



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2019-0045

Approved by Planning and Zoning: June 20, 2019

Permission is hereby granted to: CG First Street LP

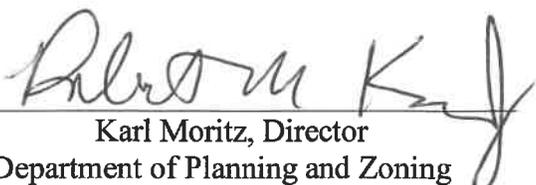
to use the premises located at: 530 First Street / 525 Montgomery Street

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

08/05/2019

Date


Karl Moritz, Director
Department of Planning and Zoning

DATE: June 20, 2019

TO: Robert Kerns, AICP
Division Chief, Land Use Services,
Department of Planning and Zoning

FROM: Nathan Randall, Urban Planner III
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0045
Administrative Review for a Minor Amendment
Site Use: Coordinated Sign Plan for Mixed-Use Building
Applicant: CG First Street LP
Location: 530 First Street (also known as 525 Montgomery Street)
Zone: CDD#25 / Coordinated Development District #25

Request

Special Use Permit #2019-0045 is a request for a minor amendment to an existing Coordinated Sign Plan Special Use Permit to allow for a temporary residential leasing sign to be placed on the recently completed mixed-use building previously known as ABC/Giant project and now marketed as Gables Old Town North. No other changes to the Coordinated Sign Plan approval are requested.

In the applicant's original minor amendment request, the leasing sign would have been oriented vertically and placed mid-height on one of the building's walls. The applicant later updated its proposal such that the sign now would be located just below the roofline of the building at its northwest corner, adjacent to First and North Saint Asaph Streets. The applicant proposes a sign measuring approximately 35 feet long and 4'10" wide, for a total sign area of approximately 169 square feet.

Background

City Council approved DSUP#2015-0019 in March 2016 for the construction of the ABC/Giant project (Gables Old Town North) which included 232 multifamily residential units, over 50,000 square feet of retail/commercial uses, and two levels of underground parking. At the same time as the DSUP approval, and contained in the same staff report, related applications were approved including an umbrella SUP (SUP#2016-0001) for the uses within the building and a Coordinated Sign Plan for all building tenants (SUP#2015-0115). Although the Coordinated Sign Plan included several options for tenant signage in the future, it did not include any provisions for leasing signs at the building.

The building is essentially complete as of June 2019, with residential and commercial tenants having already occupied portions of the building.

Community Outreach

Public notice was provided twice, once in May 2019 for the original request and again earlier this month to reflect the updated sign proposal. Both notifications were provided through

eNews, via the City's website, and by posting a placard on the site. In addition, Old Town Civic Association was sent email notifications of the original and revised applications. Staff has not received any comments from residents or adjacent businesses.

Staff Action

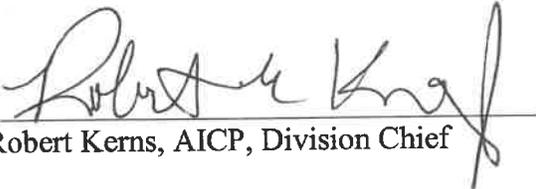
Staff does not object to the request for a temporary residential leasing sign on the building. The Zoning Ordinance already allows for some leasing or other temporary signage under certain circumstances. The processing of this request as a minor SUP amendment is therefore only necessitated for two technical reasons. The first reason is the absence of such signage being included in the original Coordinated Sign Plan SUP. The second reason is that the Zoning Ordinance limits the placement of temporary leasing signage to be no higher than 20 feet above grade. Such a restriction is not feasible in this case given that the applicant does not control the first 20 feet of building height at this site, which contains primarily separately-owned retail/commercial uses rather than the residential uses for which the applicant wishes to advertise leasing opportunities.

Staff has added new condition language (Condition #6) as part of this approval to allow one temporary leasing sign at the building at a location greater than 20 feet above grade. The allowance for the sign would expire 18 months from approval (December 20, 2020).

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: June 20, 2019
Action: Approved


Robert Kerns, AICP, Division Chief

- Attachments: 1) Special Use Permit Conditions
2) Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2019-0045

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. All signs at the site shall be in conformance with the following Coordinated Sign Program requirements and allowances:
 - a. A maximum of two signs total for the multifamily use shall be permitted, each not to exceed 80 square feet in area each.
 - b. Signage for commercial uses shall not exceed one square foot of sign face for each one linear foot of building width facing the street, alley or parking area.
 - c. Up to 0.5 square feet of sign face for each one linear foot of building width facing the street, alley, or parking area may be allowed in addition to signage allowed in subsection (b) above, subject to staff review and approval of exceptional sign design.
 - d. Up to two neighborhood identification signs ("Old Town North") may be allowed in addition to individual tenant signage and may be allowed in a location and at a size consistent with its depiction in the preliminary submission.
 - e. Business signs shall employ variety and creativity of design.
 - f. Highlight the identity of individual business tenants through signage and storefront design. Coordinate signage with the building design and with individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc.
 - g. Pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) are encouraged. (P&Z)
2. The building signs shall be designed to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
 - a. The building signs shall be designed of high-quality materials.
 - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
3. Internally illuminated box signs are prohibited. Any illuminated signs shall be halo lit signs or similar. (P&Z)
4. Coordinated Sign Program Conditions shall be included on the cover sheet of the final document. (P&Z)
5. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
6. **CONDITION ADDED BY STAFF: One temporary leasing sign may be allowed at the building, to the satisfaction of the Director of Planning & Zoning, at a location more than 20 feet above grade and in addition to all other signage allowed at the site. This sign shall be allowed for up to 18 months from approval of the Minor SUP Amendment in which this condition was added (December 20, 2020). (P&Z)**

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 T&ES/OEQ does not have any comments at this time.
- F-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- F-3 Comply with all requirements of SUP2015-00115 except as modified herein. (T&ES)
- C-1 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-2 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-3 If any portion of the signage encroaches in the right of way, the owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the city as an additional named insured. (Sec. 5-29 (h)(1)) (T&ES)
- C-4 If any portion of the signage encroaches in the right of way, the owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured, against claims, demands, suits and related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of the encroachment. (Sec. 5-29 (h)(1)) (T&ES)

Code Enforcement:

- F-1 A building or sign permit, plan review and inspections may be required for this proposal.

Health Department:

No comments received

Parks and Recreation:

No comments received

Police Department:

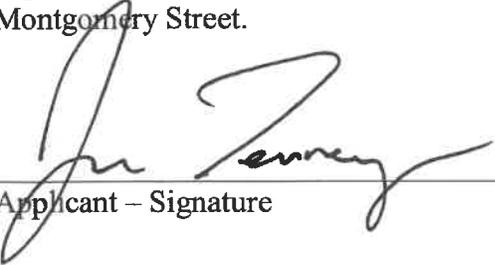
No comments

Fire Department:

No comments or concerns with this application

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0045. The undersigned also hereby agrees to obtain all applicable licenses and permits required in connection with the temporary leasing signage requested at 530 First Street / 525 Montgomery Street.


Applicant – Signature

8/2/19
Date

Jacob Denney
Applicant – Printed

8/2/19
Date