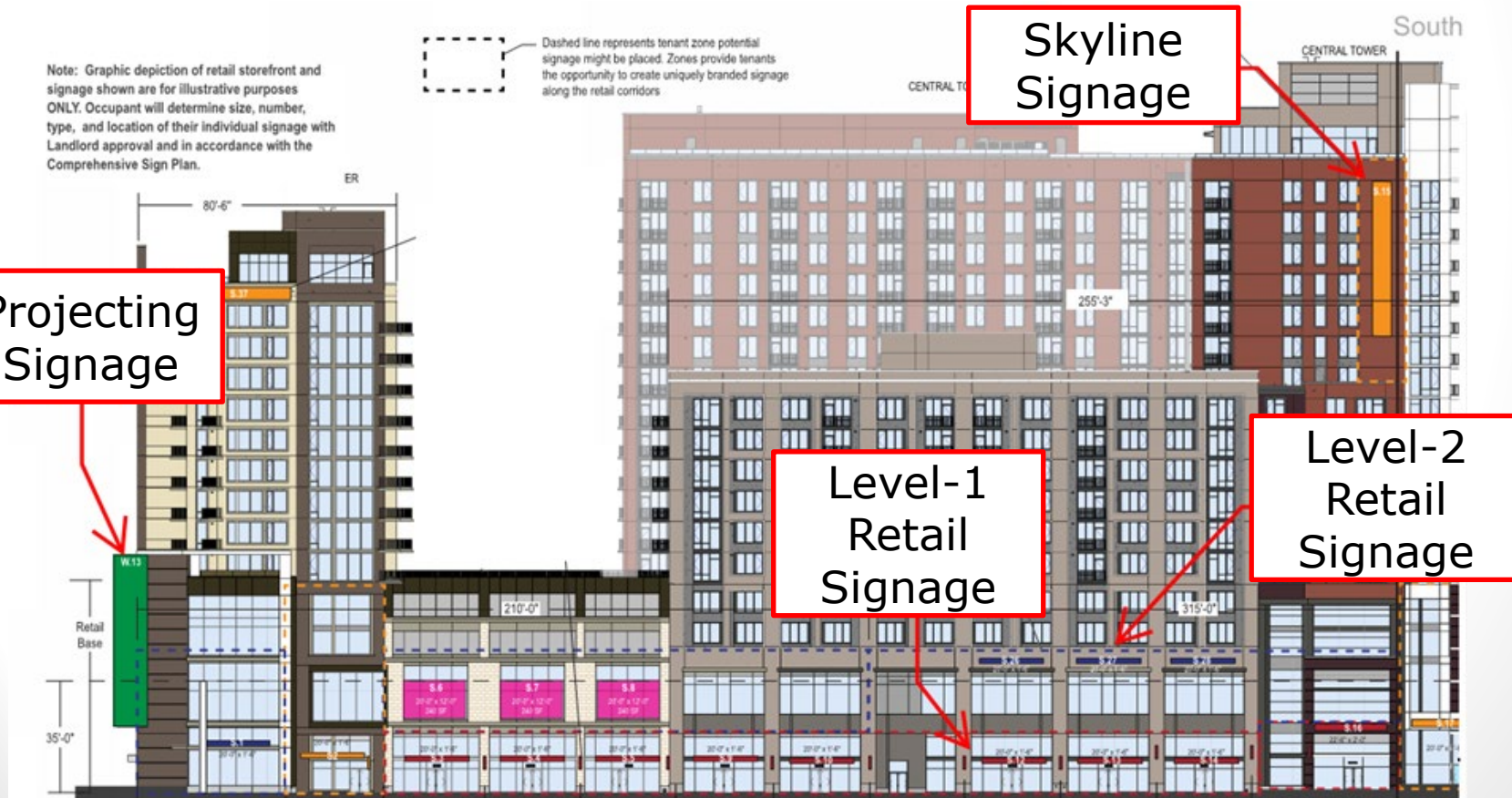


Figure Above: Illustration depicting general locations of proposed signage for Carlyle Crossing.

Requested Signage



SUP#2019-00057; ENC#2019-00003 | 2424 Mill Road



Relevant Sign Installations - Paul



Signage Square Footage Ratio
West elevation: 78 sf / 60 lf = 1.3 sf / lf
North elevation: 48 sf / 27 lf = 1.78 sf / lf

Curlye Crossing
Alexandria, Virginia

STONEBRIDGE

COOPER CARRY

DATE
02-25-2021

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Level-1 Signage

(Retail, Parking, Garage and Wayfinding)

Actual signage may vary, based upon lessee

Requested Signage



SUP# 2019-00057; ENC# 2019-00003 | 2424 Mill Road



South Elevation



West Elevation

Level-2 Retail Signage (Above 35-Feet*)

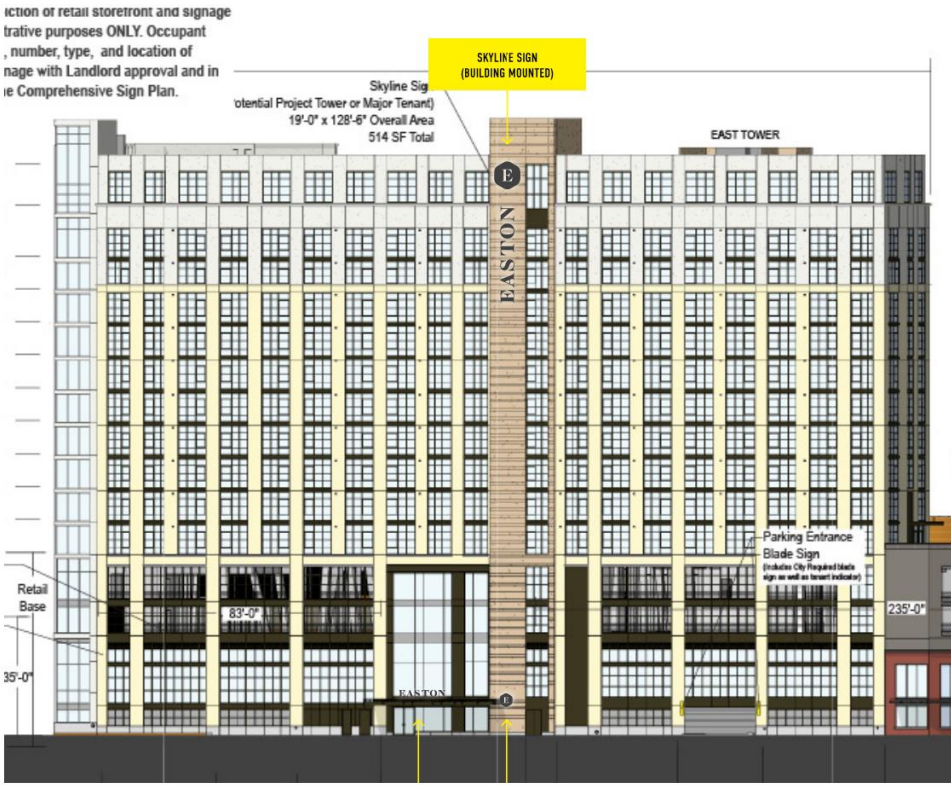
Actual signage may vary, based upon lessee

*SUP

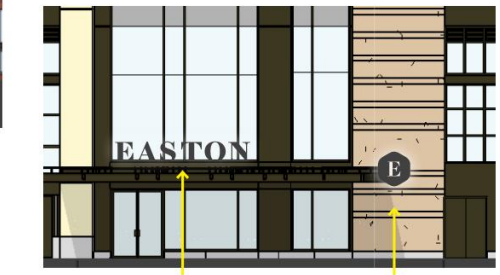
Requested Signage



SUP#2019-00057; ENC#2019-00003 | 2424 Mill Road



Skyline Signs - Boutique Tower (Easton)



Carlyle Crossing
Alexandria, Virginia

STONEBRIDGE

COOPER CARRY

DATE
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Skyline Signage (Branding)

Actual signage may vary, based upon lessee

Requested Signage



SUP# 2019-00057; ENC# 2019-00003 | 2424 Mill Road



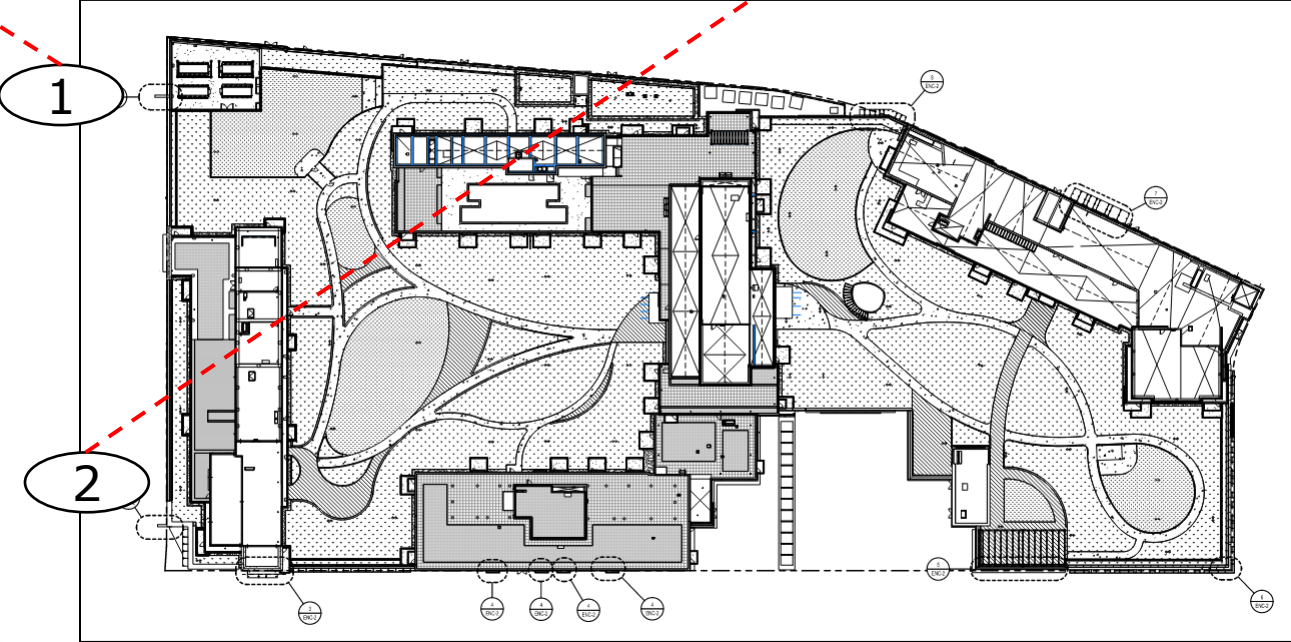
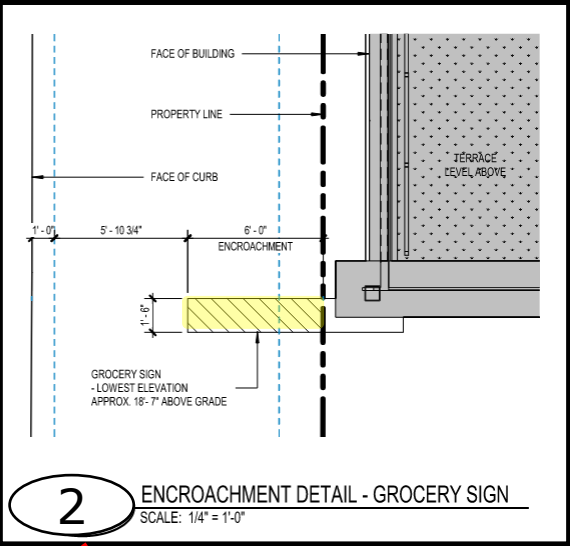
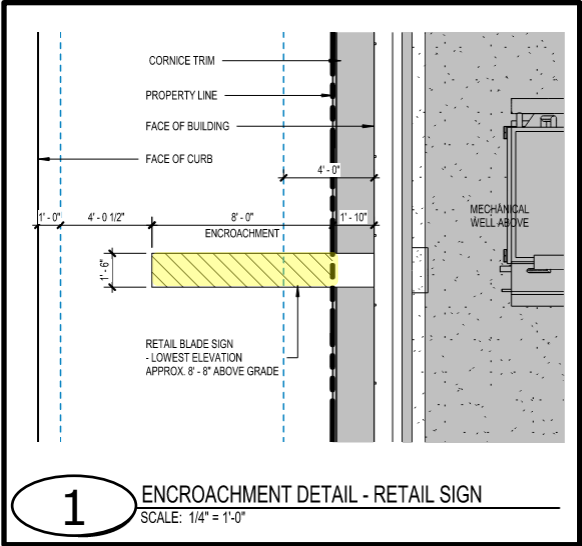
Image Above: Architectural projections on Stovall Street at Mandeville Lane



Projecting Blade Signs (Encroachments)

Actual signage may vary, based upon lessee

Encroachments



Project Components

- Uniform signage requirements controlling lighting, volumetrics, dimensions and placement
 - Wayfinding, Retail, Residential Branding, Garage and Pedestrian Oriented Signage.
- Consistency with previous architectural and design approvals



Figure Above: Ground-level depiction of the public plaza & multi-level retail base from Mandeville Lane.



Recommendation

- Staff recommends **APPROVAL** of the Special Use Permits and Encroachment Requests
- The Alexandria Planning Commission recommended **APPROVAL** on 4.8.21 by a vote of 5-0 (2 abstentions)

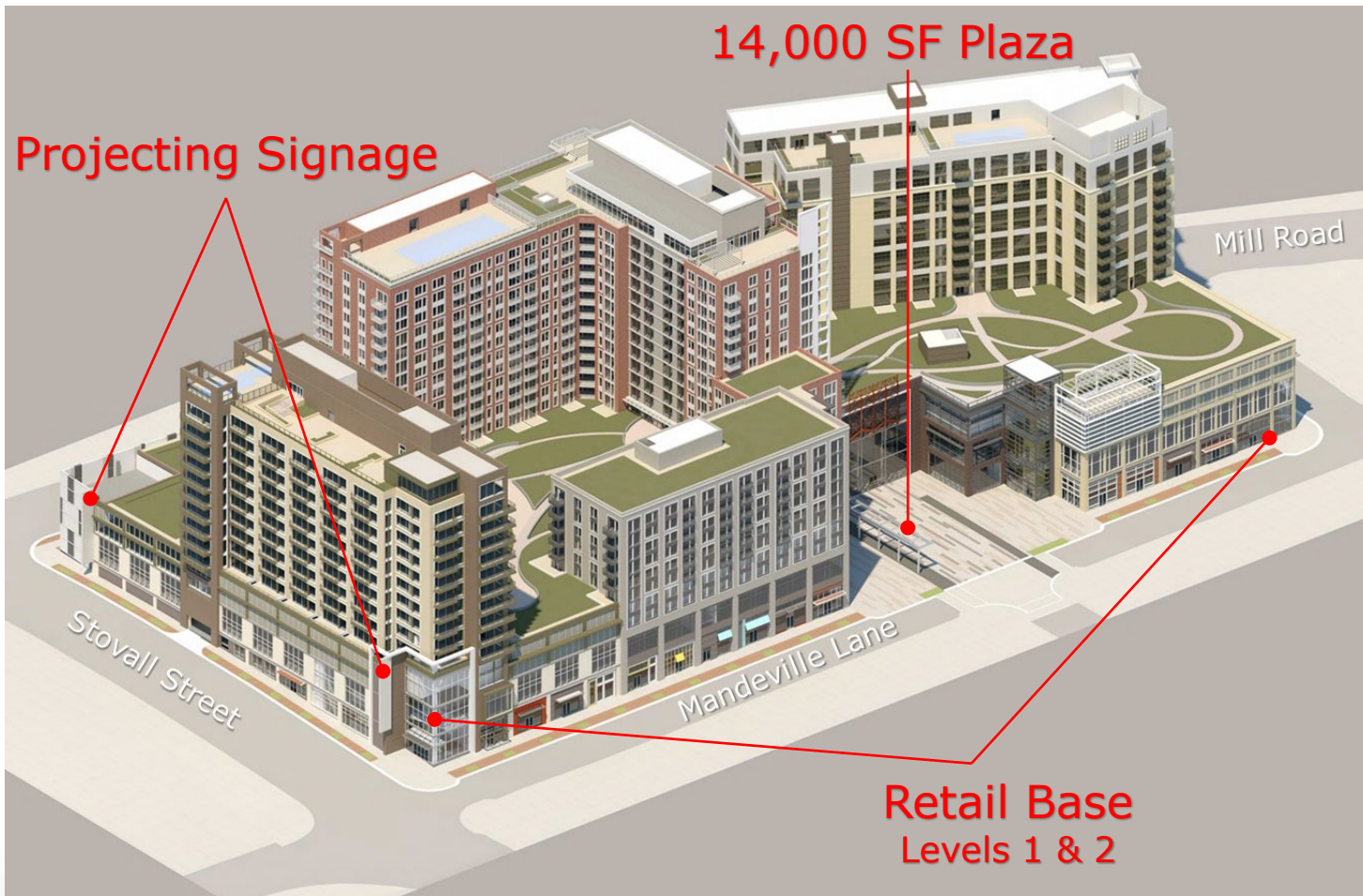


Figure Above: Axonometric rendering of Carlyle Crossing, Blocks 4 & 5 (DSUP#2017-0003)

