



APPLICATION ACCEPTED: October 10, 2008  
PLANNING COMMISSION: February 26, 2009

# County of Fairfax, Virginia

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February 11, 2009

## STAFF REPORT

APPLICATION CSP 2006-PR-028

### PROVIDENCE DISTRICT

**APPLICANT:** Tycon I Investment Limited Partnership, Towers Crescent LLC, 1850 TC Plaza LLC, and Towers Crescent Land LLC

**PRESENT ZONING:** PDC (Planned Development Commercial), HC, SC

**PARCEL(S):** 39-2 ((29)) 1A1, 1E, 1G, and 1H

**ACREAGE:** 17.86 acres

**PLAN MAP:** Office

**PROPOSAL:** Approval of a Comprehensive Sign Plan for the application property

### STAFF RECOMMENDATIONS:

Staff recommends approval of CSP 2006-PR-028, subject to the development conditions found in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

S. Zottl

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

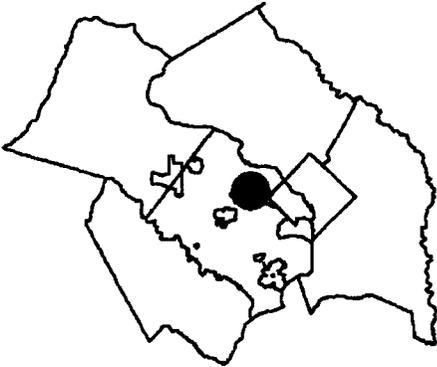
*O:\sbatti\CSP\CSP 2006-PR-028 Tycon\Staff Report\_Cover.doc*



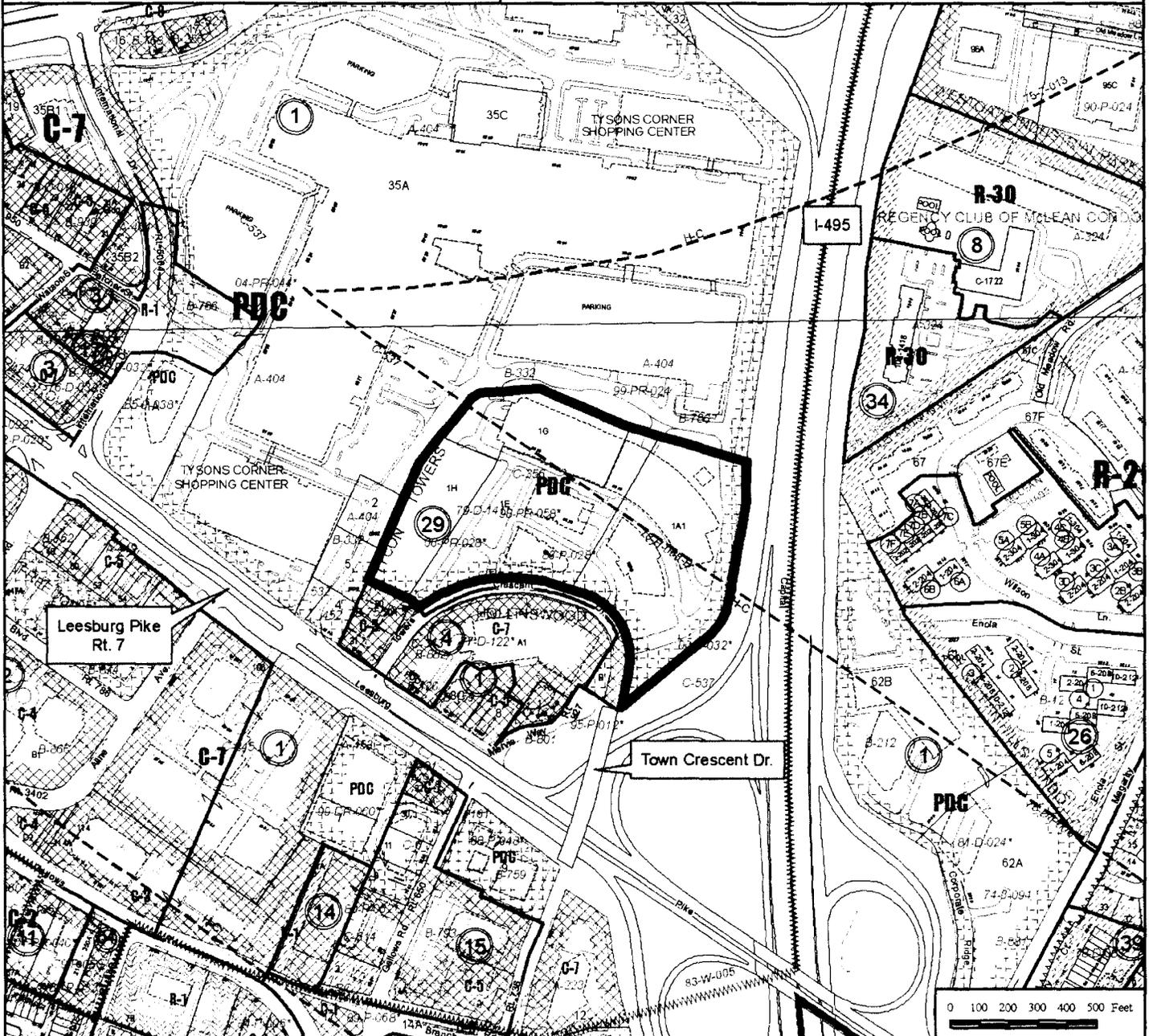
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Comprehensive Sign Plan

## CSP 2006-PR-028



**Applicant:** TYCON I INVESTMENT LIMITED PARTNERSHIP, TOWERS CRESCENT LLC, 1850 TC PLAZA LLC AND TOWERS CRESCENT LAND LLC  
**Accepted:** 10/10/2008  
**Proposed:** COMPREHENSIVE SIGN PLAN  
**Area:** 17.86 AC OF LAND; DISTRICT - PROVIDENCE  
**Zoning Dist Sect:**  
**Located:** NORTH OF TOWERS CRESCENT DRIVE WEST OF CAPITAL BELTWAY I-495  
**Zoning:** PDC  
**Overlay Dist:** SC HC  
**Map Ref Num:** 039-2- /29/ /0001A1 /29/ /0001E /29/ /0001G /29/ /0001H



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# TOWERS CRESCENT

DAVIS  
CARTER  
SCOTT LLC  
Architects  
Interior Architecture  
Lead Planning  
[www.dcsdesign.com](http://www.dcsdesign.com)



D E S I G N

July 14, 2008

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# TOWERS CRESCENT

## I. COMPREHENSIVE SIGN PLAN

A Tysons Corner Landmark, Towers Crescent is the new city center and heart of Northern Virginia's most dynamic commercial hub. When complete, the project will feature over one million square feet of trophy office space and serve as home to the area's most prestigious businesses and firms. With a wide array of retail and restaurants, a fitness center and world class salon and spa, Towers Crescent offers numerous amenities to help office executives and employees make the most of their work day and simplify their life.

For those seeking an unparalleled residential address, more than 750 luxury units are planned at Towers Crescent. The resulting 24/7 environment will convey a sense of place that is authentically urban, yet conveniently suburban.

The proposed Comprehensive Sign Plan shows the existing signage throughout as well as proposed signs to make wayfinding as easy as possible for any visitor.

The following pages show sign locations, design, existing photographs and illustrations of proposed signage.

The signs within Towers Crescent shall be erected and constructed in substantial conformance with the designs and materials included in the Comprehensive Sign Plan. The materials for each sign shall be limited to those listed specifically for each sign.

Unless modified by the Comprehensive Sign Plan, the provisions of Article 12 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance") shall apply to signs at Towers Crescent.

In order to ensure compatibility with the architectural design of Towers Crescent, the design and location of all signs shall be reviewed and approved by the property owner, prior to submission to Fairfax County for sign permits. Sign Permits, under this Comprehensive Sign Plan, shall be obtained as required by the Zoning Ordinance; written approval of the property owner shall accompany all sign permit applications.

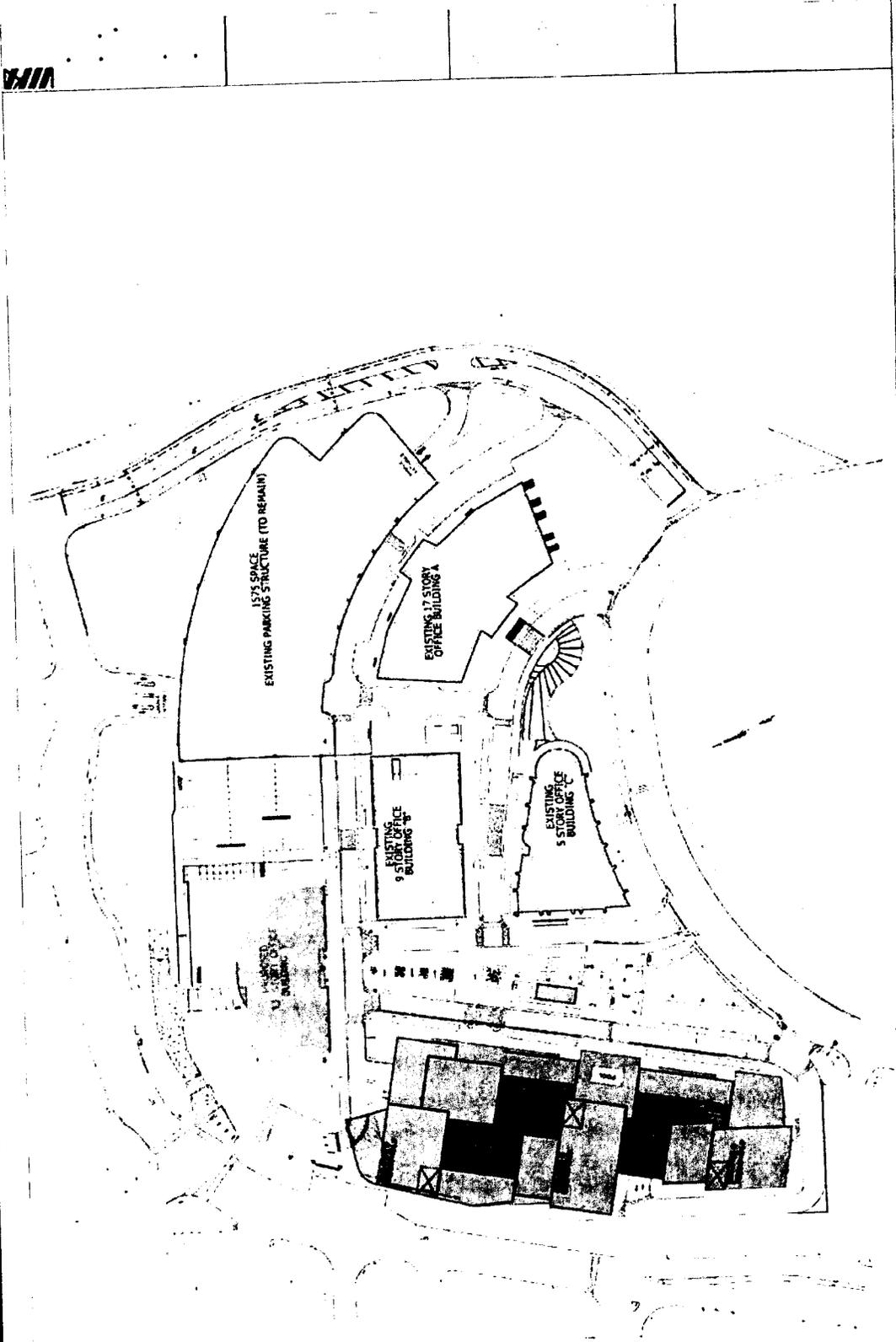
All signs may be illuminated. Lighting may be by external illumination including ground mounted up-lights, neon or internal illumination. Lighting of signs shall not be blinding, fluctuating or moving. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. All sign lighting shall be reviewed and approved by the property owner.

Illustrations in this Comprehensive Sign Plan are intended to indicate the general size and character of the signs proposed for Towers Crescent. All signs are subject to final design and engineering, and approval by the property owner. All signs shall be in conformance with this Comprehensive Sign Plan. Minor modifications may be permitted with the administrative review by the Fairfax County Department of Planning and Zoning.

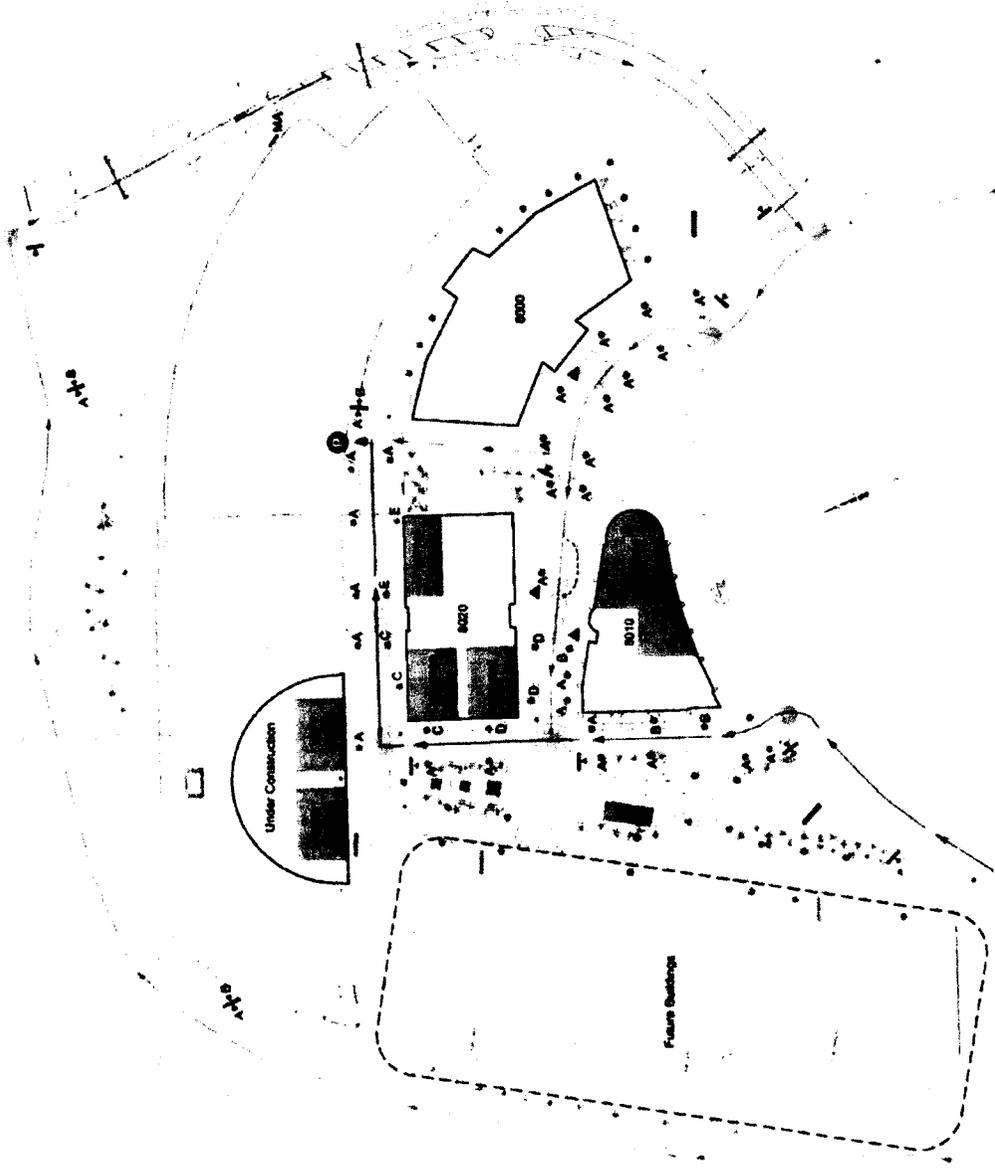
All existing signs comply with all applicable requirements of the building code, and all of the proposed signs will comply. No sign shall obstruct required sight distances and sight angles.

TOWERS CRESCENT

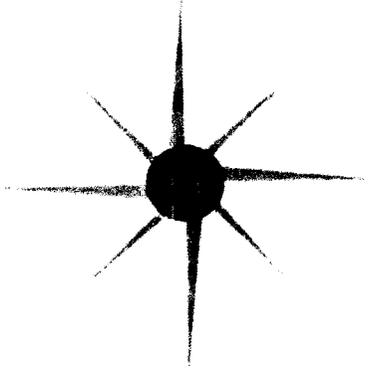
Site Plan



SIGNATURE	
T	DR: Directional Signs
—	TC: Main Identification
—	MA: L&I Marquee
▲	BI: Building Identification
—	Primary Vehicular Circulation
—	Residential Wayfinding
—	Secondary Vehicular Circulation
—	Visitor Parking
●	Decision Point
■	Primary Destination
⊕	Visitor Parking
•	Light Fixture
A	Banner 1
B	Banner 2
C	Banner 3
D	Banner 4
E	Banner 5



TOWERS



CRESCENT

The Towers Crescent logo was designed for Quadrangle Development to best represent the development. This logo may be used throughout the project in various forms and sizes.

All uses of the logo throughout the property shall be consistent in proportion, colors and typeface.

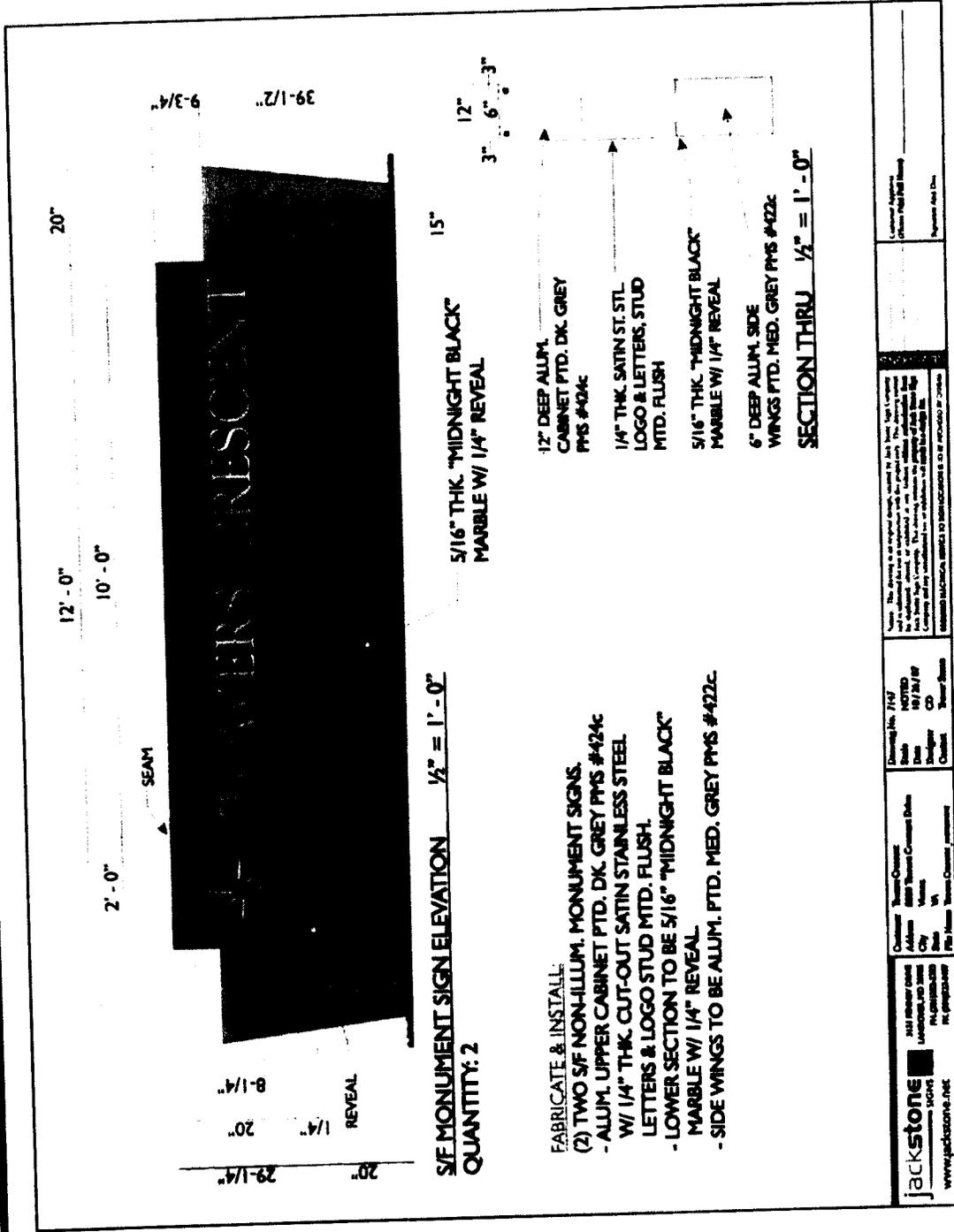
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# TOWERS CRESCENT

## II. SITE PERMANENT SIGNS

**TOWERS CRESCENT**

**Sign Type A: Main Identification**



**S/F MONUMENT SIGN ELEVATION 1/2" = 1'-0"**  
**QUANTITY: 2**

- FABRICATE & INSTALL:**
- (2) TWO S/F NON-ILLUM. MONUMENT SIGNS.
  - ALUM. UPPER CABINET PTD. DK. GREY PMS #424c
  - W/ 1/4" THK. CUT-OUT SATIN STAINLESS STEEL LETTERS & LOGO STUD MTD. FLUSH.
  - LOWER SECTION TO BE 5/16" "MIDNIGHT BLACK" MARBLE W/ 1/4" REVEAL.
  - SIDE WINGS TO BE ALUM. PTD. MED. GREY PMS #422c.

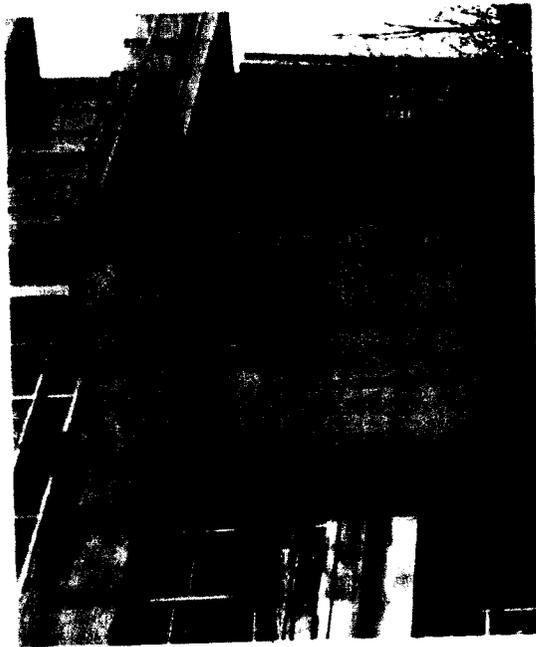
Name: This drawing is an original design, owned by Jack Stone Sign & Lettering, Inc. and is intended for use by the client only. It is not to be reproduced, copied, or used for any other purpose without the written consent of Jack Stone Sign & Lettering, Inc. The client agrees to indemnify and hold Jack Stone Sign & Lettering, Inc. harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this drawing for any purpose other than that intended by the client.

Customer: **NOTED**  
 Date: 10/24/07  
 Designer: CD  
 Checker: Steve Stone

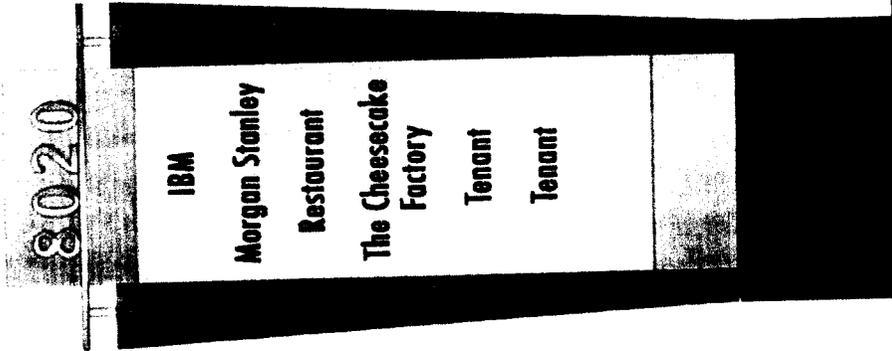
Project Name: **NOTED**  
 City: **NOTED**  
 State: **VA**  
 Zip: **NOTED**

**jackstone**  
 1111 BRIDGE ROAD  
 JACKSONVILLE, VA 22801  
 PHONE: 540-361-1111  
 FAX: 540-361-1112  
 WWW: www.jackstone.net

Sign Type B: Building Identification



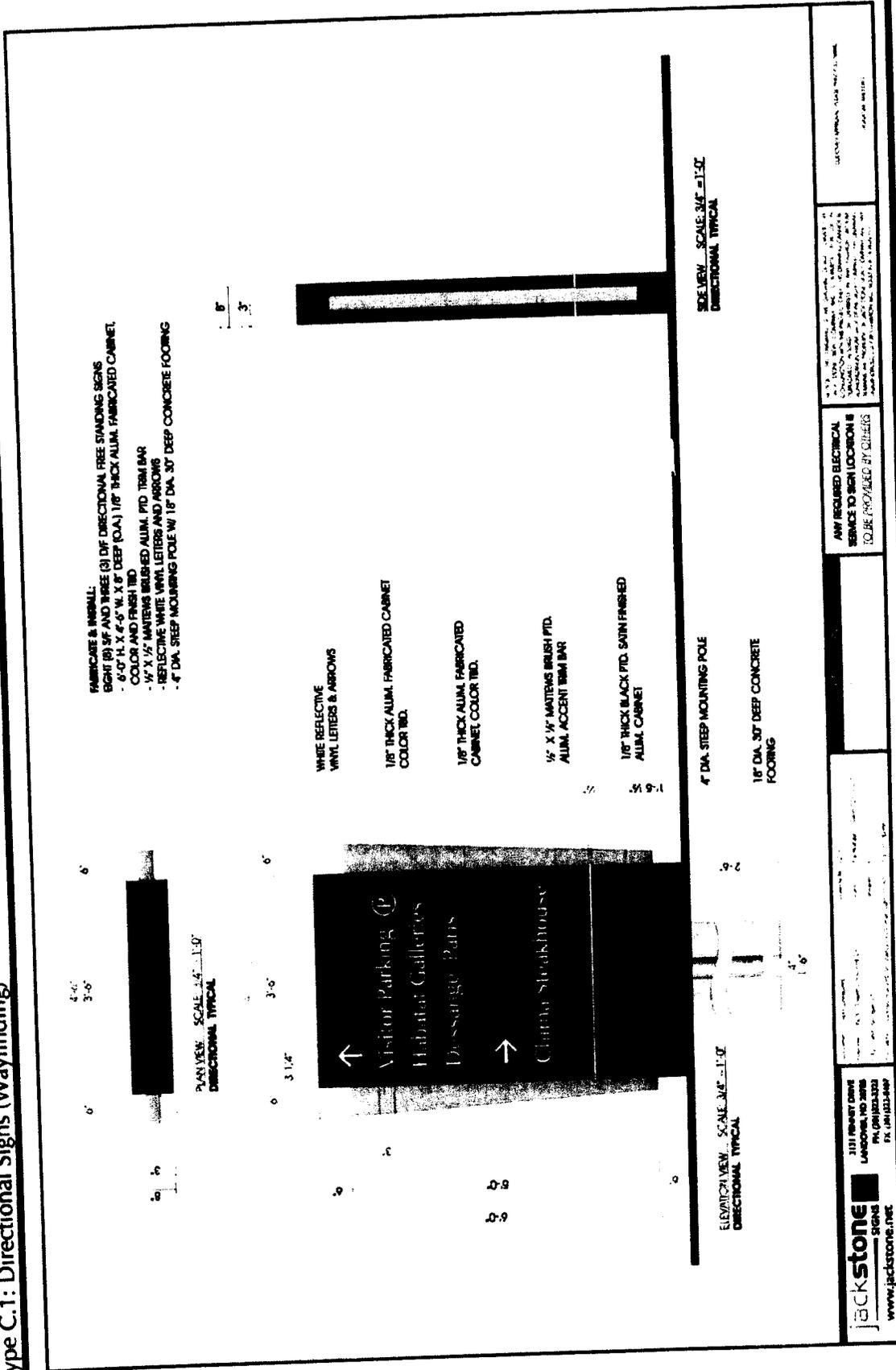
SIGN TYPE B - BUILDING IDENTIFICATION - EXISTING



2.75; Future Medium Condensed

SIGN TYPE B - BUILDING IDENTIFICATION - RENDERING

Sign Type C.1: Directional Signs (Wayfinding)



**jackstone**  
 signs  
 www.jackstone.net

3131 FRONT DRIVE  
 LANDON, MD 20638  
 PH (301) 321-3323  
 FX (301) 321-8869

ANY REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS

SEE PLAN SHEET FOR SIGN TYPE C.1  
 ALL DIMENSIONS UNLESS NOTED OTHERWISE  
 MATERIALS AND FINISHES TO BE DETERMINED BY ARCHITECT  
 SIGN SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE DISTRICT OF COLUMBIA  
 SIGN SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE DISTRICT OF COLUMBIA  
 SIGN SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE DISTRICT OF COLUMBIA

TOWERS CRESCENT

Sign Type C-2: Directional Signs (Wayfinding)

The drawings show six elevation views of directional signs, arranged in two rows of three. Each view includes dimensions and scale information.

- View 1 (Top Left):** ELEVATION VIEW SCALE 1/2" = 1'-0" DIRECTIONAL 1 5/8' QTY: 1. Dimensions: 4'-0" (width), 5'-6" (height), 6" (arrow width), 3'-0" (arrow offset), 6" (arrow offset), 4'-6" (total height), 3'-6" (total height).
- View 2 (Top Middle):** ELEVATION VIEW SCALE 1/2" = 1'-0" DIRECTIONAL 2 5/8' QTY: 1. Dimensions: 4'-6" (width), 3'-6" (height), 6" (arrow width), 3'-0" (arrow offset), 6" (arrow offset), 4'-6" (total height), 3'-6" (total height).
- View 3 (Top Right):** ELEVATION VIEW SCALE 1/2" = 1'-0" DIRECTIONAL 4 5/8' QTY: 1. Dimensions: 4'-6" (width), 3'-6" (height), 6" (arrow width), 3'-0" (arrow offset), 6" (arrow offset), 4'-6" (total height), 3'-6" (total height).
- View 4 (Bottom Left):** ELEVATION VIEW SCALE 1/2" = 1'-0" DIRECTIONAL 3 5/8' QTY: 1. Dimensions: 4'-0" (width), 5'-6" (height), 6" (arrow width), 3'-0" (arrow offset), 6" (arrow offset), 4'-6" (total height), 3'-6" (total height).
- View 5 (Bottom Middle):** ELEVATION VIEW SCALE 1/2" = 1'-0" DIRECTIONAL 5 5/8' QTY: 1. Dimensions: 4'-6" (width), 3'-6" (height), 6" (arrow width), 3'-0" (arrow offset), 6" (arrow offset), 4'-6" (total height), 3'-6" (total height).
- View 6 (Bottom Right):** ELEVATION VIEW SCALE 1/2" = 1'-0" DIRECTIONAL 6 5/8' QTY: 1. Dimensions: 4'-6" (width), 3'-6" (height), 6" (arrow width), 3'-0" (arrow offset), 6" (arrow offset), 4'-6" (total height), 3'-6" (total height).

Each sign panel contains the following text (rotated 90 degrees counter-clockwise):

TOWERS CRESCENT  
 University of Maryland  
 Health System  
 University of Maryland  
 Health System  
 University of Maryland  
 Health System

**jackstone SIGNS**  
 www.jackstone.net

3114 RENEY DRIVE  
 LANDON, MD 20715  
 PH: (301) 322-1113  
 FX: (301) 322-9489

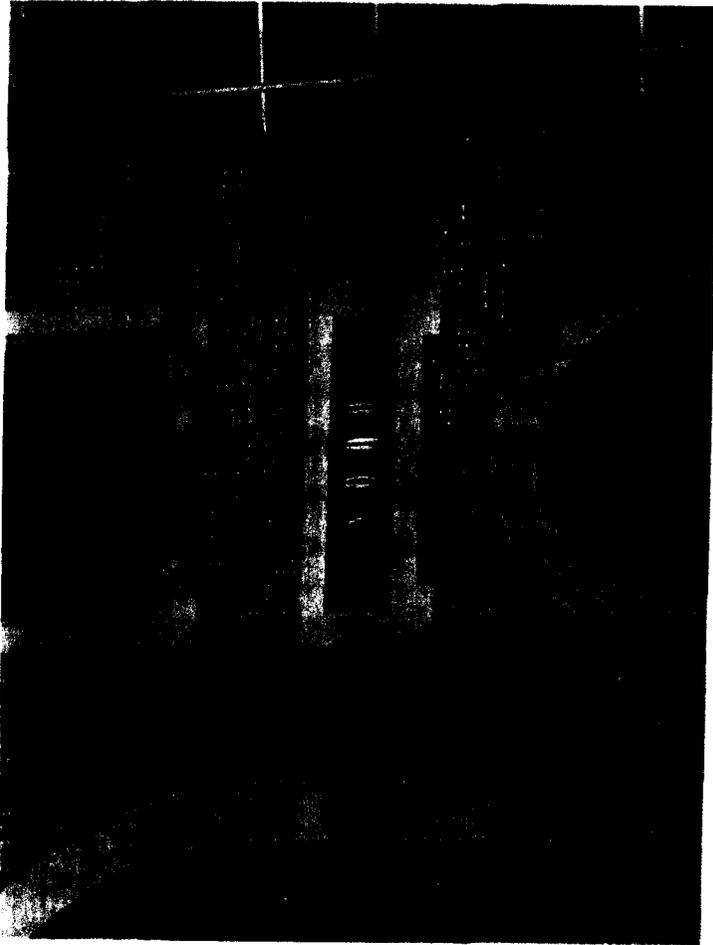
ANY REQUIRED ELECTRICAL  
 SERVICE TO SIGN LOCATION IS  
 TO BE PROVIDED BY OTHERS

NOTES: ALL DIMENSIONS ARE CORNER-TO-CORNER UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



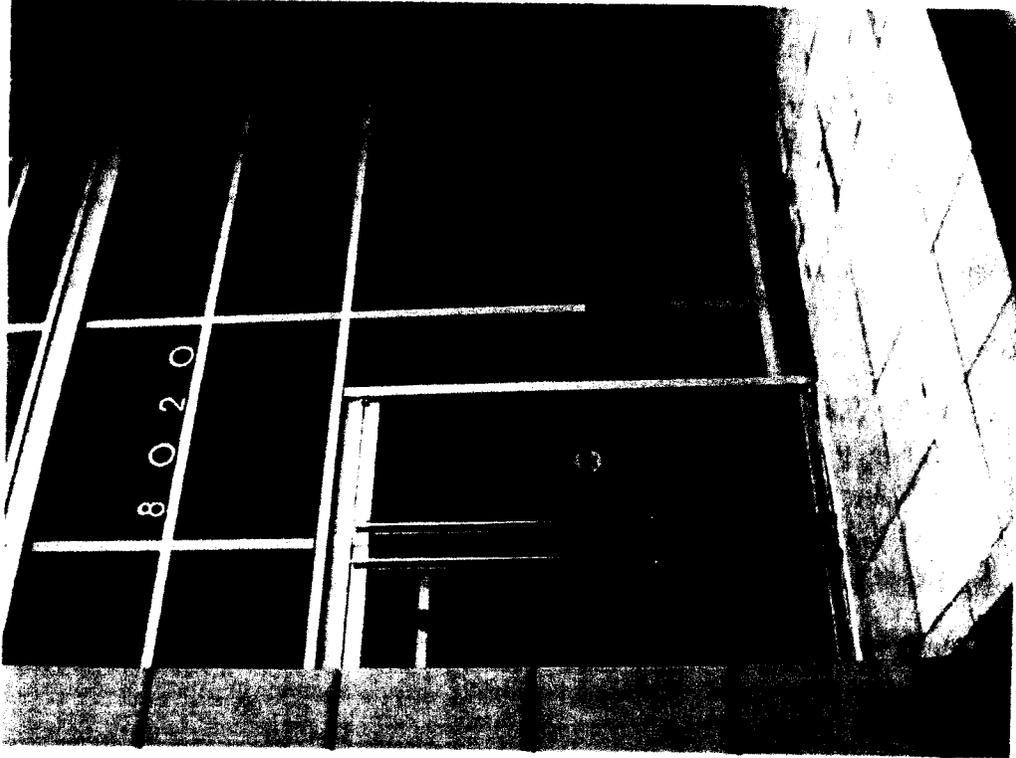
**Sign Type D: Building Address Numbers**

**TOWERS CRESCENT**



**SIGN TYPE D.1 - ADDRESS NUMBERS**

Building addresses are atleast 12" in height and approximately 1" thick. They are made of brushed stainless steel with varying font types. Future address numbers to be back lit.



**SIGN TYPE D.2 - ADDRESS NUMBERS**

Sign Type E: Parking Garage



SIGN TYPE E - PARKING GARAGE SIGNAGE

Garage building signage letters are extruded painted metal approximately 9" high and 1" thick.



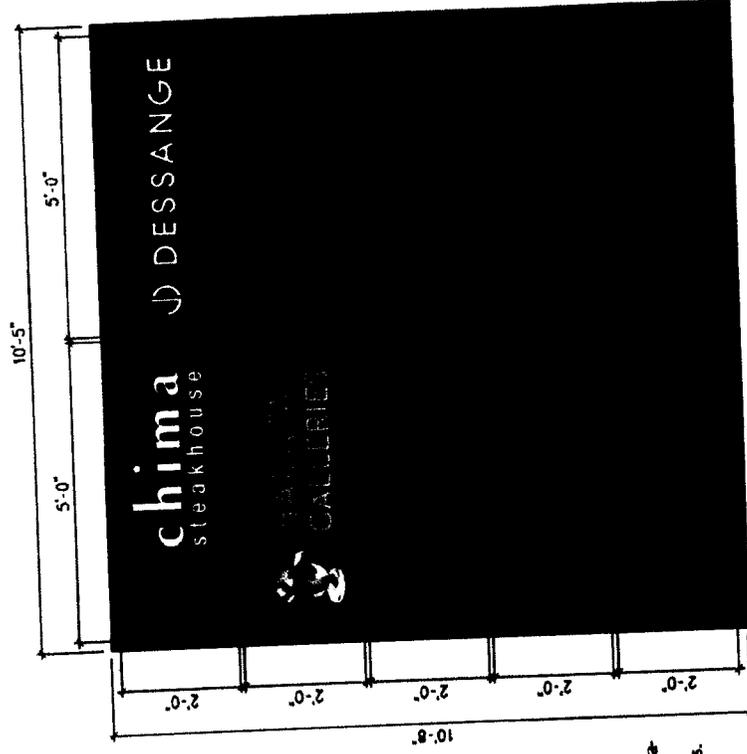
SIGN TYPE E - PARKING GARAGE SIGNAGE

48" x 24"

24" x 48" digitally printed banners. 18 oz vinyl banner material. Double sided.  
Banners applied to light poles with metro bracket system

Name: Banners Company: Quadrangle Management Co. Address: 8000 Towers Crescent City: Vienna State: VA Date: 11/7/07	<b>KRT ARCHITECTURAL SIGNAGE, INC.</b> 540-428-3601 • 540-428-3602 fax 6585 Merchant Place, #307 Warrenton, VA 20187 UL
Project: _____ Client: _____ Designer: _____ Date: _____	CLIENT APPROVAL Name: _____ Title: _____

Sign Type G: Lit Marquee



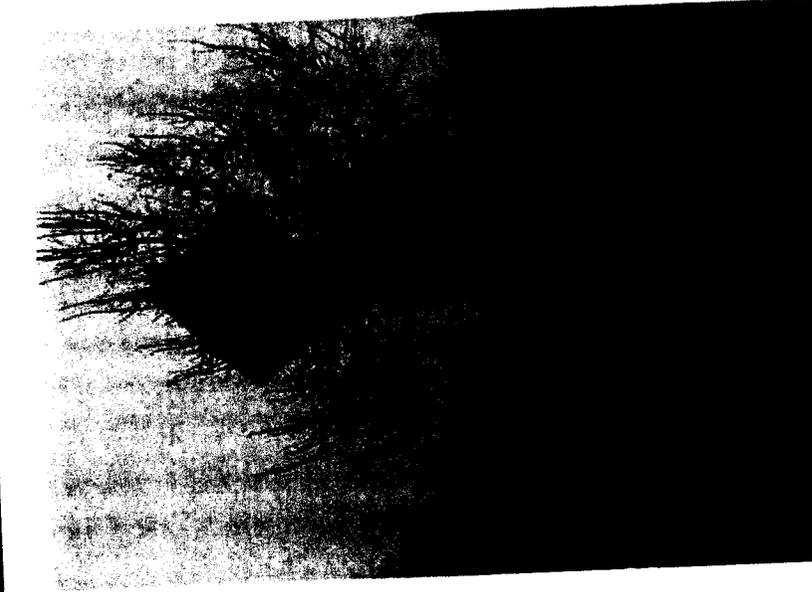
4" Metal frame with 2" metal separations. Light box with removable sign panels for future tenants. Marquee to be mounted on wall of garage.

TOWERS CRESCENT

Sign Type H: Regulatory Signs



SIGN TYPE H.1 - STOP SIGN



SIGN TYPE H.2 - PEDESTRIAN CROSSING



SIGN TYPE H.3 - NO PARKING/TOW AWAY ZONE

Regulatory signs installed per code.

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# TOWERS CRESCENT

III. PERMANENT SIGNS

Sign Type I.1: Retail Identification



SIGN TYPE I.1 - CHIMA SIGN SIDE ELEVATION



SIGN TYPE I.1 - ENLARGED CHIMA SIGN

Retail identification building signs are unique to each retailers' logo. The signs are existing light boxes that vary in size and shape that compliments sign location and logo.

Sign Type 1.2: Retail Identification



Retail identification building signs are unique to each retailer's logo. The signs are light boxes that vary in size and shape that compliments sign location and logo.

Additional window decals are on doors and windows.

SIGN TYPE 1.2 - HABATAT SIGN SIDE ELEVATION AND WINDOW GRAPHICS

Sign Type 1.3: Retail Identification

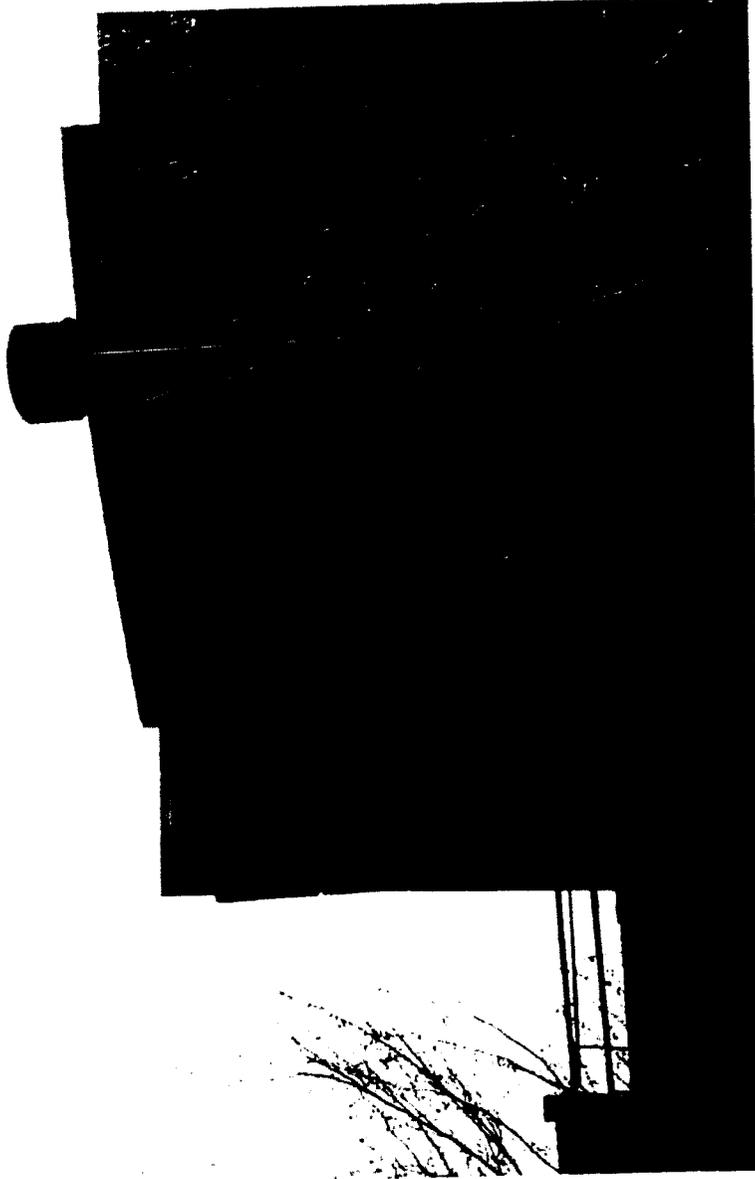


Retail identification building signs are unique to each retailer's logo. The signs are light boxes that vary in size and shape that compliments sign location and logo.

Additional window decals are on doors and windows.

SIGN TYPE 1.3 - DESSANGE SIGN SIDE ELEVATION AND WINDOW GRAPHICS

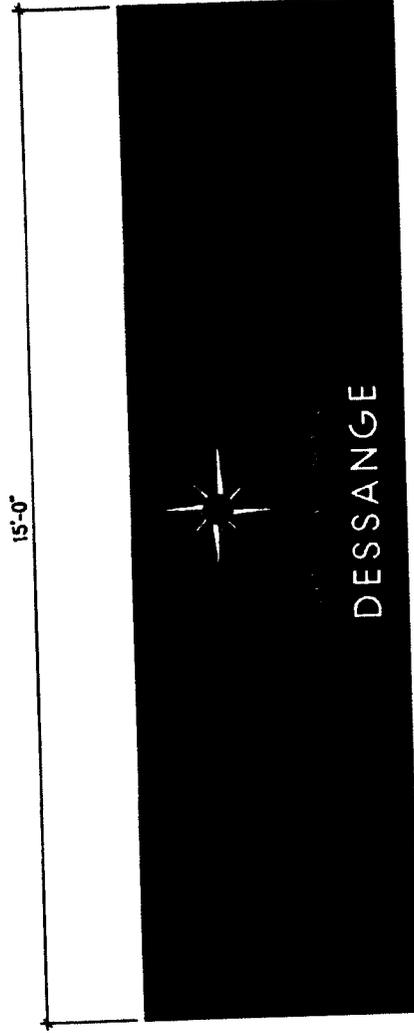
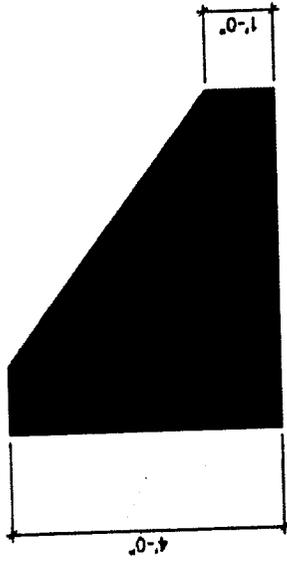
Sign Type I.4: Retail Identification



SIGN TYPE I.4 - IBM BUILDING SIGN

Retail identification building signs are unique to each retailer's logo. The signs are light boxes that vary in size and shape that compliments sign location and tenant size.

Sign Type J: Awning



SIGN TYPE J - FUTURE AWNING SIGN

Future awning for retail to provide tenant name and logo on awning edge with the Towers Crescent name and logo on slope.

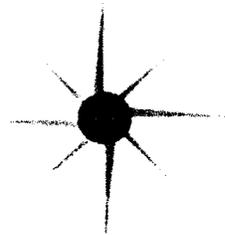
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# TOWERS CRESCENT

IV. RESIDENTIAL SIGNS

Sign Type K.1: Residential Building Signage

OPTION A	OPTION B
 <p>QTY. (1) SET</p> <p>OPTION A: _____ NO. SCALE</p> <p>TWO (2) SETS OF SAHN ST. STL. HALO ILLUMINATED REVERSE CHANNEL LETTERS</p> <p>* SIZE T.A.D. BY FIELD CHECK</p>	 <p>QTY. (1) SET</p> <p>OPTION B: _____ NO. SCALE</p> <p>TWO (2) SETS OF SAHN ST. STL. HALO ILLUMINATED REVERSE CHANNEL LETTERS</p> <p>* SIZE T.A.D. BY FIELD CHECK</p>
<p>www.jckstone.com</p> <p>1811 Broadway                  Lakewood, CO 80401                  Tel: (303) 963-3333                  Fax: (303) 963-3334</p> <p>Customer: Reverse Channel                  Address: 1811 Broadway                  City: Lakewood                  State: CO                  Zip: 80401</p> <p>17th Name: Reverse Channel                  18th Name: Reverse Channel                  19th Name: Reverse Channel</p> <p>Enter the ZIP Code, State, and Zip Code                  Designer: J1                  Customer: Reverse Channel</p>	<p>www.jckstone.com</p> <p>1811 Broadway                  Lakewood, CO 80401                  Tel: (303) 963-3333                  Fax: (303) 963-3334</p> <p>Customer: Reverse Channel                  Address: 1811 Broadway                  City: Lakewood                  State: CO                  Zip: 80401</p> <p>17th Name: Reverse Channel                  18th Name: Reverse Channel                  19th Name: Reverse Channel</p> <p>Enter the ZIP Code, State, and Zip Code                  Designer: J1                  Customer: Reverse Channel</p>



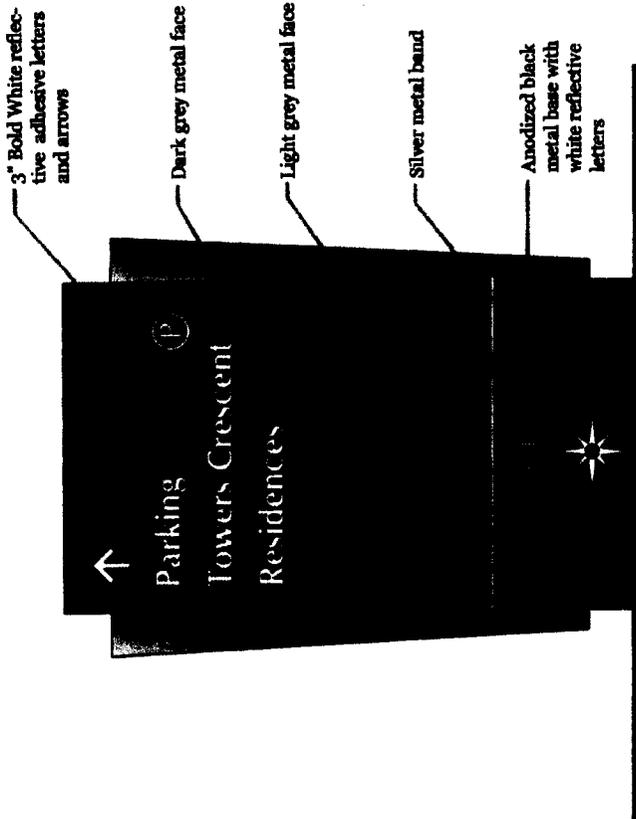
QTY: (1) SET

QTY: (1) SET

OPTION: A

NO SCALE

TWO (2) SETS OF SATIN ST. STL. HALO ILLUMINATED  
REVERSE CHANNEL LETTERS  
FINAL NAME T.B.D.  
\* SEE I.B.D. BY FIELD CHECK

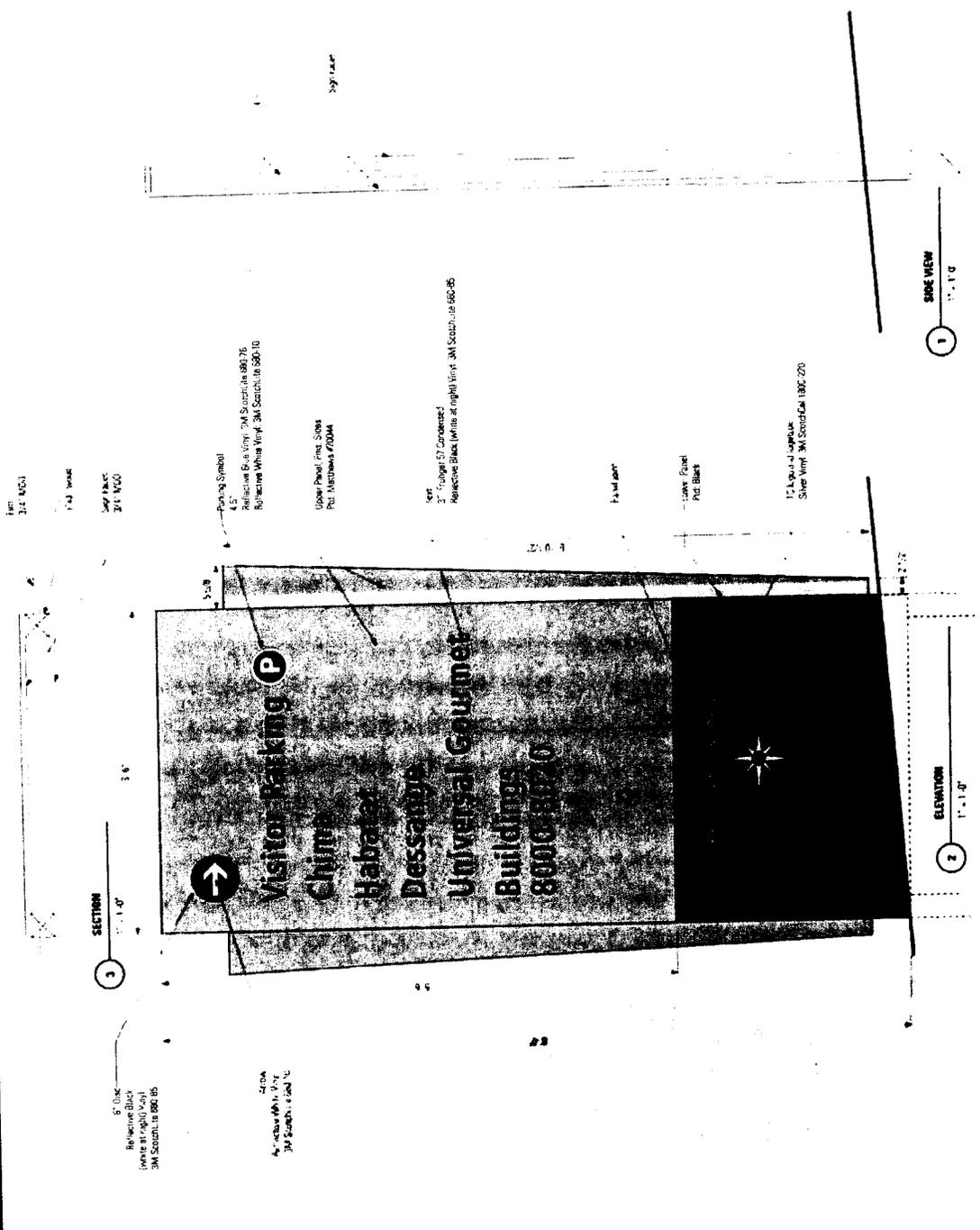


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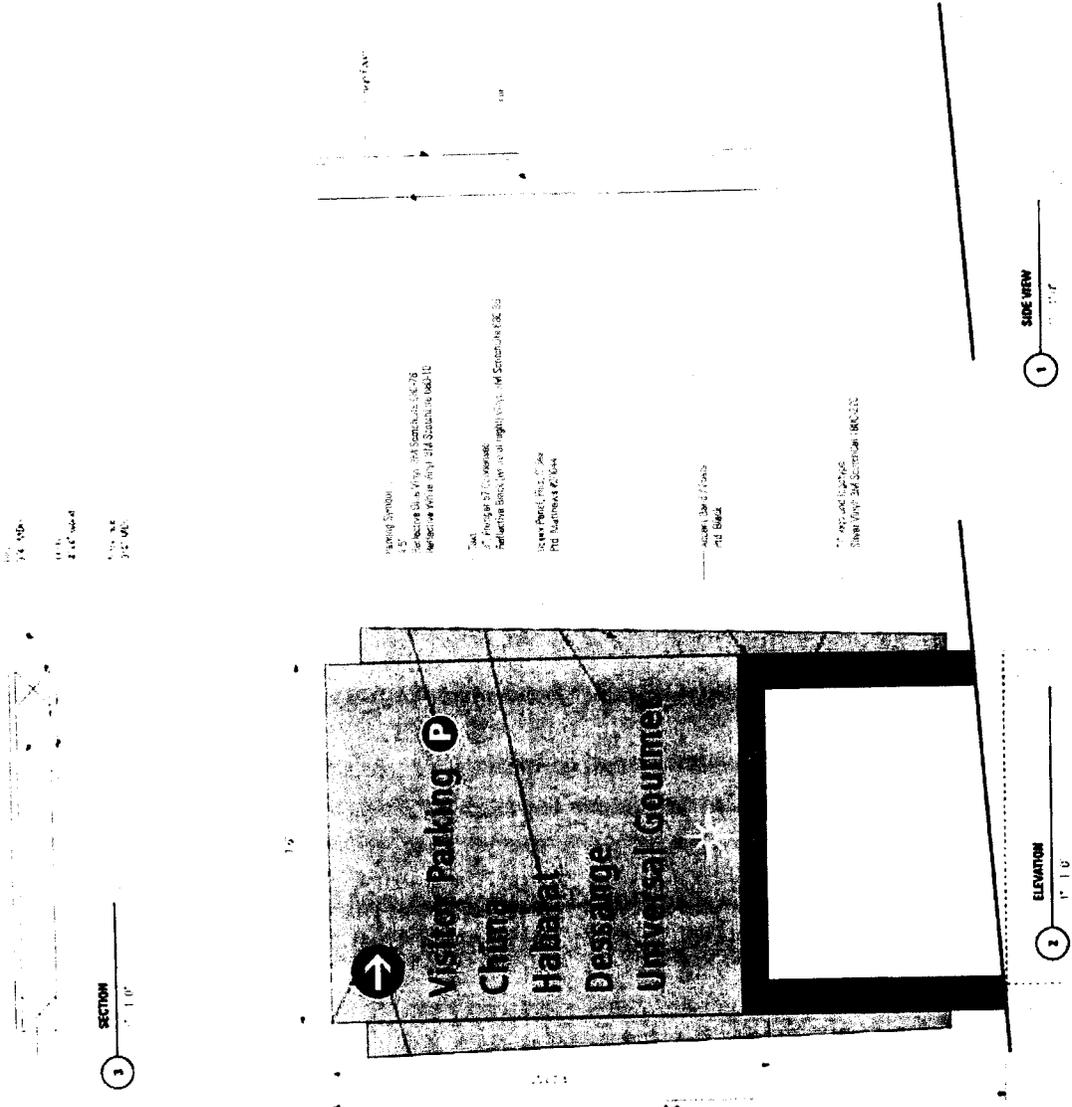
# TOWERS CRESCENT

V. TEMPORARY SIGNS

Sign Type M.1: Temporary Directional (Wayfinding)



Sign Type M.2: Temporary Directional (Wayfinding)



1/4" ABS  
 1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood

SECTION  
 1" = 1' 0"

1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood

Aluminum  
 1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood

Painting Symbols  
 1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood

1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood

1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood

1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood

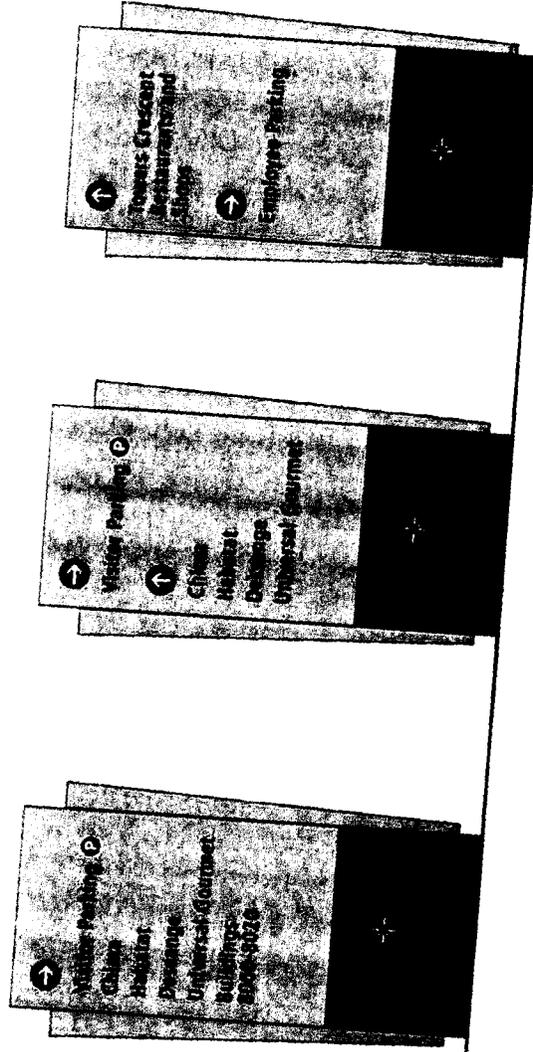
1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood  
 1/4" x 1/4" x 1/4" Wood

SIDE VIEW  
 1" = 1' 0"

ELEVATION  
 1" = 1' 0"

Sign Type M.3: Temporary Directional (Wayfinding)

TOWERS CRESCENT



Sign Type M.4: Temporary Directional (Wayfinding)



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# TOWERS CRESCENT

VI. APPENDIX

Overall Sign Tabulation Matrix

Sign Type Description	Zoning Ordinance Section	Article 17 Allowable Sign Area	Number of Existing Signs	Number of Proposed Signs	Total Proposed Sign Area (sq ft)	Difference / Proposing to Allowable
Sign Type A: Wall Signification	Area 12.209 Paragraphs 4, 10 & 11; Ordinance 12.207 Paragraph 4	Signs not to exceed a height of 8 feet and 10 square feet in area		Total of 2,000 signs approx. 40' high x 12' wide with an 8' x 12' base with an 8' x 12' base. Each sign is 20 sq ft	2,000	2,000 sq ft
Sign Type B: Building Identification	Area 12.204 Paragraphs 4, 10 & 11; Ordinance 12.202 Paragraph 4	Signs not to exceed a height of 20 feet for an area of 20 square feet. Signs not to exceed a height of 8 feet and 10 square feet in area	Total of 1 sign approx. 20' high x 12' wide		1	1 square foot
Sign Type C: Directional Sign Wayfinding	Area 12.204 Paragraph 4; Ordinance 12.202 Paragraph 4	Signs not to exceed a height of 20 feet for an area of 20 square feet. Signs not to exceed a height of 8 feet and 10 square feet in area	Total of 1 sign approx. 20' high x 12' wide		1	1 square foot
Sign Type D: Banner	Area 12.204 Paragraph 4; Ordinance 12.202 Paragraph 4	Signs not to exceed a height of 20 feet for an area of 20 square feet. Signs not to exceed a height of 8 feet and 10 square feet in area	Total of 1 sign approx. 20' high x 12' wide		1	1 square foot
Sign Type E: Pole Sign	Area 12.204 Paragraph 4; Ordinance 12.202 Paragraph 4	Signs not to exceed a height of 20 feet for an area of 20 square feet. Signs not to exceed a height of 8 feet and 10 square feet in area	Total of 1 sign approx. 20' high x 12' wide		1	1 square foot
Sign Type F: Window Sign	Area 12.204 Paragraph 4; Ordinance 12.202 Paragraph 4	Signs not to exceed a height of 20 feet for an area of 20 square feet. Signs not to exceed a height of 8 feet and 10 square feet in area	Total of 1 sign approx. 20' high x 12' wide		1	1 square foot
Sign Type G: Temporary Sign	Area 12.204 Paragraph 4; Ordinance 12.202 Paragraph 4	Signs not to exceed a height of 20 feet for an area of 20 square feet. Signs not to exceed a height of 8 feet and 10 square feet in area	Total of 1 sign approx. 20' high x 12' wide		1	1 square foot
<b>Total</b>			<b>9395 sq ft</b>	<b>1234 sq ft</b>	<b>21533 sq ft</b>	<b>(+) 624 sq ft total</b>

**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

The applicant is requesting approval of a Comprehensive Sign Plan (CSP) for the Towers Crescent development located in Tysons Corner. The purpose of this CSP is to provide signage and necessary way-finding for the patrons of Towers Crescent. This proposed CSP is in compliance with a proffer commitment that was accepted under RZ 2006-PR-028.

The CSP contains a variety of sign types, including building mounted, directional, monument, and banner.

**LOCATION AND CHARACTER**

**Site Description:**

The application property is located north of Towers Crescent Drive. The eastern boundary abuts the right-of-way for the Capital Beltway (I-495). To the north and west of the application property is the Tysons Corner Center, a regional shopping center that was rezoned to the PDC District to allow a mixed use development consisting of the existing super-regional shopping center, residential uses, office space, a hotel, and retail-type commercial uses. The subject property currently contains three office buildings.

**Surrounding Area Description:**

The following chart addresses the areas adjacent to the subject site.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
North	Tysons Corner Center	PDC	Mixed Use
South	Retail, Hotel, and Office	C-7, C-5	Office and Retail & Other
East	Office	PDC	Office
West	Tysons Corner Center	PDC	Mixed Use

## BACKGROUND

The subject property is a mixed-use project which presently includes three office buildings and per RZ 2006-PR-028 (approved by the Board of Supervisors on October 15, 2007) is approved for office, multi-family residential and retail uses with an overall FAR of 2.48. Copies of the relevant CDP/FDP sheets and proffers are included in Appendix 2; complete records of all prior land use approvals are on file with the Department of Planning and Zoning (DPZ).

## COMPREHENSIVE PLAN PROVISIONS (See Appendix 4)

<b>Plan Area:</b>	II
<b>Planning District:</b>	Tysons Corner Urban Center
<b>Land Unit:</b>	Land Unit P, Subunit P-3
<b>Plan Map:</b>	Office

The Comprehensive Plan provides guidance on the land use and intensity/density for the property. Land Unit P is part of the Tysons I Activity Center; the Plan encourages mixed use redevelopment designed to integrate and connect all elements with the shopping mall and rail facilities. The full Plan text can be found in Appendix 4.

## ANALYSIS

### Comprehensive Sign Plan (CSP) (Copy at front of staff report)

Title of CSP:	Towers Crescent
Prepared By:	Davis Carter Scott Ltd.
Original and Revision Dates:	July 14, 2008

### Proposed Use

The submitted CSP consists of 34 pages containing the location, description, and style of the proposed and existing signs. Typography, logos, colors, and materials are proposed for all of the signage. The applicant has committed to providing signage consistent with the color palette, typography, and logos as shown in the CSP.

The CSP is divided into several sections, as described in the table below:

COMPREHENSIVE SIGN PLAN TOWERS CRESCENT	
Page Numbers	Page Contents
1-6	CSP Introduction, Sign Location Plan
7-17	Site Permanent Signs
18-23	User Permanent Signs
24-27	Residential Signs
28-32	Temporary Signs
33-34	Sign Matrix

The CSP provides specific information about the location and size of the existing and proposed signs. Sheet 5 is the Sign Plan Key, which shows the location of each sign type in relation to the overall development. The plan is broken down into sign types: Site Permanent, User Permanent, Residential, and Temporary.

*Site Permanent:* These signs are primarily for building identification and directional signage. The monument or freestanding signs are comprised of black painted, satin finished aluminum with white reflective vinyl letters. The building mounted signs, which are primarily address numbers, are at least 12” in height and approximately 1” thick, and are made of brushed stainless steel. Banner signs in this category will be 24” x 48” and will be applied to light poles using a bracket system.

*User Permanent:* These signs are primarily for retail identification and include building mounted and awning signage. The building mounted signs are unique to each retailer’s logo and use light boxes that vary in size and shape. The awning signs are designed to provide the tenant’s logo as well as the Towers Crescent name and logo.

*Residential:* The freestanding signs for the Towers Crescent residential areas feature a black metal base and a shaded gray metal face with 3” white reflective letters. The building mounted residential signage is satin stainless steel.

*Temporary Signage:* These signs are intended to provide interim directional signage until such time as the permanent signs for the development are installed. The applicant has proposed a temporary signage design that is similar to the permanent freestanding signs.

**Sign Chart**

The sign chart summarizes the existing and proposed signs by sign type, number, and size, and provides a comparison of the proposed signs to the maximum permitted by the Zoning Ordinance, absent approval of a Comprehensive Sign Plan.

Overall Sign Tabulation Matrix

Sign Type Description	Zoning Ordinance Section	Article 12 Allowable Sign Area	Number of Existing Signs	Number of Proposed Signs	Total Proposed/Existing Sign Area	Difference Proposed/Existing vs Allowable
Sign Type A: Main Identification	Retail 12-203 Paragraph 4, 10 & Residential 12-202, Paragraph 4	Retail - not to exceed a height of 20 feet nor an area of 40 square feet. Residential - not to exceed a height of 8 feet and 30 square feet in area.		Total of 2 signs approx. 20" high x 12' wide with shrubbery at base. Each sign is 20 sf.	40 sf	zero difference
Sign Type B: Building Identification	Retail 12-203 Paragraph 4, 10 & Residential 12-202, Paragraph 4	Retail - not to exceed a height of 20 feet nor an area of 20 square feet. Residential - not to exceed a height of 8 feet and 30 square feet in area.	Total of 3 signs at approximately 18 sf each have passed code.		54 sf	(-) 6 square feet
Sign Type C: Directional Signs (Wayfinding)	Article 12-103 Paragraph 2-G	Small signs displayed on site for the direction or convenience of the public, such as signs which direct traffic or identify the location of restrooms, parking areas, etc. No such sign shall exceed 2 square feet in area.		Total of 11 signs approx. 5' high x 3'-6" wide. Each sign is 17.5 sf.	192 sf total 11 signs at 17.5 sf each	(+) 170.5 sf total 11 signs at 15.5 square feet each
Sign Type E: Parking Garage	Article 12-103 Paragraph 2-G	2 square feet per sign in area or be closer than 5 feet to any lot line	Total of 5 - approx 1' high x 10' wide.		Approx. 50 square feet	(+) 48 square feet
Sign Type F: Banners	N/A	N/A	Total of 39 - 4' high x 2' wide		312 sf	N/A
Sign Type G: Lit Marquee	N/A	N/A		Total of 1 - 10'-8" high x 10'-5" wide	112 sf	N/A
Sign Type H: Regulatory Signs	N/A	N/A	Existing signs passed		Existing signs passed	N/A
Sign Type I.1, I.2 & I.3: Retail Identification	12-203 Paragraph 9	1.5 square feet of sign area for each of the first 100 linear feet of building frontage plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign shall exceed 200 square feet	(5) signs at 4 sf each per 2 lf; (8) signs at 52 sf per 31 lf. <b>Total: 13 signs at 436 sf in 258 lf.</b> Not one sign exceeds 200 sf.	(4) signs at 45 sf per 30 lf. <b>Total: 4 signs at 180 sf in 120 lf.</b>	17 signs at 616 sf in 378 lf with no sign exceeding 100 lf or 200 sf	(+) 49 sf
Sign Type J: Awning	12-203 Paragraph 9	1.5 square feet of sign area for each of the first 100 linear feet of building frontage plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign shall exceed 200 square feet		(10) 4' high x 15' wide approx. - each sign: 60 sf. <b>Total: 10 signs at 600 sf in 150 lf.</b> Size may be reduced to accommodate regulations.	Total: 10 signs at 600 sf in 150 lf.	(+) 375 sf
Sign Type K.1 & K.2: Residential Building Signage - Building Mounted	12-202 Paragraph 2	12 square feet per building		(3) 2' high x 15' wide approx. Each sign: 30 sf. Size may be reduced to accommodate regulations.	Approx. 90 square feet	(+) 54 square feet
Sign Type L: Residential Wayfinding Signs	Article 12-202 Paragraph 4	Residential not to exceed a height of 8'-0" and 30 square feet in area	(3) signs approx. 5' high x 3'-6" wide. Each sign: 17.5 sf		Total: 3 signs at 52.5 sf	(-) 37.5 square feet
Sign Type M.1, M.2, M.3 & M.4: Temporary Signs	Article 12-103 Paragraph 2-G	Small signs displayed on site for the direction or convenience of the public, such as signs which direct traffic or identify the location of restrooms, parking areas, etc. No such sign shall exceed 2 square feet in area.	(2) signs 5' high x 3'-6" wide. Each sign 17.5 sf		Total: 2 signs at 35 sf	(-) 25 sf
<b>Total</b>			<b>939.5 sf</b>	<b>1214 sf</b>	<b>2153.5 sf</b>	<b>(+) 624 sf total</b>

The proposed and existing signage combined is 624 square feet over what would be allowed by the Zoning Ordinance, by right.

### **Comprehensive Plan & Land Use Analysis**

Towers Crescent is a mixed use area that includes office, retail, and residential uses. The provision of a CSP complements the level of design that is expected of a Planned Development District, and provides for a cohesive, harmonious site design that should be more beneficial for the users of the site.

### **Transportation Analysis (See Appendix 6)**

The Fairfax County Department of Transportation (FCDOT) has noted that that proposed signs should be placed outside of sight distance requirement. The applicant has shown the proposed sign locations to be outside the right-of-way. Measures to ensure conformance with sight distance requirements, as well as sign location outside the right-of-way, are addressed through the proposed development conditions.

## **ZONING ORDINANCE PROVISIONS**

Section 12-210 of the Zoning Ordinance allows the Planning Commission to approve a Comprehensive Sign Plan for developments within a "P" District as an alternative to the provisions contained in Article 12 of the Zoning Ordinance. This provision requires a Comprehensive Sign Plan to show the location, size, height, and extent of all signs within the "P" District, or section of the "P" District, as well as the nature of the information being displayed on the signs. Part 1 states that developments must conform to the character and type as recommended within the Comprehensive Plan. In addition, the proposed signs should be harmonious with the development and should be located and sized to ensure convenience to the visitor, user, or occupant of the development. At the same time, the signs should not add to street clutter or otherwise detract from the planned unit nature of the development and the purposes of architectural design elements.

Paragraph 4 of Section 12-210 of the Zoning Ordinance states that all signage shall be in accordance with the general and design standards for all planned developments as set forth in Part 1 of Article 16.

Staff believes that with the proposed development conditions set forth in Appendix 1, the proposed CSP is in conformance with the Zoning Ordinance provisions relative to the requirements for information illustrating location, size, height, extent of signage, and information to be displayed. The proposed CSP is in scale and harmonious with the Towers Crescent development and will ensure

convenience for the development's residents, visitors, and occupants without adding to street clutter or detracting from the development.

**Overlay District Requirements**

Sign Control (SC) (Sect. 7-500)  
Highway Corridor (HC) (Sect. 7-600)

All signage on this site must conform with the provisions of the Sign Control Overlay District, which limits the size of free-standing signs in the intensely developed areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions, and interference with traffic control signals and mechanisms.

The existing and proposed signage meets the size, location, and square footage requirements as set forth in the Sign Control Overlay District.

**Summary of Zoning Ordinance Provisions**

Staff believes that, with the proposed development conditions set forth in Appendix 1, the proposed sign plan is in conformance with the applicable Zoning Ordinance provisions.

**CONCLUSIONS AND RECOMMENDATIONS**

**Staff Conclusions**

The proposed Comprehensive Sign Plan is consistent with the adopted Comprehensive Plan, the underlying CDP/FDP, and the underlying proffers. With the imposition of the proposed development conditions, staff believes the application meets the applicable Zoning Ordinance provisions.

**Staff Recommendations**

Staff recommends approval of CSP 2006-PR-028 subject to the development conditions set forth in Appendix 1 of this report.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

## **APPENDICES**

1. Proposed Development Conditions
2. Excerpts of approved CDP and proffers for RZ/FDP 2006-PR-028
3. Statement of Justification
4. Plan Citations
5. Transportation Analysis
6. Glossary of Terms

## **PROPOSED DEVELOPMENT CONDITIONS**

### **CSP 2006-PR-028**

**February 11, 2009**

If it is the intent of the Planning Commission to approve CSP 2006-PR-028, located at Tax Map Parcels 39-2 ((29)) 1A1, 1E, 1G, and 1H to allow a Comprehensive Sign Plan (CSP) 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. This Comprehensive Signage Plan is granted for and runs with the land indicated in this application and is not transferrable to other land. Minor deviations in sign location, design, and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Signage Plan.
2. This Comprehensive Sign Plan, titled "Towers Crescent" and prepared by Davis Carter Scott Ltd., is approved only for those signs shown on the Comprehensive Sign Plan. In addition, signs allowed by Section 12-103 of the Zoning Ordinance may be permitted, as qualified by these development conditions.
3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits. The matrix shall include the participant name, address, sign type, sign height, sign area, Non-Residential Use Permit number, and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager, and or/agent of the property stating that the requested sign has been reviewed for compliance with this approval.
4. Traffic regulatory signage shall meet the Manual of Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
5. All signage shall be placed in a location which does not conflict with sight distance requirements.
6. Pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles, or driveways.

7. 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.
8. All signs shall be consistent with the color palette, typography, and the use of logos as indicated in the CSP.
9. All landscaping located near any sign shall be maintained regularly to prevent overgrowth from obstructing the visibility of the sign.
10. All temporary signage shall conform to that shown in the Comprehensive Sign Plan.

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

This approval, contingent upon 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. The applicant shall be himself responsible for obtaining the required Sign Permits through established procedures.



## County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

October 15, 2007

Elizabeth D. Baker  
Walsh, Colucci, Lubely, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201

RE: Rezoning Application RZ 2006-PR-028

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 15, 2007, granting Rezoning Application RZ 2006-PR-028 in the name of Tycon Tower I Limited Partnership, Towers Crescent LLC, and Towers Crescent Land, LLC. The Board's action rezones certain property in the Providence District from the C-4, HC, and SC Districts to the PDC, HC, and SC Districts and permits the mixed use development (office, multi-family, residential, and retail) with an overall Floor Area Ratio (FAR) of 2.48. The subject property, [Tax Map 39-2 ((29)) B, 1A1, 1E, and 1F], is located on the north side of Towers Crescent Drive and in the northwest quadrant of the intersection of Leesburg Pike and I-495 on approximately 18.05 acres of land, and is subject to the proffers dated October 12, 2007.

**The Board also:**

- Waived the transitional screening yard and barrier requirements between uses within Towers Crescent.
- Modified Paragraph 5, Section 6-206 of the Zoning Ordinance to allow residential development as a secondary use to exceed 50 percent of the gross floor area of all principal uses.
- Waived the trail requirement within the I-495 right-of-way.
- Approved the waiver to allow underground stormwater detention and water quality treatment, subject to the proposed development conditions dated April 19, 2007 in Attachment A of Appendix 11 of the Staff Report.

Office of Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

RZ 2006-PR-028  
October 15, 2007

-2-

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan Application FDP 2006-PR-028 on October 3, 2007, subject to the Board's approval of RZ 2006-PR-028.

Sincerely,

Handwritten signature of Nancy Vehrs in cursive, with the name "Nancy Vehrs" written below it.

Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/dms  
Enclosure

Cc: Chairman Gerald E. Connolly  
Supervisor Linda Smyth, Providence District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. - GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Audrey Clark, Director - Building Plan Review, DPWES  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 15<sup>th</sup> day of October, 2007, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2006-PR-028**

**WHEREAS**, Tycon Tower I Limited Partnership, Towers Crescent LLC, and Towers Crescent Land, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-4, HC, and SC Districts to the PDC, HC, and SC Districts, and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

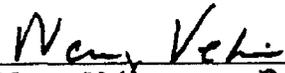
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDC, HC, and SC Districts, and said property is subject to the use regulations of said PDC, HC, and SC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 15<sup>th</sup> day of October, 2007.

  
\_\_\_\_\_  
Nancy Velts  
Clerk to the Board of Supervisors

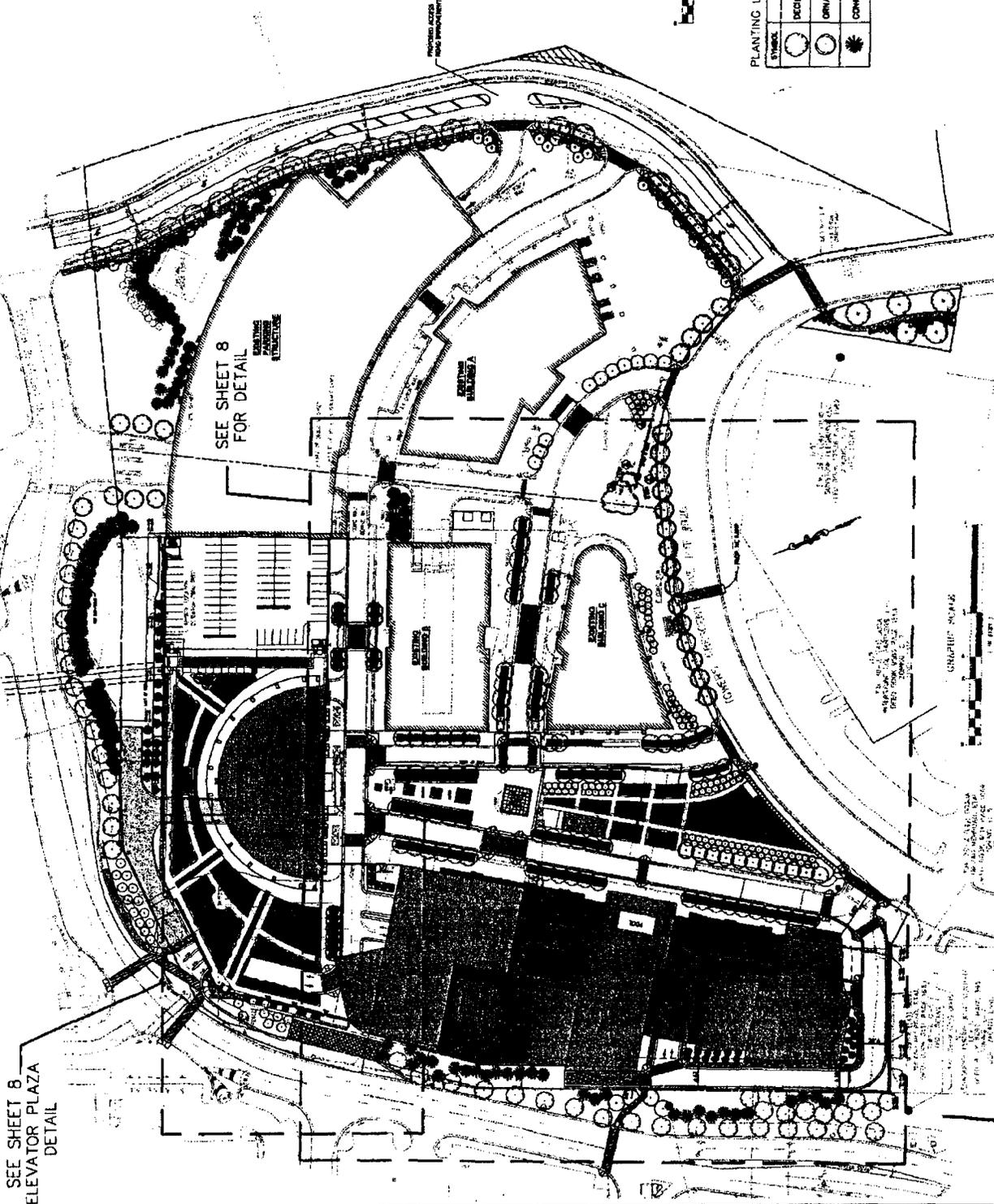


PROJECT: TOWERS CRESCENT  
 LOCATION: PROVIDENCE DISTRICT  
 COUNTY: FARMAN COUNTY, VIRGINIA  
 DATE: 9/14/2007  
 TIME: 1:25:21 PM EDT

**TOWERS CRESCENT**  
**PROPOSED LANDSCAPE PLAN**  
**OVERALL**

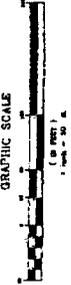
NO.	DATE	DESCRIPTION
1	9/14/07	ISSUED FOR PERMIT
2	9/14/07	ISSUED FOR PERMIT
3	9/14/07	ISSUED FOR PERMIT
4	9/14/07	ISSUED FOR PERMIT
5	9/14/07	ISSUED FOR PERMIT
6	9/14/07	ISSUED FOR PERMIT
7	9/14/07	ISSUED FOR PERMIT
8	9/14/07	ISSUED FOR PERMIT
9	9/14/07	ISSUED FOR PERMIT
10	9/14/07	ISSUED FOR PERMIT

**SASAKI**  
 ARCHITECTURAL & LANDSCAPE ARCHITECTURE  
 1111 EAST MAIN STREET, SUITE 200  
 FARMAN COUNTY, VIRGINIA 22430  
 TEL: 800-555-1234 FAX: 800-555-1234



PLANTING LEGEND

SYMBOL	DESCRIPTION
(Large circle with dot)	DECIDUOUS SHADE / LARGE FLOWERING TREE
(Small circle with dot)	ORNAMENTAL / SMALL FLOWERING TREE
(Starburst symbol)	CONIFER



SEE SHEET 8  
 ELEVATOR PLAZA  
 DETAIL

This proffer shall be considered supplemental to the glare standards contained in the Fairfax County Zoning Ordinance.

30. Site Lighting/Security. Except as may be included as part of an onsite signage program, all on-site, outdoor lighting shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance. The Applicants shall provide a security lighting plan for the main plaza between Buildings B and C and Buildings D, E and G; the plaza associated with Building F; and the pedestrian bridge, elevator and stairway leading from the Building F plaza to Fashion Boulevard. In addition, the Applicants shall provide for security monitoring of such areas in conjunction with the security operations on the buildings.
31. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to a Comprehensive Sign Plan ("CSP") approved by the Planning Commission. Any free-standing identification signage shall be provided in monument style, unless otherwise permitted with a CSP. A way-finding signage program shall be developed for the Property and provided as permitted by Article 12. This way-finding signage shall be provided prior to the issuance of a RUP for Buildings D, E and G and updated with each subsequent building. Alternatively, should the Applicants seek a CSP for the Property, said Plan shall incorporate way-finding elements.
32. Amenities and Facilities for Residents. The Applicants shall provide facilities designed to meet the onsite recreational needs of the future residents. Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicants shall expend a minimum of \$955 per market-rate residential unit on such recreation facilities. Prior to final bond release for the residential uses on the Property, the balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority for the provision of recreation facilities located in proximity to the Property. A substantially comparable level of amenities shall be provided for each building or be shared between buildings. The following facilities shall be provided:
  - A. Exterior courtyard and rooftop areas for Buildings D, E and G, as illustrated on Sheet 7 of the CDP/FDP, with informal seating areas, landscaping, hardscape areas, and passive recreation areas.
  - B. A minimum of one roof-top pool, and the ability to provide one or two additional pools on the rooftops of the residential buildings.
  - C. Clubroom(s) for community gatherings with a minimum aggregate square footage of 1,000 square feet;
  - D. Media/entertainment center(s) with a minimum aggregate square footage of 500 square feet outfitted with large screen/projection TV(s), seating areas and stereo/sound equipment;



**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

Elizabeth A. McKeeby, AICP  
Land Use Planner  
(703) 528-4700 Ext. 5467  
emckeeby@arl.thelandlawyers.com  
Fax: (703) 525-3197

August 7, 2008

**Via Hand Delivery**

Regina C. Coyle  
Director  
Fairfax County Department of Planning & Zoning  
Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Comprehensive Sign Plan Application  
Tax Map 39-2-((29))-1A1, 1E, 1G and 1H (the "Subject Property")  
Tycon Tower I Investment Limited Partnership, Towers Crescent LLC, 1850 TC  
Plaza LLC and Towers Crescent Land LLC (the "Applicants")

Dear Ms. Coyle:

Please accept the following as a statement of justification for a Comprehensive Sign Plan application for Towers Crescent. The Applicants, Tycon Tower I Investment Limited Partnership, Towers Crescent LLC, 1850 TC Plaza LLC and Towers Crescent Land LLC, have filed this request on the Subject Property which is located on the north side of Towers Crescent Drive and bordered by the Tysons Corner Shopping Center to the north and west, retail and hotel uses to the south, and I-495 to the east.

The approximately 18.05 acre Subject Property, identified as Fairfax County Tax Map Numbers 39-2-((29))-1A1, 1E, 1G and 1H is zoned to the PDC, Planned Development Commercial, HC and SC Districts. The current zoning was approved by the Board of Supervisors on October 15, 2007, pursuant to rezoning RZ 2006-PR-028 and is subject to the proffers dated October 12, 2007. The Subject Property is a mixed-use project which presently includes three office buildings and per RZ 2006-PR-028 is approved for office, multi-family residential and retail uses with an overall FAR of 2.48.

The enclosed Comprehensive Sign Plan provides a matrix of the types, sizes, designs and locations for the proposed signs. The entire signage program has been designed with a consistent theme in order to provide an identity for this first-class, mixed-use development and offer the

August 7, 2008

Page 2

necessary way-finding ability for patrons and visitors to Towers Crescent. The proposed Comprehensive Sign Plan also fulfills Proffer #31, which states,

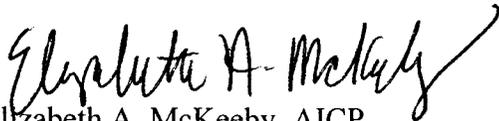
“Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to a Comprehensive Sign Plan (“CSP”) approved by the Planning Commission. Any free-standing identification sign shall be provided in monument style, unless otherwise permitted with a CSP. A way-finding signage program shall be developed for the Property and provided as permitted by Article 12. This way-finding signage shall be provided prior to the issuance of a RUP for Buildings D, E and G and updated with each subsequent building. Alternatively, should the Applicants seek a CSP for the Property, said Plan shall incorporate way-finding elements.”

The Subject Property is located within the Tysons Corner Urban Center portion of the Area II Comprehensive Plan, specifically, with Sub-Unit P-3. The Comprehensive Plan language for Sub-Unit P-3 states that the Subject Property is planned and approved for office use and support retail and service uses up to a 1.65 FAR. The Plan recommends that development projects in this Sub-Unit should provide pedestrian oriented features and pedestrians should be able to walk to the Tysons Corner Shopping Center. The Comprehensive Plan also recommends that the Subject Property is eligible to be developed under the Alternative Land Use Guidelines which encourage residential development in Tysons Corner.

Should you have any questions regarding the enclosed Comprehensive Signage Plan, or if you require any additional information to accept this application, please do not hesitate to give me a call. I would appreciate the acceptance of this application and scheduling of the public hearing before the Fairfax County Planning Commission at your earliest convenience.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Elizabeth A. McKeeby, AICP  
Land Use Planner

cc: Steven Foote  
Angelica Ramos  
Martin D. Walsh

## LAND UNIT P

Land Unit P is comprised of about 107 acres, bounded by Route 123 on the north, the Capital Beltway on the east, Route 7 on the south and International Drive on the west. Existing development is predominantly retail and office use, including Tysons Corner Center, the region's first super-regional mall which draws thousands of shoppers from the metropolitan area and beyond. The land unit also contains a hotel and Tycon Tower, the largest office building in Tysons Corner.

Land Unit P comprises the majority of the Tysons I Activity Center in the Core, the largest activity center with about 130 acres. The land unit includes Tysons Corner Center (a super-regional mall), an office development, a hotel, and some community retail uses. Because properties in the area were developed individually over time, the existing uses function as separate entities. The vision for the entire Activity Center (including Land Units P and O) is to use redevelopment as an opportunity to interconnect all portions of the Activity Center with the dominant element, the shopping mall. The purpose is to create a mixed-use area that integrates all components: regional retail, office, hotel, community retail, as well as possible future convention facilities and housing. In the event rail is extended through Tysons Corner, a rail station might be planned in proximity to Land Unit P.

A major plaza should be provided within this Activity Center that is large enough for open-air activities such as musical performances by small groups before a lunchtime audience. A variety of benches, low walls and/or steps would provide abundant seating. Public art is encouraged to make the space appealing and attractive. Landscaping should be provided that is attractive in all seasons and shades the seating in the summer. Water features such as fountains and pools are encouraged because of their cooling effect in hot weather. When new development or redevelopment is considered in a development proposal within this land unit, the appropriateness of providing a major plaza should be evaluated as part of the development proposal's urban design analysis.

Circulation improvements for this land unit should occur only if development intensifies on the Tysons Corner Shopping Center site. Improvements to the private road that is part of the Tysons Corner Loop Road at the eastern edge of the property should be made, if feasible, including limiting access points from parking lots to the road.

Guidance for evaluating development proposals for this land unit is contained in the Area-wide Recommendations, the Land Unit Recommendations and the Development Review Guidelines Sections of the Plan. Specific Guidance for uses and intensities as envisioned in the Plan are provided in the sub-unit text below. Achieving planned intensity is predicated upon successfully incorporating these recommendations and guidelines into development proposals. In addition, urban design and transportation guidelines are set forth in the Development Review Guidelines Section.

### SUB-UNIT P-1

Sub-unit P-1 is planned for retail, office, hotel, support retail and service uses up to 0.8 FAR. Also encouraged are public/semi-public uses, a conference center and/or convention center, as well as flexibility to include recreational uses. The existing super-regional shopping center, Tysons Corner Center, is a significant component of Tysons Corner which should be

### **SUB-UNIT P-2**

Sub-Unit P-2 is planned and approved for mixed-use development with office and retail uses, or office with support retail and service uses, or office use up to 1.5 FAR. Development proposals should provide the following:

- Sidewalks or other appropriate pedestrian facilities to create a strong linkage from this property to the shopping mall's nearest entrances and provide visible access for pedestrians coming into Sub-unit P-2 from other areas.
- Building(s) oriented to International Drive or to a major circulation feature, with parking provided primarily underground or in a structure.

#### Options

As an option, Sub-unit P-2 is appropriate for retail use that is compatible with the adjacent mall and that is in accord with the above conditions. Development proposals should show how redevelopment will integrate the parcels of the sub-unit through pedestrian linkages and urban design amenities.

As an option, residential use could replace nonresidential use. In any development proposal submitted, planned nonresidential intensity can be replaced by residential use as provided under the Alternative Land Use Guidelines in the Area-wide Recommendations Section. Development proposals must meet all previous conditions for development.

Height Limit: Up to 150 feet. (See the Building Heights Map, Figure 10 and Building Height Guidelines.)

### **SUB-UNIT P-3**

Sub-unit P-3 is planned and approved for office use with support retail and service uses up to 1.65 FAR. Development proposals should provide pedestrian walkways, including appropriate urban design amenities that make the pedestrian experience pleasant and safe. Pedestrians should be able to walk conveniently to the super-regional mall in Sub-unit P-1 and to the hotel and other uses in Sub-unit P-4. Pedestrians should be able to make these trips safely on sidewalks, without walking in parking lots, parking structures or down roadway travel lanes. These pedestrian facilities should be available 24 hours a day without requiring access to an enclosed space such as a building lobby. Development proposals should show how new development and/or redevelopment will integrate the parcels of the sub-unit through pedestrian linkages and urban design amenities.

#### Option

As an option, mixed-use development up to 1.65 FAR (for nonresidential uses) is appropriate, with office, support retail and a significant component of residential use. Development proposals should show how new development and/or redevelopment will integrate the parcels of the sub-unit through pedestrian linkages and urban design amenities. Development proposals should provide support retail, and other support service uses at the street level to encourage pedestrian activity. In any development proposal submitted under this option, planned nonresidential intensity can be replaced by residential use as provided under the Alternative Land Use Guidelines in the Area-wide Recommendations section.

Height Limit: Up to 205 feet. A variety of building heights should be provided, but in a manner that ensures that the prominence of the gateway building is preserved. (See the Building Height Map, Figure 10, and Building Height Guidelines.)

#### **SUB-UNIT P-4**

Sub-unit P-4 is planned for and developed with retail uses for all parcels except 39-2((4))A. Parcel 39-2((4))A is planned for hotel and support retail uses up to 1.4 FAR.

#### Option Without Rail

As an option, mixed-use development with office, hotel and/or retail uses up to 1.4 FAR is appropriate if all parcels within the sub-unit are consolidated. Development proposals should show how these parcels are integrated to function as a single development. Improved pedestrian walkways should be provided that make the pedestrian experience pleasant and safe, particularly to connect with Sub-unit P-3.

Height Limit: Up to 140 feet. (See the Building Heights Map, Figure 10, and Building Height Guidelines.)

- For all development proposals with a residential component, affordable housing should be provided in accordance with the Affordable Dwelling Unit Ordinance and/or other Board-adopted policies regarding affordable housing.
- For all development proposals involving increased intensity/density, parcel consolidation should be provided when necessary to achieve the Comprehensive Plan objectives. Parcel consolidations should be of sufficient size to allow projects to function in a well-designed, efficient manner, and to not preclude the development of unconsolidated parcels in conformance with the Plan.

### **Existing Development**

In some instances, existing land uses within Tysons Corner are not consistent with the long-term vision. In these instances, the vision anticipates the eventual redevelopment of these properties. It is the intent of this Plan to encourage the continuation of these existing land uses even if not consistent with the long-term recommendation of the Plan; and that adaptive reuse of these existing buildings should also be allowed prior to site redevelopment, provided that the following guidelines are addressed:

- Expansions and remodeling of existing land uses should be permitted as long as these changes will not inhibit achieving most long-term recommendations of the Plan. Improvements to the open space, pedestrian and/or roadway systems that are identified in the Plan are encouraged, or if not feasible due to the existing building's location on the site, alternative improvements could be considered which may help implement the Plan's intent.
- Retention of existing uses during redevelopment should be encouraged by permitting incorporation of the old use into the new, such as incorporating an auto dealership, community retail, or other commercial/business related uses into an office development.
- Landscape screening and buffers should be used to separate retail and industrial uses from office uses where necessary to achieve Plan objectives, but without blocking interparcel access recommended by the Open Space and Pedestrian System Map, Figure 11 and by the Land Unit Recommendations. For example, when a auto dealership is expanded, effective landscaping should be provided along the site's periphery to screen and buffer adjacent office and other uses.

### **Alternative Land Uses**

When an alternative land use can be demonstrated to be compatible with the surrounding development and when the Plan's transportation needs, pedestrian orientation, and other aspects are adequately addressed, such uses can be considered. The following land uses are those alternatives which may be considered in addition to those specifically identified in the Land Unit Recommendations.

- In areas where the Land Unit Recommendations identify housing as a desirable option, additional housing should be encouraged by converting planned nonresidential use to housing: when a viable, quality living environment can be created which provides recreational facilities and other amenities for the residents; where the development is compatible with surrounding uses; where it generates less peak-hour traffic impacts than the specific land unit or sub-unit recommendation; and

where its scale is similar to the planned nonresidential use. Logical and substantial parcel consolidation should be encouraged that results in well-designed projects which function efficiently and do not preclude other properties from developing in accord with the Plan. The ratio for converting planned nonresidential intensity to residential use should be 1:3 (one nonresidential square foot for three residential square feet); to ensure a compatible scale, the maximum intensity increase under the replacement ratio should not be greater than 50% above the planned nonresidential intensity. The application of this conversion ratio is illustrated in Figure 8. In transit station areas, the 1:3 conversion ratio should only apply when its application would result in a development that is at least 1/3 housing. Where the development in a transit area would not be at least 1/3 housing, the conversion ratio should be 1:1 non-residential to residential.

Alternative types of housing should be encouraged to integrate into predominantly nonresidential developments, in order to provide a variety of housing, including affordable housing, within this employment center. Since the planned nonresidential intensities are relatively high throughout most of Tysons Corner, the housing type (when the above conversion is used) should be limited to multi-family development. Multi-family development has the design flexibility that is necessary to integrate within nonresidential areas, and provide a comparable and compatible scale.

**FIGURE 8: 1.0 FAR BASE INTENSITY AND 50% RESIDENTIAL BONUS CAP  
 (1 NONRES. SQ. FT. TO 3 RES. SQ. FT. CONVERSION)**

<b>NONRES. FAR</b>	<b>NONRES. %</b>	<b>RESIDENTIAL FAR</b>	<b>RES. %</b>	<b>TOTAL FAR</b>
1.00	100%	0.00	0%	1.00
0.85	65%	0.45	35%	1.30
0.80	57%	0.60	43%	1.40
0.60	40%	0.90	60%	1.50 50% BONUS CAP
0.45	30%	1.05	70%	1.50
0.30	20%	1.20	80%	1.50
0.00	0%	1.50	100%	1.50

- Hotel use may be compatible in areas planned for office and retail use; therefore flexibility when interpreting the Plan should be applied when considering this use. Development proposals for hotels should generate less peak-hour traffic impacts than the specific Land Unit or sub-unit recommendations and should be of a similar scale and intensity provided by those recommendations.
- Retail and service use flexibility: Flexibility should be applied to ensure that a viable mix of local-serving or support retail and service uses will result by allowing these uses to be provided within office and residential buildings.
- Institutional, cultural, recreational, and governmental use flexibility: The Plan should be flexible to accommodate future opportunities for these uses which could enrich community life, improve the provision of public services, and/or enhance the area's competitive edge. For example, these facilities may include but not be limited to, a convention center, a trade center with exhibition space, museums, a theater/performing arts center, or institutions of higher learning.

For any of the above alternative land uses, adequate vehicular access and circulation should be provided for the proposed alternative use. The use or uses should provide a circulation pattern that can efficiently serve the area and will not result in adverse impacts to the surrounding area. If residential development is under consideration, the analysis of access and circulation should examine how the residential community will be provided access to mass transit, public transportation, schools, parks and recreation facilities, and other community services. In addition, noise and light produced by a proposed alternative use must also be examined to determine that it does not adversely impact adjacent residential or non-residential uses.



# County of Fairfax, Virginia

## MEMORANDUM

DATE: January 9, 2009

TO: Regina Coyle, Director  
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief  
Site Analysis Section, DOT 

FILE: 3-4(CSP 2006-PR-028)

SUBJECT: CSP 2006-PR-028; Tycon I Investment Limited  
Land Identification Map: 39-2-((29))-1A1, 1E, 1G, 1H

This department has reviewed the comprehensive sign plan revised through August 7, 2008. We have the following comments:

- All proposed signage should be placed outside of sight distance requirements.

AKR/MEC

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		