



TECHNICAL STAFF REPORT

Planning Board Hearing of December 8, 2018

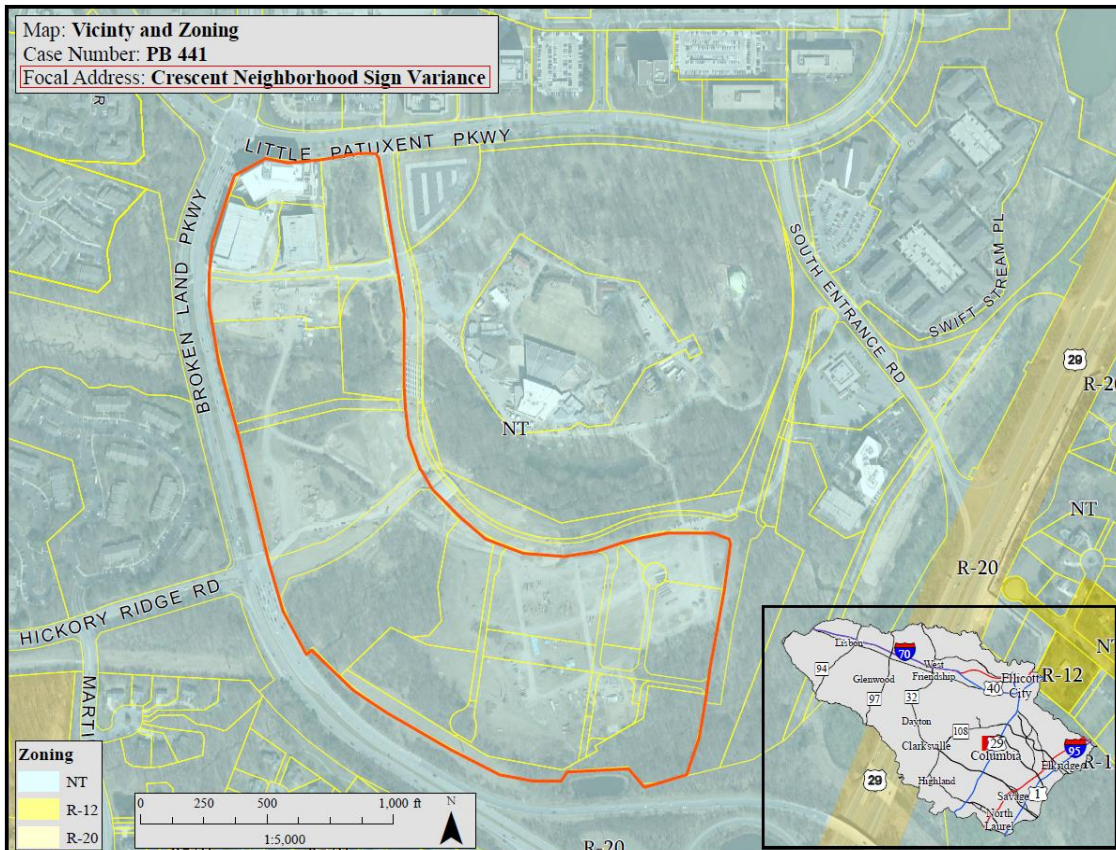
Case No./Petitioner: PB 441, Howard Research and Development Corporation (HRD)

Project Name: SE Quadrant Broken Land Parkway/Little Patuxent Parkway (Downtown Columbia – Crescent Neighborhood) – Downtown Columbia Sign Variance for Temporary Signage

DPZ Planner: Jill Manion, Planning Supervisor

Request: The petition, filed under Section 3.516 of the Howard County Code seeks to allow temporary signage within the Crescent Neighborhood for temporary wayfinding signage, identity signage, leasing signage, fence scrim and use of a barricade banner while the area is under construction until such time permanent signage is erected in accordance with the approved site development plans. A variance is required due to the quantity of signs proposed, sizing requirements and the length of time the signage will be erected.

Recommendation: The Department of Planning and Zoning and the Department of Inspections Licenses and Permits recommend **APPROVAL**, subject to a permit being issued for each sign to be erected, and that all signage is removed at the completion of construction and, as appropriate, leasing, and replaced with permanent signage in accordance with the Crescent Neighborhood Design Guidelines.



Location: The subject property is located in the 5th Election District, at Little Patuxent Parkway, Broken Land Parkway, and Merriweather Drive in Columbia, MD. Signage will be located on properties along Merriweather Drive, Divided Sky Lane, Hickory Ridge Road and Symphony Woods Road.

I. GENERAL INFORMATION

A. Relevant Site History:

- **FDP-DC-Crescent-1** encompasses most of the land area within the Crescent Neighborhood and includes four designated development areas (including “Area 3”), a network of roads that expand the overall Downtown road network, and a network of land designated for environmental restoration and Downtown Parkland. The Crescent Neighborhood Concept Plan, the Crescent Neighborhood Design Guidelines, and the Crescent Neighborhood Implementation Plan were included as part of the FDP package, which was reviewed and approved at a Planning Board hearing held on March 19, 2015. The Decision and Order was signed by Planning Board on April 16, 2015. The Plans and Documents were recorded on July 2, 2015.
- **FDP-DC-Crescent-1A** is an amendment to the previously approved FDP for Phase 1 of the Crescent Neighborhood, to identify the street and block structure of Crescent Neighborhood Area 3. It was approved by Planning Board at a public hearing on September 15, 2016. The Decision and Order was signed October 14, 2016, and the amended FDP was recorded in the Land Records on February 24, 2017 as Plat #24102-24110.
- **SDP-15-068** is a site development plan for two mixed-use office buildings and a parking garage on the southeast corner of Little Patuxent Parkway and Broken Land Parkway, known as Crescent Area 1. The plan was approved by Planning Board on October 15, 2015. All building construction is completed. The buildings are still completing their leasing.
- **SDP-17-027** is a site development plan for a mixed-use office building, a mixed use residential building, a free-standing restaurant building, a café, a parking garage and a park within Crescent Area 3. The project was approved by Planning Board on November 16, 2017 and is currently under construction.
- **SDP-18-005** is a site development plan for a mixed use residential building and free-standing retail building, as well as surface parking on the southern and western side of Crescent Neighborhood Area 3. The project was approved by Planning Board on November 8, 2018 and is proceeding through the final approval process. Construction has not commenced.

B. Legal Notices

- The subject site was properly posted with two (2) official Planning Board hearing notices (one on Little Patuxent Parkway and one on Broken Land Parkway. These signs were posted beginning on November 6, 2018, as verified by County staff.
- Legal advertisements for this case appeared in the Baltimore Sun and the Washington Post on November 6, 2018. Certifications from the newspapers have been placed in the case file.

C. Regulatory Compliance: Sign Variances for Downtown Columbia are decided by the Planning Board in accordance with Section 3.513(c) of the Howard County Code which states:

“In Downtown Columbia, the Planning board may approve a variance from the provisions of this subtitle where the proposed signage is approved by the Planning Board and the Board determines that:

- (1) The proposed signage is otherwise allowed;*
- (2) The proposed signage is appropriate given its location and the anticipated scale and intensity of existing or planned adjacent uses;*
- (3) The proposed signage will not adversely affect the use or development of adjacent property, nor result in a dangerous traffic condition;*

- (4) *The proposed signage will not be detrimental to the downtown revitalization; and,*
- (5) *Extraordinary hardships or practical difficulties may result from strict compliance with this subtitle or that the goals of downtown revitalization will be served to a greater extent by the proposed sign.*

Section 3.500(e) of the Howard County Code also emphasizes that the approach to signage in Downtown Columbia should be different than elsewhere in the County:

*“Provisions relating to Downtown Columbia were enacted as part of the Downtown Columbia Plan, a comprehensive development scheme to establish for the first time in the County an urban center that is well planned, economically successful, vibrant, and visually attractive in order to draw in businesses, residents, and tourists, and to attract events of a regional, national and international interest. **The provisions governing signage in Downtown Columbia are intended to ensure that signs are an integral part of an overall development plan aimed at achieving an aesthetically pleasing and high quality visual environment that reinforces the planned character of each of the neighborhoods, is compatible with the identification and wayfinding for pedestrian and vehicular traffic, and establishes a coordinated and harmonic urban streetscape while, at the same time, provides for a signature environment for each of the six distinct neighborhoods that make up Downtown Columbia. The provisions are also aimed at achieving well-designed, coordinated signage and a process that encourages creativity in the use of signage to enhance the urban experience.**”*

Additional signage regulations for Downtown Columbia pertinent to this sign variance request include:

- Section 3.501(c)(1)(b) - In Downtown Columbia, the total sign area allow for a building shall be computed based on two square feet of sign area for each linear foot of downtown building frontage, including all building frontages on buildings having multiple frontages. Buildings with less than 60 linear feet shall be allowed up to 120 square feet of sign area.
- In Downtown Columbia, flat wall signs shall not cover all of a window. No flat wall sign shall extend above the top of the wall. A flat wall sign may be permitted within the area of screening for elevator shafts, stairs or heating and air-conditioning units.
- In Downtown Columbia, a monument building sign, including its structure shall be no more than six feet in height. The maximum sign area for a monument building sign is 30 square feet per side or face. Monument building signs are exempt from setback requirements.
- In Downtown Columbia, directional signs are allowed and are not counted toward the total sign area of the building. Section 3.501(c)(9)a-d details the permitted directional signage in Downtown Columbia, which is included as Attachment A.

II. SIGN VARIANCE REQUEST DETAILS

As stated in HRD's request, the requested sign variances are for signage that will be erected for a limited duration during construction and prior to the conclusion of leasing activity within the Neighborhood. Upon conclusion of construction and leasing, permanent signage will be installed in accordance with the Sign Regulations and Crescent Neighborhood Design Guidelines unless a subsequent variance is required. Each approved SDP for the neighborhood (SDP-15-068, SDP-17-027, and SDP-18-005) includes wayfinding signage that is in accordance with the Crescent Neighborhood Design Guidelines and Downtown-wide Design Guidelines. In detail, the variance request includes:

- The Area 1 signage is associated with street-level retail space in the existing Two Merriweather building (SDP-15-068, Building B) and with office leasing efforts. This signage will remain in place until the retail space is leased, at which time appropriate storefronts and tenant signage will be installed.
- The Area 2 signage is limited to temporary wayfinding signage near the intersection of Hickory

Ridge Road with Merriweather Drive.

- The Area 3 signage includes temporary wayfinding, leasing and Downtown promotional materials. Area 3 includes about 20 acres and will be the first fully mixed-used area created Downtown. Construction of Phase 1 of Area 3 will last about 24 months.

Please see the enclosed signage package and letter to the Planning Board for complete details of the requested variances and for examples of the signage being proposed.

III. PLANNING BOARD CRITERIA FOR SIGN VARIANCES IN DOWNTOWN COLUMBIA

The criteria for signage variances for Downtown Columbia are outlined in Section 3.513(c) of the Howard County Code, and in section I.C. of this Technical Staff Report. Staff provides the following analysis:

A. *The proposed signage is otherwise allowed.*

None of the proposed signage is prohibited by the County Code.

B. *The proposed signage is appropriate given its location and the anticipated scale and intensity of existing or planned adjacent uses.*

According to HRD's request, each sign has been designed with its specific location in mind. Area 2 and Area 3 are isolated from existing development. The signage proposed for Area 1 is designed to be appropriate given its location related to adjacent vehicular, pedestrian or opens space areas. While the development adjoins existing developed properties, the signage proposed for Area 1 is internal to the Crescent Development. Except for wayfinding signage, the proposed signage should not be overtly visible to adjoining properties or to the pedestrian or vehicular traffic on Little Patuxent Parkway and Broken Land Parkway. Each sign is sized to achieve its purpose while respecting the scale and intensity of nearby existing or planned uses.

C. *The proposed signage will not adversely affect the use or development of adjacent property, nor result in a dangerous traffic condition.*

The proposed signage does not include any flashing, movement or excess verbiage that would create distraction to vehicular drivers or to pedestrians. The signage will be temporary but will be securely affixed. The proposed signage would not be overtly visible to properties outside the Crescent Neighborhood that would create any nuisance.

D. *The proposed signage will not be detrimental to the downtown revitalization.*

The proposed signage is deemed by the applicant to be critical to promoting Downtown Columbia and its success. Rather than be detrimental, it would further the goals of Downtown Columbia by promoting the transformation of the area into a vibrant, mixed-use environment. Promotion of this environment during construction while keeping an aesthetically pleasing experience, is essential during lease up. The signage proposed is consistent with signage found in other downtown areas both regionally and throughout the Country.

E. *Extraordinary hardships or practical difficulties may result from strict compliance with this subtitle or that the goals of downtown revitalization will be served to a greater extent by the proposed sign.*

The goals of Downtown Revitalization will be served to a greater extent by the proposed signage because it allows for temporary wayfinding while construction is on-going, which will direct visitors both to the Crescent Development, and to events at Merriweather Post Pavilion and Symphony Woods. The signage will be attractive and aesthetically pleasing to reduce the visual impact of construction and will promote the new mixed-use community being constructed. Finally, the proposed

variance will allow the signage to remain throughout construction rather than meet an arbitrary timeline. The signage proposed is consistent with signage found in other urban areas. The proposed variance more effectively meets the goals of Downtown signage than the sign code for the remainder of the County is able to address.

Recommendation: The Department of Planning and Zoning and the Department of Inspections Licenses and Permits recommend **APPROVAL**, subject to a permit being issued for each sign to be erected, and that all signage is removed at the completion of construction and, as appropriate, leasing, and replaced with permanent signage in accordance with the Crescent Neighborhood Design Guidelines.



11/20/18

Valdis Lazdins, Director
Department of Planning & Zoning

Date

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.

ATTACHMENT A

SECTION 3.501(c)(9) – DOWNTOWN COLUMBIA DIRECTION SIGNS

Downtown Columbia directional signs. In Downtown Columbia, directional signs are allowed as follows and are not counted toward the total sign area of the building as calculated in subsection [3.501\(c\)\(1\)b.](#) of this subtitle. A plan coordinating the design and appearance of directional signs with respect to style, color, and font shall be approved as part of the Downtown Neighborhood Design Guidelines. Directional signs will conform to any applicable Downtown Neighborhood Design Guidelines.

- a. Vehicular directional signs are allowed and may contain the neighborhood name or "Downtown Columbia" or logotype, generic uses (such as "parking", "library", "plaza", "shops", "hotel", "restaurants", "grocery", "theatre", etc.) and wording of a directional nature, or public service information (such as information concerning transit routes and schedules, transportation demand management activities, community events, weather, and similar information). These signs may be placed on private land or in the public right-of-way, and shall be designed to direct and inform drivers to allow expedient movement through Downtown Columbia. Potential locations for vehicular directional signs shall be indicated on the neighborhood concept plan. Final locations shall be approved as part of a site development plan unless erected pursuant to subsection 3.503(a) or subsection [3.505a\(b\)](#) of this subtitle. The area of these signs shall not exceed 18 square feet per side.
- b. Pedestrian directional signs are allowed and may contain the neighborhood name or "Downtown Columbia" or logotype, generic uses (such as "parking", "library", "plaza", "shops", "hotel", "restaurants", "grocery", "theatre", etc.) and wording of a directional nature, or public service information (such as information concerning transit routes and schedules, transportation demand management activities, community events, weather, and similar information). These signs may be placed on private land or in the public right-of-way, and shall be designed to direct and inform pedestrians. Potential locations for pedestrian directional signs shall be indicated on the neighborhood concept plan. Final locations shall be approved as part of a site development plan unless erected pursuant to subsection 3.503(a) or subsection [3.505a\(b\)](#) of this subtitle. The area of these signs shall not exceed 18 square feet per side.
- c. Directory signs which contain specific retail or office tenant names and information, directional information, and/or public service information (such as information concerning transit routes and schedules, transportation demand management activities, community events, weather and similar information) are allowed. These signs may be placed on private land only. Potential locations may be indicated on the Neighborhood Concept Plan. Final locations shall be approved as part of a site development plan, unless erected pursuant to subsection 3.503(a) of this subtitle. The area of these signs shall not exceed 12 square feet per side.
- d. Site directional signs such as "entrance," "exit," "parking" etc., shall be allowed. Site directional signs shall not contain any message other than the directional text and may be placed on private land or in the public right-of-way. Each sign may contain an arrow or graphic to accentuate its message and the area of each sign shall not exceed six square feet.

Merriweather District

Temporary Signage Package
October 16, 2018

Howard Hughes



SIGN COLORS

1



C = 0, M = 0, Y = 0, K = 100

2



C = 0, M = 0, Y = 0, K = 0

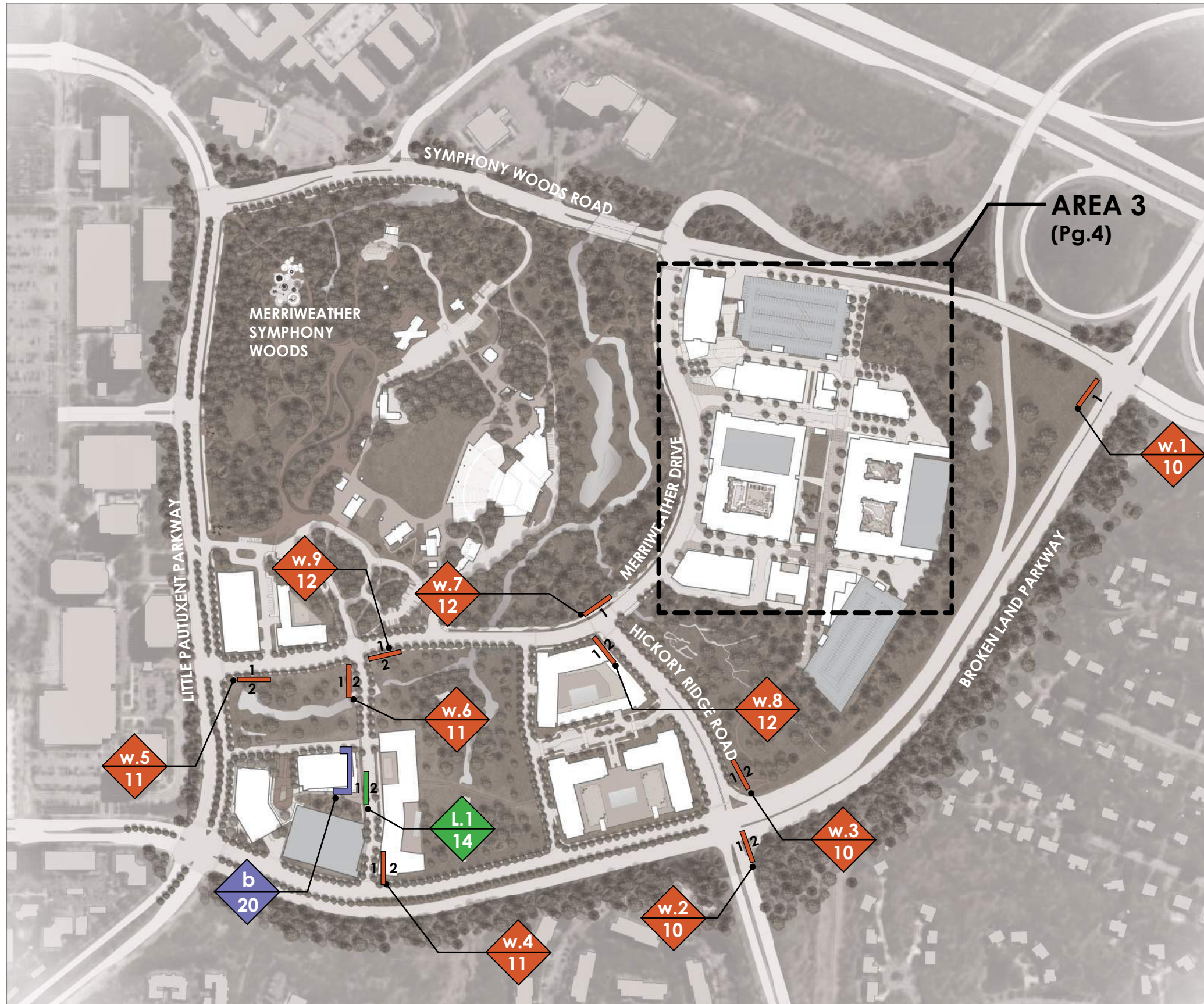


SIGNAGE TYPEFACE

ALTE HAAS GROTESK - BOLD
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
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ALTE HAAS GROTESK - REGULAR
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

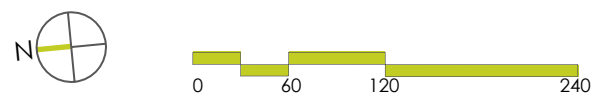
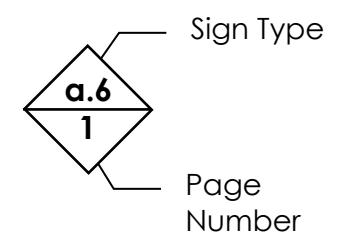
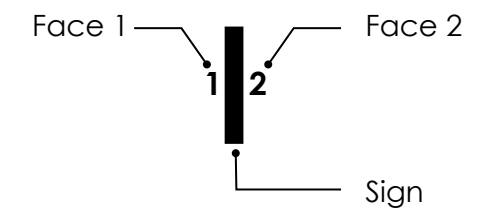




LEGEND

- Barricade Banner
- Fence Scrim
- Identity Sign
- Leasing Sign
- Wayfinding






* Refer to 24x36 "TEMPORARY SIGNAGE LOCATIONS" for exact sign locations.



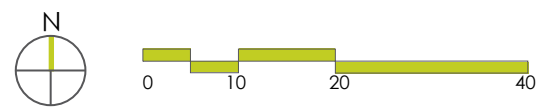
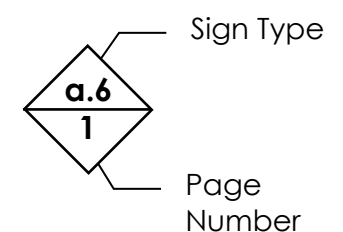
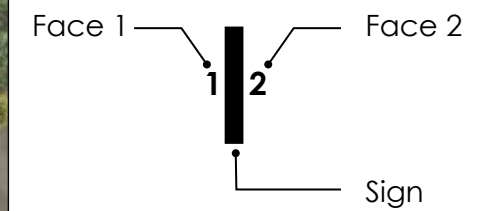
KEY PLAN
Scale: 1" = 120'-0"



LEGEND

-  Barricade Banner
-  Fence Scrim
-  Identity Sign
-  Leasing Sign
-  Wayfinding

* Refer to 24x36 "TEMPORARY SIGNAGE LOCATIONS" for exact sign locations.

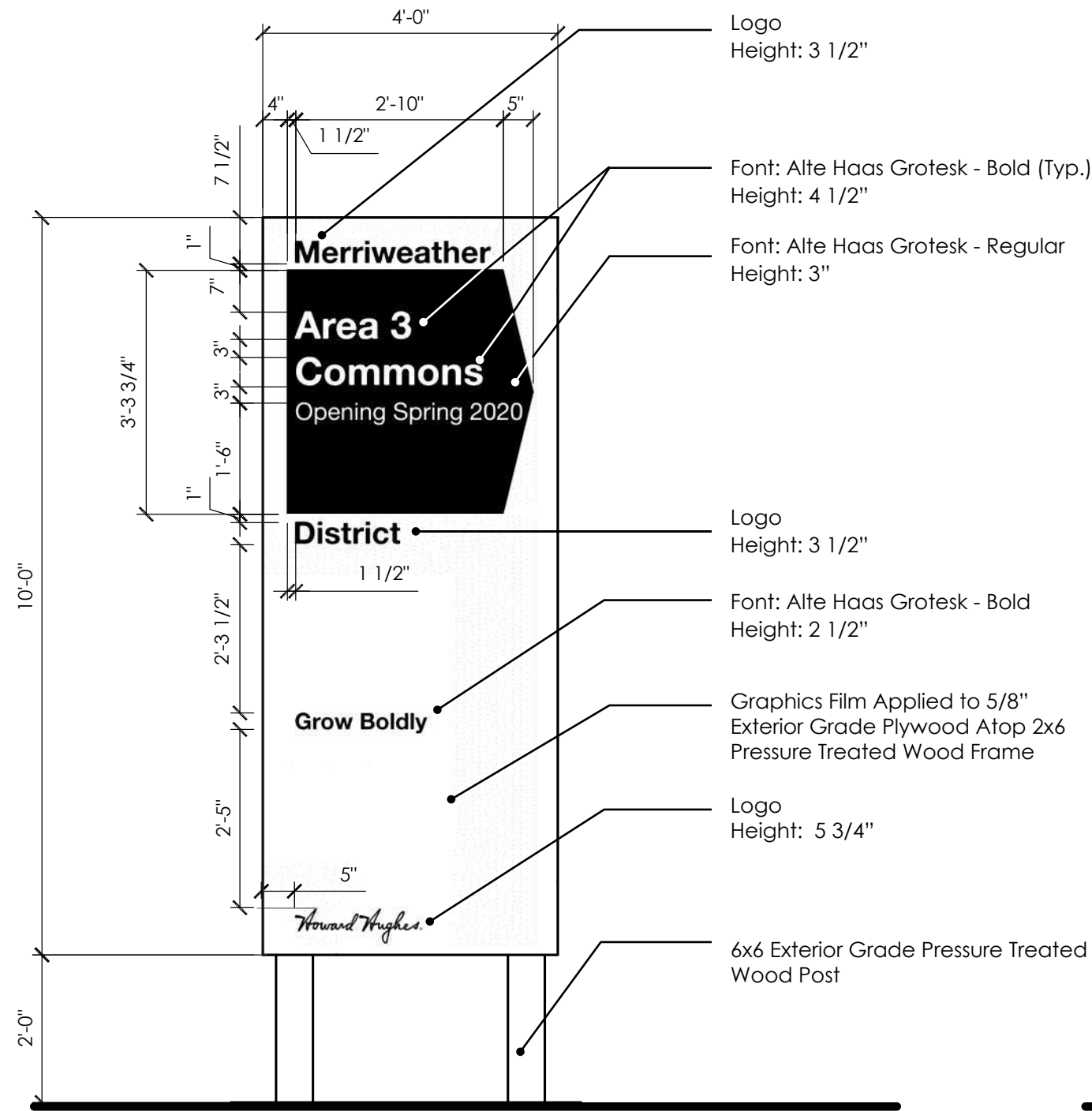


AREA 3 - SITE PLAN PHASE 1

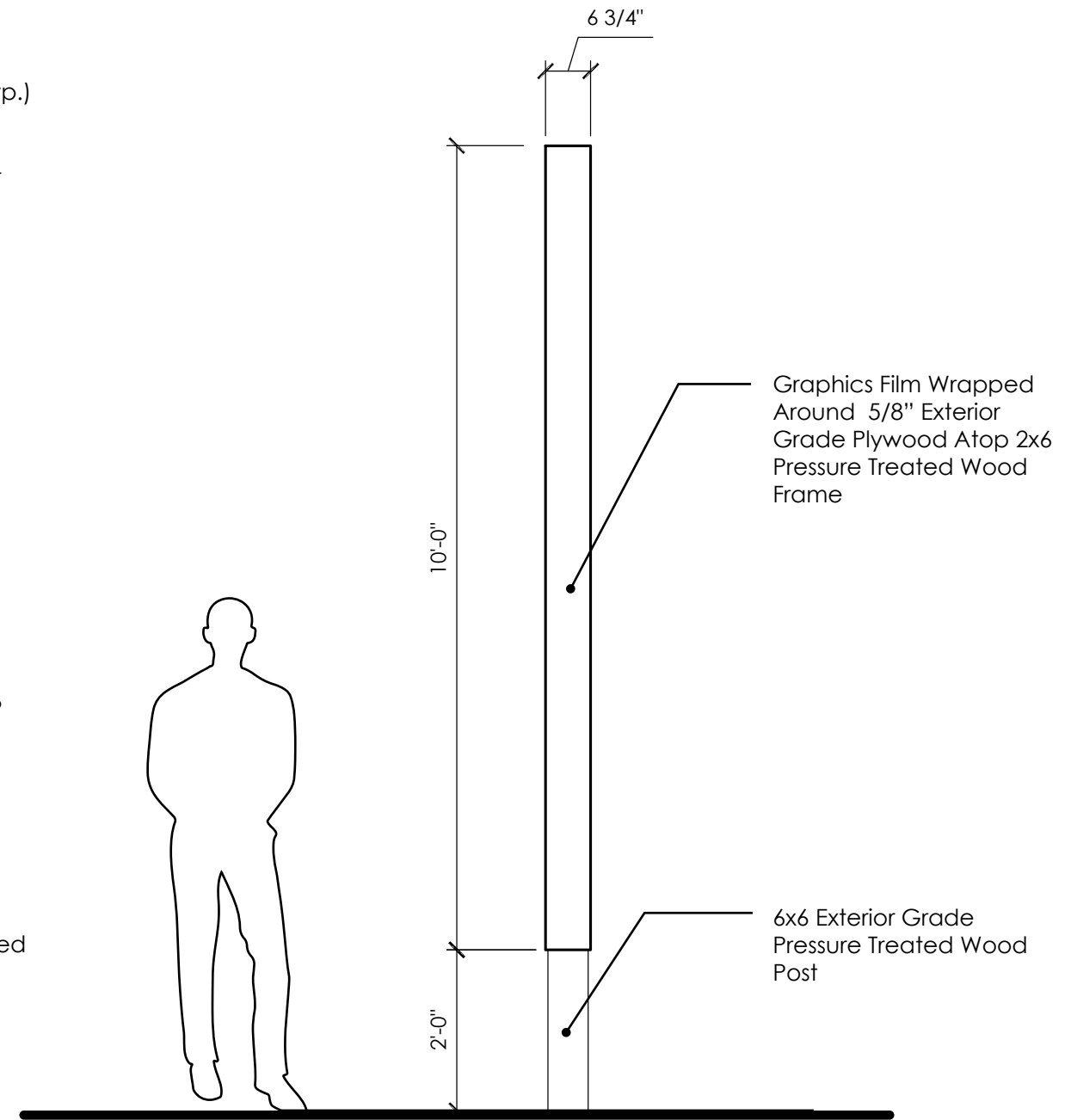
Scale 1: 20



MWD Identity + Wayfinding Signage



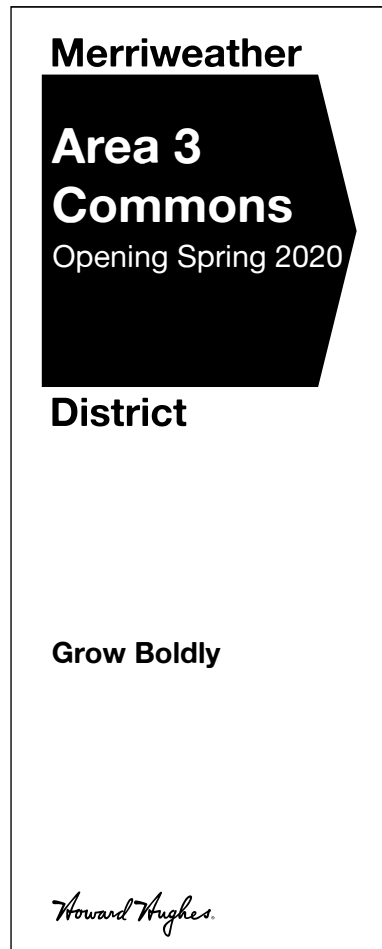
1 Typ. Identity Sign - Face View
Scale: 1/2" = 1'-0"



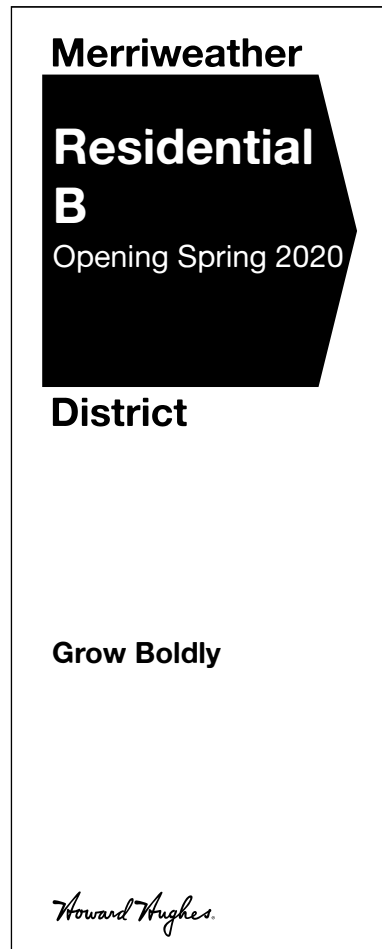
2 Typical Identity Sign - Side View
Scale: 1/2" = 1'-0"

* Face 2 (Back view) is opposite hand for all identity signs
** All Hardware/Fastners to be concealed beneath graphic treatment

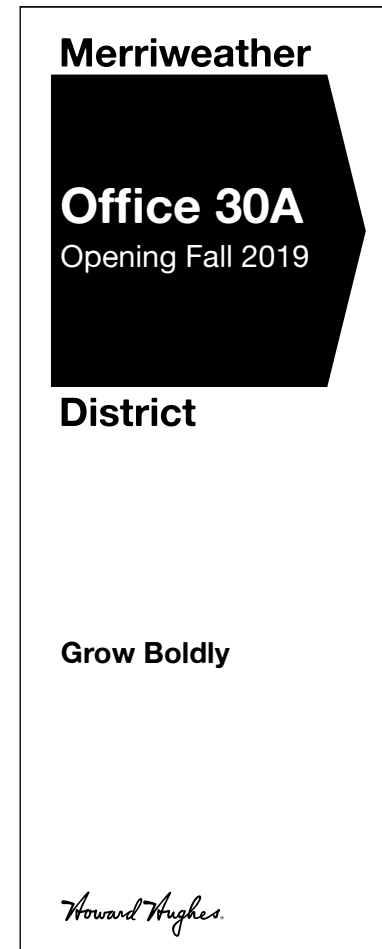




i.1 Identity i.1 - Face 1



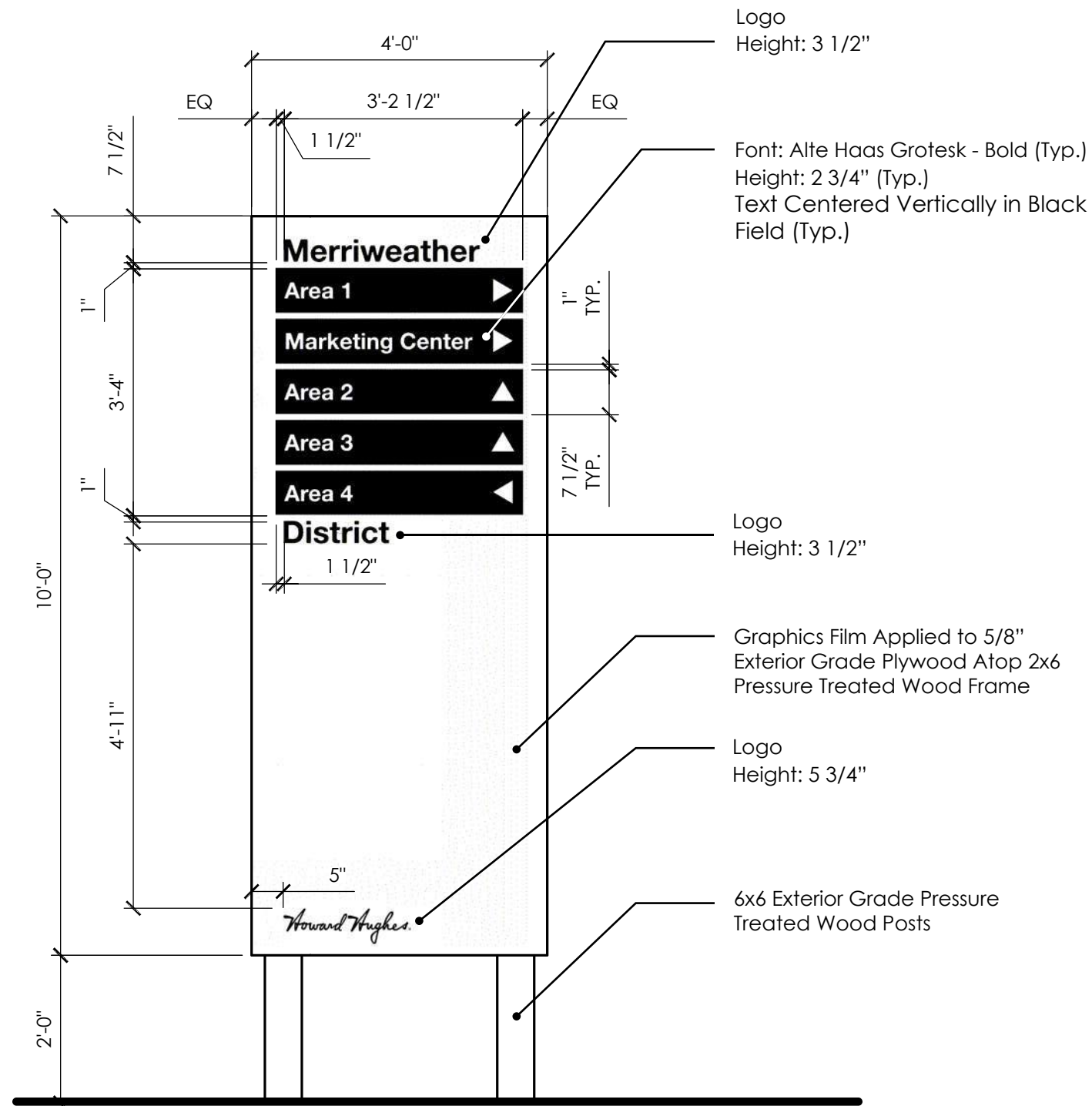
i.2 Identity i.2 - Face 1



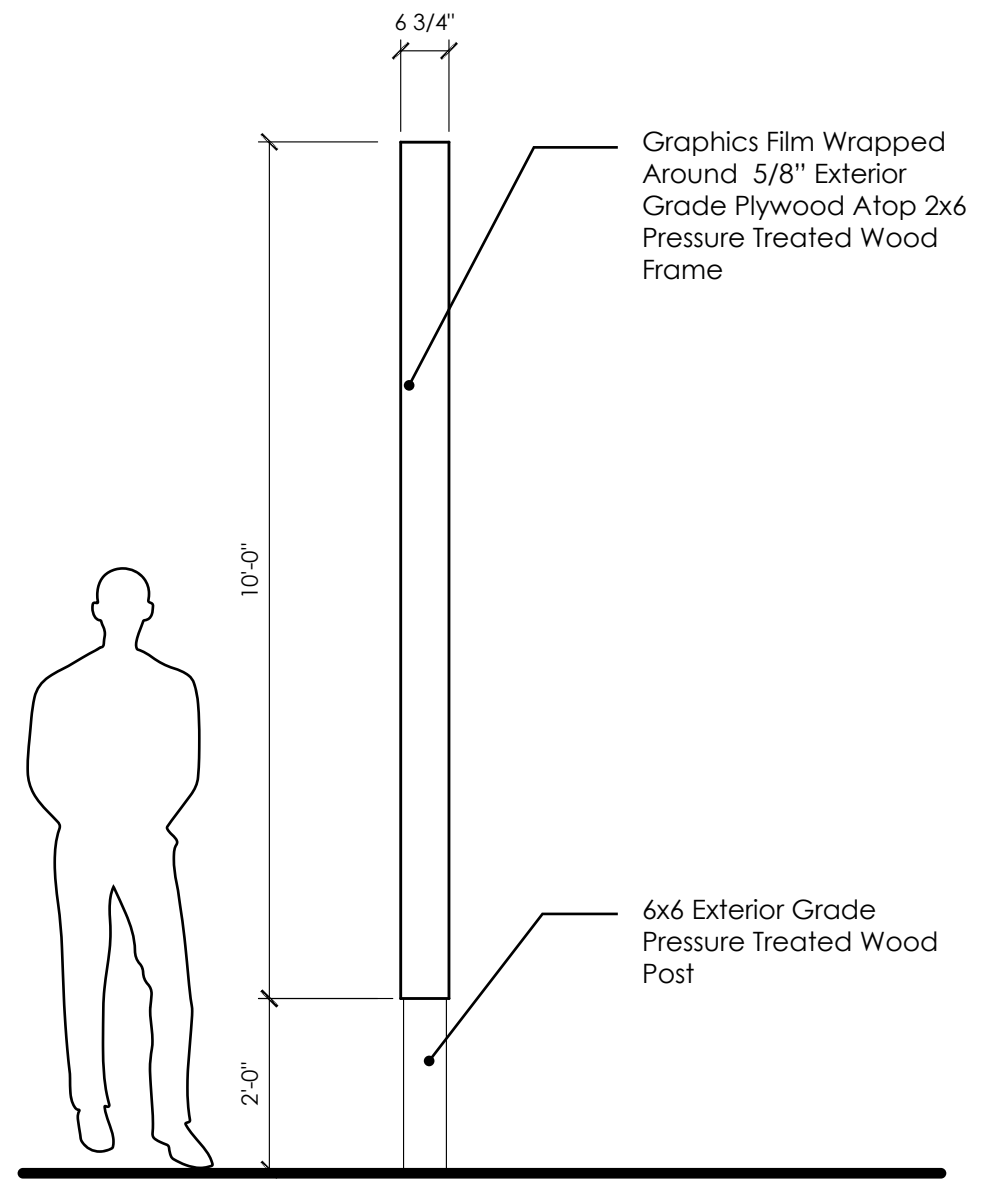
i.3 Identity i.3 - Face 1

* Face 2 (Back view) is opposite hand for all identity signs

** All Hardware/Fastners to be concealed beneath graphic treatment



1 Typ. Wayfinding Sign - Face View Type A
Scale: 1/2" = 1'-0"

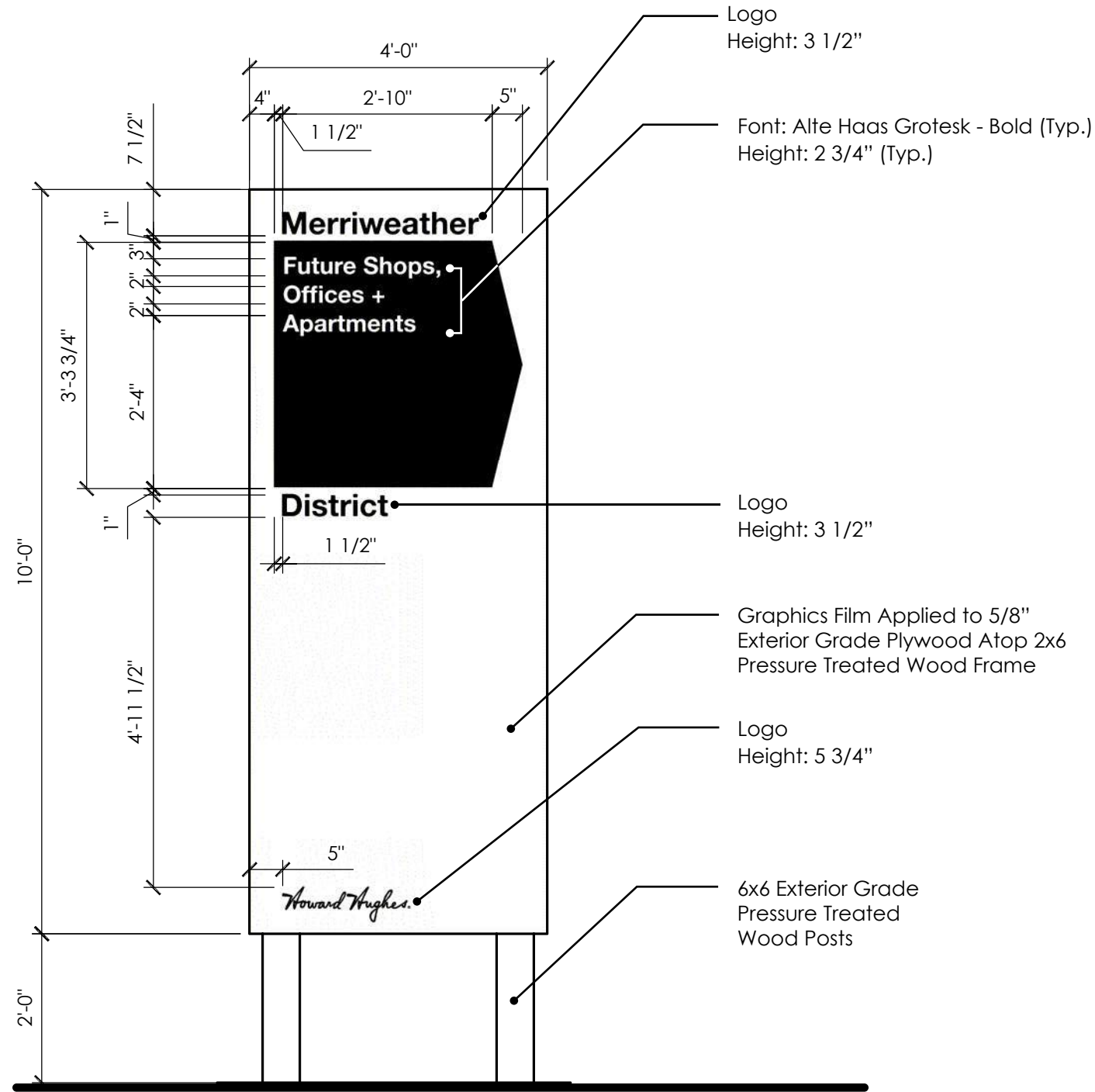


2 Typ. Wayfinding Sign - Side View
Scale: 1/2" = 1'-0"

** All Hardware/Fastners to be concealed beneath graphic treatment



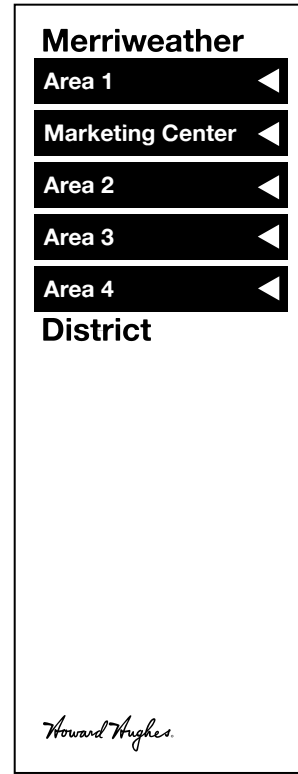
WAYFINDING SIGNAGE
Typical Details



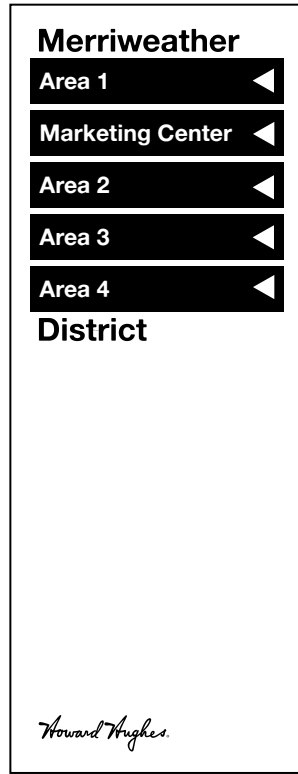
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Typ. Wayfinding Sign - Face View Type B
Scale: 1/2" = 1'-0"

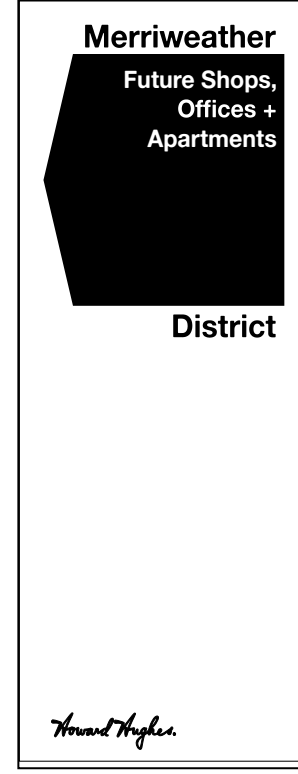




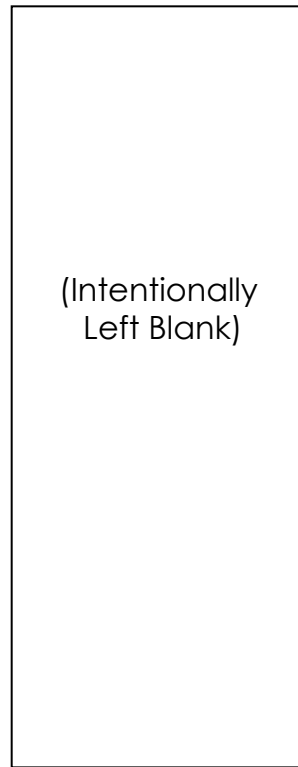
w.1 Wayfinding -w.1 - Face 1



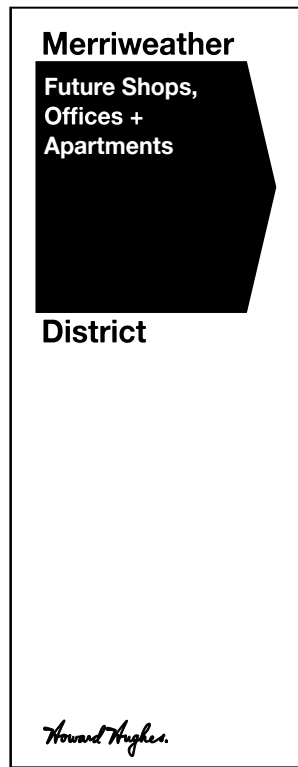
w.2 Wayfinding - w.2 - Face 1



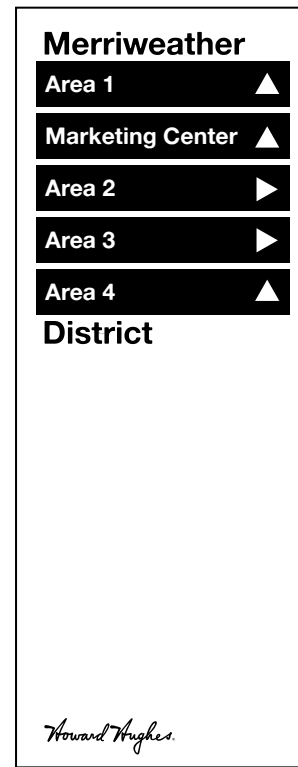
w.3 Wayfinding - w.3 - Face 1



w.1 Wayfinding -w.1 - Face 2

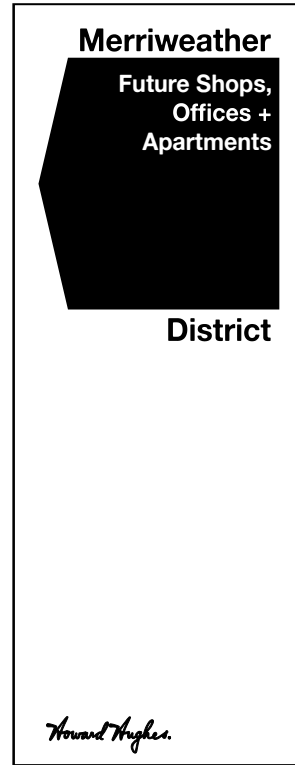


w.2 Wayfinding - w.2 - Face 2

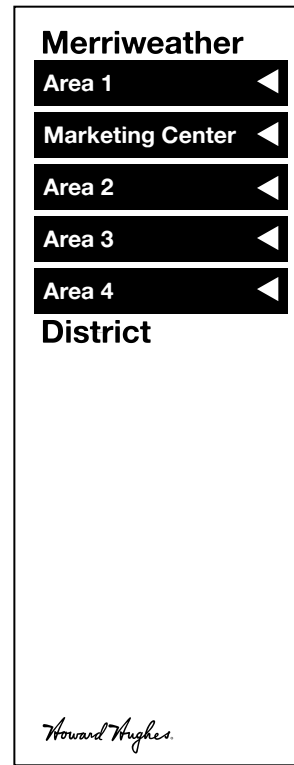


w.3 Wayfinding - w.3 - Face 2

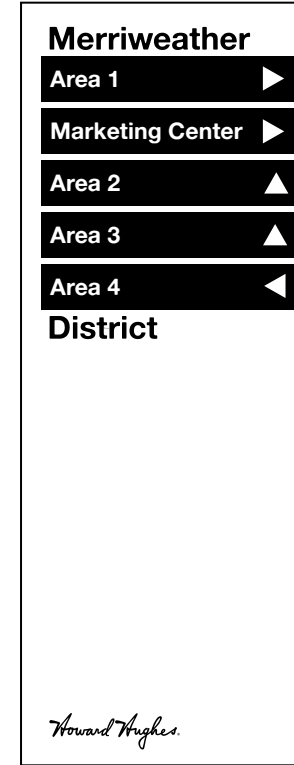
W **WAYFINDING SIGNAGE**
Sign Graphics



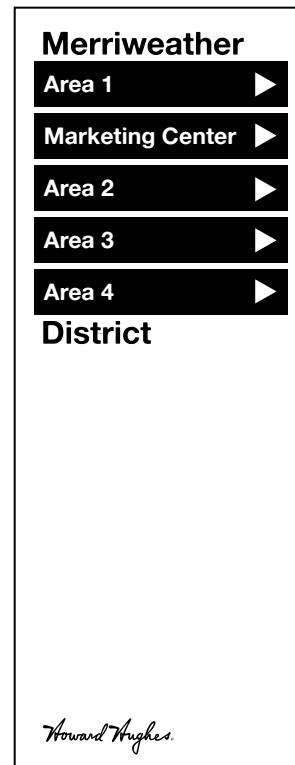
w.4 Wayfinding -w.4 - Face 1



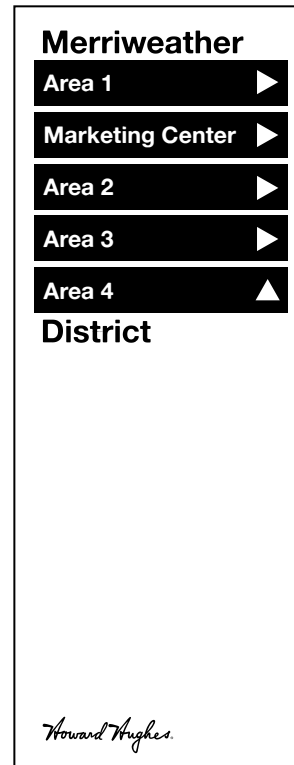
w.5 Wayfinding -w.5 - Face 1



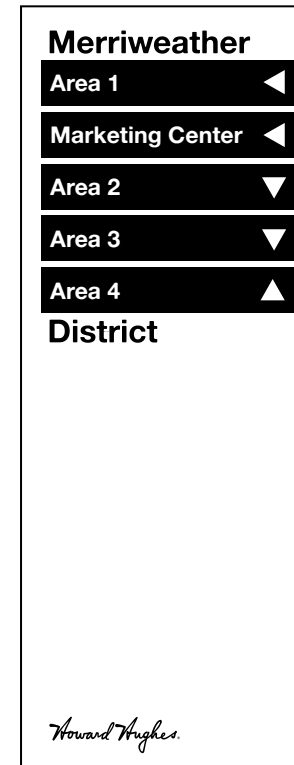
w.6 Wayfinding -w.6 - Face 1



w.4 Wayfinding -w.4 - Face 2

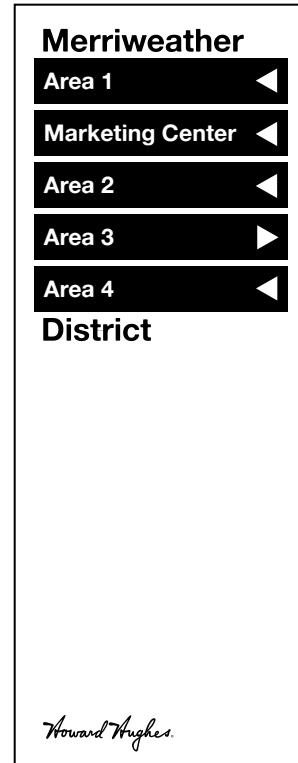


w.5 Wayfinding -w.5 - Face 2

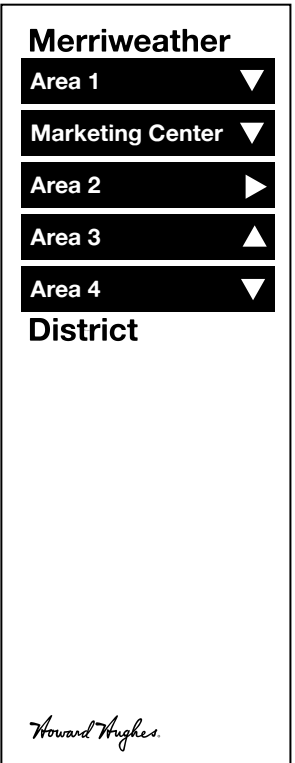


w.6 Wayfinding -w.6 - Face 2

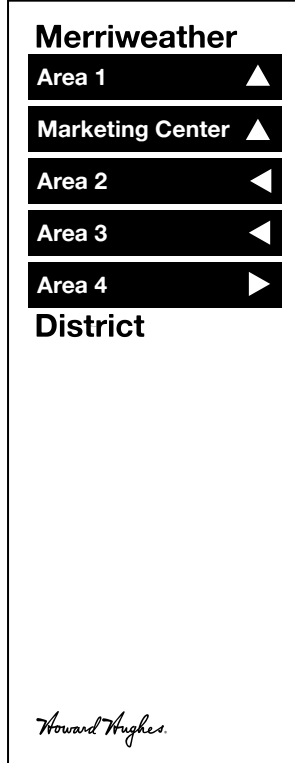
W WAYFINDING SIGNAGE
Sign Graphics



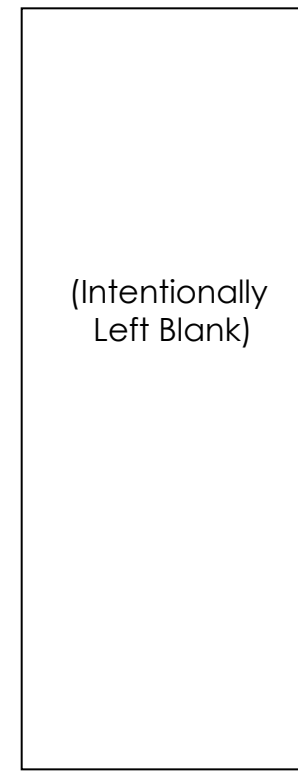
w.7 Wayfinding - w.7 - Face 1



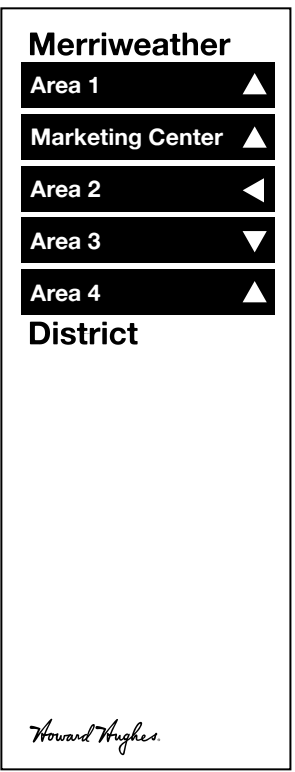
w.8 Wayfinding -w.8 - Face 1



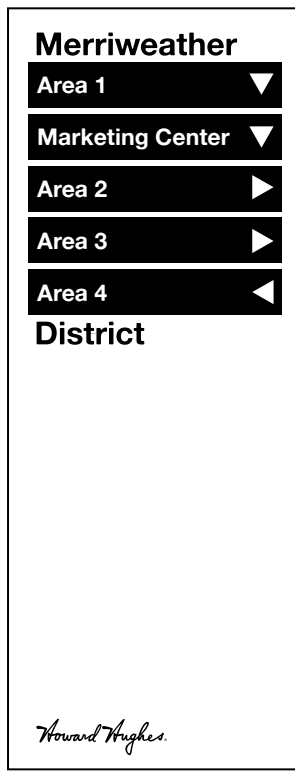
w.9 Wayfinding -w.9 - Face 1



w.7 Wayfinding - w.7 - Face 2



w.8 Wayfinding -w.8 - Face 2

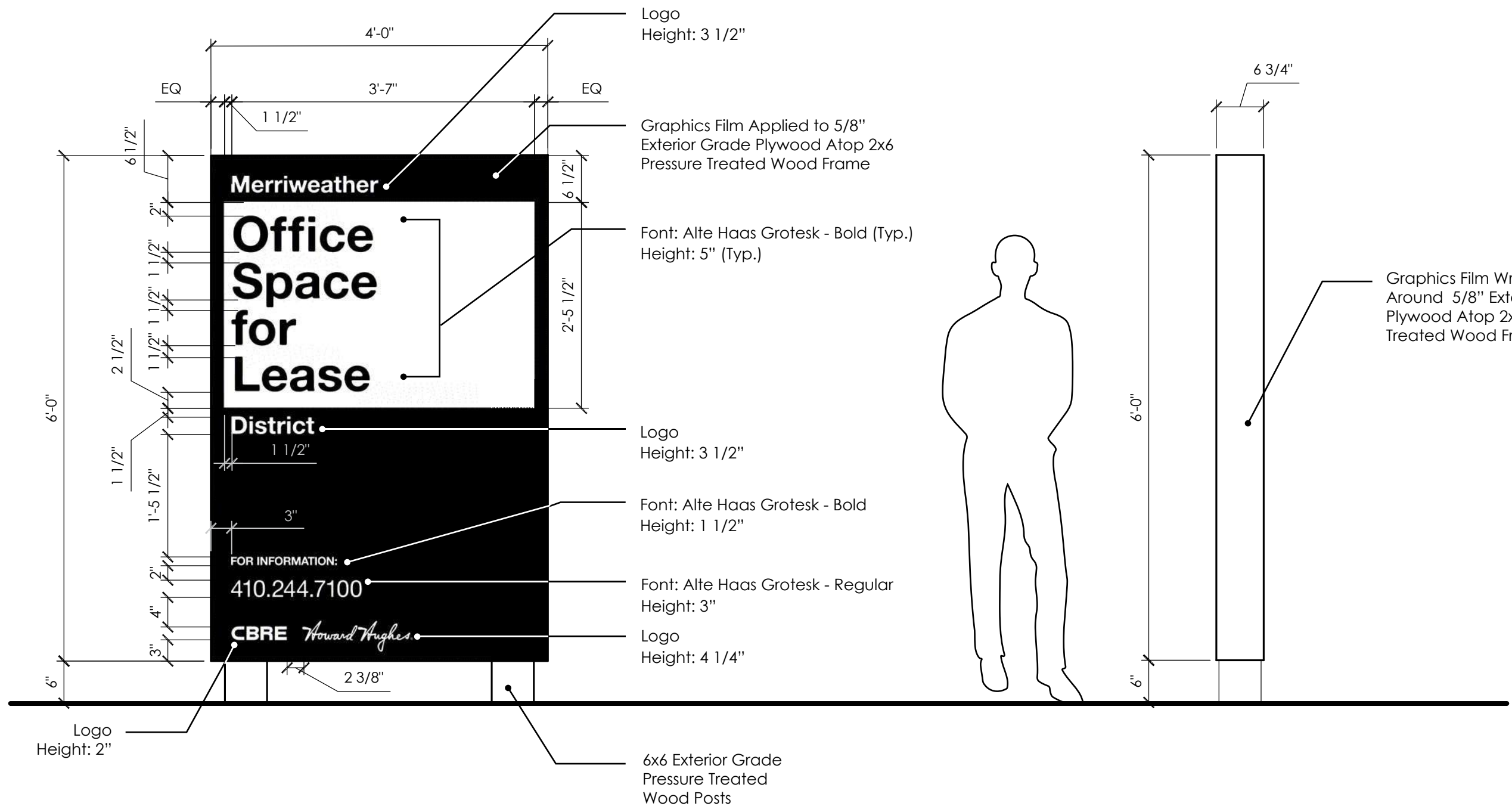


w.9 Wayfinding -w.9 - Face 2

W WAYFINDING SIGNAGE
Sign Graphics



Leasing Signage

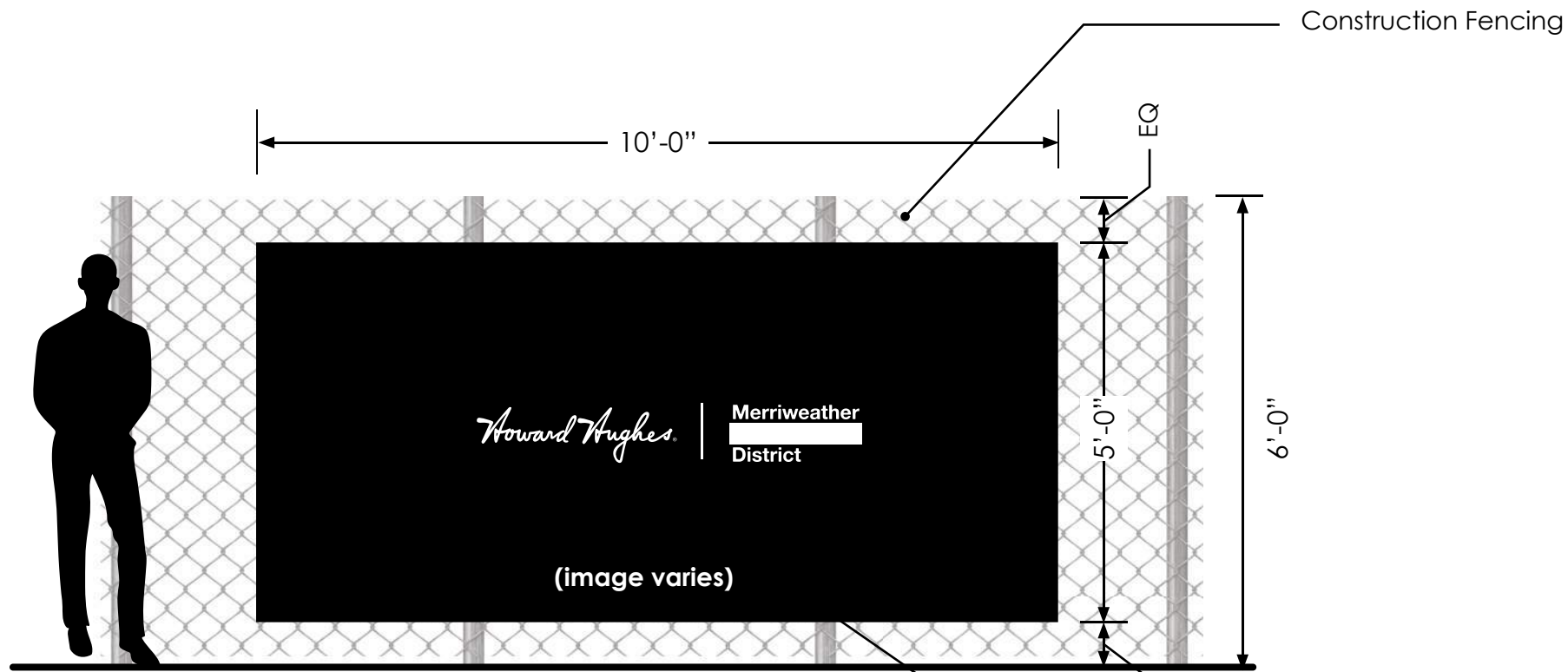


L.1 L.2 Leasing Sign - Face View
Scale: 3/4" = 1'-0"

* Face 2 (Back view) is opposite hand for all identity signs
** All Hardware/Fasteners to be concealed beneath graphic treatment



Area 3 Fence Scrim

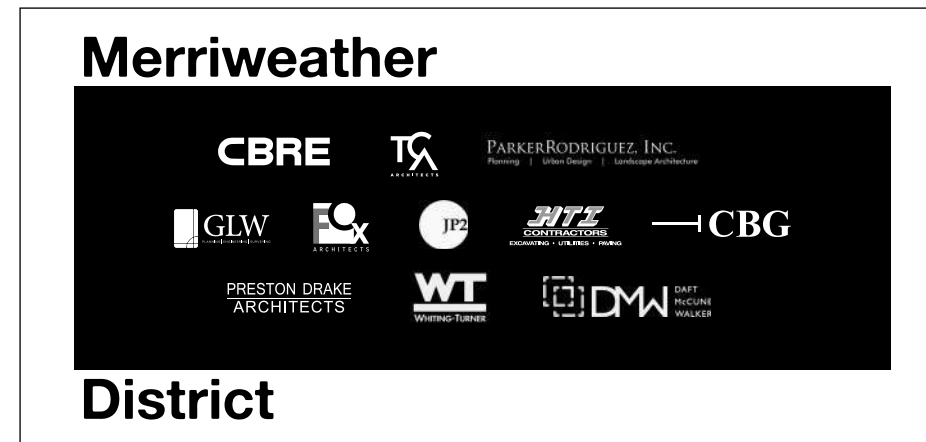


1 Typical Fence Scrim - Face View
Scale: NTS

Exterior grade vinyl banner; back view is blank.
Repeat Panels in order from **s-1** through **s-13**
around Bldg. B fencing.
Space panels 4" apart.



s.1 HHC Logo - Qty (8)



s.2 Partner Logos - Qty (8)



FENCE SCRIM
Details



s.3 Food A- Qty (10)



s.4 Food B- Qty (10)



s.5 Food C - Qty (10)



s.6 Farmers Market A - Qty (10)



s.7 Farmers Market B - Qty (10)



s.8 Cultural (Opus) - Qty (10)

s FENCE SCRIM
Sign Graphics



s.9 Residential A - Qty (10)



s.12 Office - Qty (10)



s.10 Residential B - Qty (10)



s.13 Fitness - Qty(10)



s.11 Residential C - Qty (10)



FENCE SCRIM
Sign Graphics



Merriweather Barricade

Merriweather ARTISTS IN RESIDENCE District

This summer the Merriweather District is hosting three diverse artists to come and live and work on-site while they create pieces to show throughout the rest of the summer and fall of 2018.

Check out our social channels more information about the artists, where to see their work, and events going on this summer in the Merriweather District.

MerriweatherDistrict.com/AR @ARMerriweatherDistrict
Hannah Klyde



SOPHIA BROUS



Sophia Brous, who played at Opus 1 in 2017, is a musician, composer, vocalist and musical director based in New York and Melbourne Sophia. Her Artists In Residence work will involve live performance with music and film elements.

1

1


HOESY CORONA



Hoesy Corona's multimedia approach encompasses performance, sculpture, painting and public art, and his art explores the themes of queerness, immigration, climate change, alienation, and celebration.


2

ERIC DYER



Eric Dyer works in the medium of the zootrope, a popular 19th-century device that was used to create the illusion of motion long before the arrival of film, to create moving pictures and animations on pinwheels that come to life before your eyes.

3

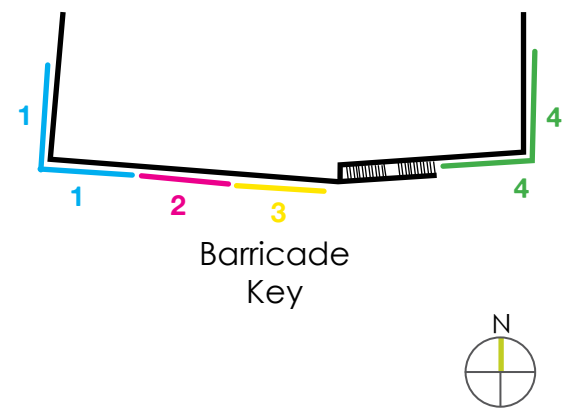


ERIC DYER SOPHIA BROUS HOESY CORONA

4

Merriweather ARTISTS IN RESIDENCE District

4



	Barricade Linear Feet
West	34'-10"
South	95'-6"
East	38'-10"
Total	169'-2"



MERRIWEATHER BARRICADE
Sign Graphics

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Baltimore, MD 21224
410.646.8000
jp2architects.com

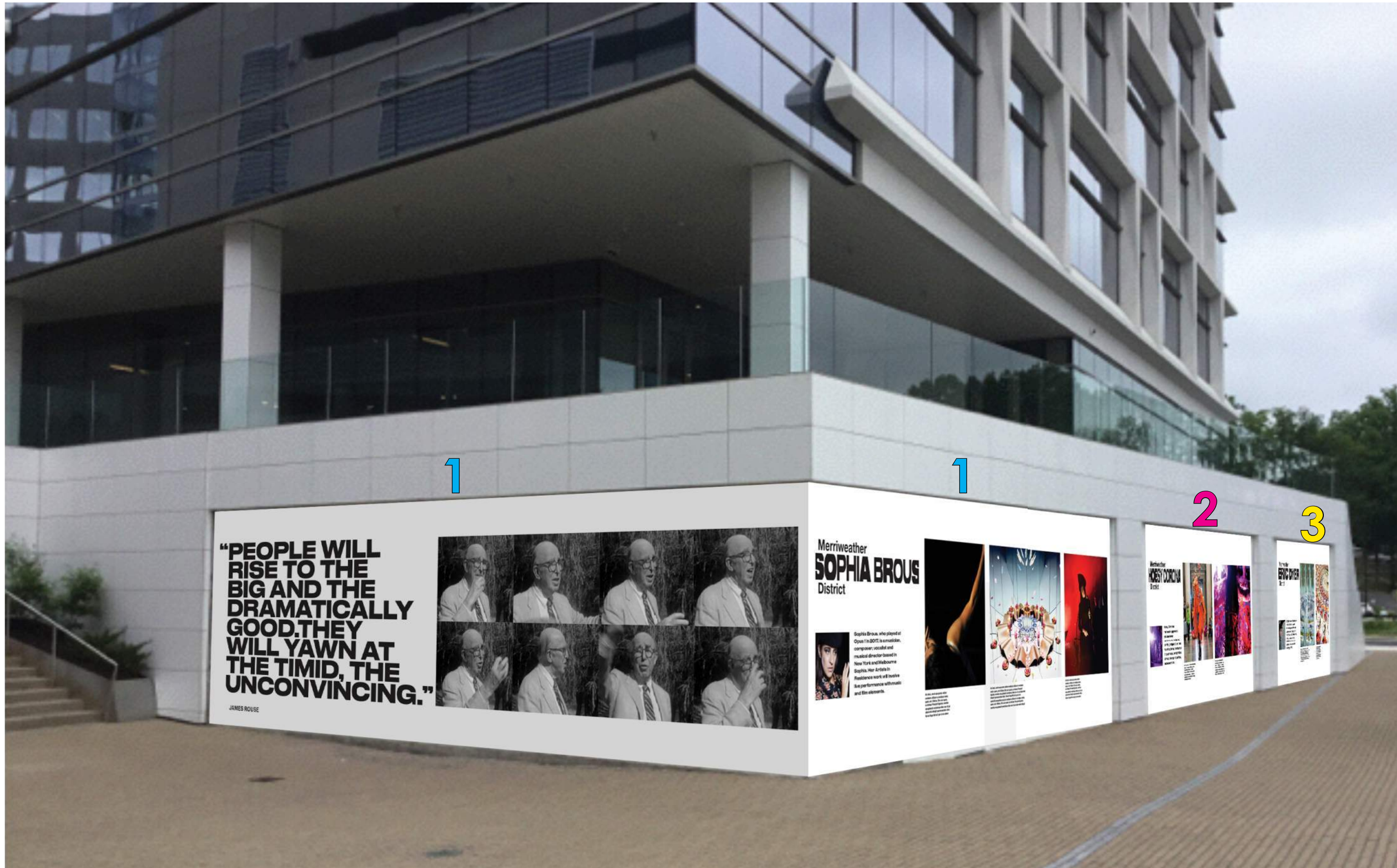


Merriweather District
Columbia, MD

MWD AREA 3
Temporary Signage

October 16, 2018

Howard Hughes
THE HOWARD HUGHES CENTER PARTNERS
10480 Little Patuxent Parkway
Suite 400
Columbia, MD
410.964.4800



"PEOPLE WILL RISE TO THE BIG AND THE DRAMATICALLY GOOD. THEY WILL YAWN AT THE TIMID, THE UNCONVINCING."
 JAMES ROUSE



Merriweather
SOPHIA BROUS
 District

Sophia Brous, who played at Opus 1 in 2017, is a multi-talented composer, vocalist and musical director based in New York and Melbourne. Her work in Resonance will make like performance with music and film elements.



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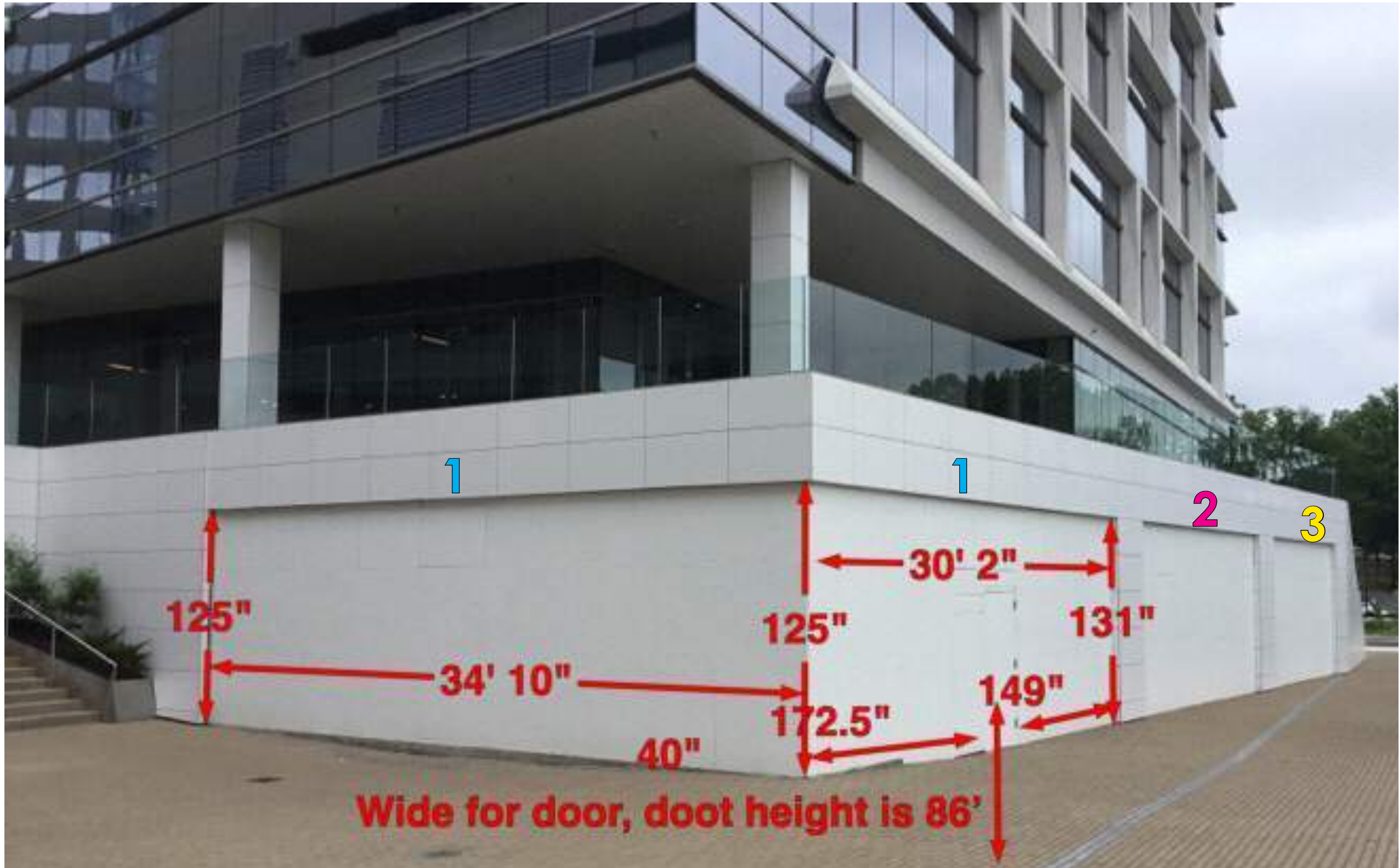


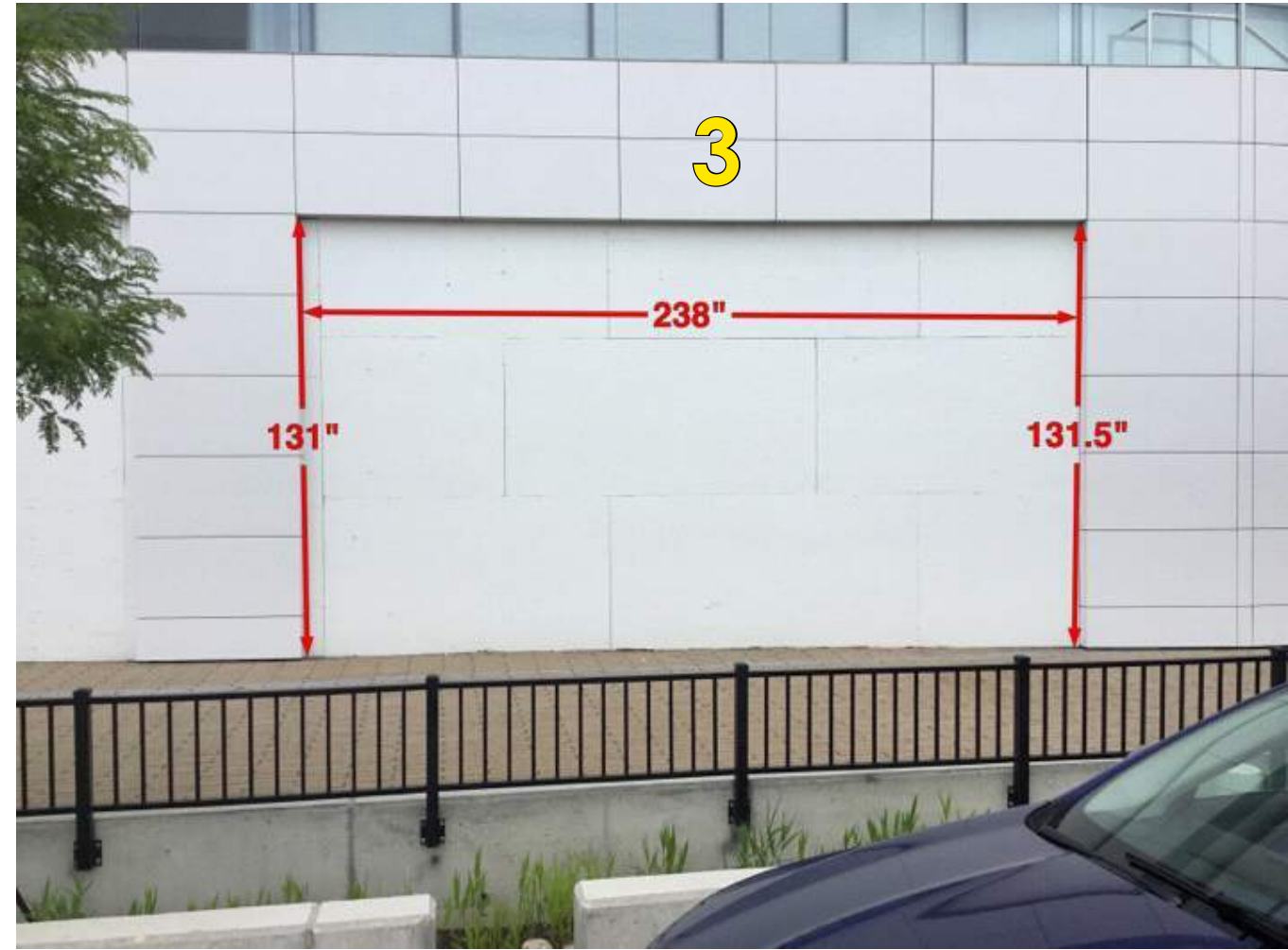
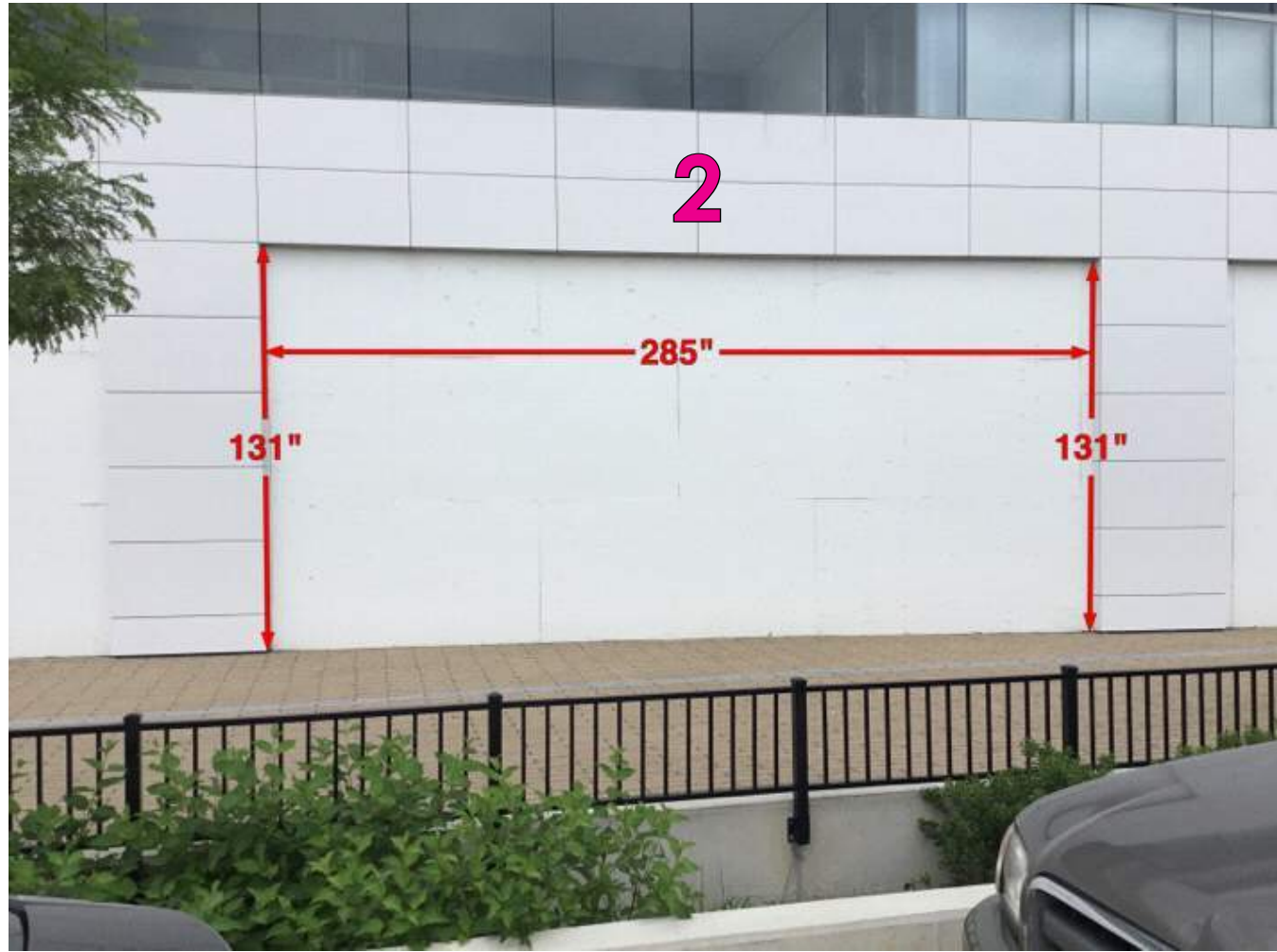
Merriweather District
 Columbia, MD

MWD AREA 3
 Temporary Signage
 October 16, 2018

Howard Hughes
 THE HUBBARD CENTER CORPORATION
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 410.964.4800



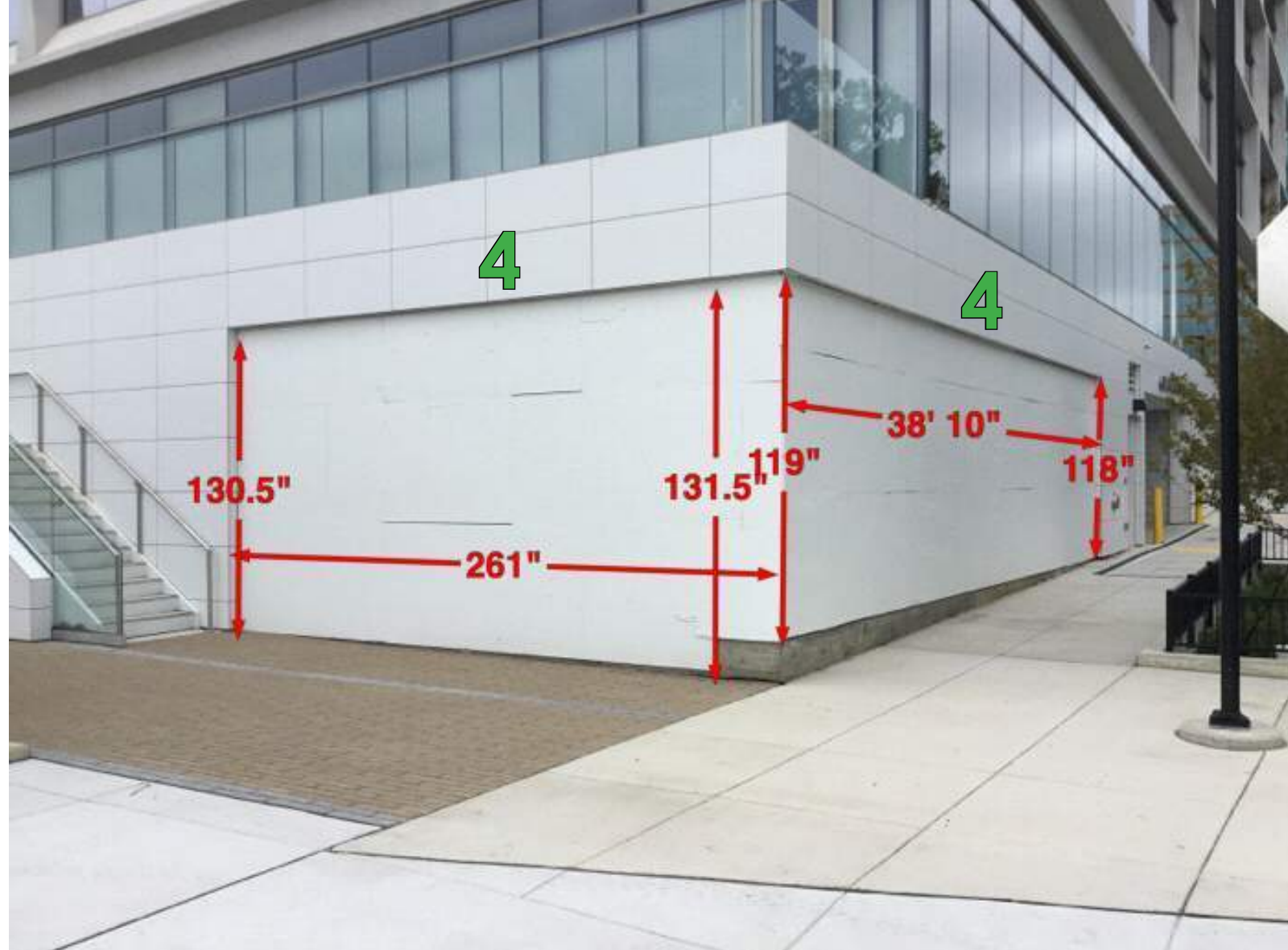




MERRIWEATHER BARRICADE

Sign Measurements - NTS

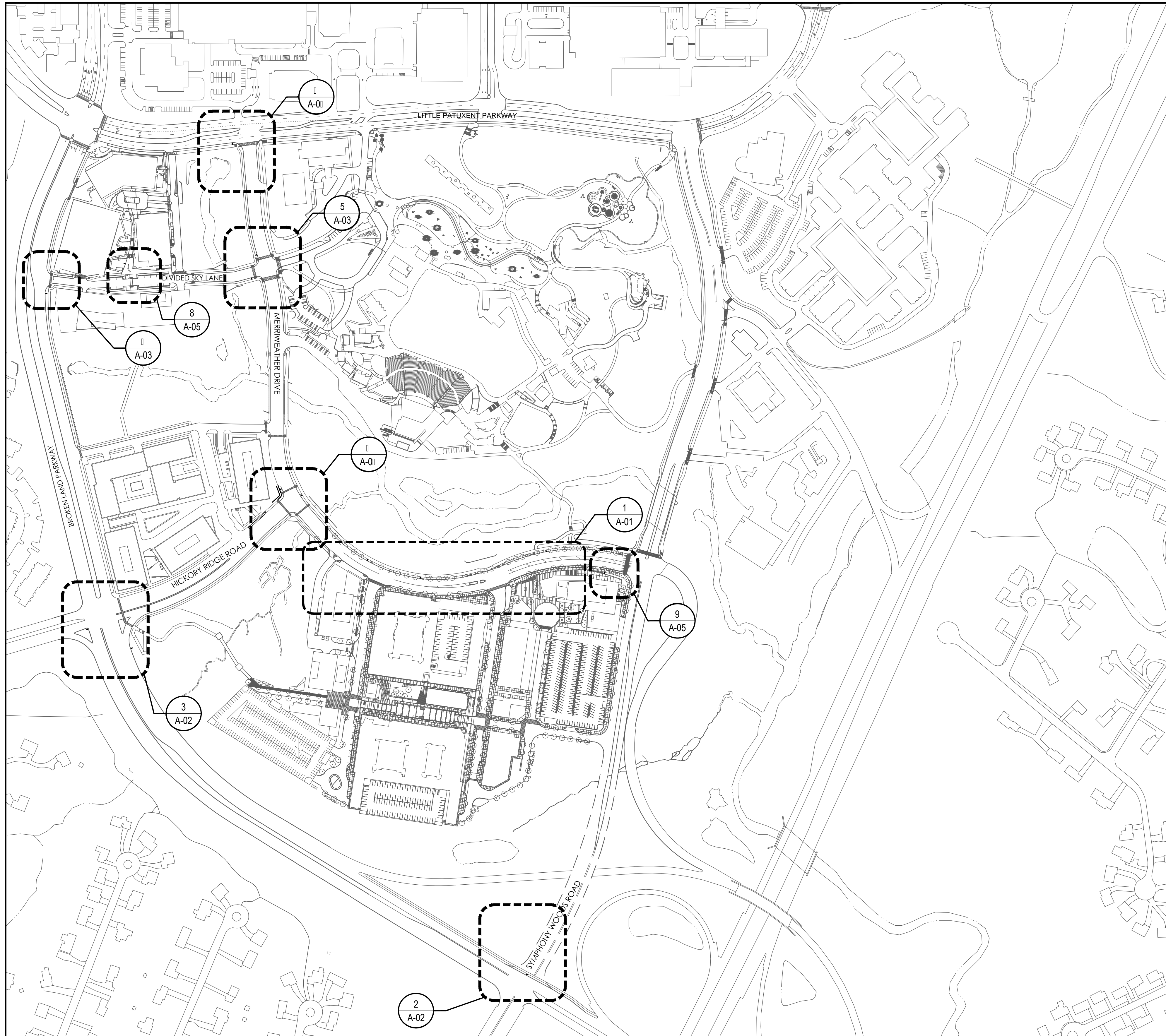




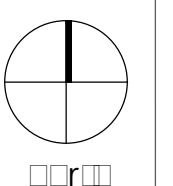
b

MERRIWEATHER BARRICADE

Sign Measurements - NTS



1 KEY PLAN
SCALE: 1:200



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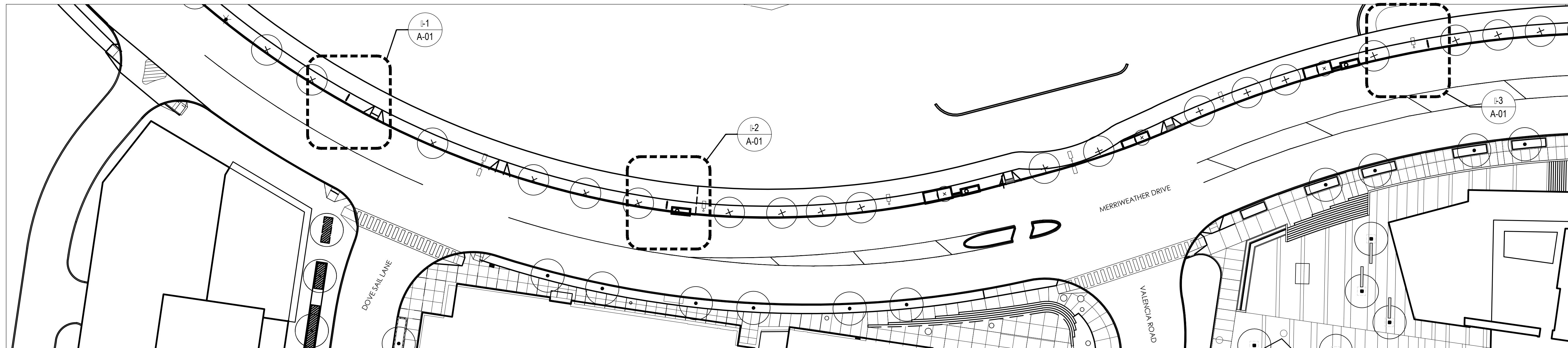
TEMPORARY SIGNAGE LOCATIONS
October 16, 2018

MERRIWEATHER DISTRICT

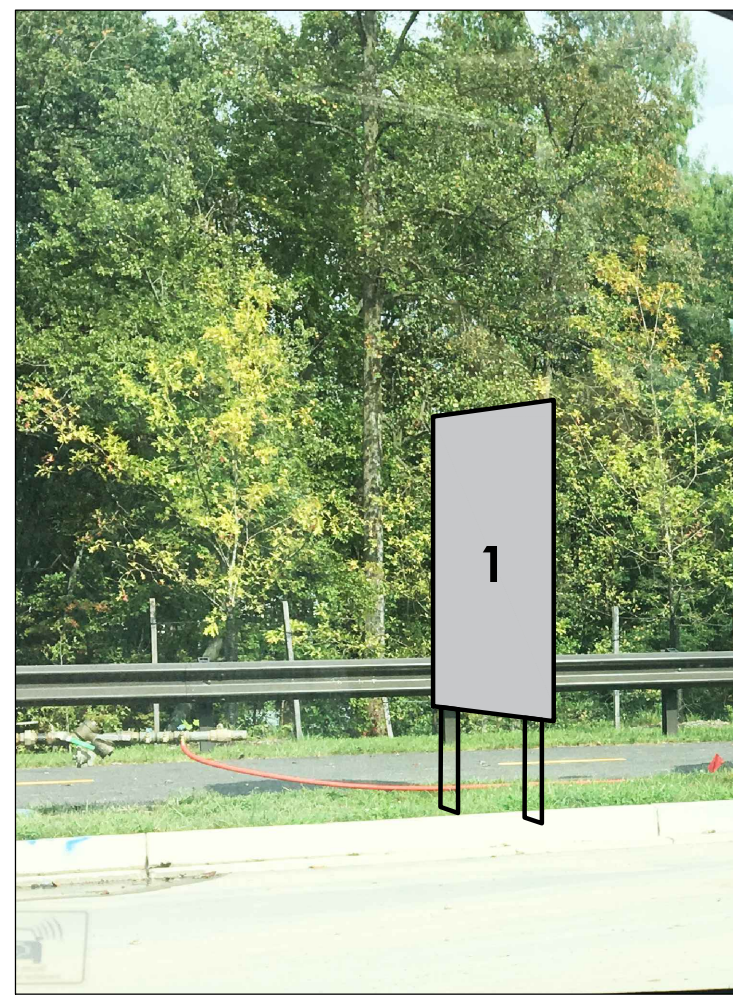
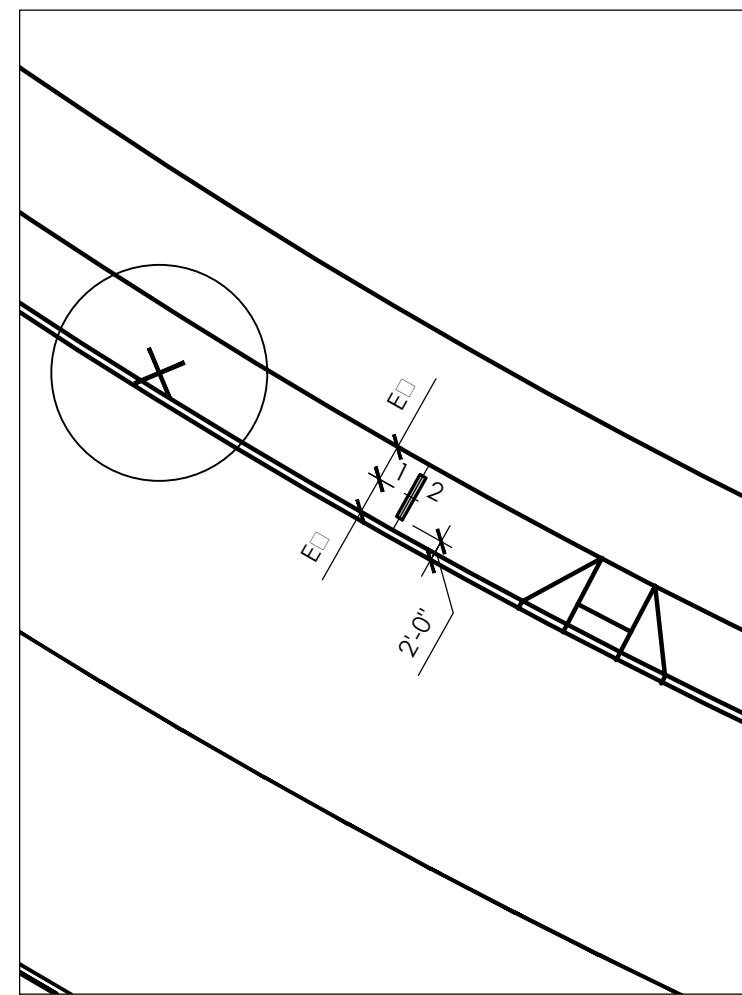
COLUMBIA, MARYLAND

A-00

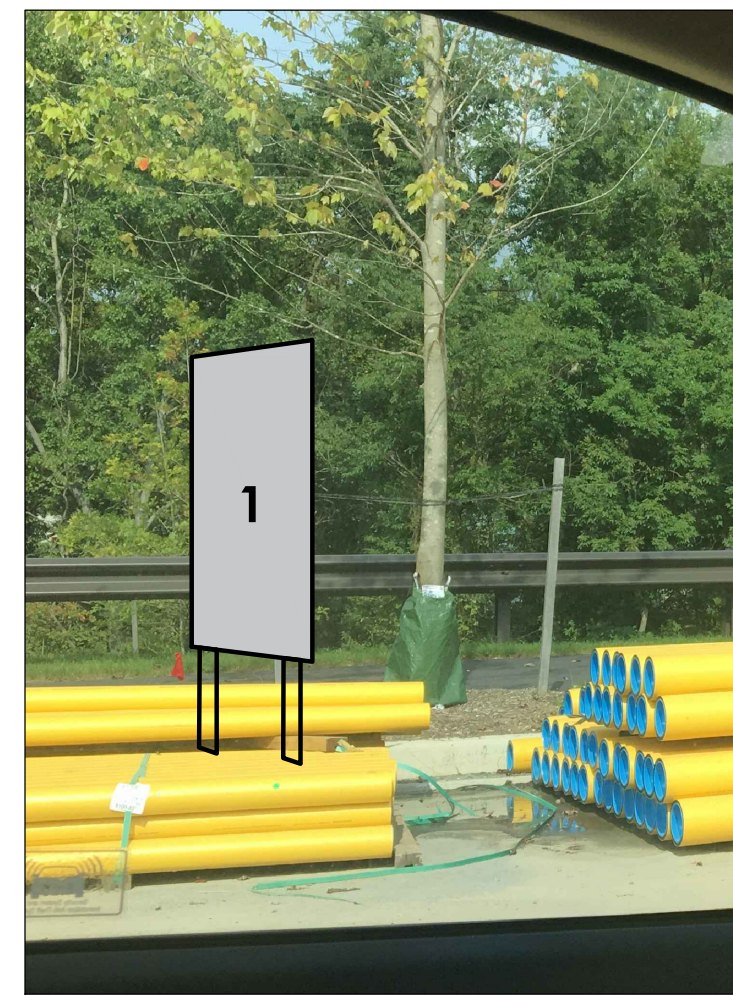
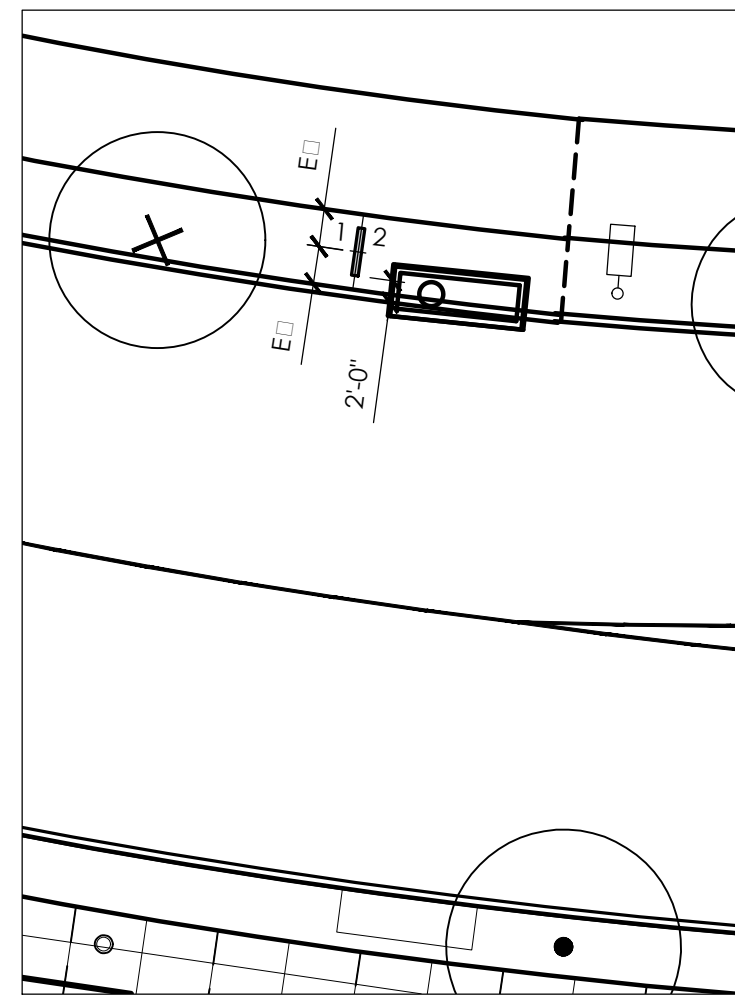
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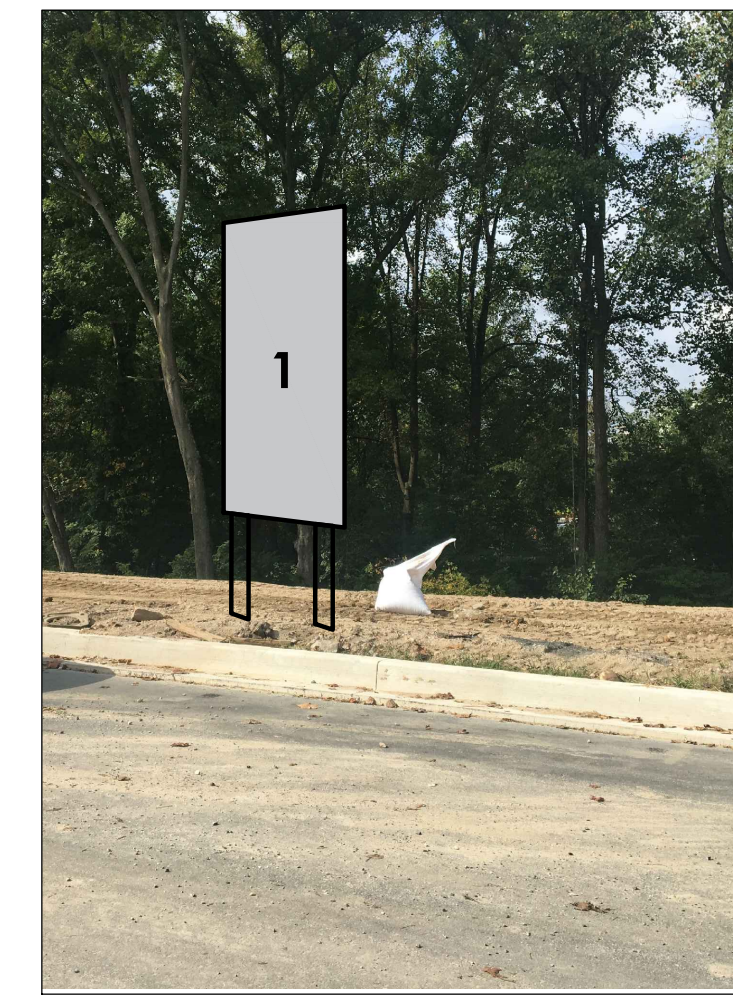
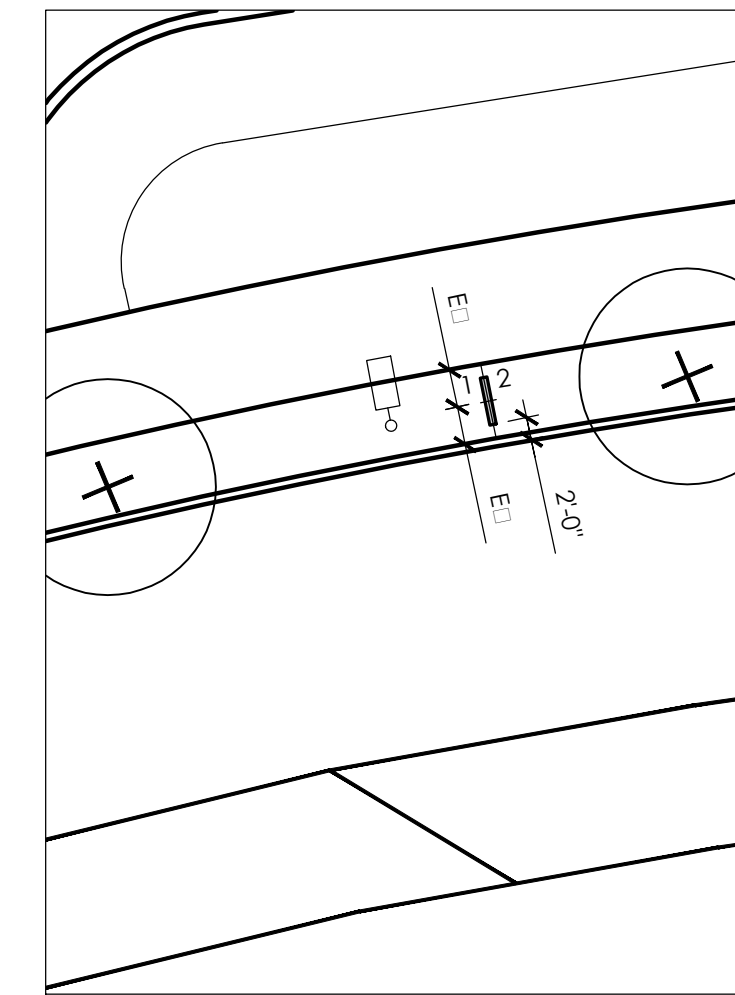
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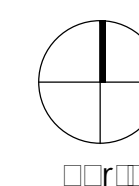
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MERRIWEATHER DR.
SCALE: 1/11" = 1'-0"



I-2 IDENTITY SIGN:
MERRIWEATHER DR.
SCALE: 1/11" = 1'-0"



I-3 IDENTITY SIGN:
MERRIWEATHER DR.
SCALE: 1/11" = 1'-0"



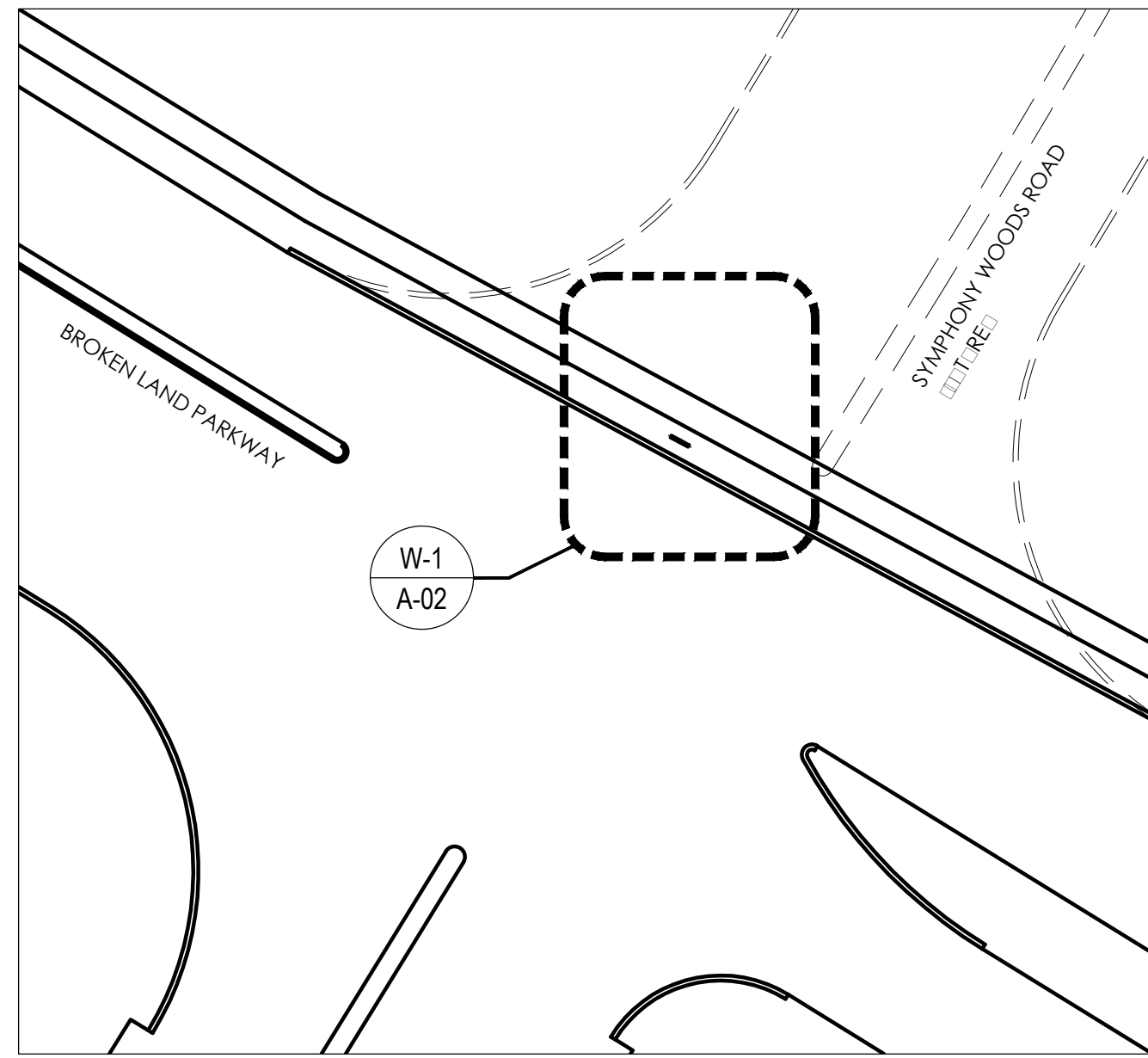
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October 16, 2018

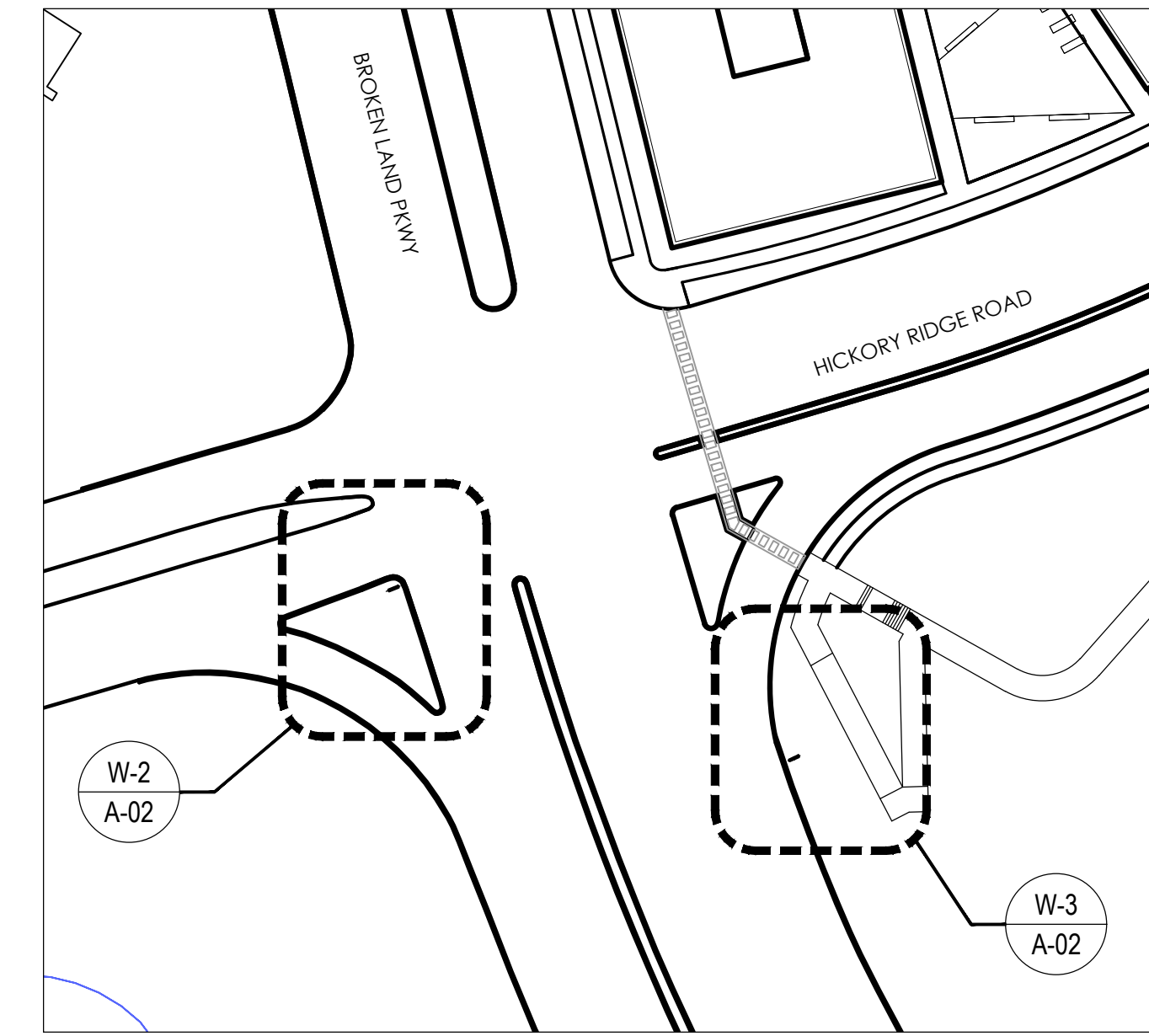
MERRIWEATHER DISTRICT
COLUMBIA, MARYLAND

A-01

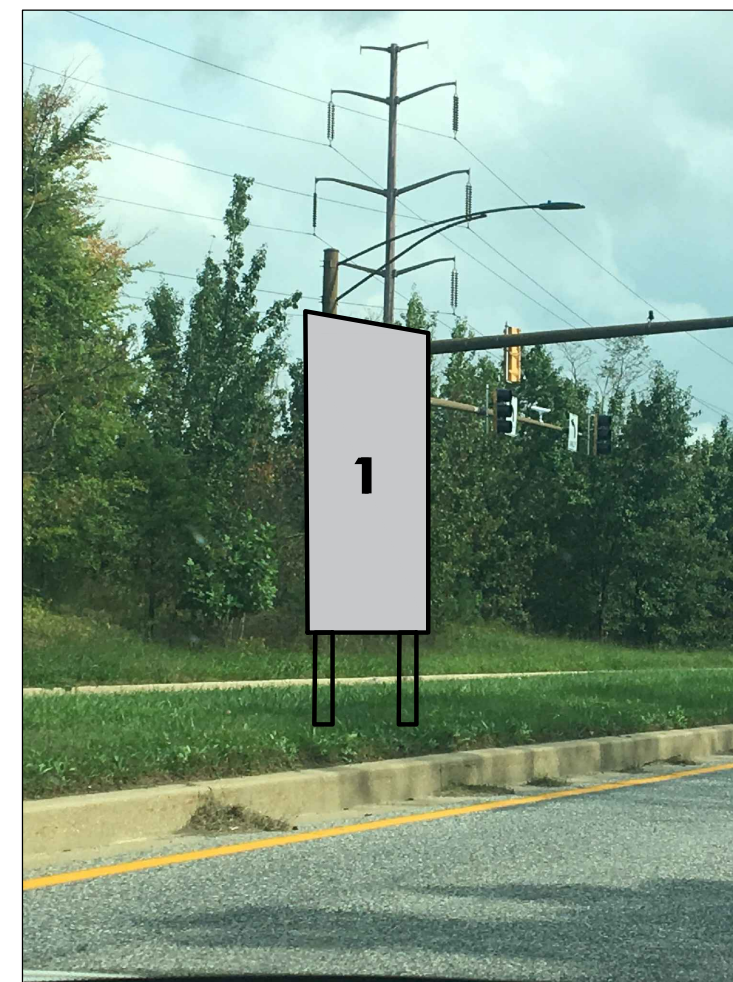
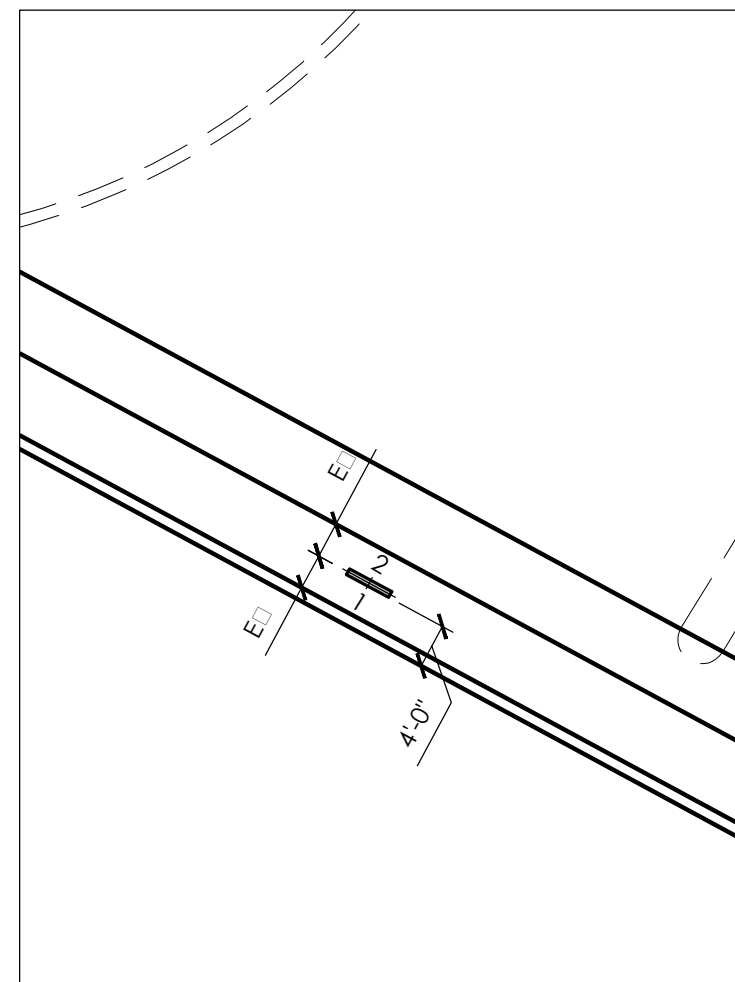
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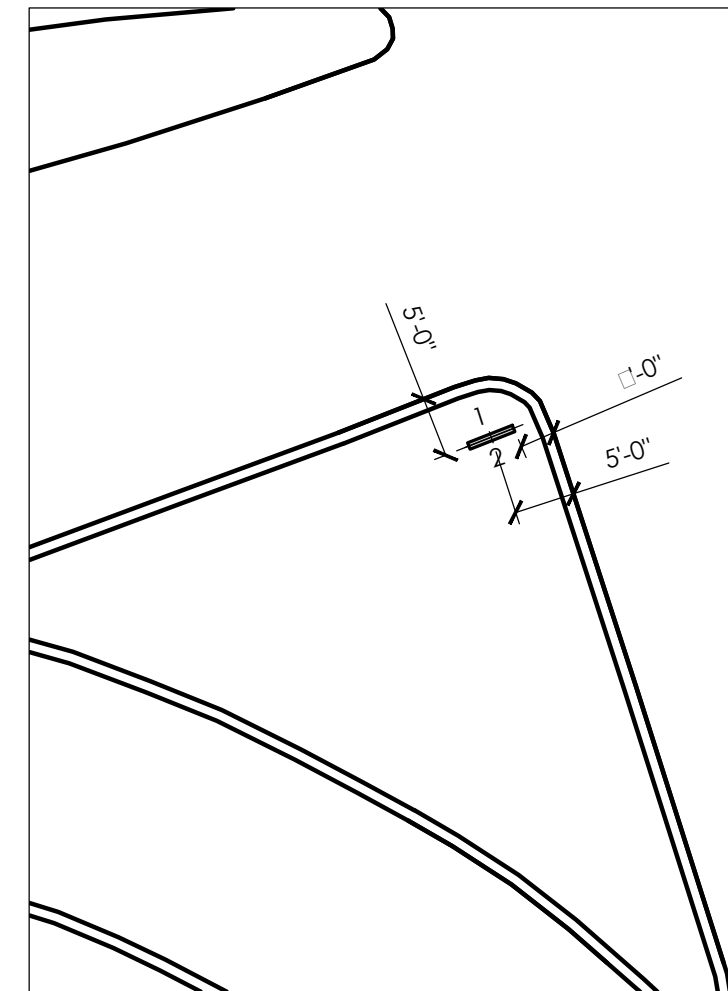
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SCALE: 1/32" = 1'-0"



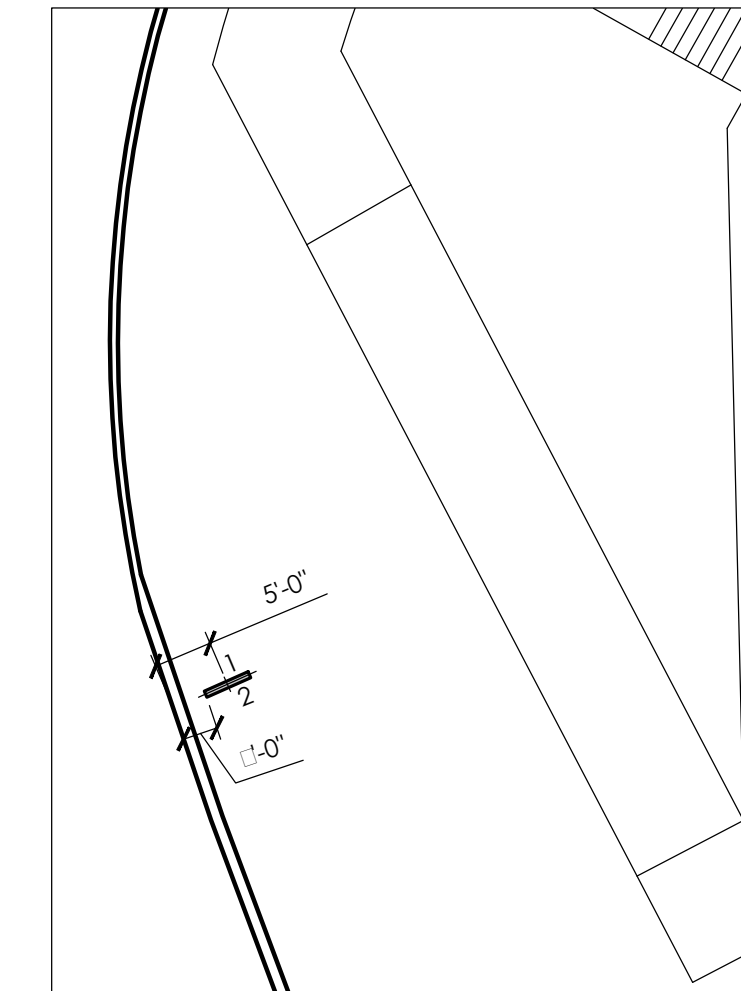
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HICKORY HILL RD & BROKEN LAND PARKWAY
SCALE: 1/11" = 1'-0"



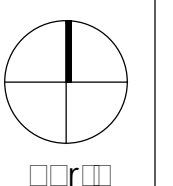
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SYMPHONY WOODS RD. & BROKEN LAND PKWY
SCALE: 1/11" = 1'-0"

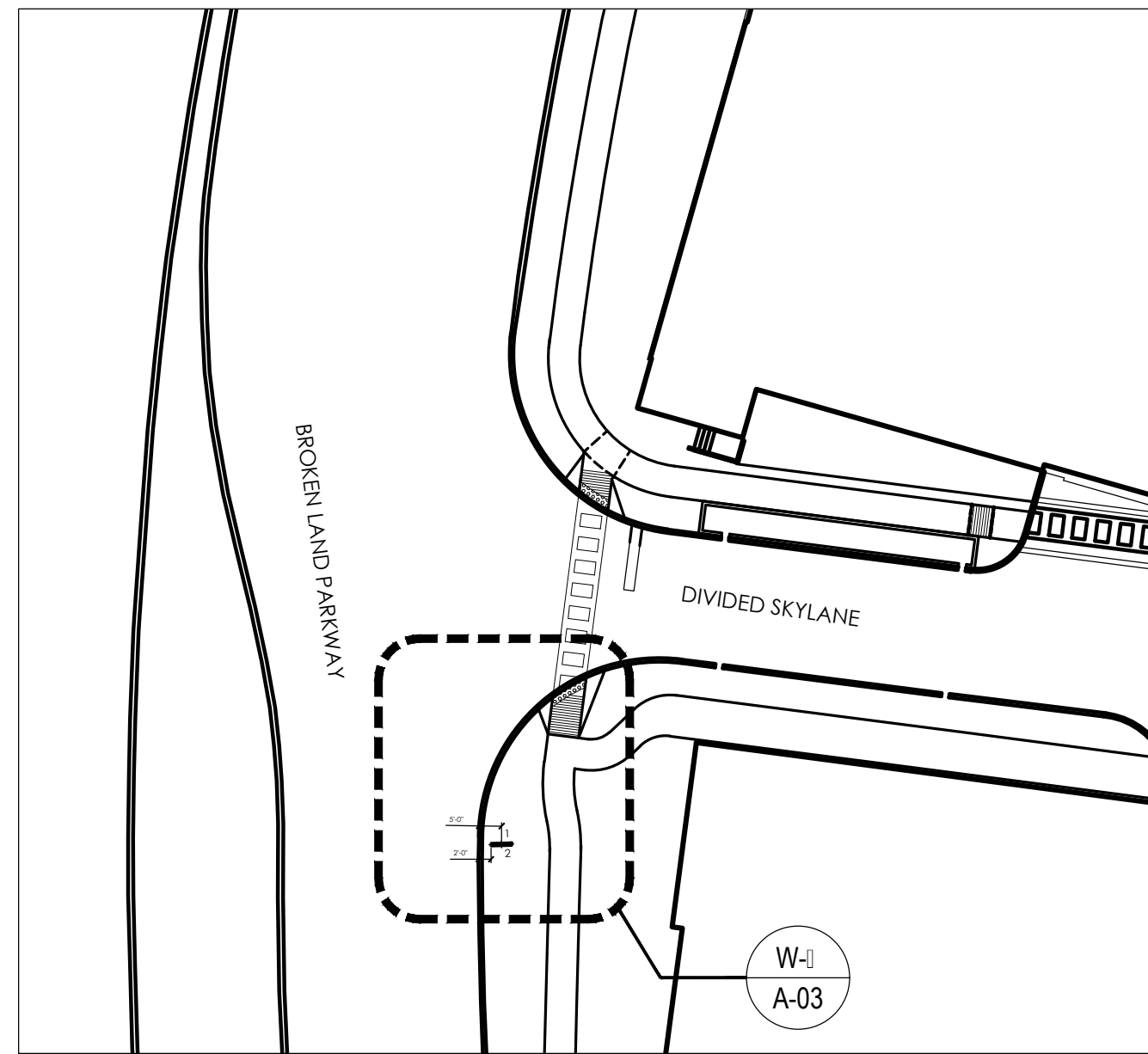


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SCALE: 1/11" = 1'-0"

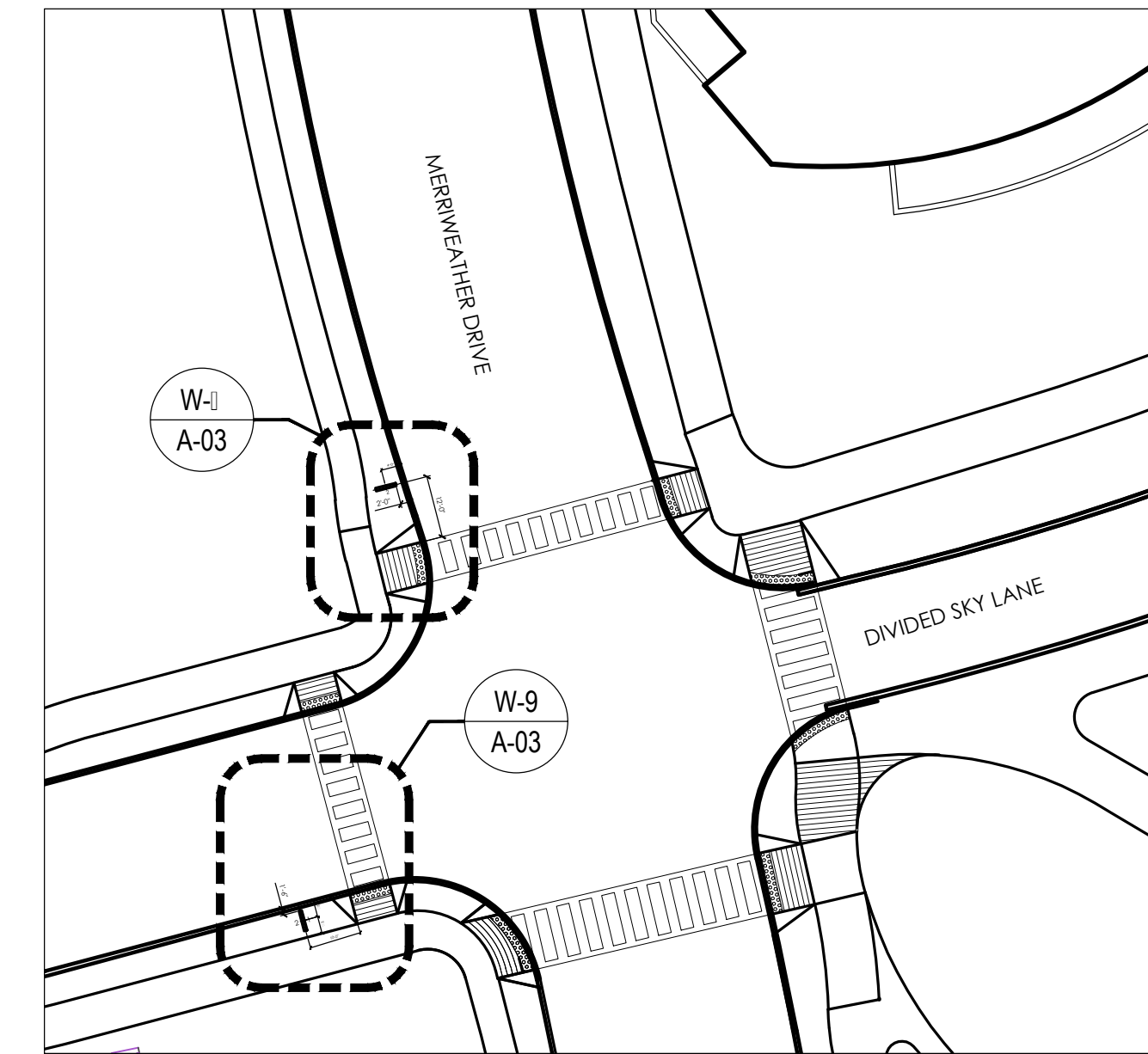


WAYFINDING SIGN:
BROKEN LAND PKWY & HICKORY RIDGE RD.
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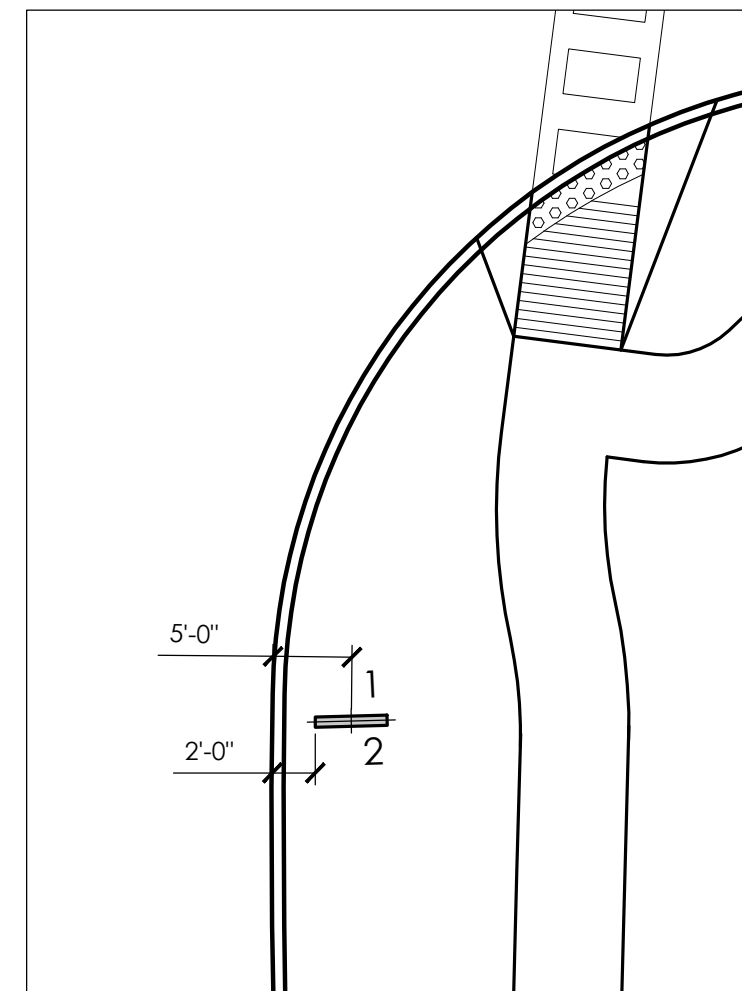




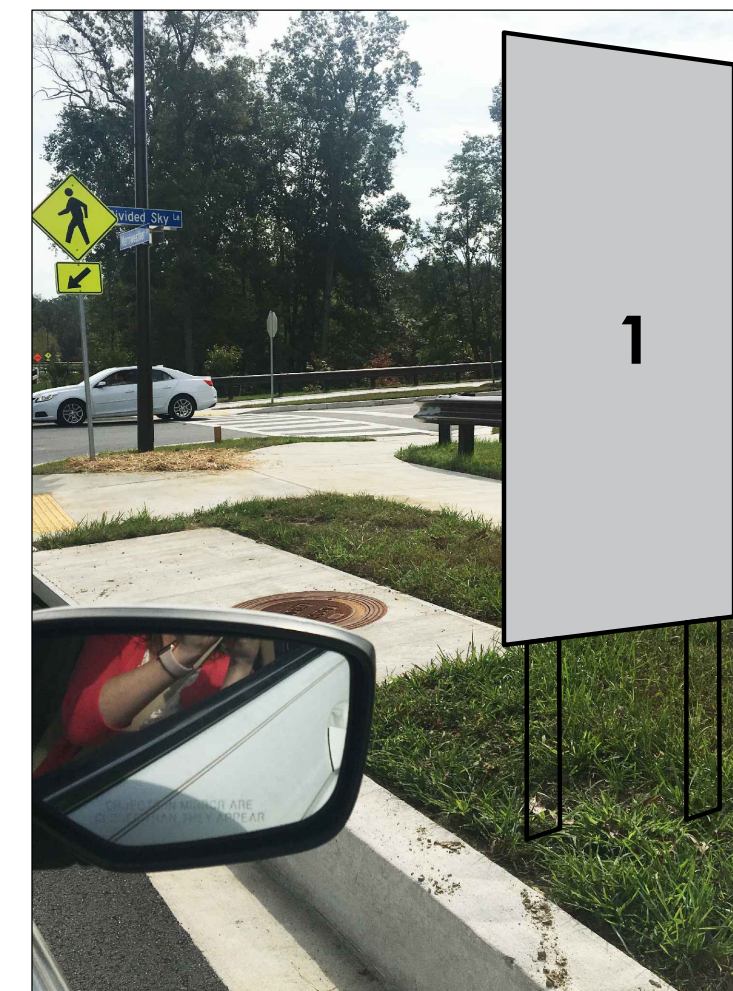
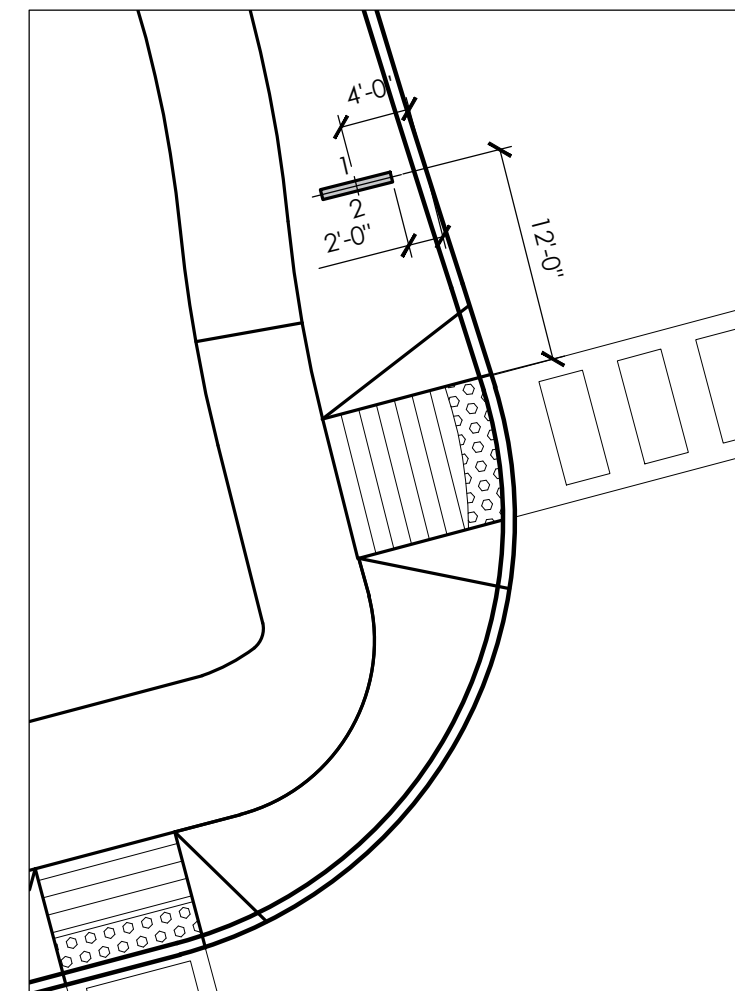
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BROKEN LAND PKWY & DIVIDED SKY LN.
SCALE: 1/32" = 1'-0"



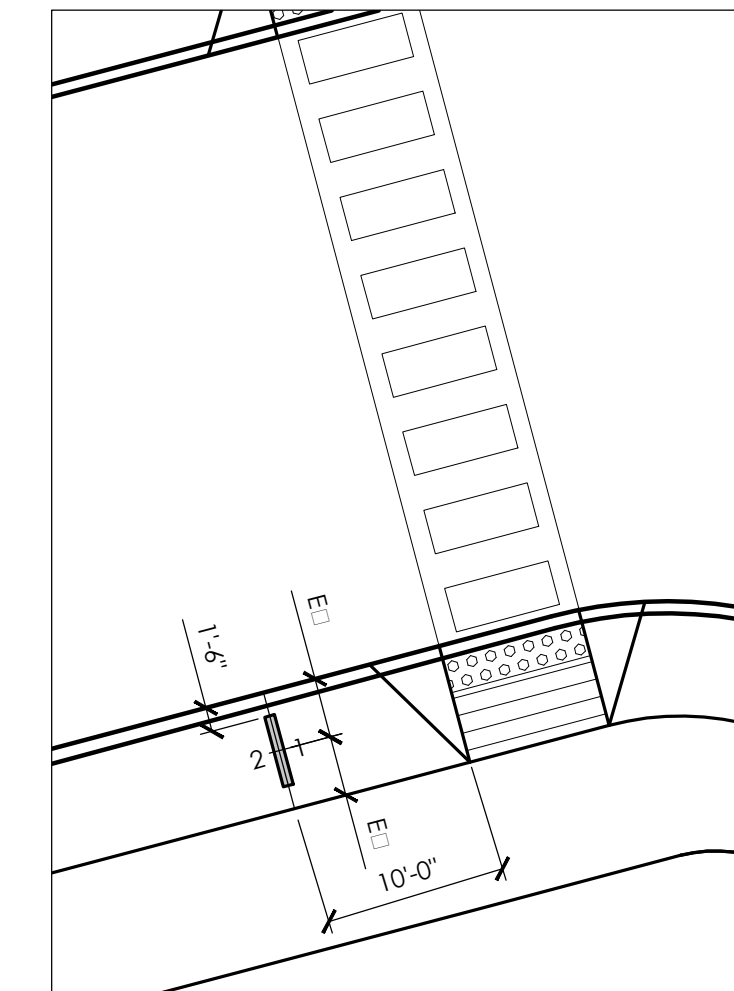
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MERRIWEATHER DR & DIVIDED SKY LN
SCALE: 1/32" = 1'-0"



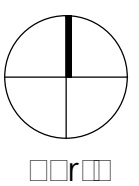
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BROKEN LAND PKWY & DIVIDED SKY LN.
SCALE: 3/32" = 1'-0"

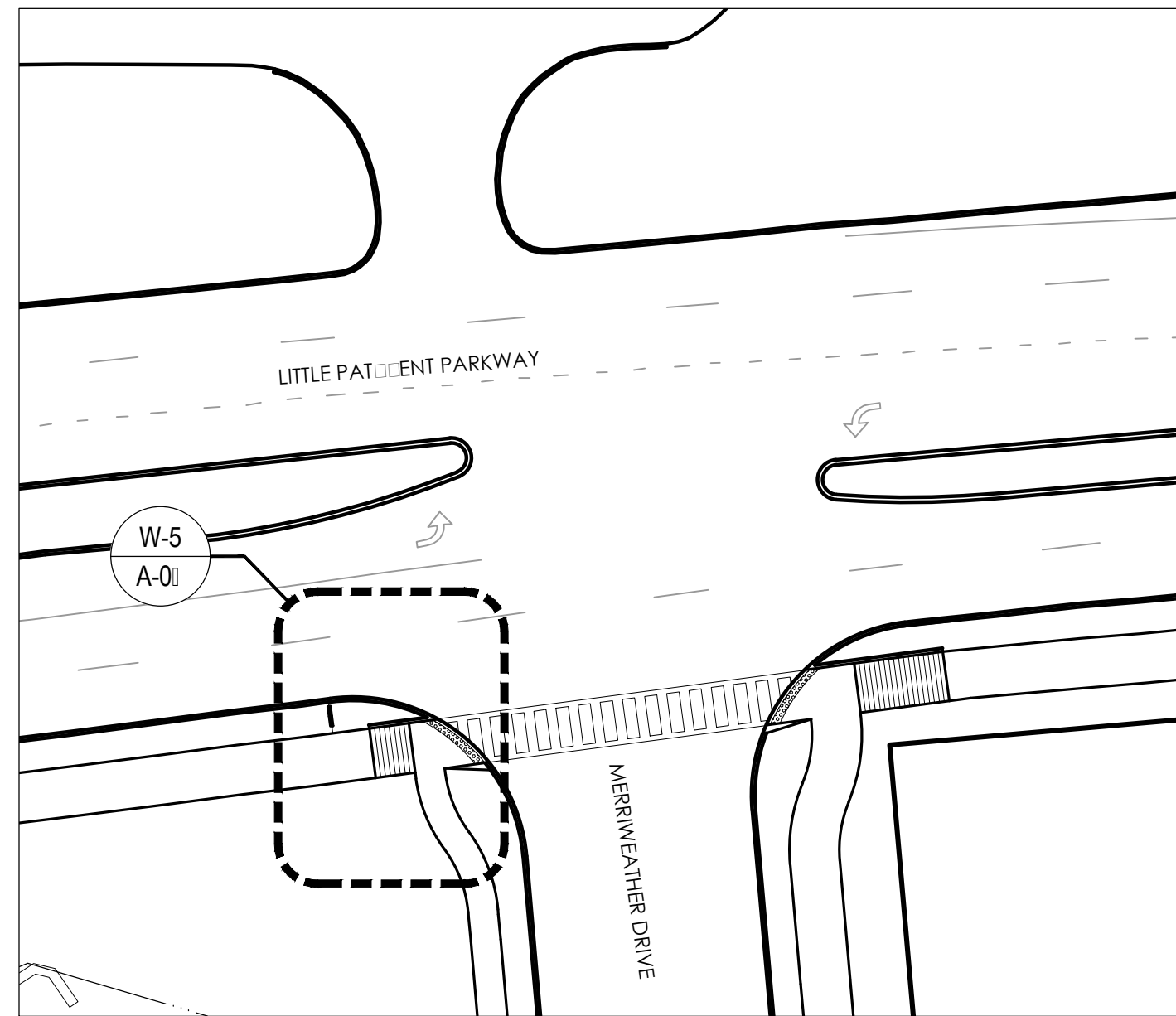


WAYFINDING:
DIVIDED SKY LN. & MERRIWEATHER DR.
SCALE: 3/32" = 1'-0"

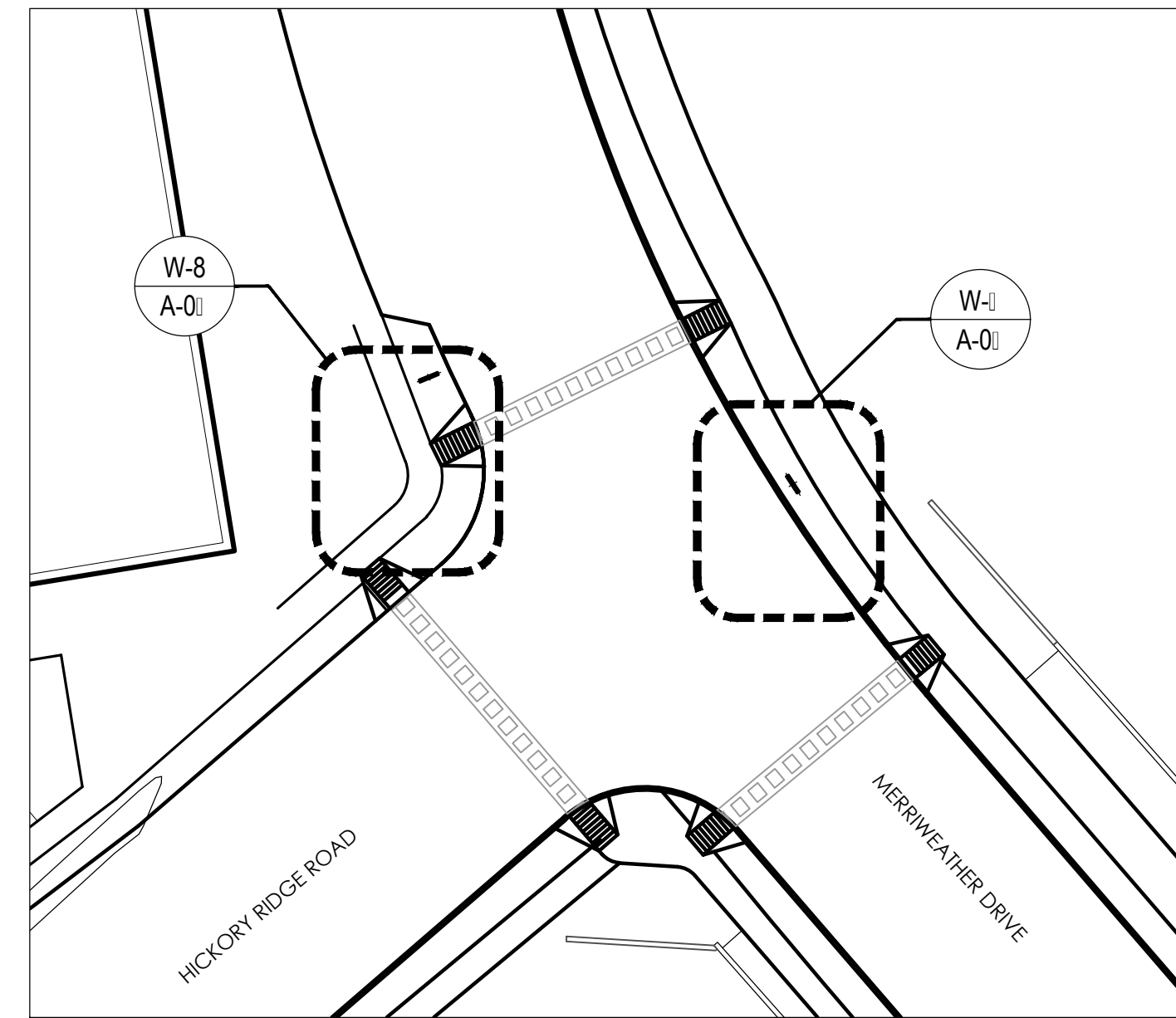


WAYFINDING:
MERRIWEATHER DR. & DIVIDED SKY LN.
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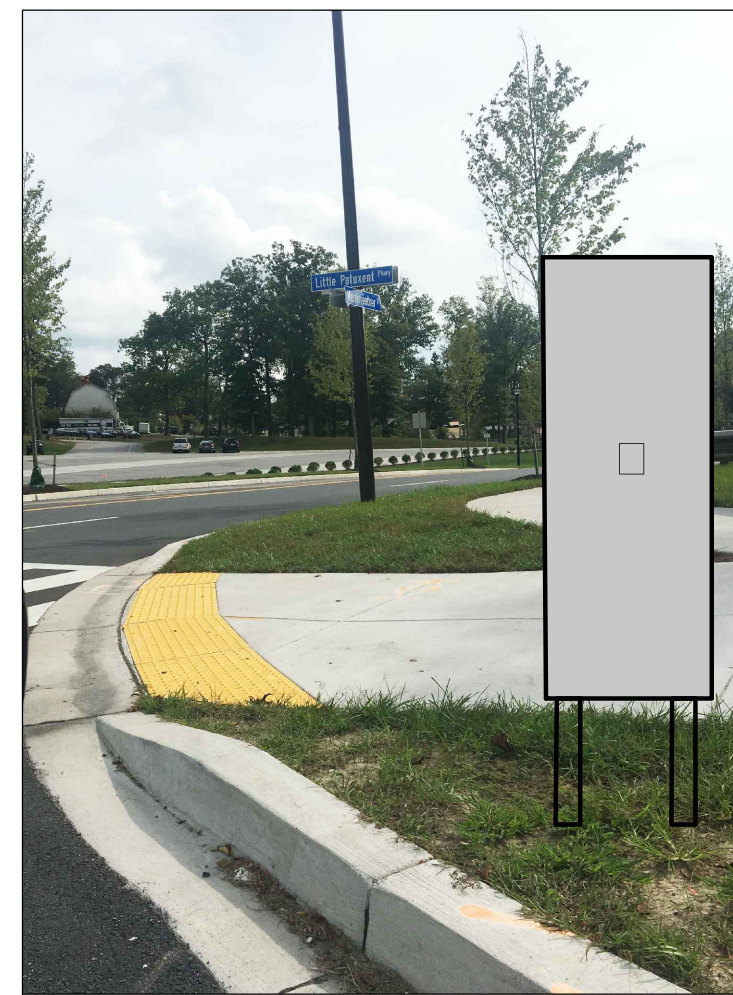
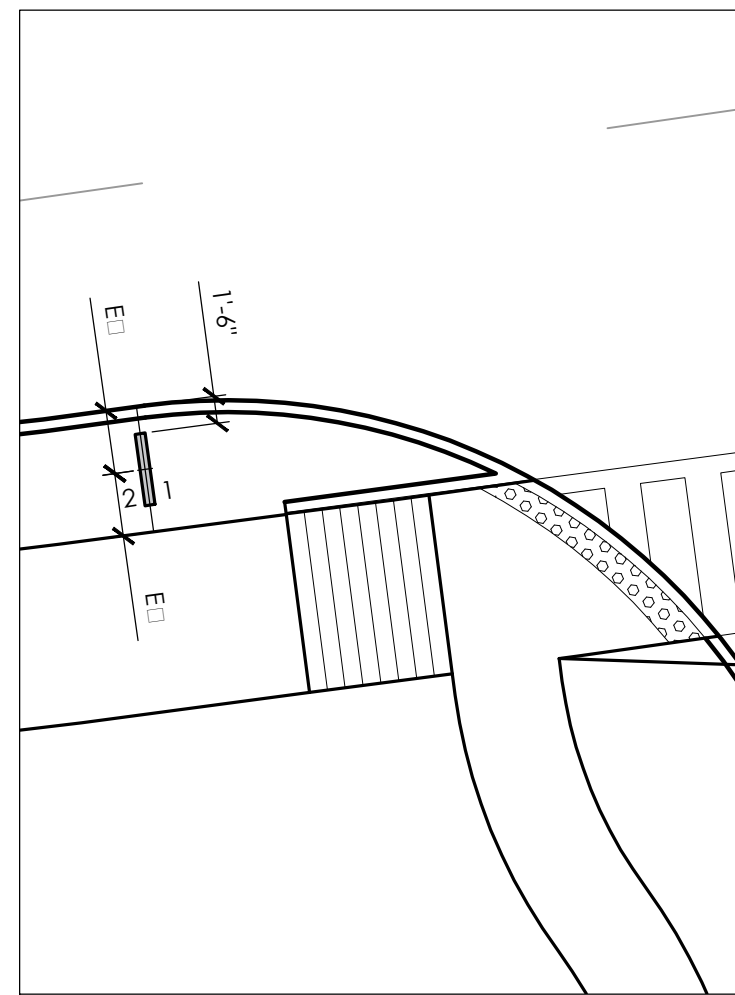




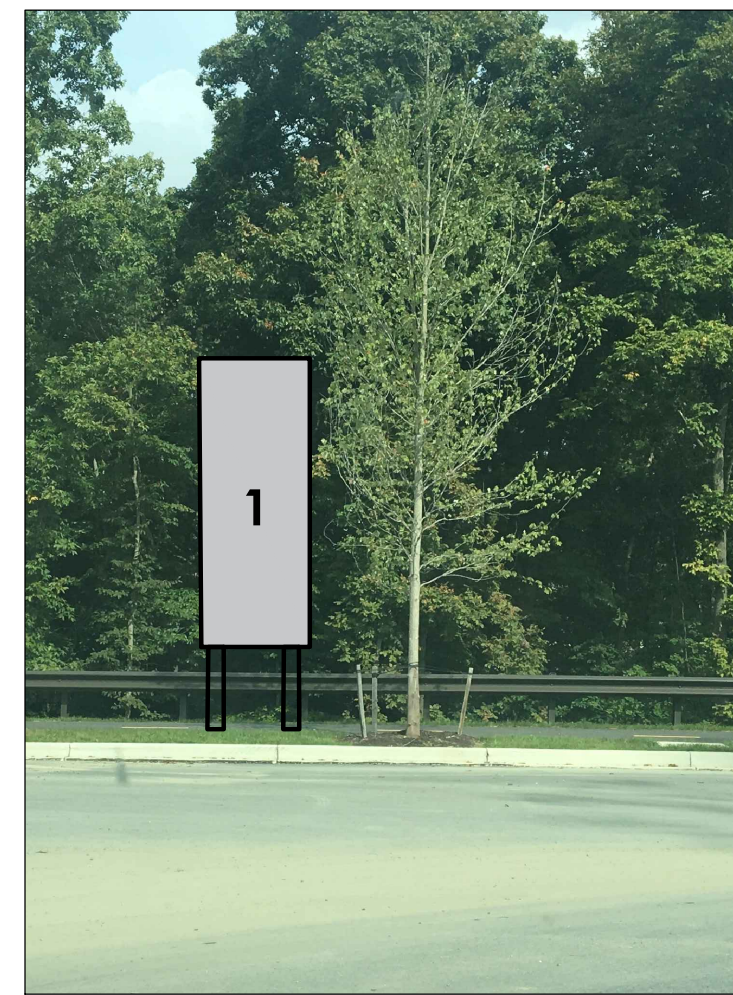
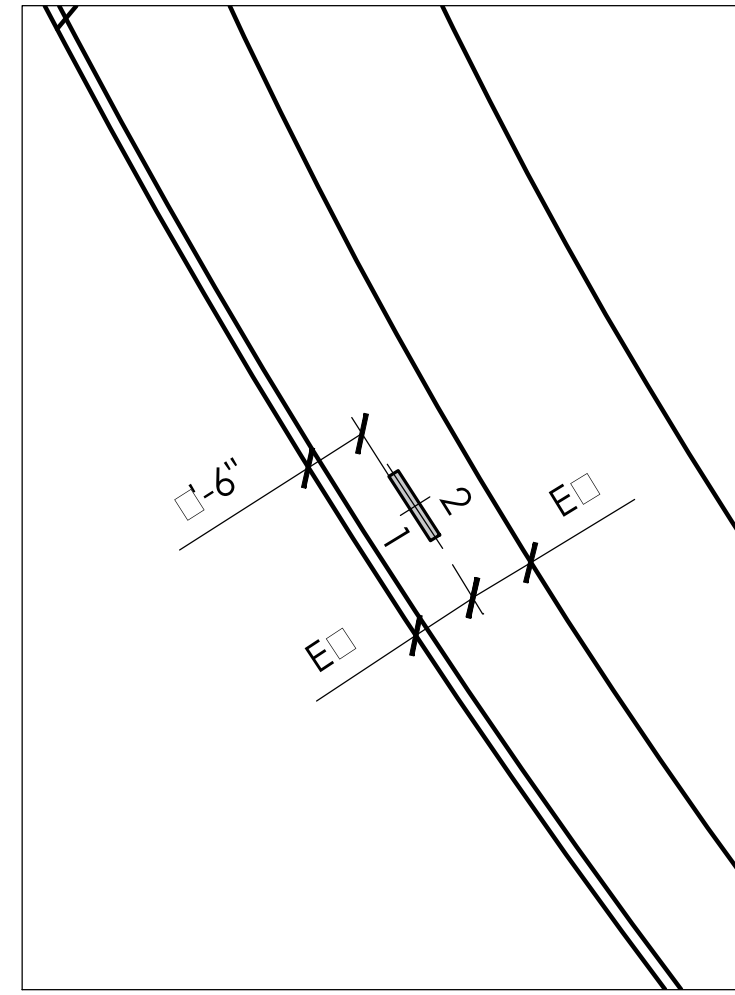
INTERSECTION @
LITTLE PATUXENT PKWY & MERRIWEATHER DR.
SCALE: 1/32" = 1'-0"



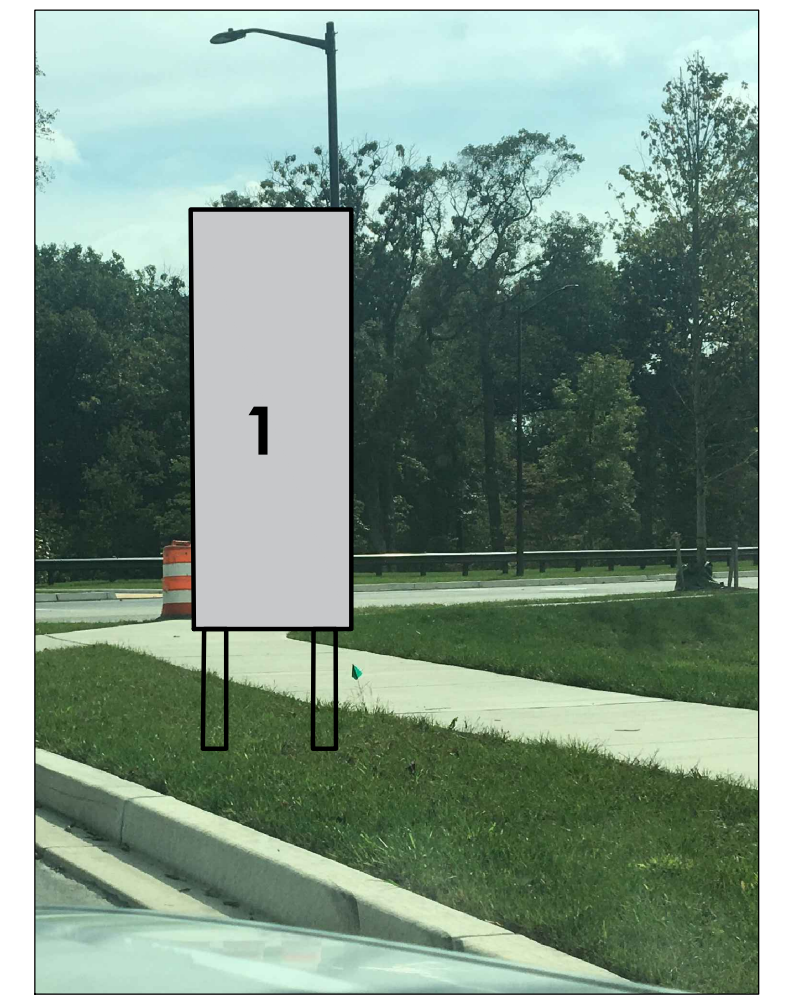
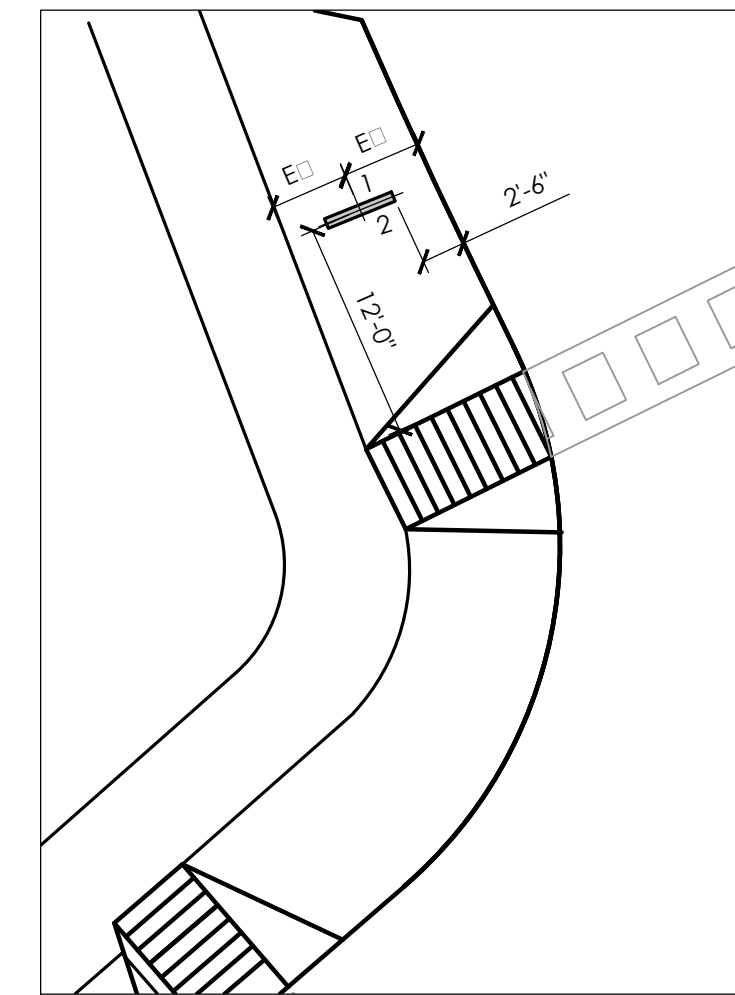
INTERSECTION @
MERRIWEATHER DR. & HICKORY RIDGE RD.
SCALE: 1/11" = 1'-0"



WAYFINDING SIGN:
LITTLE PATUXENT PKWY & MERRIWEATHER DR.
SCALE: 3/32" = 1'-0"



WAYFINDING SIGN:
MERRIWEATHER DR. & HICKORY RIDGE RD.
SCALE: 1/11" = 1'-0"



WAYFINDING SIGN:
HICKORY RIDGE RD. & MERRIWEATHER DR.
SCALE: 3/32" = 1'-0"



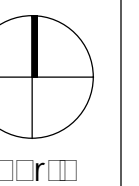
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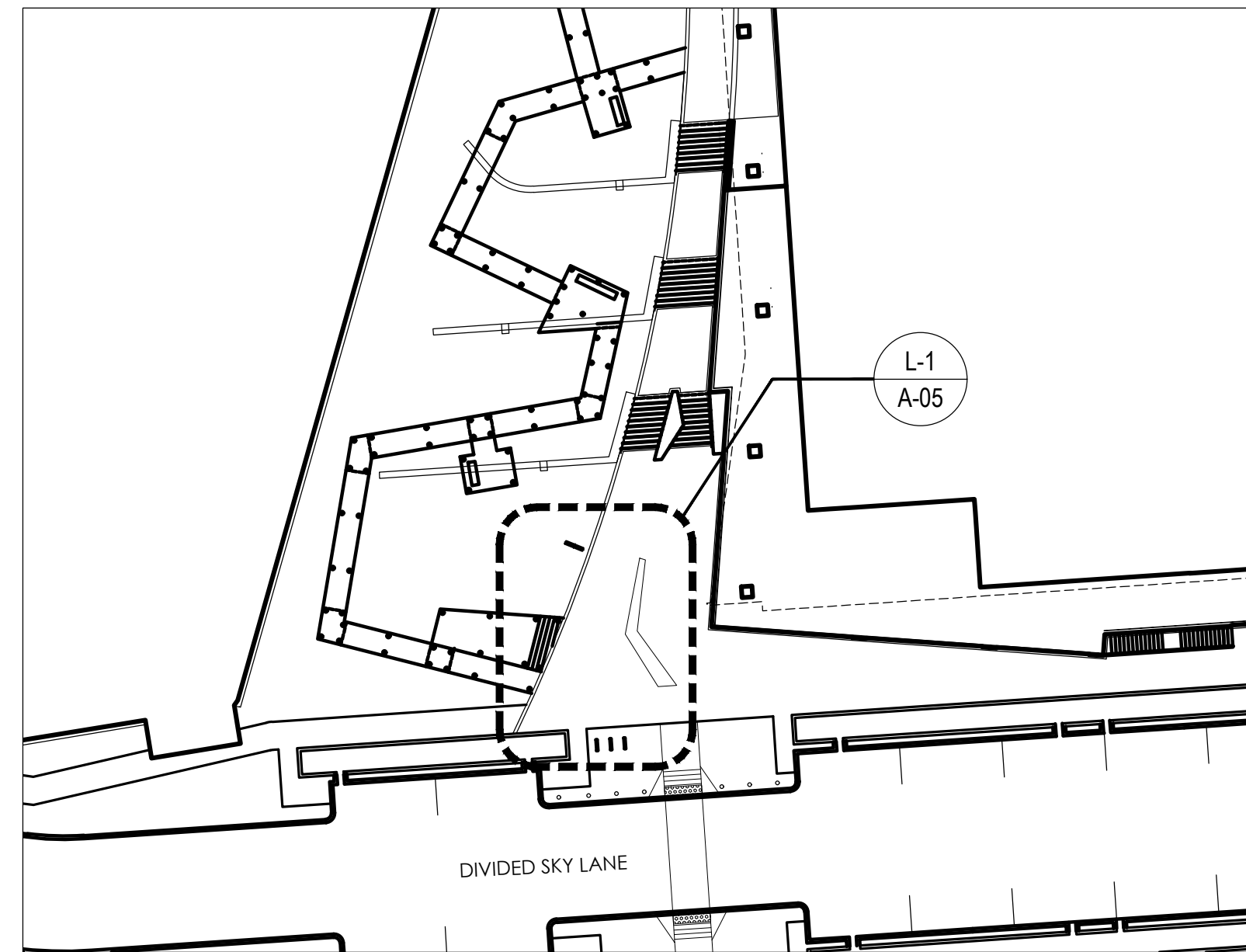
TEMPORARY SIGNAGE LOCATIONS
October 16, 2018

MERRIWEATHER DISTRICT
COLUMBIA, MARYLAND

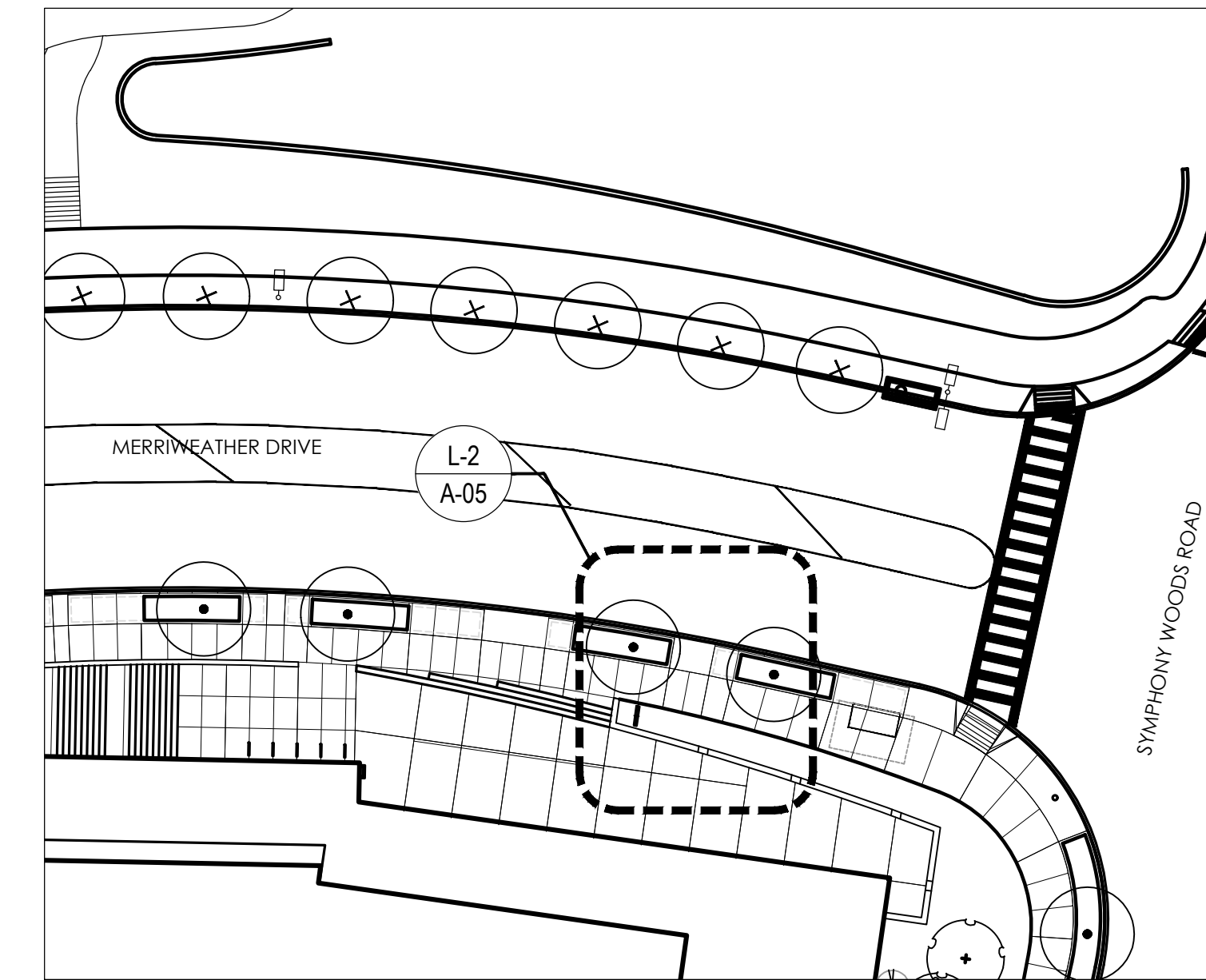
A-04

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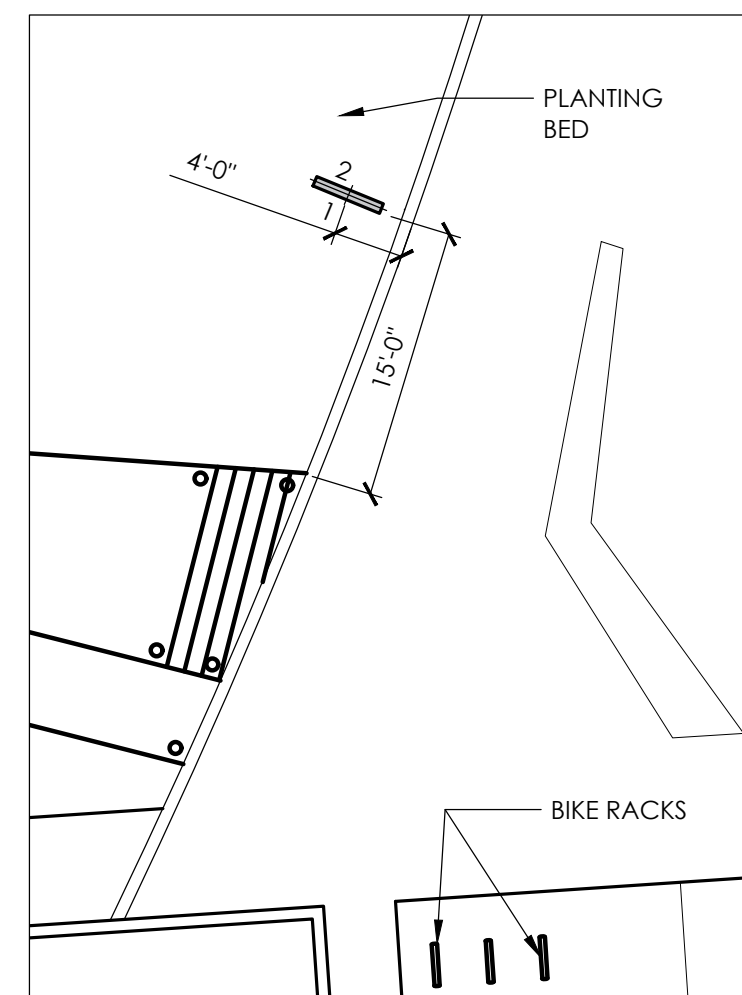




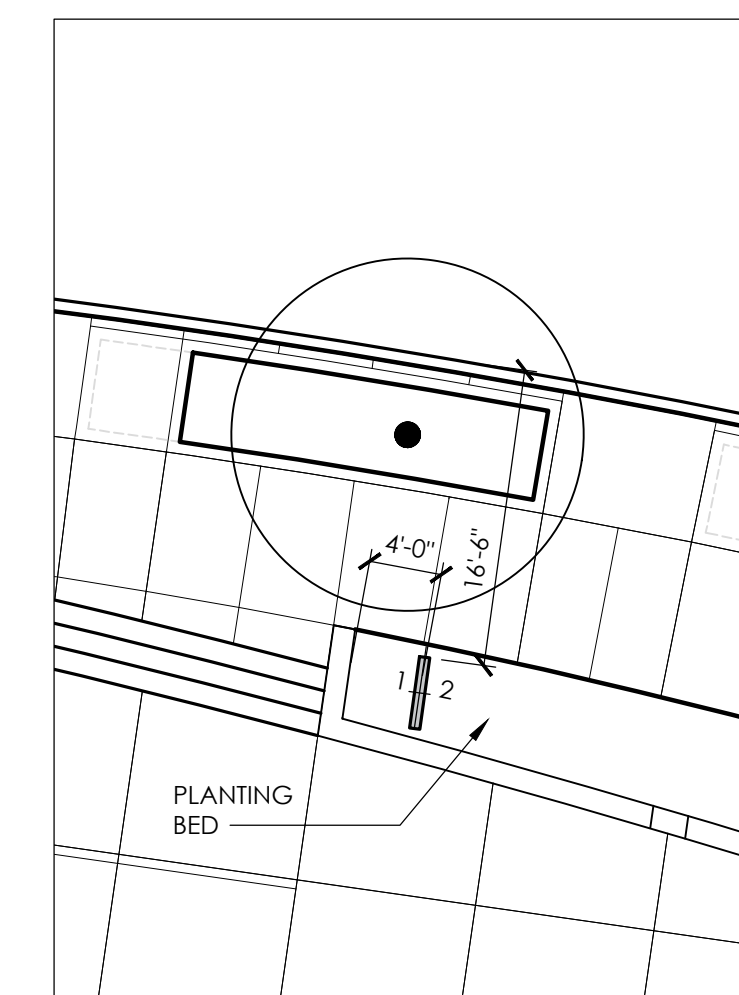
8 CROSSWALK @
DIVIDED SKY LN
SCALE: 1/32" = 1'-0"



9 INTERSECTION @
MERRIWEATHER DR. & SYMPHONY WOODS RD.
SCALE: 1/32" = 1'-0"



L-1 LEASING SIGN: DIVIDED SKY LN.
SCALE: 3/32" = 1'-0"



L-2 LEASING SIGN: MERRIWEATHER DR.
SCALE: 3/32" = 1'-0"



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