

## PROPOSED DEVELOPMENT CONDITIONS

### CSPA 2010-PR-022

June 7, 2017

If it is the intent of the Planning Commission to approve CSPA 2010-PR-022, located at Tax Map 29-3 ((15)) 4D2, 4E2, 4F1, 4G, 4H, 7A3, 7C3, 7E3, 7F, 7G, 7H, 7J, and 7K1, to allow a Comprehensive Sign Plan Amendment (CSPA) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. "The Boro – Tysons, Comprehensive Sign Plan Amendment", prepared by 505 Design and LandDesign and dated June 5, 2017, is granted for and runs with the land indicated in this application and is not transferable to other land.
2. Regardless of the depictions or descriptions of the signs highlighted in the CSPA, content of a sign is not regulated by this CSPA. All signs shall be consistent with the number, location, size, and height indicated in the CSPA. Minor modifications may be permitted without a CSPA when it is determined by the Zoning Administrator that such modifications are consistent throughout the project and in substantial conformance with the CSPA. The specific design, color palette, typography, and materials of signage may vary from that shown in the CSPA and may change over time, provided such signs are consistent throughout the project and remain in conformance with the overall limitations set forth in the CSPA. Nothing in this CSPA shall preclude individual tenant signs from incorporating various colors and typography within the individual tenant identification, provided that such signs remain in conformance with the overall limitations set forth in the CSPA.
3. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. Signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass.
4. All free-standing signs, including sidewalk signs, commonly referred to as A-frame signs, shall be installed outside of the required sidewalk (the minimum width of sidewalk identified as appropriate in the Comprehensive Plan for the adjoining classification of street).
5. Regardless of the minimum clearance shown in the CSPA, vehicle directional signs and streetlight banners shall be installed to have a

minimum pedestrian clearance of 10 feet and a minimum vehicle clearance of 15 feet.

6. The applicant shall provide sight distance diagrams approved by both VDOT and FCDOT with each of the individual sign permit applications for ground-mounted signs. Such sight distance diagrams shall demonstrate that the proposed sign location meets VDOT Road Design Manual Standards Appendix F, Section 2, Intersection Sight Design, Page F-34 and properly reflects Table 12 of the Transportation Design Standards for Tysons Corner Urban Center.
7. Up to 30 temporary banners, shown as Sign Type TB in the CSPA, are approved with the CSPA, but no more than 20 temporary banners may be on display at any one time. The temporary banners shall require individual sign permits. Regardless of the timeframes noted in the CSPA, the individual temporary banner sign permits shall be valid for a maximum of 18 months from the date of issuance of each sign permit. The temporary banners shall be removed after the allotted time frames, and no new temporary banners shall be installed without the approval of an amendment to this CSP.
8. One temporary project ID sign, shown as Sign T-200 in the CSPA, may be installed. This temporary sign shall require a sign permit, which shall be valid for a maximum of 18 months from the date of issuance. If, at the expiration of the initial 18-month period, it can be demonstrated to the satisfaction of the Zoning Administrator that the T-200 sign is in good condition and the buildout of Building B3 is not imminent, then the Zoning Administrator may administratively grant a one-time, one year extension of the temporary sign. The temporary sign shall be removed after the allotted time frames, and no new temporary sign shall be installed without the approval of an amendment to this CSP.
9. No unpermitted temporary signs, including but not limited to "popsicle" signs, shall be placed on the building or along the street frontages of the subject property.
10. Each Sign Permit application for a building mounted sign shall include a separate sign inventory matrix identifying the block in which the sign is located and summarizing the block's relevant sign inventory data.
11. Each Sign Permit application for a freestanding sign shall be accompanied by a scaled plan and a separate sign inventory matrix summarizing the freestanding sign data for the project site.

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan Amendment. The applicant shall be responsible for obtaining the required Sign Permits through established procedures.