



APPLICATION ACCEPTED: July 9, 2009
PLANNING COMMISSION: November 18, 2009

County of Fairfax, Virginia

November 4, 2009

STAFF REPORT

APPLICATION CSP 1998-LE-048

LEE DISTRICT

APPLICANT: CSHV Metro Park LLC

ZONING: PDC

PARCEL(S): 091-1 ((1)) 11B2, 23E, ((28)) 1, 2A, ((31)) 1, 1A, 2, 2A, 2B, 3, 3A, 3B, 4A, 4B & 4C

ACREAGE: 29.09 acres

PLAN MAP: Residential; 1-2 du/ac

PROPOSAL: To permit signage for an office development located in the northwest quadrant of the intersection of Franconia/Springfield Parkway and Walker Lane and east and west sides of Metro Park Drive.

STAFF RECOMMENDATIONS:

Staff recommends approval of CSP 1998-LE-048 subject to the proposed development conditions in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, 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.

Kelli Goddard-Sobers

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



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 Board of Supervisors.

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:\kgodda\CSP\CSHV Metro Park LLC\cover.doc



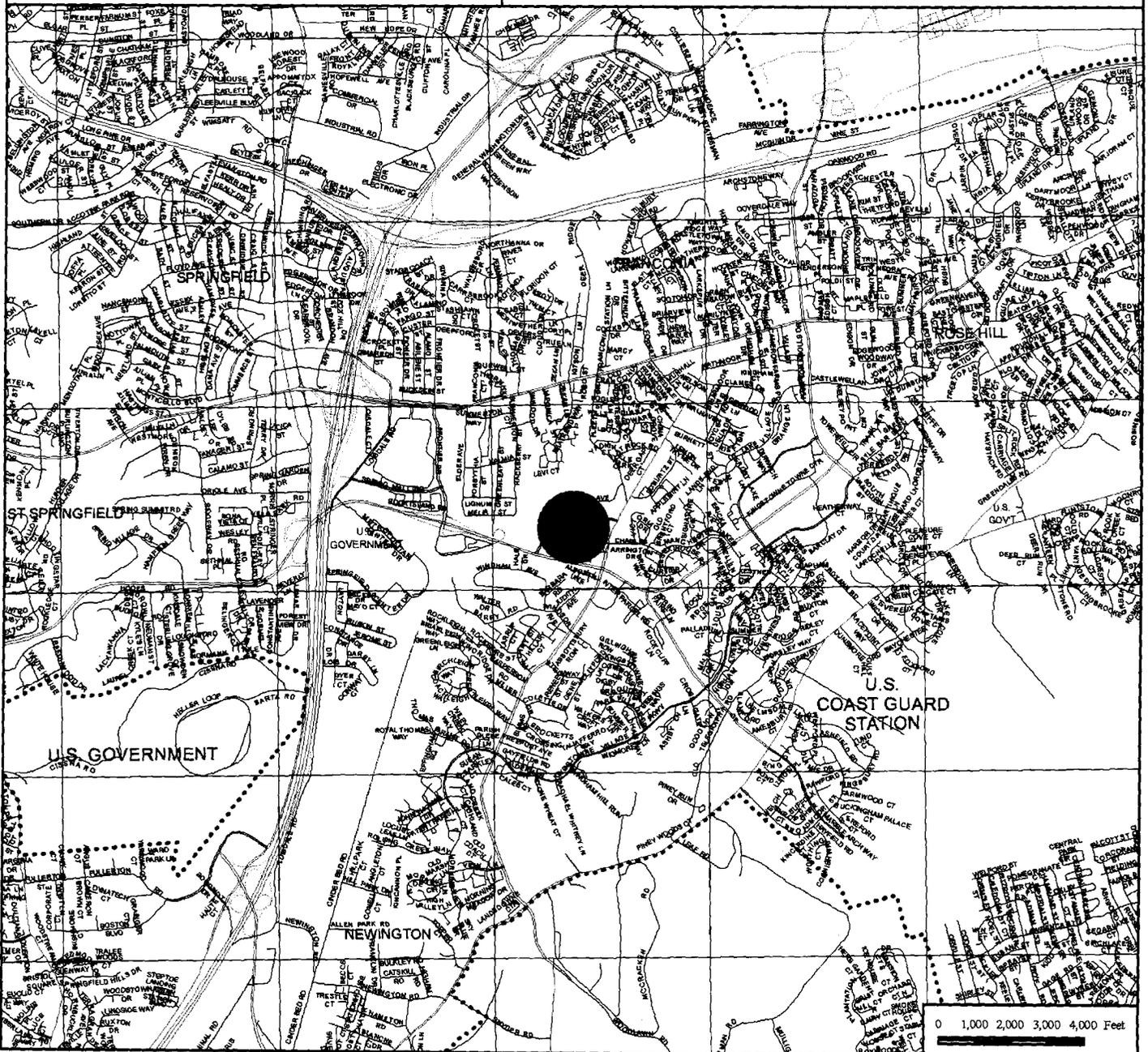
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Comprehensive Sign Plan

CSP 1998-LE-048

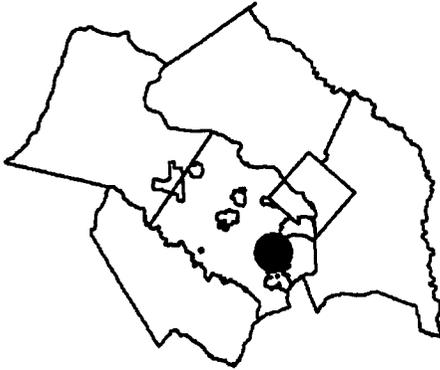


Applicant: CSHV METRO PARK LLC
Accepted: 07/09/2009
Proposed: COMPREHENSIVE SIGN PLAN
Area: 29.09 AC OF LAND; DISTRICT - LEE
Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF INTERSECTION OF FRANCONIA/SPRINGFIELD PARKWAY AND WALKER LANE AND EAST AND WEST SIDES OF METRO DRIVE
Zoning: PDC
Map Ref Num: 091-1- /01/ /0011B2 /01/ /0023E /28/ /0001 /28/ /0002A /31/ /0001 /31/ /0001A /31/ /0002 /31/ /0002A /31/ /0002B /31/ /0003 /31/ /0003A /31/ /0003B /31/ /0004A /31/ /0004B /31/ /0004C



Comprehensive Sign Plan

CSP 1998-LE-048

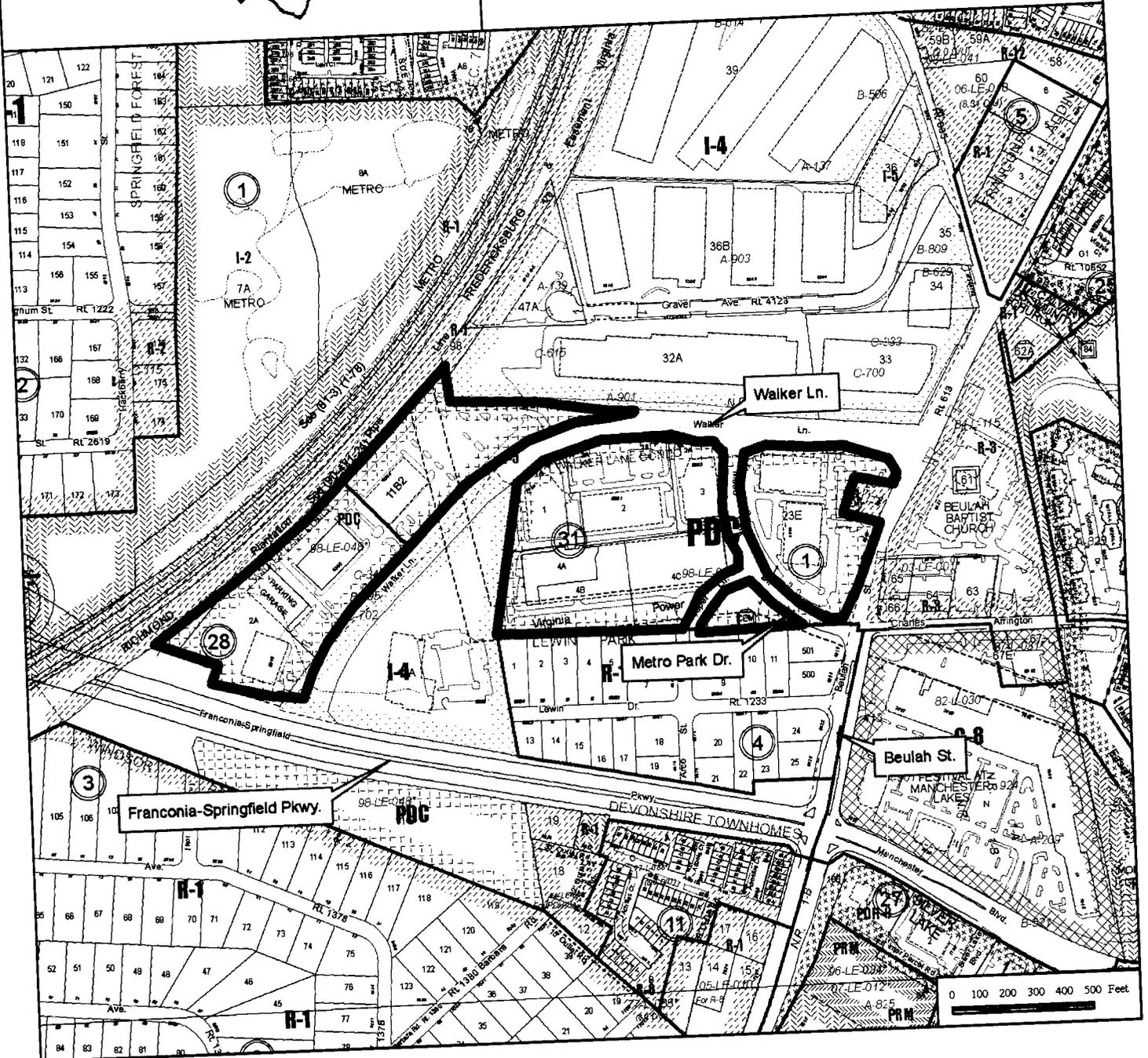


Applicant:
Accepted:
Proposed:
Area:
Zoning Dist Sect:
Located:

CSHV METRO PARK LLC
07/09/2009
COMPREHENSIVE SIGN PLAN
29.09 AC OF LAND; DISTRICT - LEE
NORTHWEST QUADRANT OF INTERSECTION OF
FRANCONIA/SPRINGFIELD PARKWAY AND
WALKER LANE AND EAST AND WEST SIDES
OF METRO DRIVE

Zoning:
Map Ref Num:

PDC
091-1- /01/ /0011B2 /01/ /0023E
/28/ /0001 /28/ /0002A /31/
/0001 /31/ /0001A /31/ /0002
/31/ /0002A /31/ /0002B /31/
/0003 /31/ /0003A /31/ /0003B
/31/ /0004A /31/ /0004B /31/ /0004C



Note: Locations of signage types A, B and C are shown on the graphic. Signage types D and E are specific to each building. Please see appropriate section for each building.



DATE	MAY 2009
SCALE	1" = 200'
DESIGNER	MAN
REVISED BY	MAN
DATE	10/1/09
DATE	1/27/10
DATE	1/27/10

COMPREHENSIVE SIGNAGE PLAN
METRO PARK

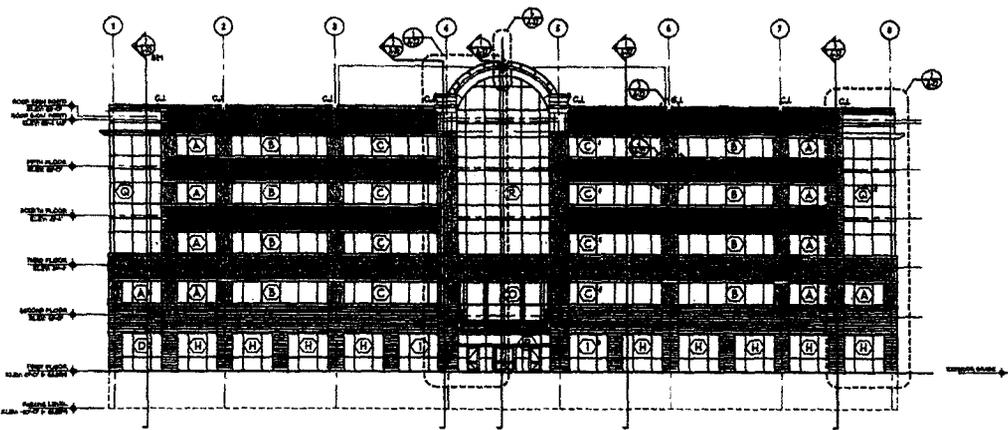
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	COUNTY REVISIONS

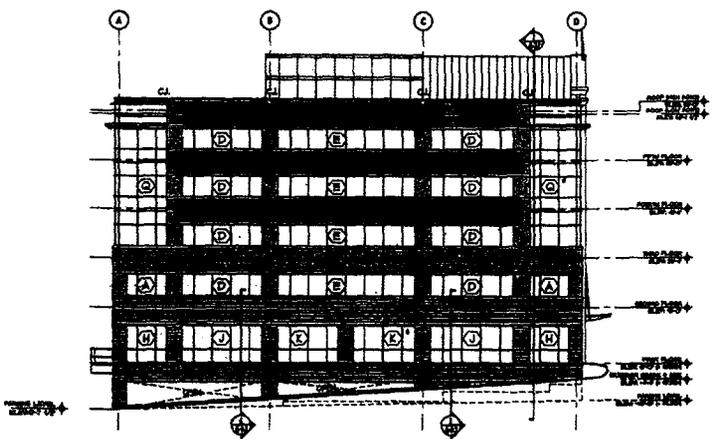
The Engineering Groupe Inc.

Engineers | Surveyors | Planners
13540 George Drive, Suite 200, Woodbridge, Virginia 22192
Phone (703) 670-0963 Fax (703) 670-7769 www.eggroup.com

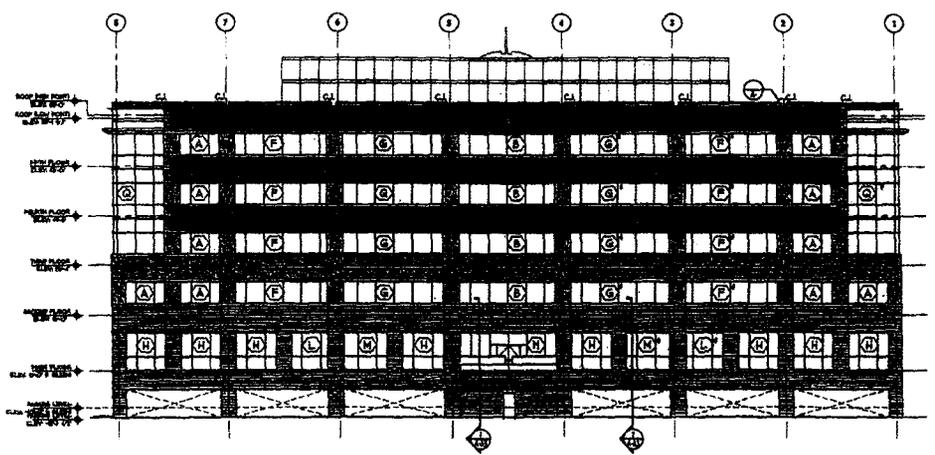
- Existing signage
- General area where future signage may be located
- Building address sign
- Alternate building address sign location



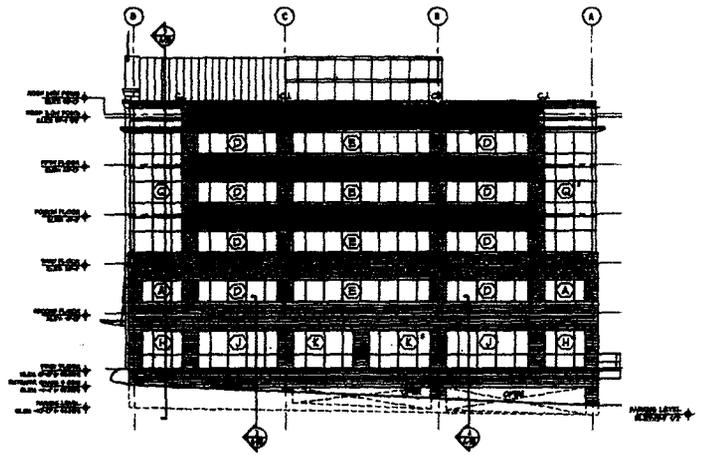
1 EAST ELEVATION
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



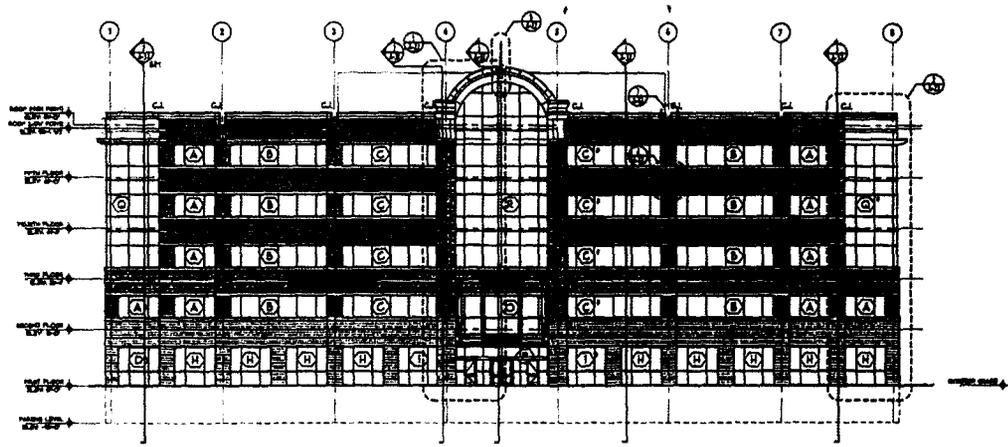
3 WEST ELEVATION
SCALE 1/8" = 1'-0"



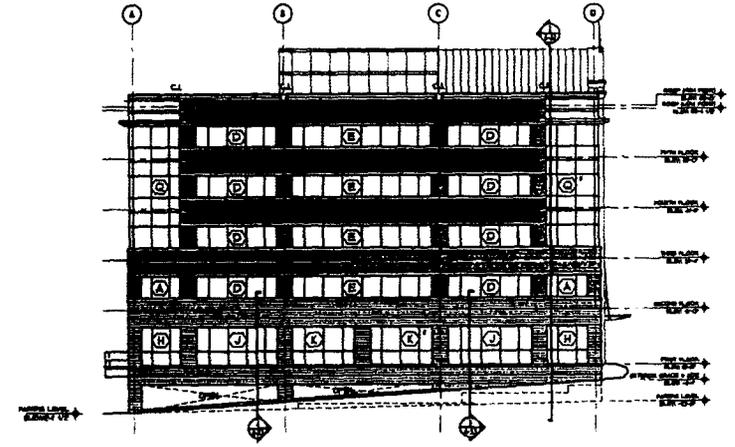
4 NORTH ELEVATION
SCALE 1/8" = 1'-0"

Metro Park Phase 2 - 6350 Walker Lane

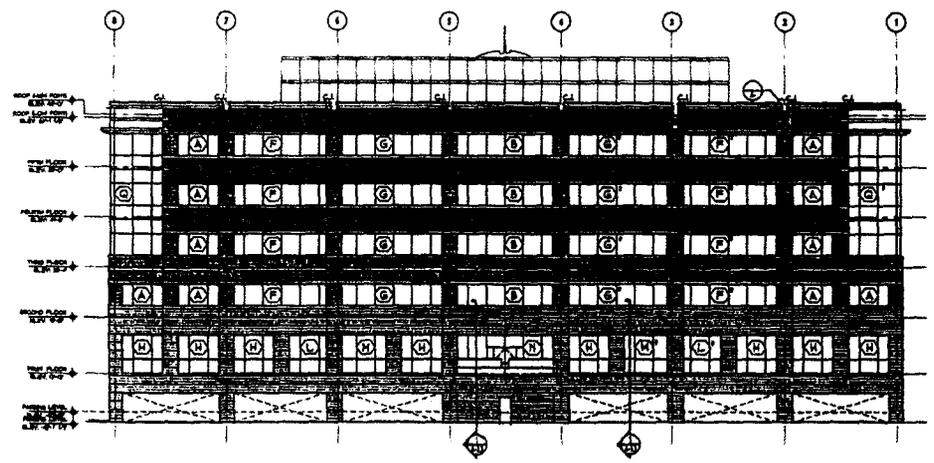
- Existing signage
- General area where future signage may be located
- Building address sign
- Alternate building address sign location



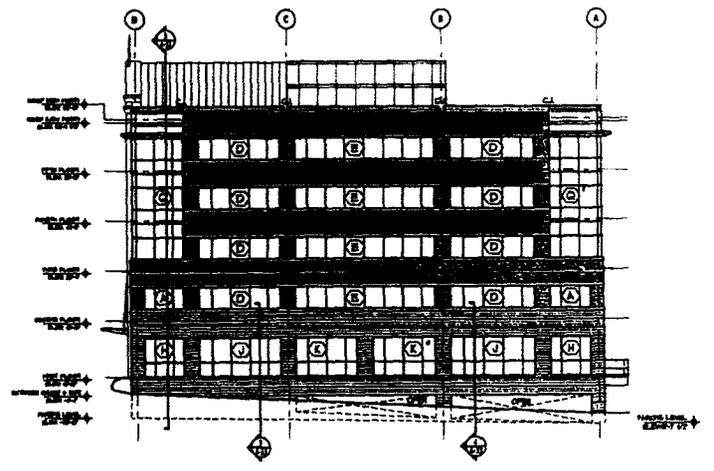
1 EAST ELEVATION
SCALE 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

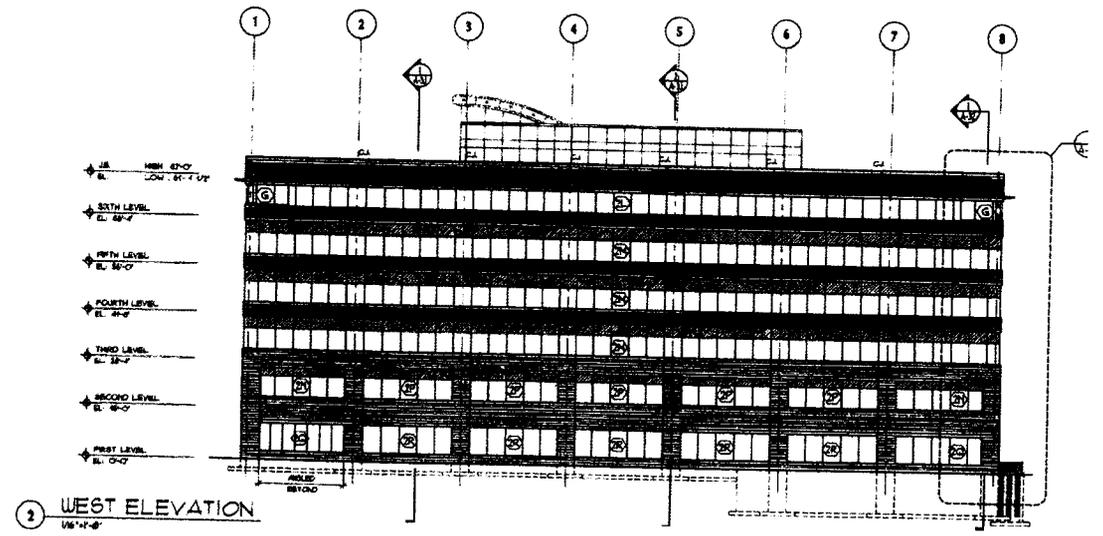
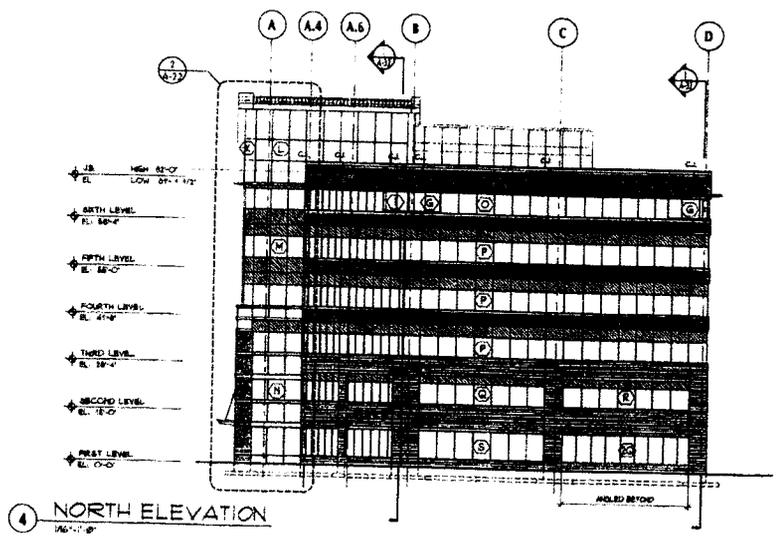
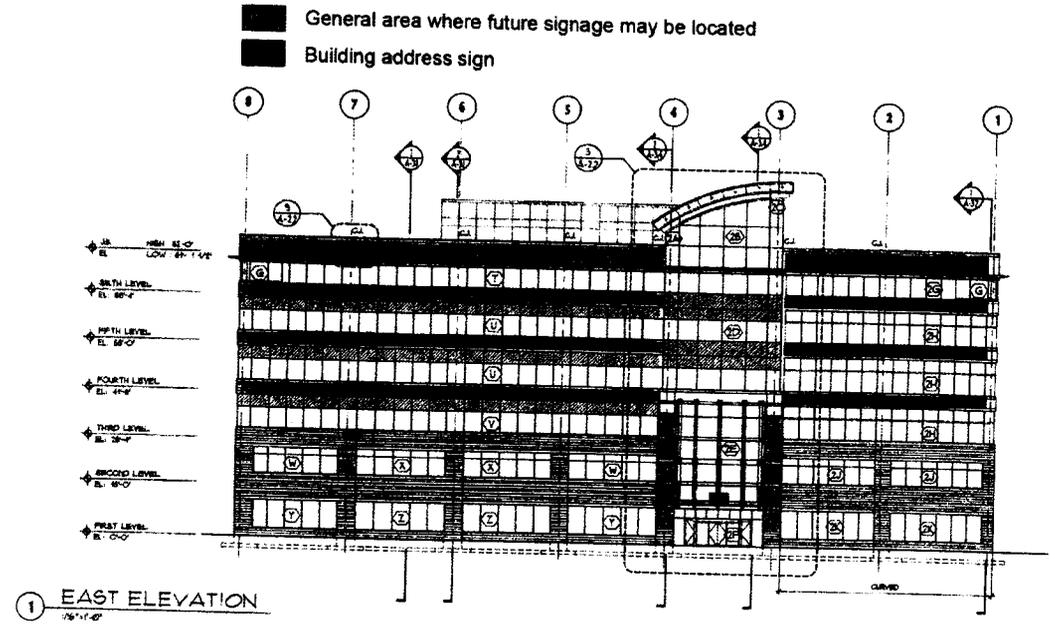
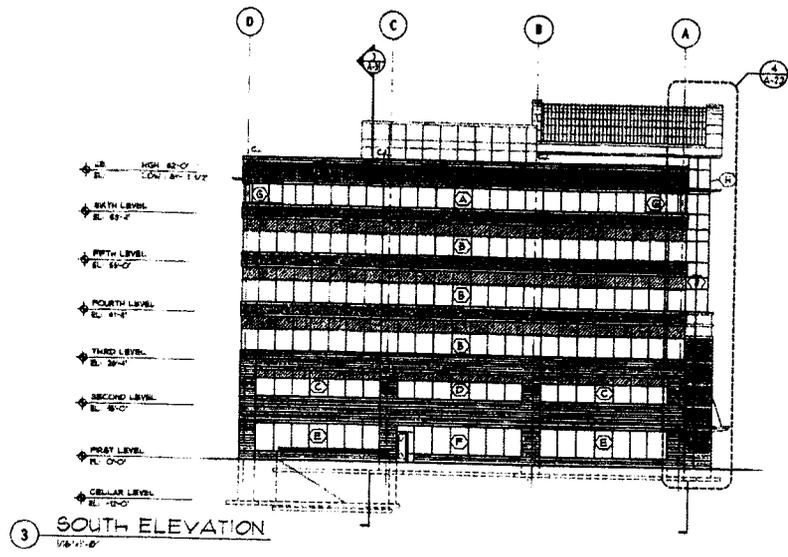


1 WEST ELEVATION
SCALE 1/8" = 1'-0"



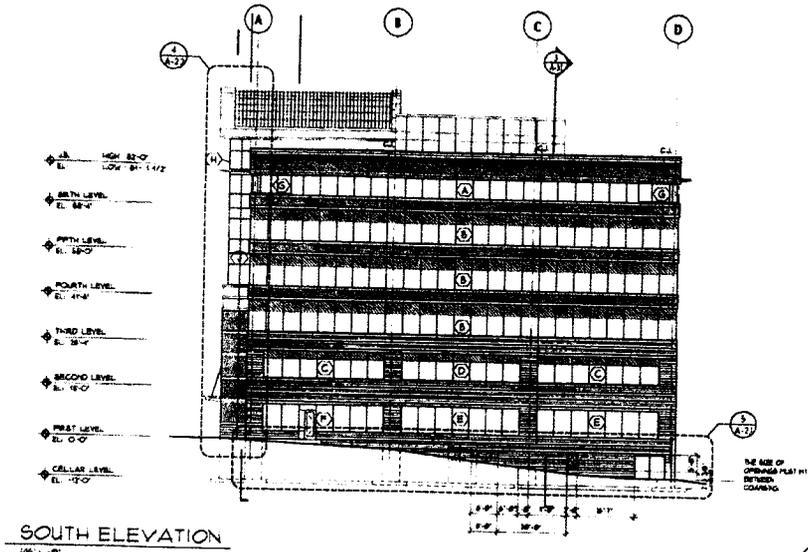
1 NORTH ELEVATION
SCALE 1/8" = 1'-0"

Metro Park Phase 3 - 6354 Walker Lane

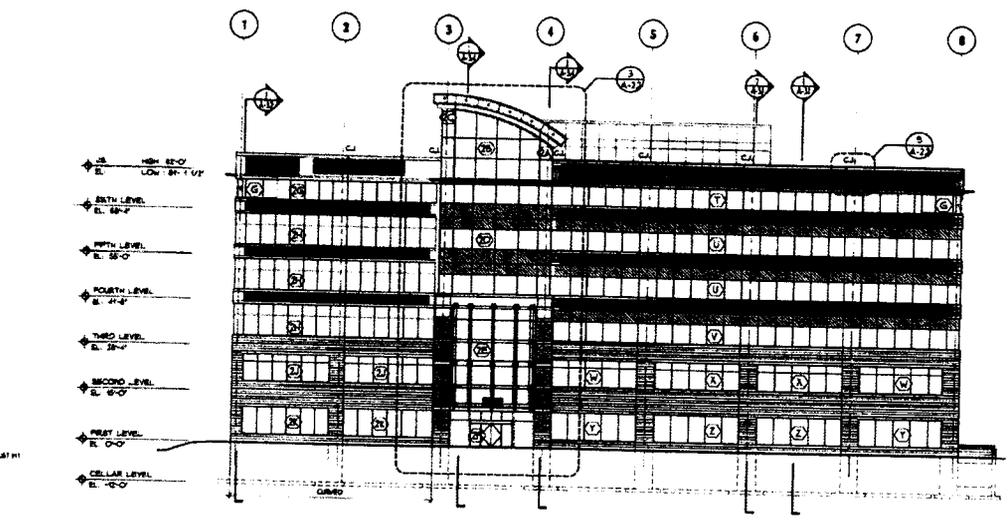


Metro Park Phase 4 - 6359 Walker Lane

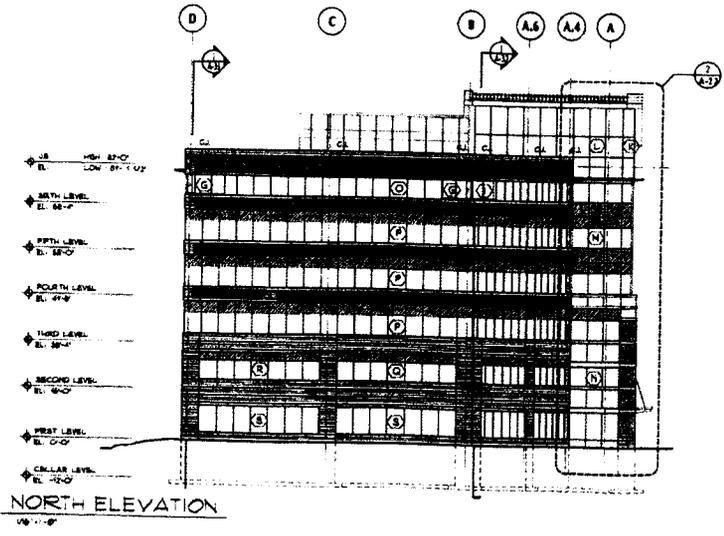
- Existing signage
- General area where future signage may be located
- Building address sign



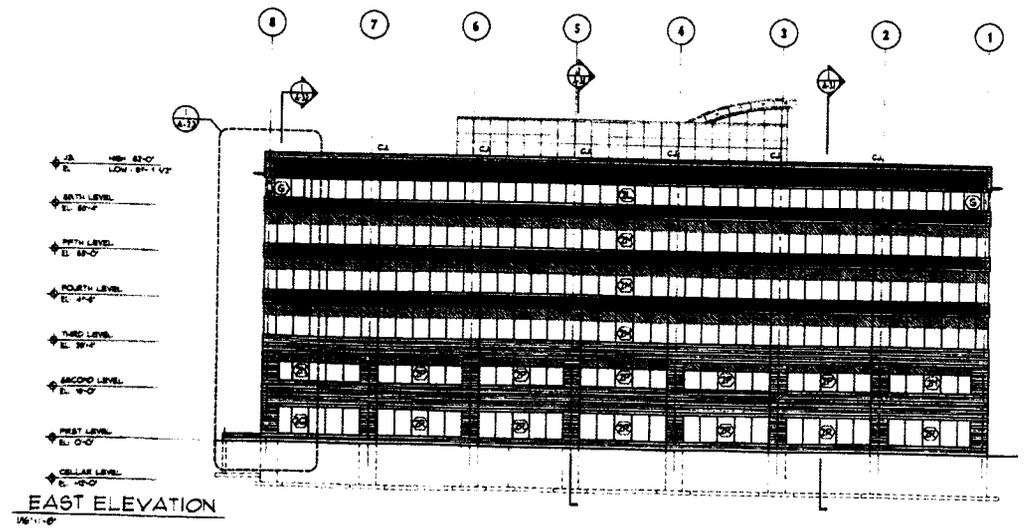
SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

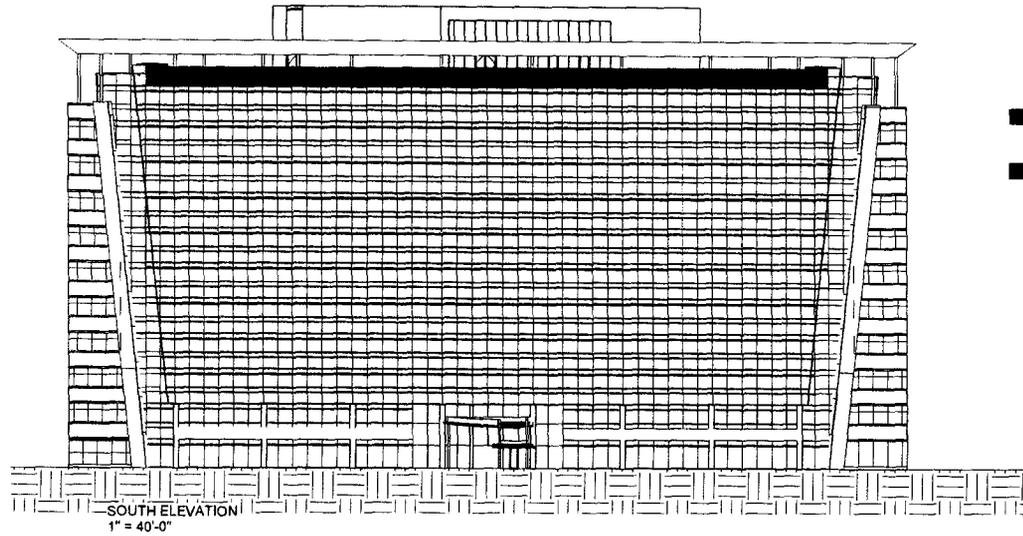
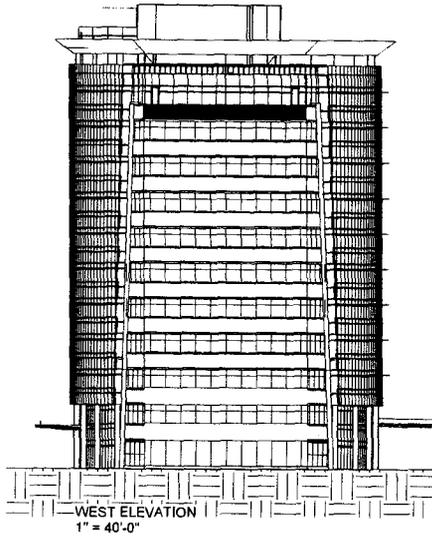


NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

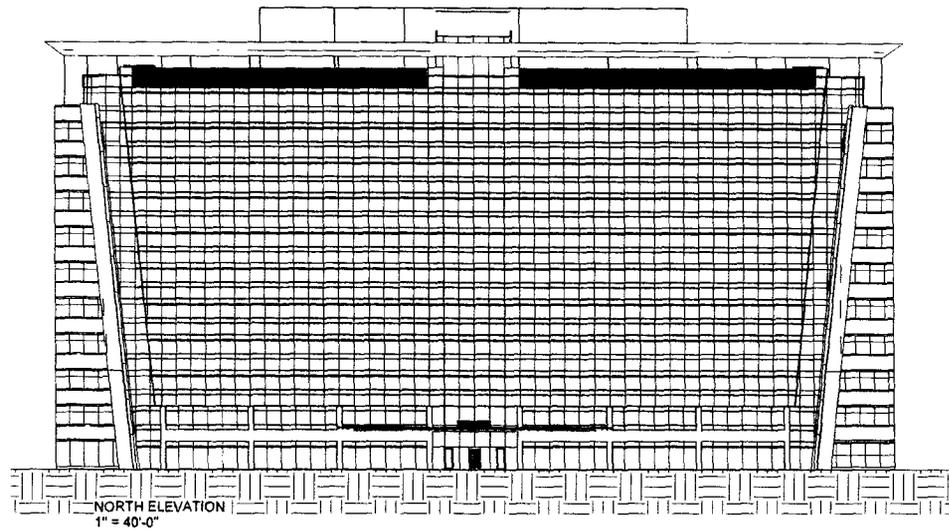
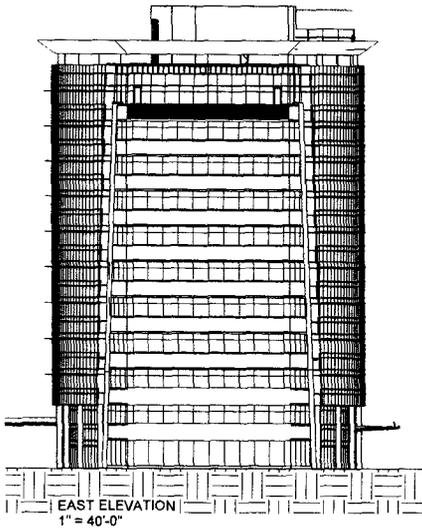
Metro Park Phase 5 - 6363 Walker Lane



■ General area where future signage may be located

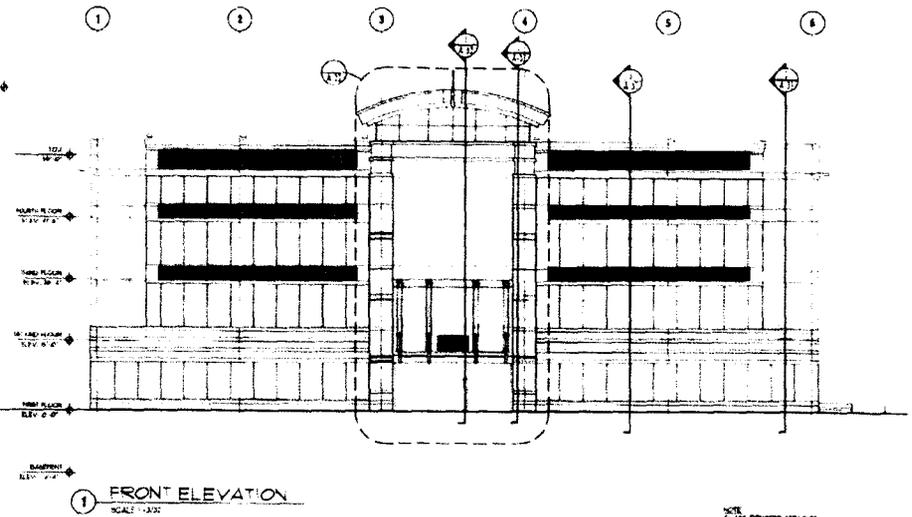
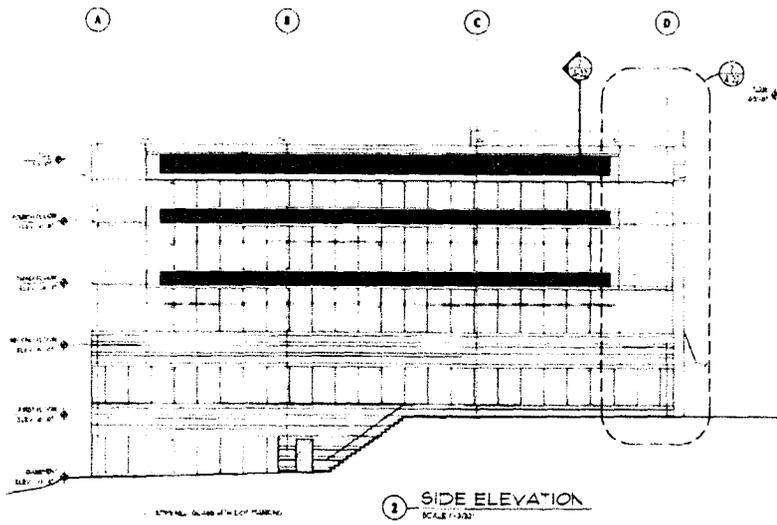
■ Building address sign

General area where future retail or restaurant sign may be located

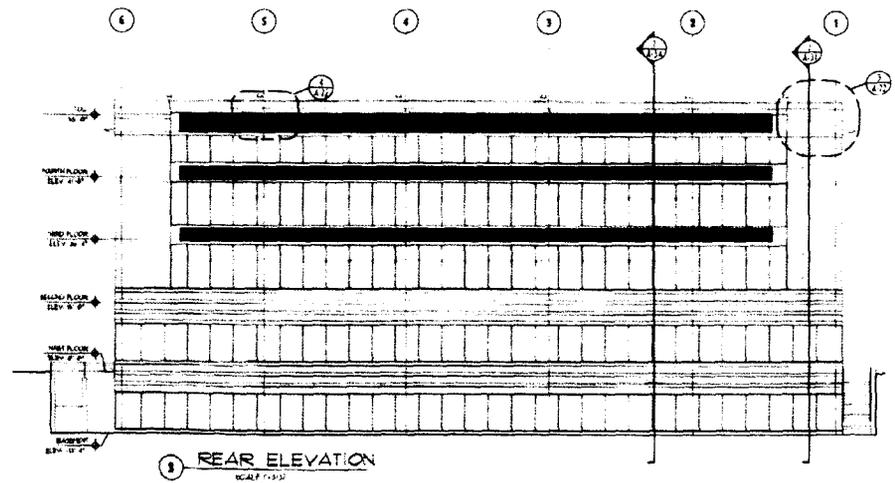
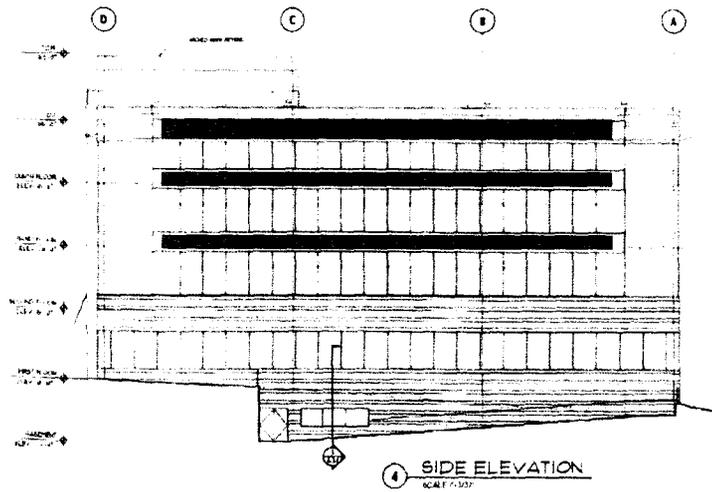


Metro Park Phase 6 - 6361 Walker Lane

- General area where future signage may be located
- Building address sign

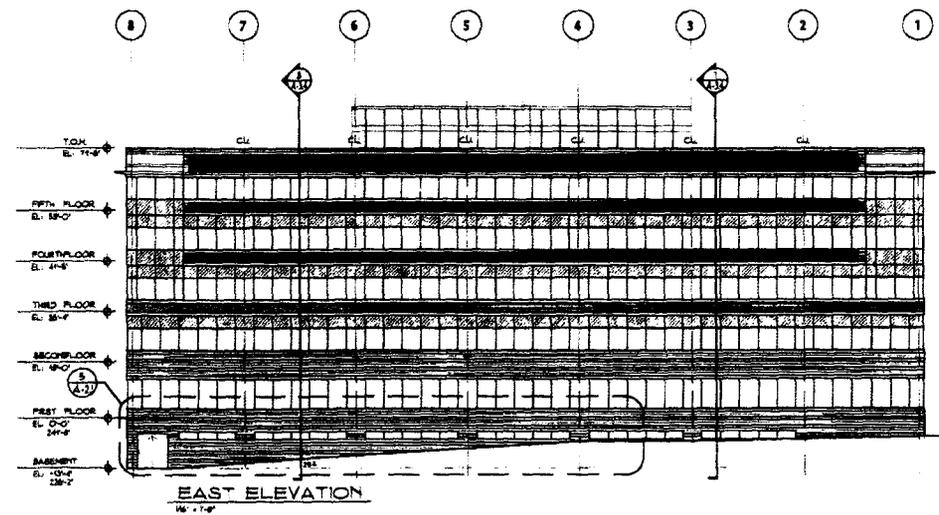
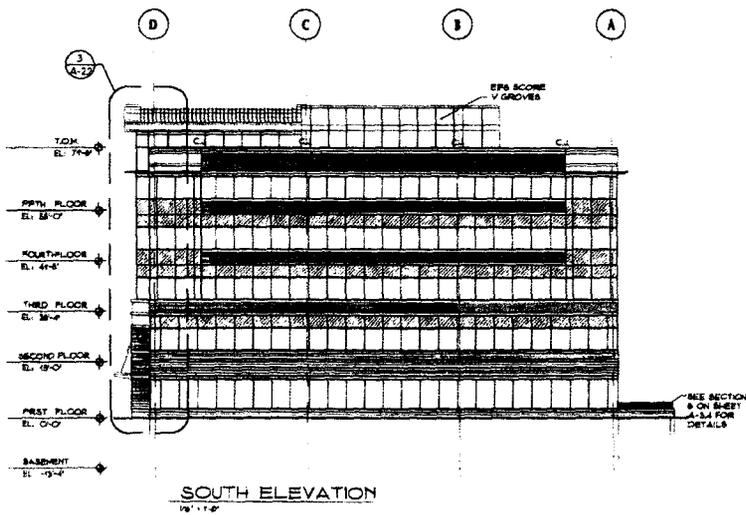
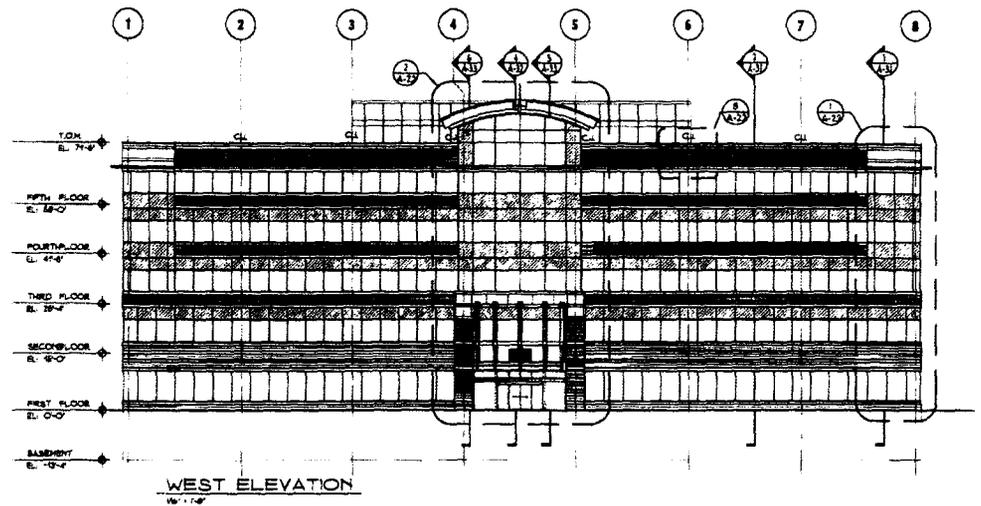
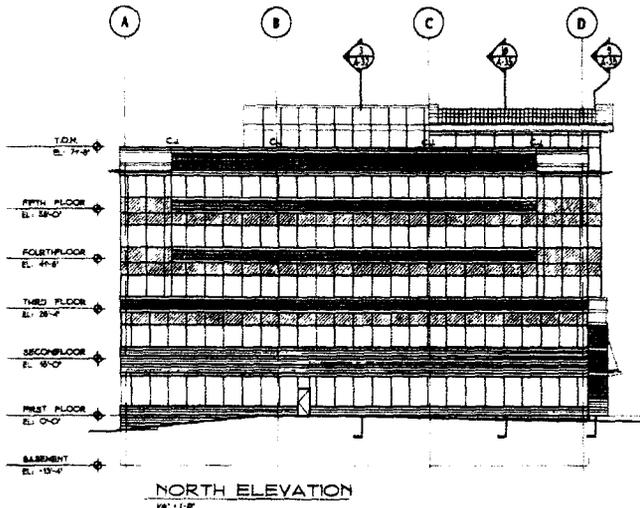


NOTE:
GLASS SHOWN WITH LIGHT TANNING TO BE TYPICAL GLASS AS PER SPECIFICATIONS



Metro Park Phase 7 - 6348 Walker Lane

-  General area where future signage may be located
-  Building address sign
-  General area where future restaurant signage may be located



Metro Park Phase 8 - 6909 Metro Park Drive

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

DESCRIPTION OF THE APPLICATION

The applicant, CSHV Metro Park LLC, is requesting approval of a Comprehensive Sign Plan (CSP) for the existing CSHV Metro Park office development (known as Metro Park), which is zoned PDC. Metro Park is located in the northwest quadrant of the intersection of Franconia/Springfield Parkway and Walker Lane and the east and west sides of Metro Park Drive.

The proposed CSP has been filed to comply with a proffer commitment under RZ/FDP 1998-LE-048, which was approved by the Board of Supervisors on August 2, 1999, and reaffirmed pursuant to PCA 1998-LE-048 and PCA 1998-LE-048-2. The purpose of the proposed CSP is to allow for a coordinated and comprehensive signage plan within this planned development. The site is currently developed with five buildings (Phases 2, 3 4, 5 and 8). Two more buildings are proposed to be constructed (Phases 6 and 7) in the future.

A variety of existing and proposed signage is included in the Comprehensive Sign Plan, including monument entry, individual building address/identification, corporate logos, and building mounted address signage and flags. A summary of these signs is provided below:

Sign Type	Number and Location
Individual Freestanding Building Address/Identification Signs (Type A)	5 existing (located along driveway entrances to Phases 2,3,4, 5 and 8 buildings), 2 proposed along driveway entrances leading to future Buildings 6 and 7
Freestanding Monument Entrance Signs (Type B)	One existing sign located at the Walker Lane main entrance, one proposed sign to be located at the Metro Park Drive main entrance
Wall Mounted Entry Sign (Type B)	One existing sign located at entrance along Franconia/Springfield Parkway
Flags (Type C)	Three (3) existing flags located next to entrance along Franconia/Springfield Parkway
Building Mounted Signs and Corporate Logos (Type D)	A total of six (6) existing signs located on Buildings 2, 3 and 5
Building Mounted Address Signs (Type E)	Five existing signs located on Buildings 2, 3 ,4, 5 and 8, two signs proposed to be located on future Buildings 6 and 7

LOCATION AND CHARACTER

Site Description:

The 29.09-acre application property is zoned PDC and located within the northwestern quadrant of the intersections of the Franconia Springfield Parkway and Beulah Street (exclusive of the Inova property and the Lewin subdivision in the Lee District). The site is developed with five (5) office buildings (Buildings 2, 3, 4, 5 and 8) which are currently occupied; Buildings 2 – 5 are at almost 100% occupancy and 1.5 floors of Building 8 are currently occupied. The surrounding uses are as follows:

Wholesale and Warehousing (VF III-Fleet)	I-4	Industrial
Single-family Detached	R-1	Residential, 1-2 du/ac
Medical Care Facility (Inova Healthcare Services) (South of parcel 91-1 ((1) 11B2)	I-4	Residential, 3-4 du/ac
Laurel Grove Baptist Church, Beulah Baptist Church & Vacant land [East of parcel 91-1 (1)) 23E]	R-1 and R-3	Residential, 1-2 du/ac Public Facilities
Medical Care Facility (Inova Healthcare Services) [East of parcels 91-1 ((28)) 2A, 11B2]	I-4	Residential, 3-4 du/ac
Medical Care Facility (Inova Healthcare Services) [West of parcels 91-1 ((31)) 1-4C]	I-4	Residential, 3-4 du/ac
RFP Railroad	R-1	None Specified

BACKGROUND (Appendices 4 and 5)

Site History:

On August 2, 1999, RZ/FDP 1998-LE-048 was approved on 37.17 acres of land, by the Board of Supervisors (BOS) to the Planned Development Commercial (PDC), subject to proffers to permit a mixed-use development with office,

retail, hotel/retail and a freestanding child care center. Subsequently, PCA 1998-LE-048-2 was approved by the Board of Supervisors on September 15, 2003, subject to proffers, on 29.23 acres of land to alter the easternmost portion of the site where there had been a hotel/retail building and freestanding child care center which were consolidated into the Phase 8 building with both office use and a child care center. The property is also subject to Final Development Plan Amendment FDPA 1998-LE-048-1-2, as approved by the Planning Commission on July 24, 2003, subject to the Board of Supervisors approval of PCA 1998-LE-048-2.

On April 28, 2009, an interpretation letter was written by Zoning Evaluation Division (ZED) staff requesting (among other issues) whether the provision of signage for a proposed eating establishment in accordance with Article 12 would be in substantial conformance with the proffers. It was determined by ZED that a building mounted sign for the eating establishment may be permitted provided that all proffers regarding signs are met, including the submission of the proffered comprehensive sign plan to the Planning Commission for approval pursuant to Section 12-210 of the Zoning Ordinance. (See Appendix 5 for a copy of this letter.)

Proffer # 15 under RZ/FDP 1998-LE-048 states:

Façade, directional, and monumental signage shall be coordinated throughout the project. All permanent freestanding signs shall be monument type; pole signs shall not be permitted. Building mounted corporate logos shall be permitted. A Comprehensive Sign plan shall be submitted with the site plan for the second building to be constructed on the Property in accordance with the provision of Article 12 Signs, subject to this proffer # 15.

In order to satisfy this proffer, the applicant has submitted this CSP. In the statement of justification, the applicant noted that the previous owner of Metro Park had misinterpreted proffer # 15 and submitted what they believed to be a CSP to the Department of Public Works and Environmental Services (DPWES) as part of their site plan for the second building to be constructed on the property. The applicant had also noted that sign permits had been for the existing signs within Metro Park. It was not until the applicant received the April 28, 2009, letter from ZED did they discover this error. As a result, the applicant is applying for this Comprehensive Sign Plan to retroactively comply with the language of proffer # 15.

COMPREHENSIVE PLAN PROVISIONS:

Plan Area: Area IV
Planning District: Springfield

Planning Sector: S-9 Beulah Community Planning Sector

Plan Map: Residential; 1-2 du/ac

Fairfax County Comprehensive Plan, 2007 Edition Area IV, Springfield Planning District, Amended through 1-26-2009, S-9 Beulah Community Planning Sector, Page 94 states:

LAND UNIT B

The area north of Lewin Park, west of Beulah Street, and south of the industrial uses along Gravel Avenue is planned for residential use at 3-4 dwelling units per acre at the baseline. If consolidation of all parcels occurs, office or hotel use up to .25 FAR may be appropriate if a buffer, at least 25 feet in width, and a 7-foot brick wall are provided to assist in creating a transition to the residential community to the south. The buffer should contain evergreen trees to provide year round screening.

OPTION FOR LAND UNITS A & B

As an option, office with support retail uses up to .55 FAR and up to 110,000 gross square feet total for office with an option for a child care center may be appropriate, if at least 15 acres of Land Unit A and all of Land Unit B are consolidated to create a mix of uses on the site and provide a transition to development along Beulah Street. To assist in creating the transition, the office and child care uses are envisioned to be located in the eastern portion of Land Unit B near Beulah Street. In addition, the following conditions should be met:

Land Use/Design

- The development features a coordinated plan under a single application or concurrent applications which provides for high quality and coordinated architecture, streetscape treatment, and signage; efficient, internal vehicular circulation; efficient vehicular access; and usable open space such as urban parks and/or plazas;*

ANALYSIS

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

Title of CSP: MetroPark

Prepared By: The Engineering Groupe

Original and Revision Dates: May 2009, as revised through
September 8, 2009

Proposed Use:

The submitted Comprehensive Sign Plan (CSP) consists of 24 pages, which outline the location, description and styles of the existing and proposed signage. The CSP does not specify all of the typography and corporate logos, and materials for the site's existing and proposed signs. However, it does specify the location of the existing and proposed monument entry signs, individual building address/identification signs, building mounted address signage and flags, as well as their respective typography. A generalized location for future building-mounted signs and corporate logos is depicted. The CSP does not provide specifications regarding the size of the building mounted lettering or the amount of signage which will be allowed on the façade of the buildings.

The CSP is divided into the following sections:

Page Numbers	Page Contents
1	Cover
2	Metro Park Sign Descriptions
3	Metro Park Signage Location Map Title Page
4	Metro Park Signage Location Map
5 - 7	Signage Type A: Freestanding Building Identification Signs Signage Calculations, Depictions and Photographs
8 - 11	Signage Type B: Monument Entrance Signs Signage Calculations, Depictions and Photographs
12 - 13	Signage Type C: Flags
14 - 22	Signage Type D: Building Mounted Signs and Logos Signage Calculations, Photographs and Illustrations of Location on Building Facade
23 - 24	Signage Type E: Building Mounted Address Signs Description and Photographs

The Comprehensive Sign Plan is broken down into five (5) main sign types: including freestanding individual building address/identification signs; monument entry signs; flags; building mounted signs and corporate logos; and building mounted address signage.

Sign Chart

Below is a sign chart developed by staff to provide a summary of the: signage type; number of proposed and existing signs; total proposed and existing sign area; the Zoning Ordinance allowable sign area; the Zoning Ordinance section being referenced; and difference between the proposed/existing and allowable amounts.

Sign Type/Description	Number of Proposed/Existing Signs	Total Proposed/Existing Sign Area	Article 12 Allowable Sign Area	Zoning Ordinance Section	Difference Proposed and Existing Vs. Allowable
Signage Type A – Individual Freestanding Building Address/Identification Signs					
Freestanding, Monument type Signs (Triangular shape)	Total of seven (7) 18" x 18", 6' 4" tall 5 existing, 2 proposed	19 SF per sign (7) = Total of 133 SF Maximum height of 6' 4" <i>(Because the interior angle is greater than 45 degrees, per the Zoning Ordinance both faces of the sign are used to calculate the sign area.)</i>	Not to exceed a height of 8 feet and 20 SF in area	Par. 13B of Sect. 12-206	- 1 SF per sign
Signage Type B - Monument Entrance Signs					
Freestanding, Monument type Signs (Triangular shape)	Total of two (2) 29" x 29" x 18", 16 ft tall 1 existing, 1 proposed	38.67 SF per sign (2) = Total of 77.34 SF Maximum height of 16 feet <i>(Because the interior angle is less than 45 degrees, per the Zoning Ordinance, one face of the sign is used to calculate the sign area.)</i> 16 ft. tall	Not to exceed a height of 20 feet and 40 SF in area	Par. 13C of Sect. 12-206	- 1.33 SF each
Wall Mounted Entry Sign	One (1) existing sign 2 feet in height	25 SF Maximum height of 2 feet	Not to exceed a height of 20 feet and 40 SF in area	Par. 13C of Sect. 12-206	- 15 SF
Signage Type C – Flags					
Flags	Three (3) existing Two 25-foot tall and one 30-foot tall	Size not specified	N/A	Par. 2E of Sect. 12-103	
Signage Type D – Building Mounted Signs and Logos					

Sign Type/Description	Number of Proposed/Existing Signs	Total Proposed/Existing Sign Area	Article 12 Allowable Sign Area	Zoning Ordinance Section	Difference Proposed and Existing Vs. Allowable
Building Mounted Signs and Logos	Six (6) existing signs	Phase 2 bldg. – 63 SF Phase 3 bldg. – 164.6 SF <u>Phase 5 bldg. – 150.2 SF</u> Existing Total – 176.8 SF Phase 2 bldg. – 200 SF Phase 3 bldg. – 98.4 SF Phase 4 bldg. – 263 SF Phase 5 bldg. – 112.8 SF Phase 6 bldg. – 358 SF Phase 7 bldg. – 207 SF <u>Phase 8 bldg. – 263 SF</u> Proposed Total – 1703.2 SF Total of existing and proposed - 1,880 SF	Shall not exceed 1.5 x SF of sign area for each of the first 100 linear feet of bldg. frontage plus 1 SF of sign area for each linear foot of bldg. frontage. Phase 2, 3, 4, 5 and 8 buildings – 263 SF max. allowed Phase 6 building – 358 SF max. allowed Phase 7 building – 207 SF max. allowed No one sign shall exceed 200 SF	Par. 1, 6, 7 and 9 of Sect. 12-203	0 SF
Signage Type E – Building Mounted Address Signs					
Building Mounted Address Signs	Total of seven (7), including 5 existing, 2 proposed 12" x 66"	5.5 SF per sign (7) = Total of 38.5 SF	Not counted toward total amount of SF for each bldg. as they are permitted by the County without a permit	Par 2F. of Sect. 12-103	N/A

Land Use Analysis

As depicted in the chart above, staff believes that the applicant is proposing signage which is within the limits allowed under Article 12 of the Zoning Ordinance. However, details regarding the proposed building-mounted signage and corporate logos have not been provided. In order to ensure the signage does not conflict with the overall design and function of the development, staff proposes development conditions to limit the size and number of signs in such a way to ensure the signs compliment and not conflict with the overall development. Specifically, staff is recommending limitations of the maximum size of building-mounted signage (200 SF), how many signs can be placed on

the elevation of a building, and the maximum number of signs that can be placed on a building. With the implementation of these development conditions, staff believes that the proposed signage will be compatible with the overall design and function of the development.

Environmental Analysis

There are no environmental issues with this application.

Transportation Analysis

The subject site has an existing entrance along the Franconia-Springfield Parkway, which provides right-in, right-out access. However, there is a median break at the location of this entrance which permits emergency vehicles travelling eastbound only to enter the site. FCDOT was concerned that visible signs might encourage other vehicles travelling eastbound along the Franconia-Springfield Parkway to use this entrance. For that reason, Fairfax County Department of Transportation (FCDOT) staff recommended that any signage adjacent to the Franconia-Springfield Parkway be sited or shielded with landscaping in order to obscure the view of the site's eastbound point of access to eastbound traffic.

There is existing landscaping located in front of the wall-mounted signage at the Franconia-Springfield Parkway entrance which partially shields the signage from eastbound traffic. Staff is satisfied that the existing landscaping sufficiently screens the wall-mounted signage.

No other transportation issues were raised with this application.

ZONING ORDINANCE PROVISIONS (See Appendix 8)

Sect. 12-210 of the Zoning Ordinance states that "*signs may be permitted in a district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission*" as an alternative to Section 12-203 and other applicable signage regulations. As noted previously, the applicant had proffered in conjunction with RZ 1998-LE-048 to file a CSP.

The Zoning Ordinance provides guidelines for review of comprehensive sign plans, including Section 12-101 (Purpose and Intent), Sections 16-101 and 16-102 (General and Design Standards for All Planned Developments). Paragraph 1 of Sect. 12-210 requires that the location, size, height and extent of all proposed signs within the P District, as well as the nature of the information of the proposed signs, be part of the CSP. Additionally, the Zoning Ordinance notes that the proposed signs should be in scale with the development and should be located and sized without distraction and inconvenience of the user within the planned development.

Finally, Par. 4 of Section 12-210 (Uses in P District) states that "it is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public."

With regard to the building-mounted signage, the CSP does not specify the dimensions and the exact locations of the proposed building-mounted signage (this information is provided, however, for the existing signs). As discussed in the Land Use Analysis, without this information, staff cannot determine if all of the proposed signage will be proportional and harmonious with the architecture and massing of the existing buildings. In order to ensure the signage does not conflict with the overall design and function of the development, staff proposes development conditions to limit the size and number of signs in such a way to ensure the signs compliment and not conflict with the overall development. With the implementation of these development conditions, staff believes that the existing and proposed signage will satisfy the Zoning Ordinance provisions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

With the implementation of the staff-proposed development conditions, staff concludes that the proposed CSP is consistent with the adopted Comprehensive Plan, and does meet all applicable provisions of the Zoning Ordinance.

Staff Recommendations

Staff recommends approval be subject to the draft development conditions contained in Appendix 1 of the staff 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.

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. Statement of Justification
3. Comprehensive Sign Plan
4. Transportation Analysis
5. Proffers for PCA 1998-LE-048-2
6. Interpretation Letter of April 28, 2009
7. Zoning Ordinance Provisions
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

CSP 1998-LE-048

November 4, 2009

If it is the intent of the Planning Commission to approve CSP 1998-LE-048, located at Tax Map Parcels 091-1 ((1)) 11B2, 23E, ((28)) 1, 2A, 1A, 2, 2A, 2B, 3, 3A, 3B, 4A, 4B & 4C 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 transferable 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 Sign Plan.
2. This Comprehensive Sign Plan (CSP), titled "Metro Park" and prepared by The Engineering Groupe, Inc. dated October 22, 2009, is approved only for those signs shown on the CSP. Modifications to tenant signs allowed by the CSP shall not include any increase in size or number above that shown on the CSP. In addition, signs allowed by Section 12-103 in 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 submitting party's name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if issued), 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 an approval 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. No single building-mounted sign shall exceed a maximum of 200 SF in size. No sign shall extend into window areas or beyond the highlighted sign band area as depicted on the CSP.

5. There shall be no more than four building-mounted signs per elevation. Building-mounted signs may be located within the top three levels of each building as depicted on the CSP, except as specified below.
6. No sign shall move, display any flashing or intermittent lights nor have any features which would be construed as fluorescent or neon in character or color.
7. Except for address identification, all building-mounted signs shall be for tenant identification only.
8. Phase 2 and 3: A maximum of 263 square feet (SF) of total building-mounted signage shall be permitted on each of the Phase 2 and Phase 3 buildings.
9. Phase 4 and 5: A maximum of 263 SF of total building-mounted signage shall be permitted on each of the Phase 4 and 5 buildings. Signs may be located on the northern, eastern and western elevations only within the top four levels of the buildings, as depicted on the CSP.
10. Phase 6: A maximum of 358 SF of total building-mounted signage shall be permitted on the Phase 6 building. Should a retail or eating establishment be located within this building, said establishments may locate their signage on the first level of the building, as well as on the second level of the west and east elevations as depicted on the CSP.
11. Phase 7: A maximum of 207 SF of total building-mounted signage shall be permitted on the Phase 7 building.
12. Phase 8: A maximum of 263 SF of total building-mounted signage shall be permitted on the Phase 8 building. Building-mounted signs shall only be permitted on the southern, eastern and western elevations within the top three levels of the building, as depicted on the CSP. If an eating establishment locates within this building, said establishment may locate its signage on the third level of the building on the eastern and southern facades only, as depicted on the CSP.
13. A maximum of seven (7) 5.5 SF building-mounted address signs shall be permitted. Each building address sign shall be located above the main entrance of the building as shown on the CSP. These signs shall be consistent with that shown on the CSP.
14. A maximum of seven (7) 19 SF, 6.3 foot-tall freestanding building address/identification monument signs shall be permitted. These signs may be located at the corner of the driveway entrances to each building as shown on the CSP. These signs shall be consistent with that shown on the CSP.

15. There shall be no more than one 25 SF, 2-foot high wall-mounted entry sign permitted. This sign shall be located adjacent to the Franconia-Springfield Parkway entrance. Landscaping shall be maintained in such a manner to shield the sign from eastbound traffic on the Franconia-Springfield Parkway. The sign shall be consistent with that shown on the CSP.
16. A maximum of three (3) flags shall be permitted on-site. These flags may be located adjacent to the Franconia-Springfield Parkway entrance and must meet the requirements of Article 12 of the Zoning Ordinance.
17. A maximum of two (2) 38.67 SF, 16 foot-tall freestanding monument entrance signs shall be permitted. These signs shall be consistent with those shown on the CSP and shall be located at the site's two major entrances:
 - one sign at the corner of Walker Lane and Beulah Street and
 - one sign at the corner of Metro Park Drive and Beulah Street.
18. Traffic regulatory signage shall meet the Federal Highway Administration (FHWA)'s Manual of Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
19. All signage shall be placed in a location which does not conflict with sight distance requirements. Pursuant to Sect. 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.
20. All freestanding permanent signs shall maintain a minimum five (5) foot setback from any curb line, street right-of-way (ROW) or other vehicular travel way and shall not obstruct any pedestrian walkway.
21. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Par. 9 of Article 14 of the Zoning Ordinance.
22. Individual tenant signs, to include building-mounted signs and monument sign panels, may incorporate various colors, typography, and logos, consistent with the individual tenant's corporate identification.
23. Any existing signs that are inconsistent with the CSP shall be removed prior to the issuance of any sign permits for signs approved pursuant to this CSP.

24. All other signs shall conform with the requirements of Article 12 of the Zoning Ordinance.

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

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



Inda E. Stagg
Land Use Coordinator
(703) 528-4700 Ext. 5423
istagg@arl.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

September 8, 2009

RECEIVED
Department of Planning & Zoning

SEP 08 2009

Zoning Evaluation Division

Via Hand Delivery

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

Re: Comprehensive Sign Plan Application
CSHV Metro Park LLC (the "Applicant")
Tax Map 91-1 ((1)) 11B2 and 23E; 91-1 ((28)) 1 and 2A;
91-1 ((3)) 1-4C (together, the "Application Property" or "Metro Park")

Dear Ms. Coyle:

Please accept the following as a Statement of Justification for a Comprehensive Sign Plan for Metro Park. Approval of a Comprehensive Sign Plan is required pursuant to Proffer #15, which was accepted pursuant to RZ/FDP 1998-LE-048, and which was reaffirmed pursuant to PCA 1998-LE-048 and PCA 1998-LE-048-2.

Proffer #15 states,

"Façade, directional, and monument signage shall be coordinated throughout the project. All permanent freestanding signs shall be monument type; pole signs shall not be permitted. Buildings mounted corporate logos shall be permitted. A comprehensive sign plan shall be submitted with the site plan for the second building to be constructed on the Property in accordance with the provision of Article 12, Signs, subject to this Proffer 15."

The previous owner of Metro Park mistakenly interpreted this proffer, and submitted what they believed to be a Comprehensive Sign Plan to the Department of Public Works and Environmental Services as part of their site plan for the second building to be constructed on the Application Property. Unfortunately, these extra site plan sheets did not constitute an application pursuant to Article 12, Signs, and was not approved by the Planning Commission. Since that time, sign permits have been requested and issued for Metro Park by Fairfax County. Only when the new owner of Metro Park requested an interpretation regarding a restaurant and associated signage for Phase 5 was this error discovered. With our apologies, this Comprehensive Sign Plan application is being made to retroactively comply with the language of Proffer 15.

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

Property Description

Metro Park is located within the northwestern quadrant of the intersections of the Franconia Springfield Parkway and Beulah Street, exclusive of the Inova property and the Lewin Park Subdivision in the Lee Magisterial District. Metro Park is a 29.09 acre PDC development that is currently under construction. Some buildings are occupied, some buildings are under construction and some buildings are in the planning stages.

- Currently occupied are Phases 2, 3, 4, 5 and 8. Phases 2 – 5 are almost 100% occupied, and 1½ floors of Phase 8 are currently occupied.
- No Phases are currently under construction.
- Currently being planned, but not yet constructed, is Phase 7, which is designed and in plan control for permit revisions (under construction mid summer); and Phase 6, which is currently under design (Building Permits should be into the County by the end of 2009, with commencement of construction estimated during the 1st Quarter of 2010).

Sign Descriptions

Three types of signs requiring permits are proposed for Metro Park, other than temporary signs that would be permitted pursuant to Sect. 12-103 of the Ordinance. It is the intent of the Applicant that the signage for Metro Park is limited to that which would otherwise be permitted for any other office park without the flexibility of a Comprehensive Sign Plan (which could permit additional signage).

Signage Type A, are individual freestanding building address/identification signs that would otherwise be permitted pursuant to Par. 13B of Sect. 12-206 of the Ordinance. These are triangular monument-type signs, with a silver-toned metallic face and green numbers. They are located near the vehicular entrance of the sign's associated building.

Individual freestanding building address signs are currently installed for Phases 2, 3, 4, 5, and 8. It is proposed for Phases 6 and 7. No more than one location for Signage Type A will be permitted per building.

Signage Type B, are monument entry signs that would otherwise be permitted pursuant to Par. 13C of Sect. 12-206 of the Ordinance.

Two of these are triangular monument-type signs, with silver-toned metallic faces and green lettering indicating the name of the office park "Metro Park". They are located near each major entrance off of Beulah Street. At the time of this submission, one of these is already installed at the Walker Lane entrance.

One of these signs is a monument/wall sign that is located at the Walker Lane/Franconia Springfield Parkway entrance. This entry sign has an architectural CMU

(concrete masonry unit) block base and silver-toned lettering indicating the name of the office park, "Metro Park".

Signage Type C is the display of three flags that would otherwise be permitted without a sign permit pursuant to Par. 2E of Sect. 12-103 of the Ordinance.

These three flags are currently located at the Franconia-Springfield Parkway entrance.

Signage Type D are Building Mounted Signs and Logos, which would be permitted for any office park in accordance with Par. 1, 6, 7 and 9 of Sect. 12-203 of the Ordinance. It is not the intent of the Applicant to request more signage for Metro Park than would otherwise be permitted without a comprehensive sign plan.

Building Mounts Signs and Logos are currently located on Buildings 2, 3 and 5.

Signage Type E are Building Mounted Address signs which are located above each building's main entrance. These signs would otherwise be permitted without the need for a sign permit pursuant to Par. 2F of Sect. 12-103 of the Ordinance.

Building Mounted Address Signs are currently located on Buildings 2, 3, 4, 5, and 8.

Conclusion

It is the Applicant's belief that the proposed signs are in scale and are harmonious with the Metro park development. The proposed signs are located and sized to ensure convenience to visitors, users and occupants of the development while not adding to street clutter or otherwise detracting from the planned unit nature, and the purposes of the architectural and urban design elements of Metro Park.

Please let me know if you should have any questions or require further information regarding this application.

Very truly yours,

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



Linda E. Stagg
Land Use Coordinator

Enclosures

cc: Jeffrey C. McKay, Lee District Supervisor
Rodney Lusk, Lee District Planning Commissioner
Fraser Kadera, Vice President – Development, ING Clarion
Marc C. DeLuca, Senior Vice President, ING Clarion
Andrei Ponomarev, John Akridge Companies (w/o CSP Graphic)
Stan Orndorff, The Engineering Groupe, Inc. (w/o CSP Graphic)
Martin D. Walsh (w/o attachments)



Comprehensive Sign Plan Package

October 22, 2009

Metro Park Sign Descriptions

Three types of signs requiring permits are proposed for Metro Park, other than temporary signs that would be permitted pursuant to Sect. 12-103 of the Ordinance. It is the intent of the Applicant that the signage for Metro Park is limited to that which would otherwise be permitted for any other office park without the flexibility of a Comprehensive Sign Plan (which could permit additional signage).

Signage Type A, are individual freestanding building address/identification signs that would otherwise be permitted pursuant to Par. 13B of Sect. 12-206 of the Ordinance. These are triangular monument-type signs, with a silver-toned metallic face and green numbers. They are located near the vehicular entrance of the sign's associated building. No more than one location for Signage Type A will be permitted per building.

Signage Type B, are monument entry signs that would otherwise be permitted pursuant to Par. 13C of Sect. 12-206 of the Ordinance.

Two of these are triangular monument-type signs, with silver-toned metallic faces and green lettering indicating the name of the office park "Metro Park". They are located near each major entrance off of Beulah Street.

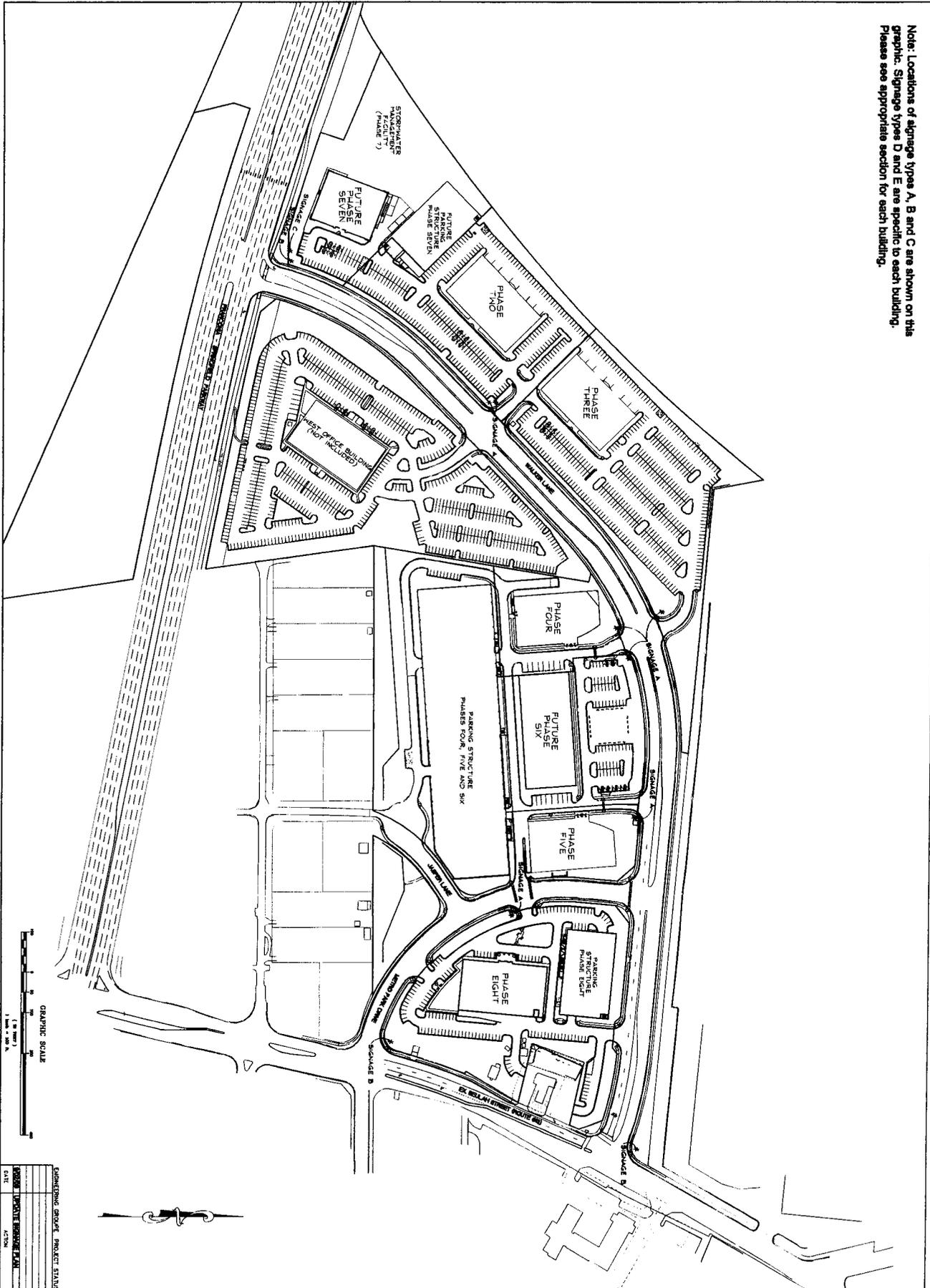
One of these signs is a monument/wall sign that is located at the Walker Lane/Franconia Springfield Parkway entrance. This entry sign has an architectural CMU (concrete masonry unit) block base and silver-toned lettering indicating the name of the office park, "Metro Park".

Signage Type C is the display of three flags that would otherwise be permitted without a sign permit pursuant to Par. 2E of Sect. 12-103 of the Ordinance, at the Franconia-Springfield Parkway entrance.

Signage Type D are Building Mounted Signs and Logos, which would be permitted for any office park in accordance with Par. 1, 6, 7 and 9 of Sect. 12-203 of the Ordinance. It is not the intent of the Applicant to request more signage for Metro Park than would otherwise be permitted without a comprehensive sign plan.

Signage Type E are Building Mounted Address signs which are located above each building's main entrance. These signs would otherwise be permitted without the need for a sign permit pursuant to Par. 2F of Sect. 12-103 of the Ordinance.

Note: Locations of signage types A, B and C are shown on this graphic. Signage types D and E are specific to each building. Please see appropriate section for each building.



DATE	1 MAY 2009
SCALE	1"=100'
DESIGNER	MM
FILE NO.	M-2008
SHEET	1 OF 1

ENGINEERING GROUPE PROJECT STAFF
 1580 Grape Drive, Suite 200, Woodbridge, Virginia 22192
 Phone (703) 470-0983 Fax (703) 470-7769 www.aggroupe.com

COMPREHENSIVE SIGNAGE PLAN
METRO PARK

LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NO.	DATE	COUNTY REVISIONS

The Engineering Groupe Inc.

Engineers | Surveyors | Planners
 1580 Grape Drive, Suite 200, Woodbridge, Virginia 22192
 Phone (703) 470-0983 Fax (703) 470-7769 www.aggroupe.com

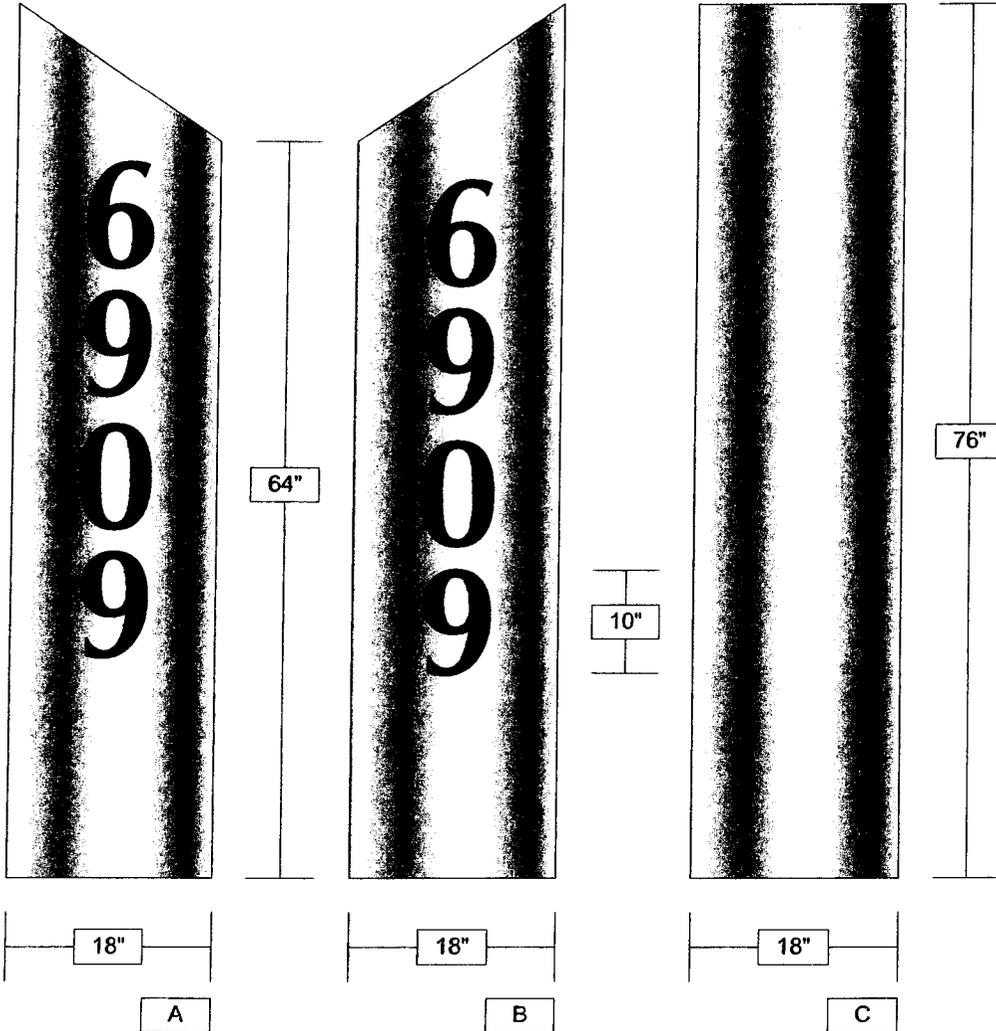
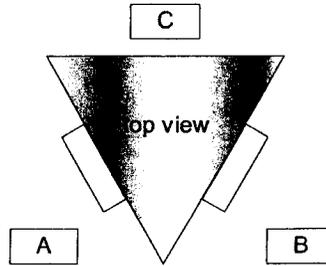
Metro Park Signage Location Map

**Signage Type A
Freestanding Building Identification Signs**

Location	Area (Square Feet)	Height (Feet)
MP Two	19	6.33
MP Three	19	6.33
MP Four	19	6.33
MP Five	19	6.33
MP Six	19	6.33
MP Seven	19	6.33
MP Eight	19	6.33
Total	133	

One (1) freestanding building identification sign may be permitted for each detached building which houses a principal use within an office park. Such sign(s) shall be limited to identifying the name of the building and/or the individual enterprises located therein, the address, trademark or identifying symbol or any combination thereof. No such sign shall exceed twenty (20) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any lot line.

The freestanding building identification signs are triangular in shape; with an interior angle that exceed 45 degrees. The Zoning Ordinance states that, if the sign faces are separated by an interior angle of 45 degrees or greater, all faces shall be included in computing the area of the sign. Therefore, the area of the freestanding building identification signs is calculated on the total area of both faces.



Quality since 1968



Drawn by:
Mark Weed

Signed: _____

Date: _____

- Approved
- Approved as noted
- Revised and resubmit

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Signage Type A – Individual building address monument signs (18"x18"x18", 76" tall)



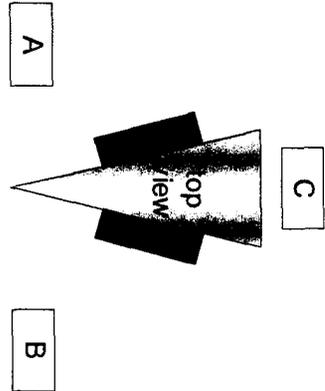
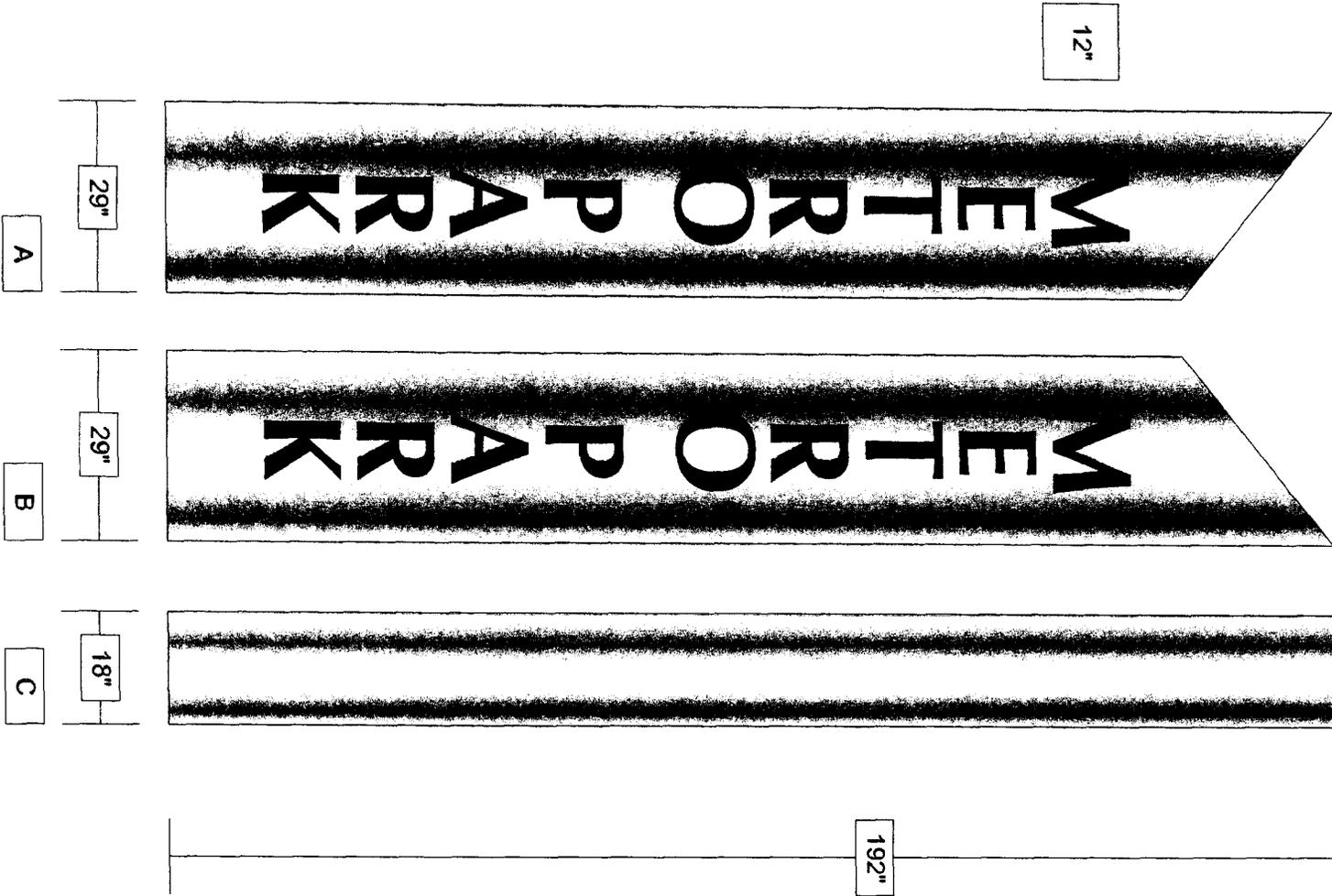
Note: Signage type A for MP7 building to be located at the nearest curb cut. Owner intends to seek modifications to the existing plan to add a curb cut.

**Signage Type B
Monument Entrance Signs**

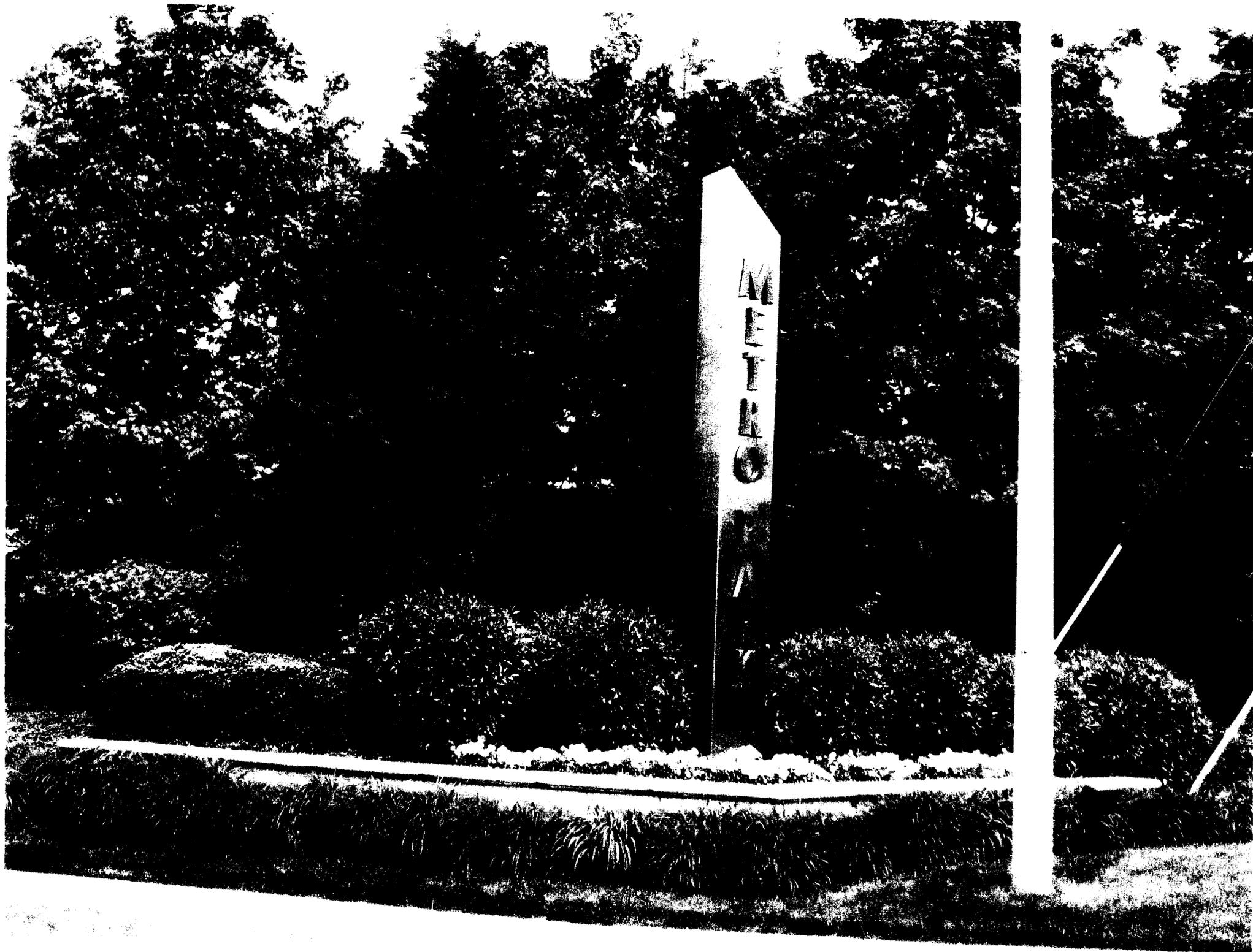
Location	Area (Square Feet)	Maximum Height (Feet)
Beulah and Metro Park Drive	38.67	16
Franconia-Springfield Parkway and Walker Lane (on wall)	25	2
Beulah and Walker Lane	38.67	16

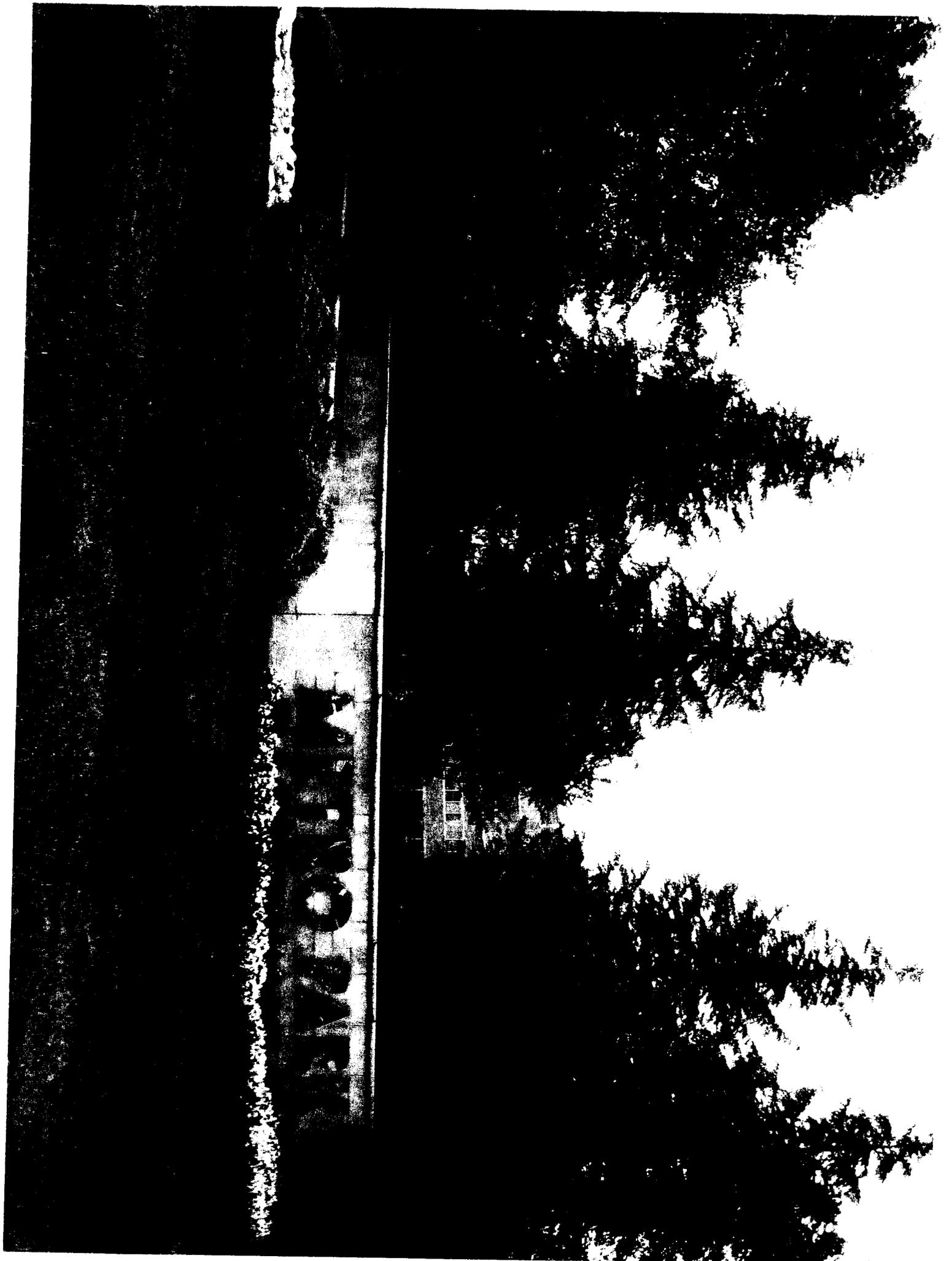
One (1) freestanding sign may be erected at each major entrance to an office park. Such sign(s) shall identify the name of the office park. No such sign shall exceed forty (40) square feet in area or twenty (20) feet in height or be located closer than ten (10) feet to any street line.

Two of the monument entrance signs are triangular in shape, with an interior angle that is less than 45 degrees. The Zoning Ordinance states that, if the sign faces are separated by an interior angle that is less than 45 degrees, the area of one (1) face shall be used when the two (2) faces are equal in area. Therefore, the area of these monument entrance signs is calculated on one face only.



<p>Quality since 1968</p>  <p>www.webbsigns.com 703.591.6169</p>	<p>Drawn by: Mark Weed</p>	<p>Signed: _____</p> <p>Date: _____</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved as noted</p> <p><input type="checkbox"/> Revised and resubmit</p>
<p><small>This drawing was prepared in accordance with information submitted. Changes to drawings may incur additional charges. Signed approval of submitted drawing is required prior to manufacture. Approval of drawing acknowledges that it is correct and supersedes all previous drawings and/or specifications related to this order. Any changes, corrections or remakes of products manufactured in accordance to approved drawings will be at purchaser's expense. Confidential and proprietary information of Webb Signs, Inc. may not be used or reproduced without Webb Signs, Inc. prior written consent. No part of this drawing, design, arrangement or idea thereon shall be duplicated or used for any purpose without express written permission of Webb Signs, Inc.</small></p>		





**Signage Type C
Flags at Entry**

Flags are proposed at the intersection of the Franconia-Springfield Parkway and Walker Lane. Sign Permits are not required for the display of Flags of the United States, the Commonwealth of Virginia, or Fairfax County, provided, however, that there shall be no more than three (3) flags on any one lot. In addition, any commercial or industrial use on a parcel of two (2) acres or more may display its corporate emblem in the form of a flag, provided that there is no more than one such flag on any parcel, and the area of such corporate emblem shall be deducted from the permitted area of the building-mounted sign. In this instance, the corporate emblem is for the owner of Metro Park, and there is no particular building mounted sign from which to deduct the area of the flag's emblem.



Signage Type D
Total Proposed Area of Building Mounted Signs and Logos

Building	Address	Building Frontage (Linear Feet)	Maximum Signage Requested / Permitted by Zoning Ordinance for Office Park Structures (Square Feet)
MP Two	6350 Walker Lane	213	263
MP Three	6354 Walker Lane	213	263
MP Four	6359 Walker Lane	213	263
MP Five	6363 Walker Lane	213	263
MP Six	6361 Walker Lane	308	358
MP Seven	6348 Walker Lane	157	207
MP Eight	6909 Metro Park Drive	213	263
Totals			1880

Building-mounted signs on buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s) shall not exceed one and one-half (1 ½) square feet of sign area for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign, however, shall have a sign area in excess of 200 square feet.

"Signage Type D" locations are indicated on the attached graphics in Blue and Green. Although these areas are comprehensive; signage will not be placed on all areas at all times. Maximum amount of signage permitted is limited for each building as indicated on the chart above. The locations simply allow the landlord to negotiate signage locations with tenants, and allows the tenants flexibility to choose the location on the building that suits their individual needs.

Signage Type D - Continued
Existing/Proposed Signage Areas at the Time of Application Review

At the time of the Application Review, the following sign areas were existing/proposed for each building.

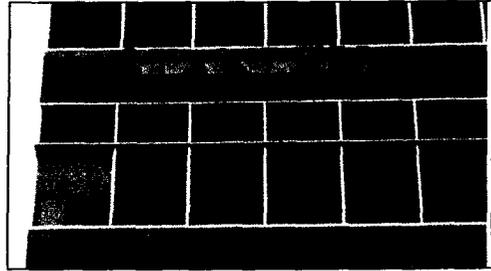
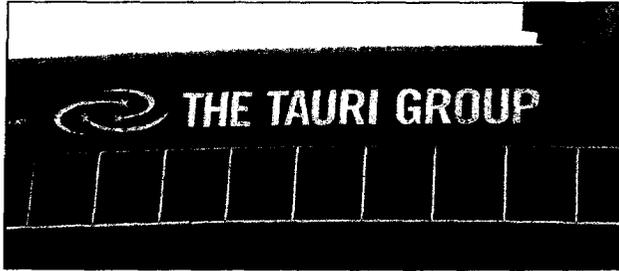
Building	Existing Signage (Square Feet)	Proposed Signage (Square Feet)
MP Two	63	200
MP Three	164.6	98.4
MP Four	0	263
MP Five	150.2	112.8
MP Six	0	358
MP Seven	0	207
MP Eight	0	263
Totals	377.8	1502.2

Sum of Existing + Proposed = 1880 sq. ft.

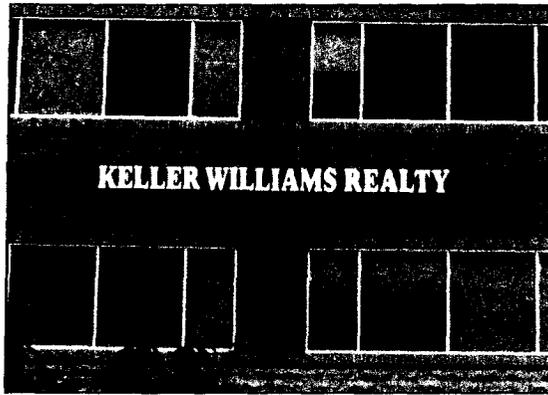
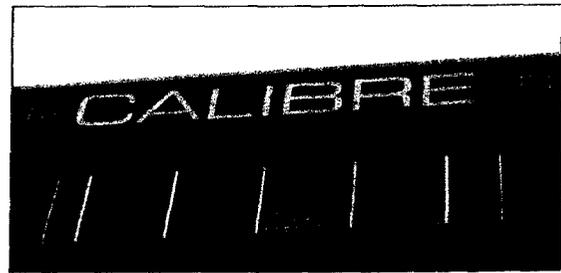
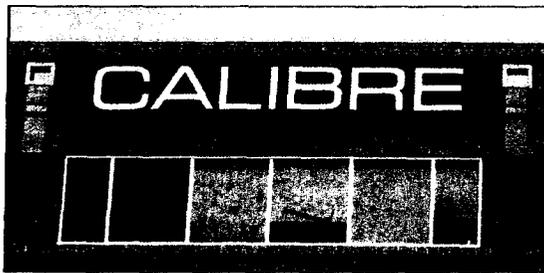
Signs/Text and Area of Signs on Each Building			Total Area of Signs on Each Bldg.
MP Two	SAIC	63 square feet	63 square feet
MP Three	Keller Williams Realty	26.6 square feet	164.6 square feet
	Calibre	69 square feet	
	Calibre	69 square feet	
MP Four	None	None	None
MP Five	Tauri	106.99 square feet	150.2 square feet
	Stanley	43.21 square feet	
MP Six	None	None	None
MP Seven	None	None	None
MP Eight	None	None	None

Metro Park: Inventory of Building Mounted Signs

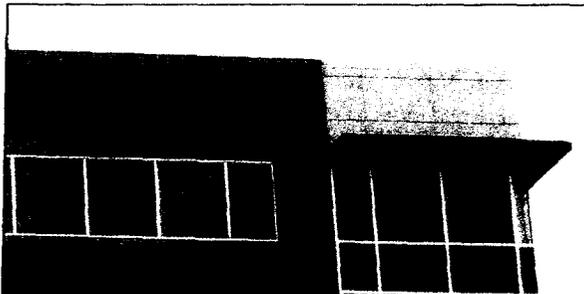
Metro Park Phase 5 – 6363 Walker Lane (total of two signs):



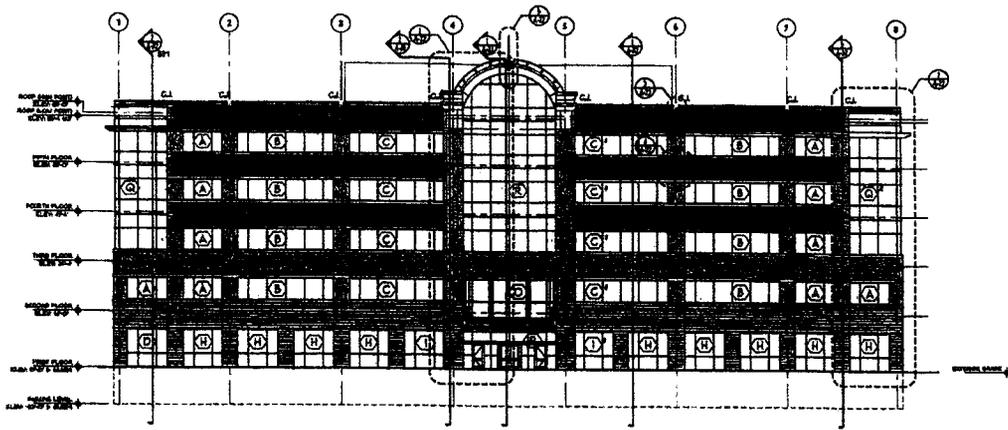
Metro Park Phase 3 – 6354 Walker Lane (total of three signs):



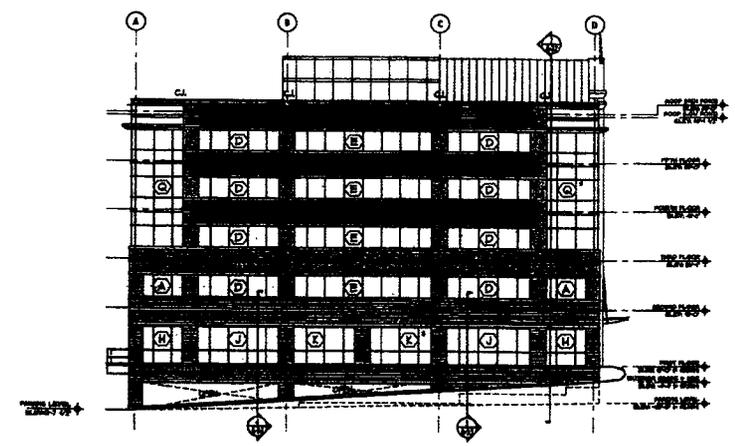
Metro Park Phase 2 – 6350 Walker Lane (one sign):



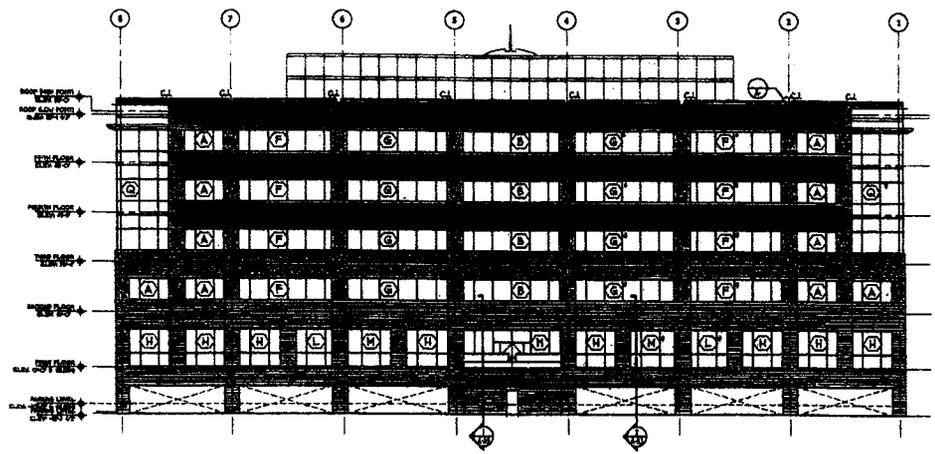
- Existing signage
- General area where future signage may be located
- Building address sign
- Alternate building address sign location



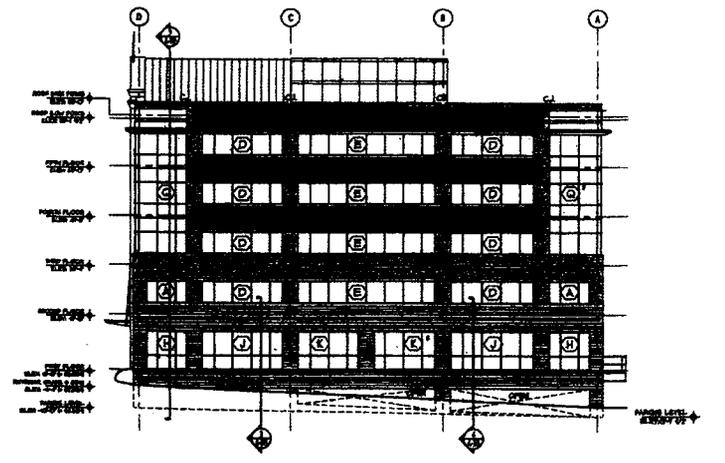
1 EAST ELEVATION
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



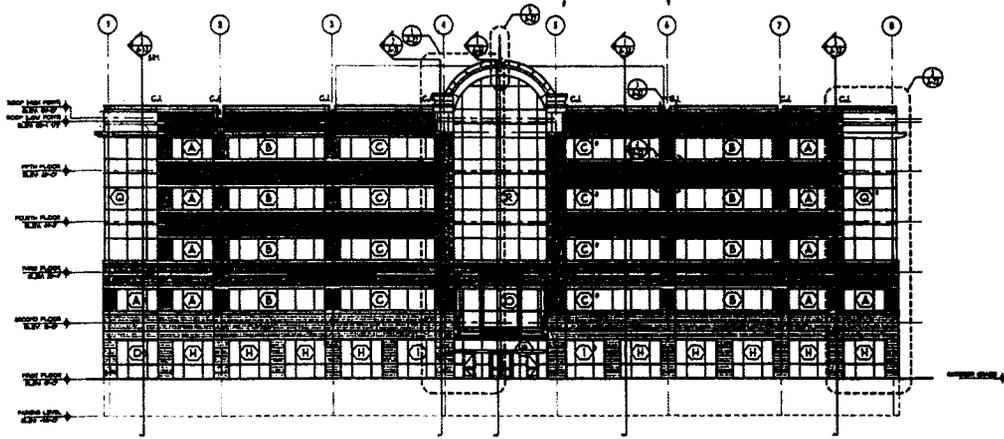
3 WEST ELEVATION
SCALE 1/8" = 1'-0"



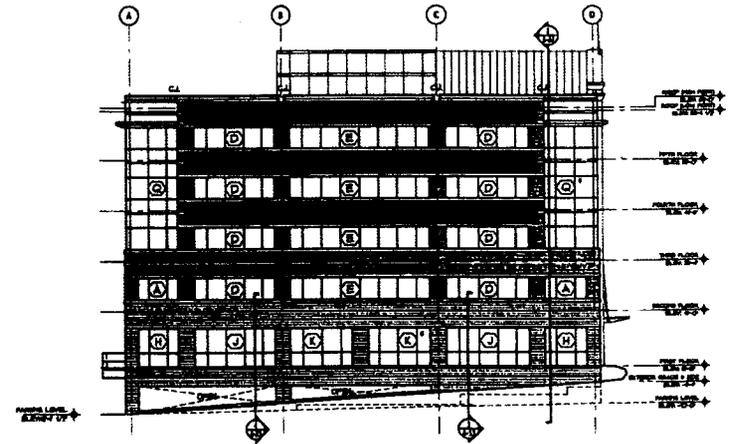
4 NORTH ELEVATION
SCALE 1/8" = 1'-0"

Metro Park Phase 2 - 6350 Walker Lane

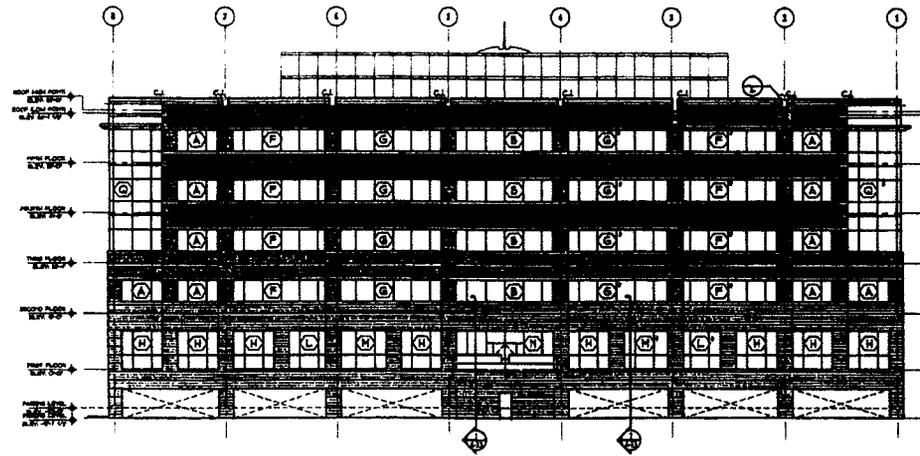
- Existing signage
- General area where future signage may be located
- Building address sign
- Alternate building address sign location



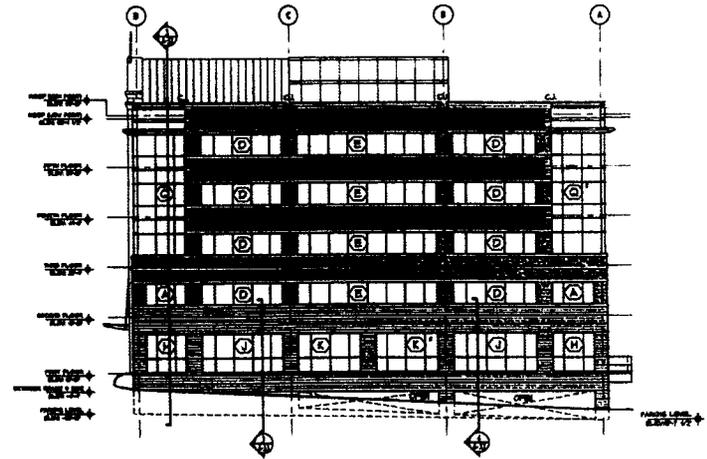
1 EAST ELEVATION
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



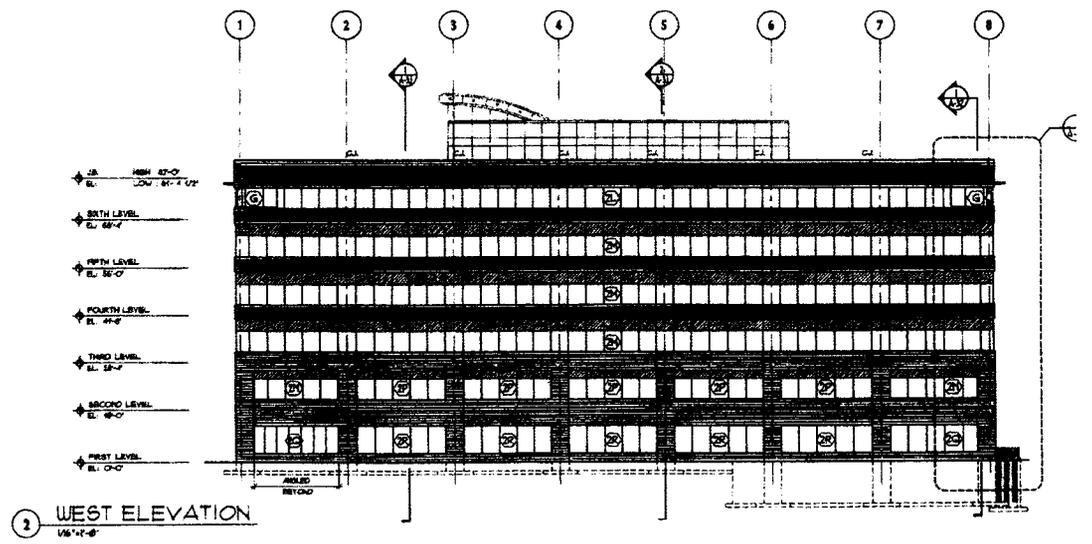
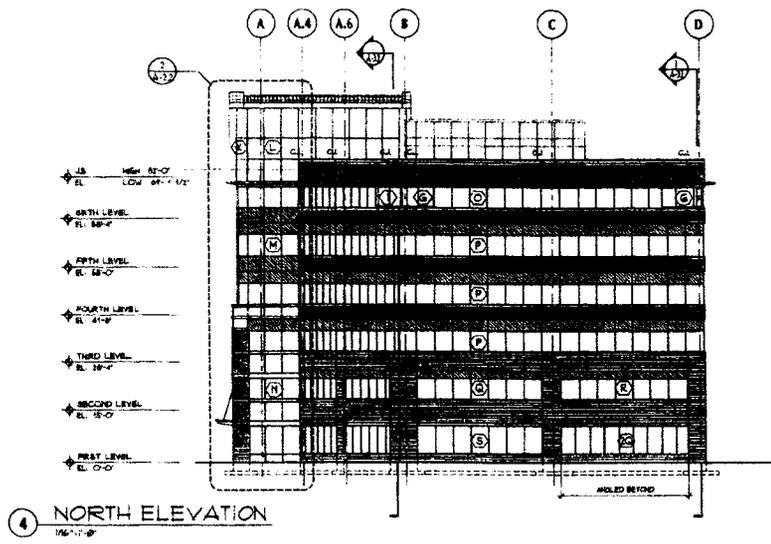
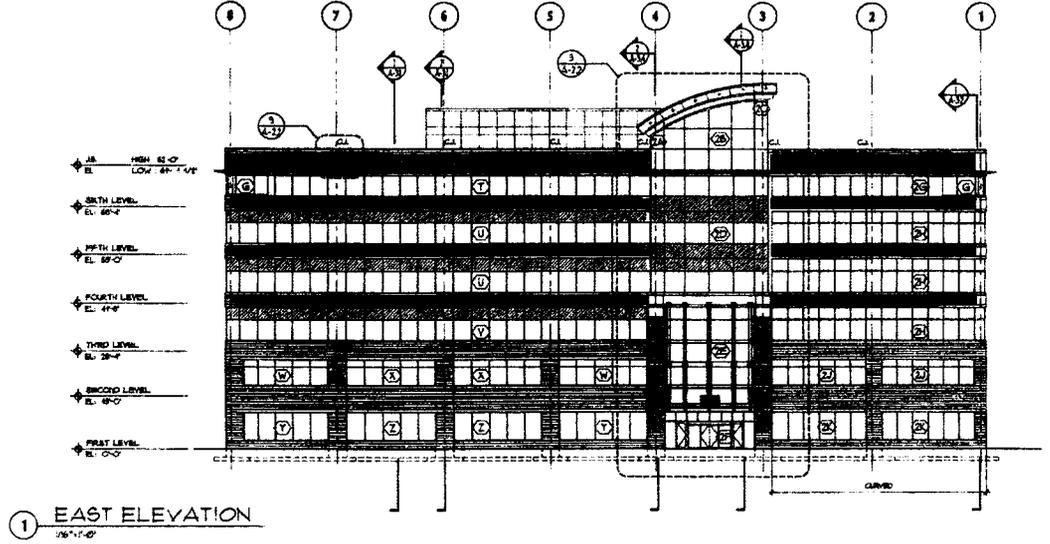
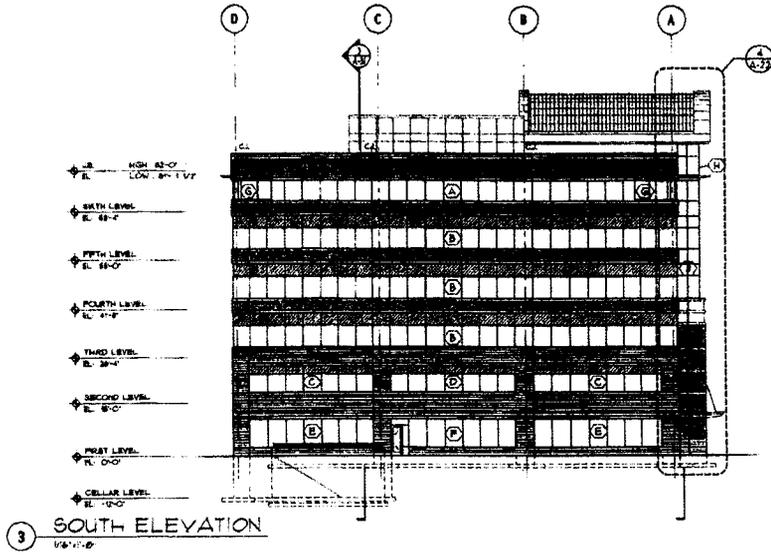
3 WEST ELEVATION
SCALE 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE 1/8" = 1'-0"

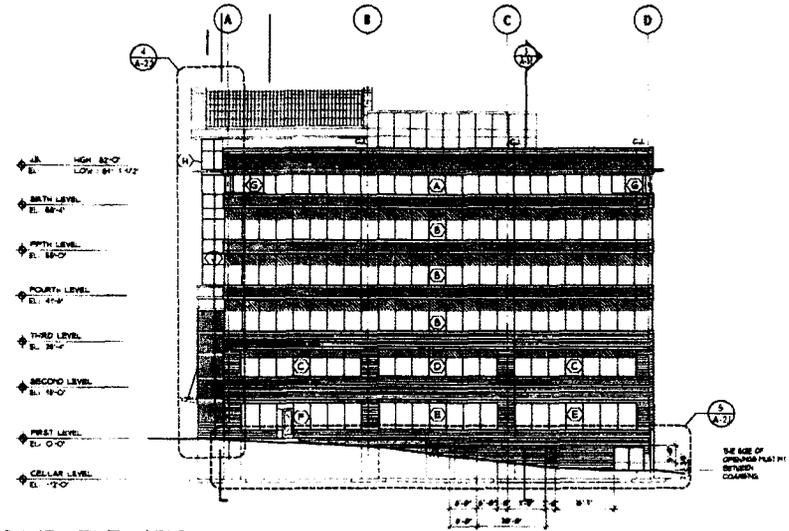
Metro Park Phase 3 - 6354 Walker Lane

General area where future signage may be located
 Building address sign

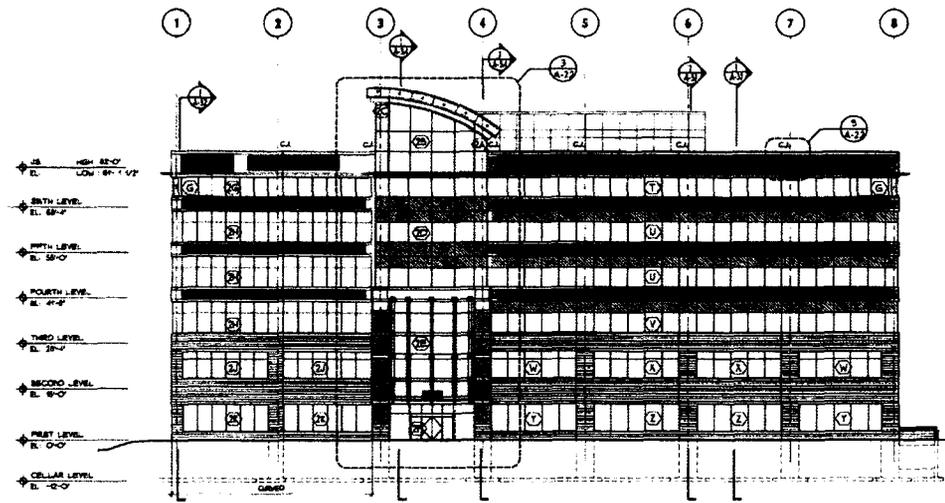


Metro Park Phase 4 - 6359 Walker Lane

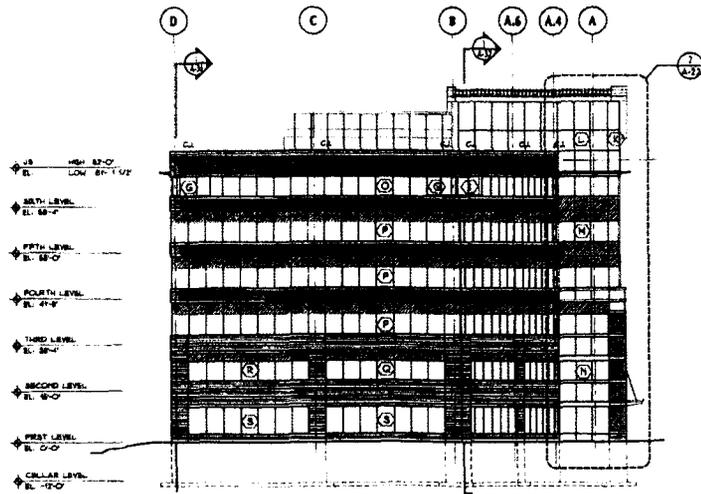
- Existing signage
- General area where future signage may be located
- Building address sign



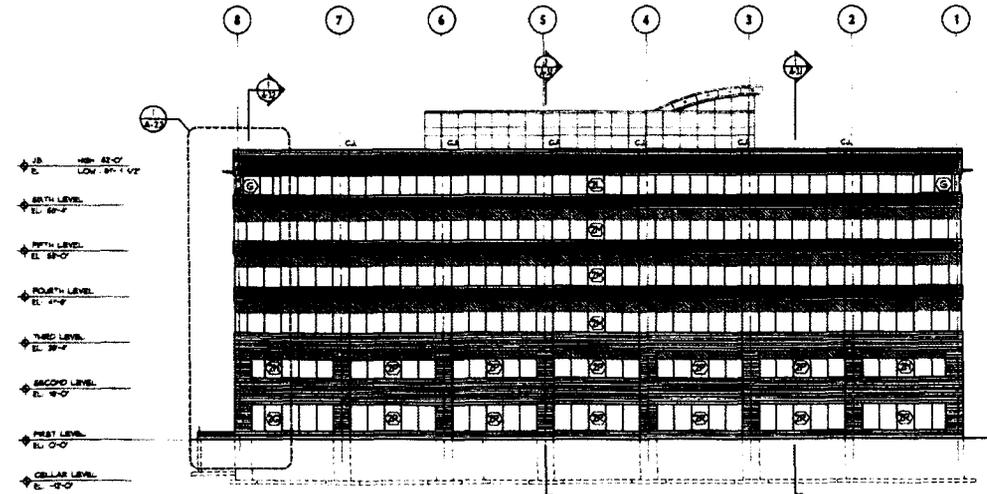
SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

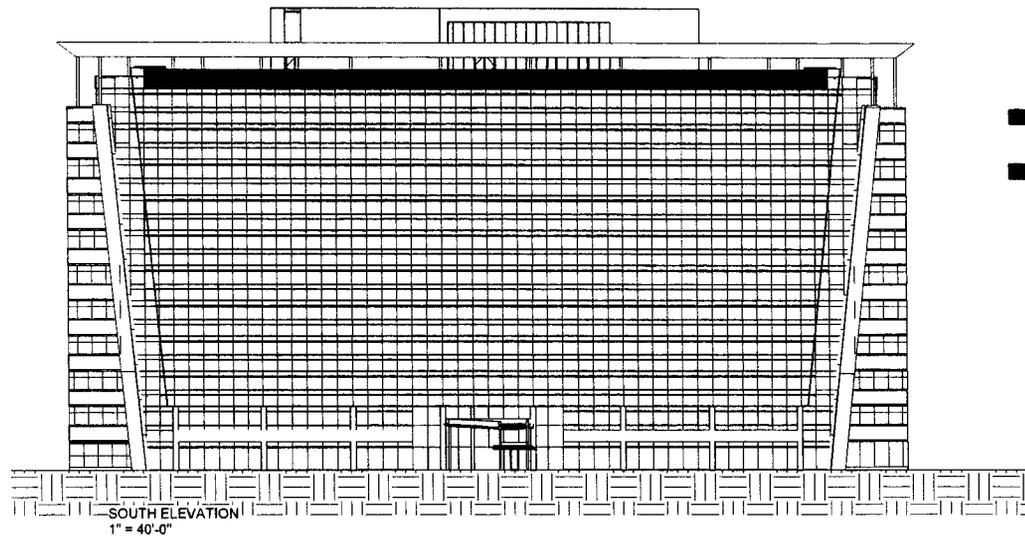
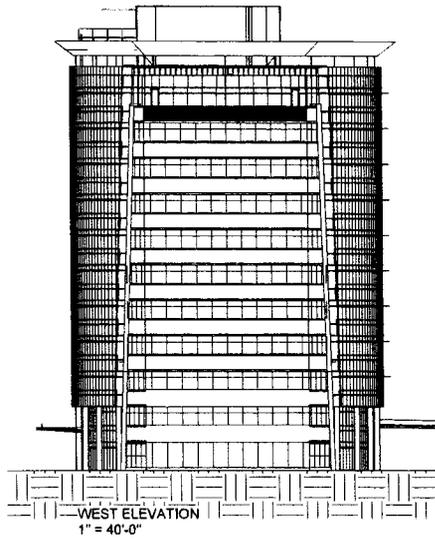


NORTH ELEVATION
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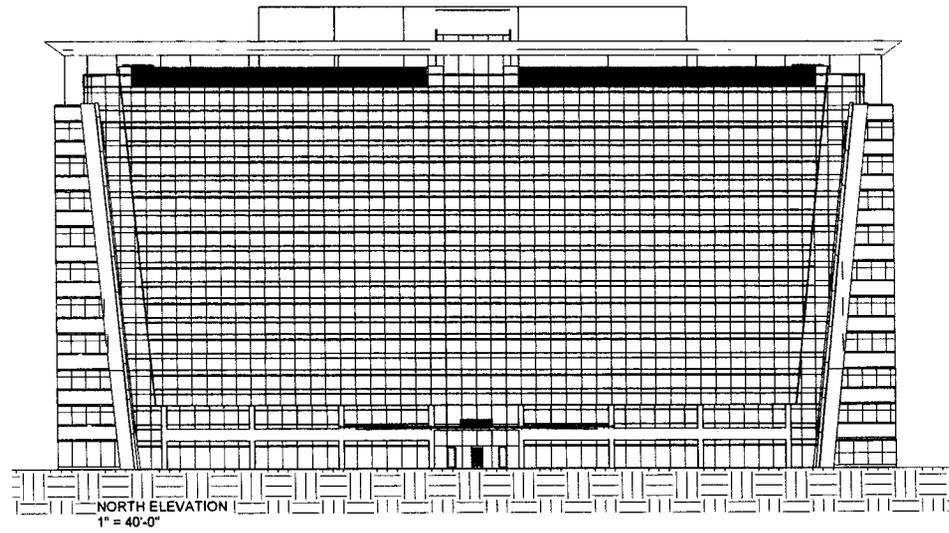
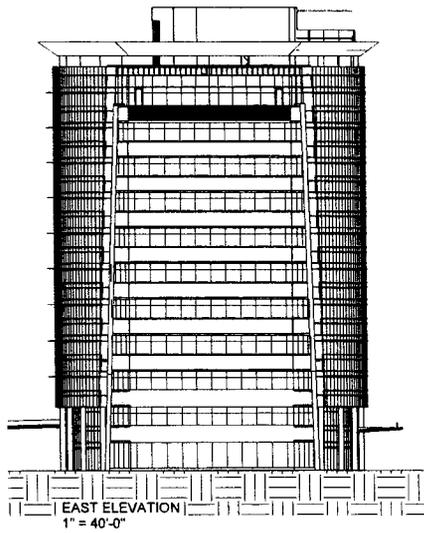


EAST ELEVATION
1/8" = 1'-0"

Metro Park Phase 5 - 6363 Walker Lane

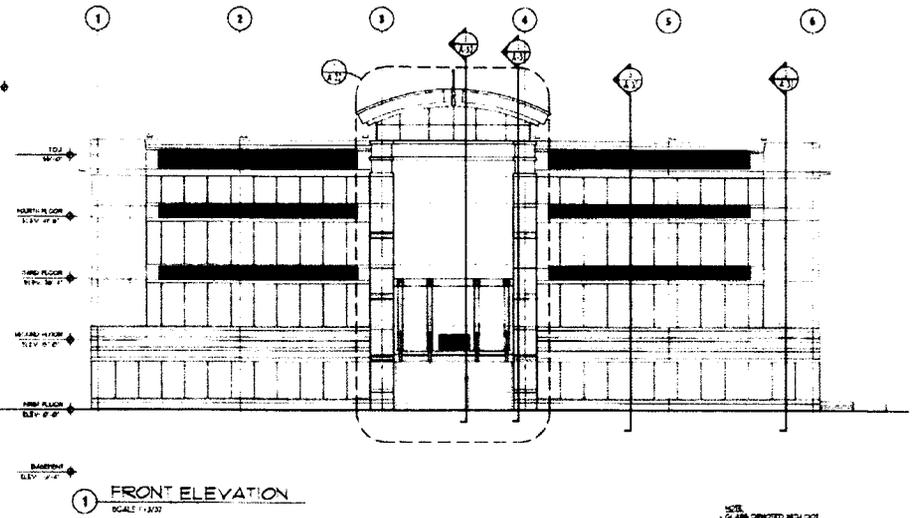
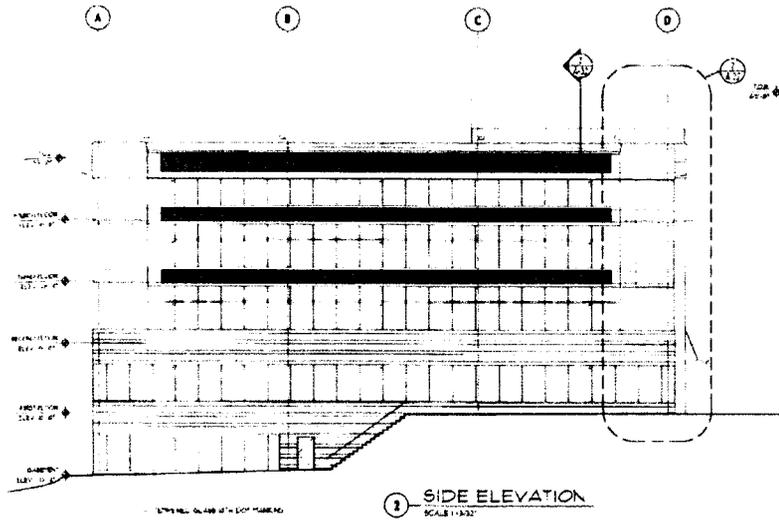


- General area where future signage may be located
- Building address sign
- General area where future retail or restaurant sign may be located

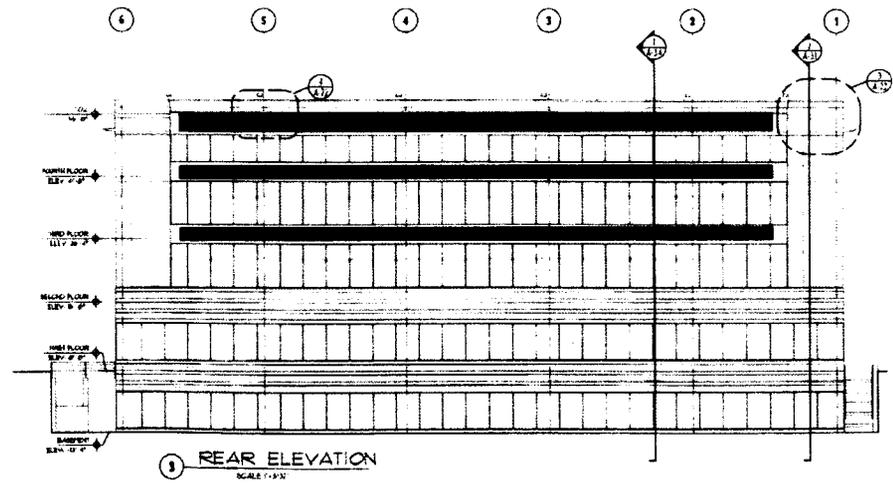
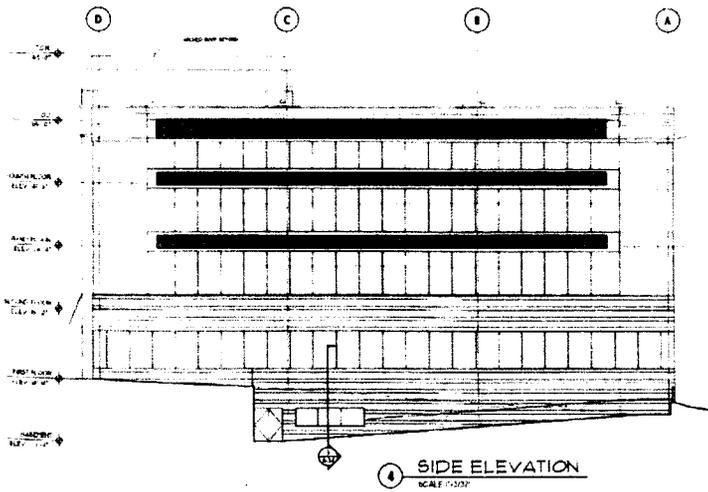


Metro Park Phase 6 - 6361 Walker Lane

- General area where future signage may be located
- Building address sign

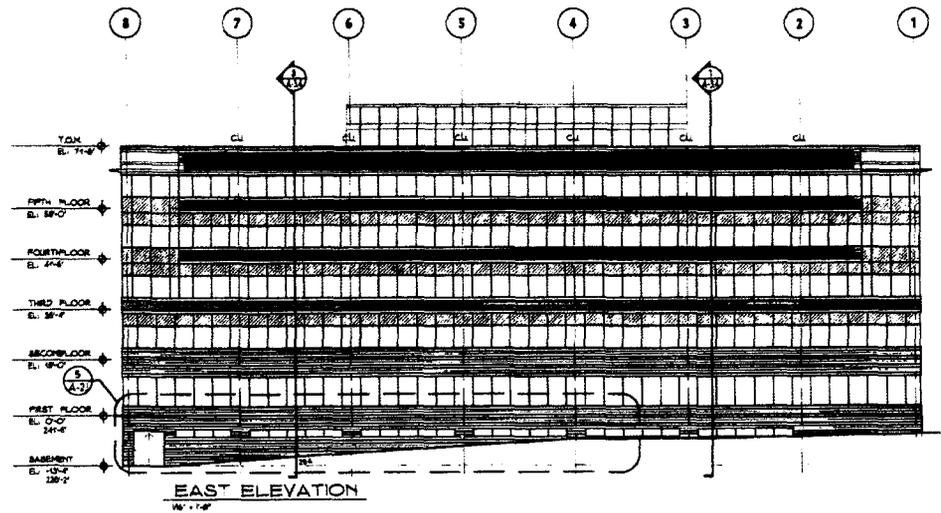
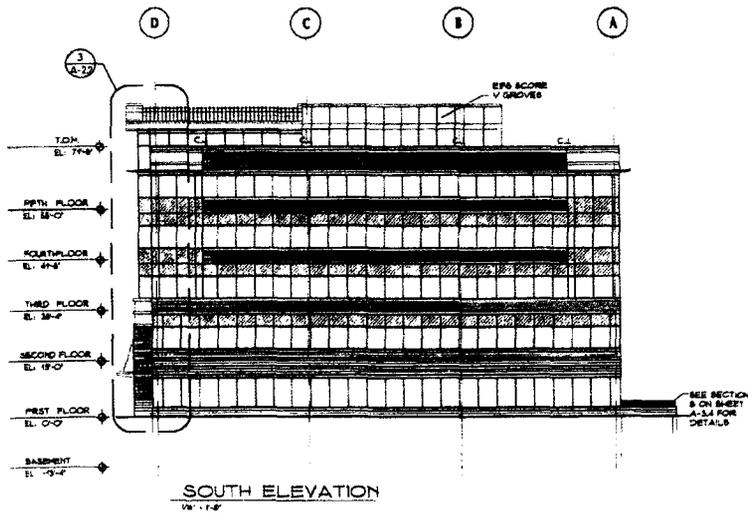
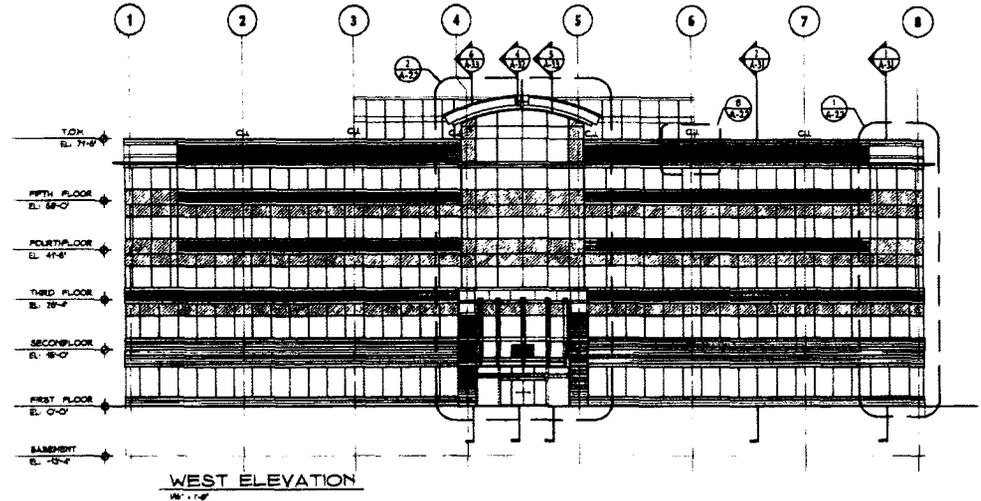
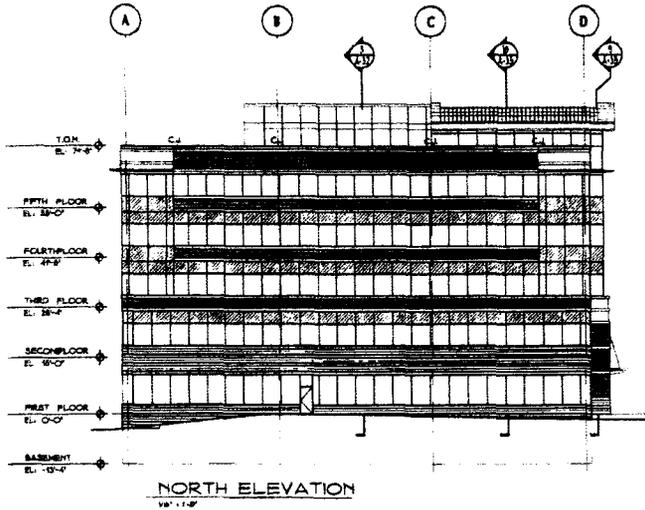


NOTE:
GLASS CURTAINS WITH LOCK
HANDING TO BE SUPPLIED OWNER
AS PER SPECIFIED



Metro Park Phase 7 - 6348 Walker Lane

-  General area where future signage may be located
-  Building address sign
-  General area where future restaurant signage may be located



Metro Park Phase 8 - 6909 Metro Park Drive

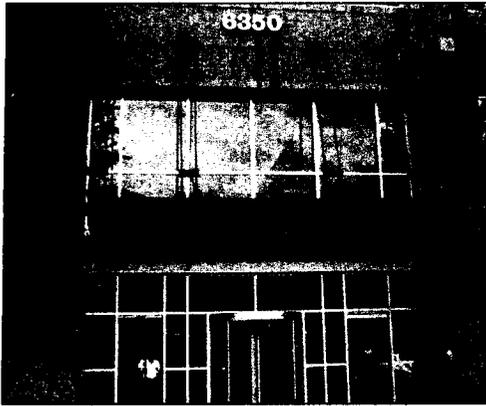
**Signage Type E
Building Mounted Address Signs**

Building Mounted address signs, which are located above the main entrance to each building, are not counted toward the total amount of square footage for each building as they are permitted without a permit pursuant to the Fairfax County Zoning Ordinance. Each of these is approximately 12" x 66"; or 5.5 square feet in area.

At the time of this Comprehensive Sign Plan's submission, there are two existing Building Mounted Address Signs that are located on the building itself, and are not currently mounted on the canopy over the front door. Alternate locations for these signs are shown, so that they may be relocated on top of the canopy, in order to be consistent with the other buildings within Metro Park.

Metro Park: Inventory of Building Address Signs

Metro Park Phase 2 – 6350 Walker Lane



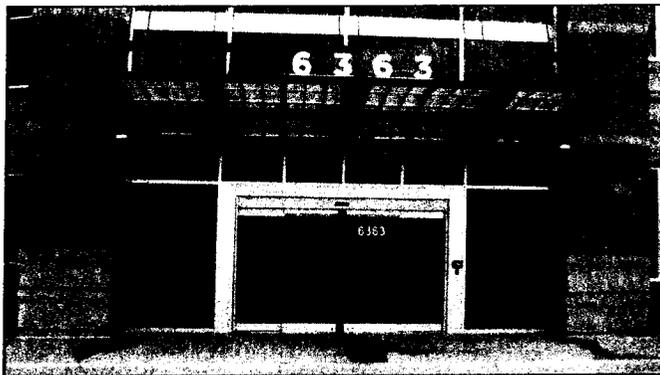
Metro Park Phase 3 – 6354 Walker Lane



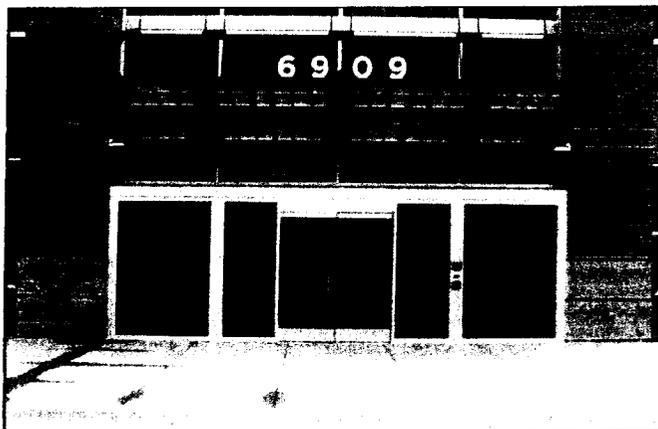
Metro Park Phase 4 – 6359 Walker Lane



Metro Park Phase 5 – 6363 Walker Lane



Metro Park Phase 8 – 6909 Metro Park Drive





County of Fairfax, Virginia

MEMORANDUM

DATE: October 24, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief *AKR*
Site Analysis Section *by CAA*
Department of Transportation

FILE: 3-4 (RZ 1998-LE-048)

SUBJECT: Transportation Impact

REFERENCE: CSP 1998-LE-04803, CSHV Metro Park L.L.C.
Traffic Zone: 1487
Land Identification Map: 91-1 ((1)) 11B2, 23E,
91-1 ((28)) 1, 2A, 91-1 ((31)) 1, 2, 3, 4A, and 4C

The following amended comments reflect the position of the Department of Transportation, and are based on the applicant's Statement of Justification and related information dated May 29, 2009.

The applicant is seeking approval for the location of various retail and information signing within the office park development. The site's eastbound point of access from the Franconia-Springfield Parkway is limited to emergency vehicles only. Therefore, all signing adjacent to the Franconia-Springfield parkway should be located, or shielded with landscaping, so as not to be visible to eastbound traffic on the Franconia-Springfield Parkway.

AKR/CAA

Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services.

PROFFER CONDITION AMENDMENT**METRO PARK****PCA 1998-LE-048-2/FDPA 1998-LE-048-1-2**

Date: September 5, 2003

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this Proffer Condition Amendment application hereby reaffirm that the development of the parcels under consideration are now shown on the Fairfax County Tax Maps as Tax Map Reference Nos. as 91-1-((1))-23C and 11-B2 and Tax Map Reference 91-1-((28))-1 and 2 (hereinafter referred to collectively as the "Property") and will be in accordance with the proffered conditions accepted by the Board of Supervisors in the approval of RZ/FDP 1998-LE-048 dated July 30, 1999, and the undated proffers accepted in PCA 1998-LE-048 and FDPA 1998-LE-048, except as qualified below. In the event this application is denied, these proffers shall be null and void. The Owners and the Applicant (hereinafter the "Applicant"), for themselves, their successors and assigns, reaffirms all previous proffers except as specifically modified herein and agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Applicant hereby amends the approved CDPA/FDPA and makes the additions and/or revisions to the proffered conditions accepted in RZ 1998-LE-048 and PCA/FDPA 1998-LE-048 and are listed below.

The second paragraph of the July 30, 1999 proffers, which was amended by the third paragraph of the undated Partial Proffered Condition Amendment accepted pursuant to PCA 1998-LE-048 and FDPA 1998-LE-048, are both deleted, and the following substituted:

The Applicant agrees that the development will be in substantial conformance with the submitted CDPA/FDPA/PCA dated March 2002 and revised through July 8, 2003 (the "Plan"). Subject to the proffers and the provisions of Sections 18-204 and 16-403 of the Zoning Ordinance, the Applicant reserves the right to make minor modifications to the approved development plan in order to address engineering and architectural issues at the time of final site plan approval.

1. Proffer numbered 1, dated July 30, 1999, is hereby reaffirmed.

September 5, 2003

2. Proffer numbered 2, dated July 30, 1999, is hereby deleted and the following substituted:

[Proffer 2] The Property will be developed at a floor ratio (FAR) not to exceed 0.60 for office uses. The combined FAR for all uses as shown on the Plan and as defined below shall not exceed 0.62. Office uses shall not exceed 1,075,270 gross floor area (GFA), and the child care use shall not exceed 10,000 GFA. The maximum daily enrollment of the child care center shall not exceed 150. The total FAR of .62 includes density credit for dedication of right of way and Parcel 11C as set forth in Proffer #1 dated July 30, 1999.

3. Proffer numbered 3, dated July 30, 1999, is hereby deleted and the following substituted:

[Proffer 3] Accessory uses shall be permitted within the office buildings as said term is defined in Section 20-300 of the Zoning Ordinance. In addition to the uses shown for each of the buildings, Applicant may establish all, any, or any other combination of the uses set forth in Note 5 on the Plan.

4. Proffers numbered 4 through 11, both inclusive, and dated July 30, 1999, are hereby reaffirmed.

5. Proffer numbered 12, originally dated July 30, 1999, and amended in the Partial Proffered Condition Amendment accepted pursuant to PCA 1998-LE-048 and FDPA 1998-LE-048, is hereby deleted and the following substituted:

[Proffer 12] Buildings shall not exceed the height shown on the Plan except that the building identified as Phase 7 shall not exceed 55 feet as shown on the Plan. (Provided, however, the calculation of building height shall exclude parapet walls and all other structures specified in Section 2-506 of the Zoning Ordinance). The height of the parking structures shall not exceed 60 feet.

6. Proffers numbered 13 through 29, both inclusive, and dated July 30, 1999, are hereby reaffirmed.

7. Proffer numbered 30, dated July 30, 1999, is hereby deleted and the following substituted:

[Proffer 30] To provide the residents of Lewin Park with access to Beulah Street, a road connection from Jasper Lane to Arco Street in

Lewin Park, as shown on the Plan, shall be required and its construction will occur concurrently with construction of the next office building, which will be any one of the buildings labeled on the Plan as Phases 5 through 8. This road connection shall connect to Metropark Drive. Compliance with this proffer shall be based upon the date of these proffers.

8. Proffer numbered 31, dated July 30, 1999, is hereby deleted and the following substituted:

[Proffer 31] A road connection to Lewin Park will be allowed at two locations. The Jasper Lane/Arco Street connection is described in Proffer 30 above, and the cost of its construction will be at the expense of the Applicant, its successors or assigns. A second connection from Metro Park Drive has not been determined, and the cost of its construction, including removal of any portion of the wall constructed pursuant to Proffer Number 9, shall be at the expense of the developer of Lewin Park.

9. Proffers numbered 32 through 34, both inclusive, and dated July 30, 1999, are hereby reaffirmed.

10. Proffer numbered 35, subsections (1) through (4), originally dated July 30, 1999, is hereby reaffirmed. Subsection (5) of proffer 35 is hereby deleted and the following substituted:

[Proffer 35(5)] Upon achieving a total occupancy level on the Property of 1,075,270 GFA of development (as evidenced by the issuance of Non-RUPS), the Applicant or assigns shall cause a traffic study to be undertaken to assess the accuracy of the total peak hour vehicle trip generation projections for the property based upon the ITE Trip Rates used to generate the estimated volume counts contained on Table 2 of the Traffic Impact Study prepared by Wells & Associates dated May 5, 1999. The study shall be submitted to the Fairfax County Department of Transportation.

11. Proffer numbered 36 is hereby reaffirmed.

With approval of PCA 1998-LE-048-2/FDPA 1998-LE-048-1-2, the following new proffers are hereby added and numbered sequentially with the previously accepted proffers dated July 30, 1999:

September 5, 2003

37. A six foot tall, board-on-board acoustically solid fence as shown on the CDPA/FDPA shall be provided around all sides of the outside play area for the child care center.

38. A minimum of ten parking spaces that are the closest to the entrance of the child care center shall be reserved for use by the child care center, so as to facilitate drop off and pick up of the children. Signs that state that the spaces are reserved shall be provided. The staff of the child care center shall be prohibited from parking in these spaces.

39. The number of children in the play area at any one time shall not exceed 50. This proffer does not limit the daily enrollment of the child care center. Proffer #2 addresses daily enrollment.

[SIGNATURE PAGES ATTACHED]

PCA 1998-LE-048-2/FDPA 1998-LE-048-1-2
September 5, 2003

OWNER OF FAIRFAX COUNTY TAX MAP: 91-1-((1))-
23C

MPW LLC, a Virginia limited liability company

By: Metro Park Associates LLC,
a Virginia limited liability
company, sole member

By: B. Mark Fried
B. Mark Fried, Manager

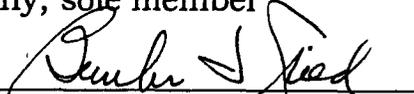
PCA 1998-LE-048-2/FDPA 1998-LE-048-1-2
September 5, 2003

OWNER OF FAIRFAX COUNTY TAX MAP: 91-1-((1))-
23C

MPW LLC, a Virginia limited liability company

By: Metro Park Associates LLC,
a Virginia limited liability
company, sole member

By:


Barbara J. Fried, Manager

PCA 1998-LE-048-2/FDPA 1998-LE-048-1-2
September 5, 2003

OWNER OF FAIRFAX COUNTY TAX MAP:
91-1-((28))-1, 2 and 91-1-((1))-11B2

MPE LLC, a Virginia limited liability company

By: Metro Park Associates LLC,
a Virginia limited liability
company, sole member

By: 
B. Mark Fried, Manager

PCA 1998-LE-048-2/FDPA 1998-LE-048-1-2

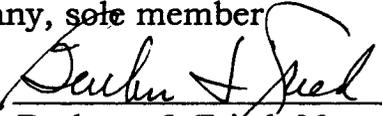
September 5, 2003

OWNER OF FAIRFAX COUNTY TAX MAP:
91-1-((28))-1, 2 and 91-1-((1))-11B2

MPE LLC, a Virginia limited liability company

By: Metro Park Associates LLC,
a Virginia limited liability
company, sole member

By:


Barbara J. Fried, Manager

\\REA\133585.6



County of Fairfax, Virginia

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

April 28, 2009

Ms. Inda E. Stagg
Walsh, Colucci, Lubeley, Emrich & Walsh
2200 Clarendon Blvd., Thirteenth Floor
Arlington, VA 22201-3359

Re: Interpretation for RZ 1998-LE-048, PCA 98-LE-048-2, FDPA 1998-LE-048-1-2, Metro Park, Eating Establishment in Phase 8 Building

Dear Ms. Stagg,

This is in response to your letter of February 13, 2009, and faxes dated March 23 and March 26, 2009, requesting an interpretation of the proffers accepted by the Board of Supervisors in conjunction with the approval of the above referenced application. As I understand it, the question is whether the establishment of an approximately 7,500 square foot full service restaurant would be in substantial conformance with the proffers. You also inquire as to whether the provision of signage for the proposed restaurant in accordance with Article 12 would be in substantial conformance with the proffers. Each question will be addressed individually below. A copy of your letter is attached for reference.

On August 2, 1999, the Board of Supervisors approved RZ 1998-LE-048 on 37.17 acres of land to the PDC (Planned Development Commercial), subject to proffers, to allow a mixed use development with office, retail, hotel/retail and freestanding child care center. Subsequently, PCA 1998-LE-048-2, was approved by the Board of Supervisors on September 15, 2003, subject to proffers, on 29.23 acres of land to alter the easternmost portion of the site where there had been a hotel/retail building and freestanding child care center which were consolidated into the subject building with both office use and a child care center. The property is also subject to Final Development Plan Amendment FDPA 1998-LE-048-1-2, as approved by the Planning Commission on July 24, 2003, subject to the Board of Supervisors approval of PCA 1998-LE-048-2.

According to your letter, the proposed eating establishment would be located in the Phase 8 building at the southwest corner of the site to service all the occupants of the building, visitors to Metro Park and people from outside Metro Park. The proposed daily hours of operation are 11:00 a.m. until 10:00 p.m. for a 110 seat restaurant.

Department of Planning and Zoning

Zoning Evaluation Division

12055 Government Center Parkway, Suite 801

Fairfax, Virginia 22035-5509

Phone 703 324-1290

FAX 703 324-3924

www.fairfaxcounty.gov/dpz/

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Integrity * Teamwork * Public Service**

Proffer 3 is as follows:

“Accessory uses shall be permitted within the office buildings as said term is defined in Section 20-300 of the Zoning Ordinance. In addition to the uses shown for each of the buildings, Applicant may establish all, any, or any other combination of the uses set forth in Note 5 on the Plan.”

Note 5 on the FDPA plan states in part:

“The primary use of each building will be as represented in tabulation under proposed development program. It is to be understood that the following principal and secondary uses may also be established in each of the proposed buildings before establishment of such uses, parking will be provided in accordance with Article 11 of the Zoning Ordinance.”

One of the listed uses is “Eating establishments.”

You wish to establish an eating establishment in the Phase 8 building that would provide services for those within the immediate buildings and to people outside the immediate area. Note 10 on the FDPA states that eating establishments are a permitted use. Proffer 4 specifies that the eating establishments are to be designed primarily for tenants and their employees.

It is my determination that the proposed eating establishment would be in substantial conformance with the proffers provided that the use meets the parking requirements as determined by DPWES.

You also inquire as to whether the provision of signage for the restaurant in accordance with Article 12 of the Zoning Ordinance would be in substantial conformance with the proffers. Proffer 13 states in part the following:

“The architectural styling of all buildings, parking structures, and signage shall be compatible and of high quality typified by unified themes. The exterior of all buildings will be constructed of materials ...”

Proffer 15 states in part the following:

“Facade, directional, and monument signage shall be coordinated throughout the project. All permanent freestanding signs shall be monument type; pole signs shall not be permitted. Buildings mounted corporate logos shall be permitted. A comprehensive sign plan shall be submitted with the site plan for the second building to be constructed on the Property in accordance with the provision of Article 12, signs, subject to this Proffer 15.”

Ms. Inda E. Stagg

Page 3

It is my determination that a building mounted sign for the restaurant may be permitted provided that all proffers regarding signs are met, including the submission of the proffered comprehensive sign plan to the Planning Commission for approval pursuant to Section 12-210 of the Zoning Ordinance.

These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Lisa Feibelman at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division, DPZ

N:\Interpretations\Rezoning - RZ\PCA & FDP 1998-LE-048 - Metro park - restaurant.doc

Attachments: A/S

cc: Jeffrey C. McKay, Supervisor, Lee District
Rodney Lusk, Planning Commissioner, Lee District
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch, DPZ
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Kenneth Williams, Plan Control, Land Development Services, DPWES
Angela Rodeheaver, Chief, Site Analysis Section, DOT
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: RZ 1998-LE-048, PCA 1998-LE-048-2, FDPA 1998-LE-048-1-2, PI 0902 021,
Imaging, Reading File

12-101 Purpose and Intent

The purpose of this Article is to regulate all exterior signs and interior signs placed for exterior observance so as to protect property values, to protect the character of the various communities in the County, to facilitate the creation of a convenient, attractive and harmonious community, to protect against danger in travel and transportation, to improve and protect the public health, safety, convenience and general welfare, and to further the stated purpose and intent of this Ordinance.

Any sign erected on a lot or building for the purpose of identification or for advertising a use conducted therein or thereon shall be an accessory use to the principal use.

It is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public.

12-203 Commercial Uses - General

The following regulations shall apply to all signs which are accessory to permitted, special permit and special exception uses located in a C district or the commercial area of a P district, except as provided in Par. 12 of Sect. 207 below. The regulations of this section are supplemented by the provisions set forth in Sections 204, 205 and 206 below.

1. Building-mounted signs may be located anywhere on the surface of the walls or roof of the building, but no part of any sign shall extend above or beyond the perimeter of the building wall, parapet wall or roof, except as permitted by Par. 2 below. No sign shall be located on a chimney, flue, antenna, monopole, transmission tower or cable, smokestack, or other similar rooftop structures and mechanical appurtenances. A sign may be mounted flat against a rooftop penthouse wall or rooftop screening wall which is an integral architectural element of the building through the continuation of materials, color, and design exhibited by the main portion of the building. Such signs shall conform to the following:

A. No part of the sign shall extend above or beyond the perimeter of the penthouse wall or screening wall to which it is attached or project outward from the penthouse wall or screening wall.

B. The sign shall not extend more than twelve (12) feet above the lowest point of the wall, and shall be limited to identification signs consisting of an organizational logo and/or the name of a company or premises.

2. A building-mounted sign may extend beyond the wall of a building when such sign is erected at a right angle to the wall, does not extend into the minimum required yard and is not located closer than two (2) feet to any street line.

3. Signs may be located on the vertical face of a marquee, but no part of the sign shall extend above or below the vertical face. The bottom of a marquee sign shall be no less than ten (10) feet above a walkway or grade, at any point.

4. Unless further restricted by the provisions that follow, no freestanding sign shall exceed a height of twenty (20) feet.

5. Freestanding signs, where permitted, shall in no instance project beyond any property line or be within five (5) feet of the curb line of a service drive, travel lane or adjoining street. When located on a corner lot, a freestanding sign shall be subject to the provisions of Sect. 2-505.

6. Illumination of signs shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.

7. Except as qualified herein, signs shall be limited to identifying or advertising the property, the individual enterprises, the products, services or the entertainment available on the same property where the sign is located.

8. Building-mounted signs on buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s) shall not exceed one and one-half (1 ½) square feet of sign area for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign, however, shall have a sign area in excess of 200 square feet.

9. Building-mounted signs on buildings housing more than one (1) tenant where each tenant has its own outside entrance(s) shall not exceed one and one-half (1 1/2) square feet of sign area for each linear foot of building frontage occupied by each tenant, except as provided for in Par. 3 of Sect. 106 above. The maximum allowable sign area for any one tenant, however, shall not exceed a total of 200 square feet, except that a tenant, which has building frontage that results in an allowable sign area greater than 200 square feet and occupies an area with more than one perimeter wall containing a main entrance for use by the general public, may place a maximum of 200 square feet of allowable sign area on each such perimeter wall; however, in no instance shall the square footage of signage on any such wall exceed one and one-half (1 1/2) times the length of such wall.

10. A shopping center shall be permitted one (1) freestanding sign; provided, however, that a shopping center with frontage on two (2) or more major thoroughfares may have one (1) freestanding sign for each frontage on a major thoroughfare with a maximum of two (2) such signs. No freestanding sign(s), other than those noted above, shall be permitted for individual enterprises located within or on the same lot with a shopping center.

11. Service stations or service station/mini-marts may be allowed one (1) additional square foot of sign area on each gasoline pump for the sole purpose of identifying the specific product dispensed from that pump.

12. Notwithstanding the provisions of this Ordinance, motor vehicle fuel price signs required by the provisions of Article 4 of Chapter 10 of The Code shall be permitted, and the sign area of such sign(s) shall not be computed in the maximum sign area permitted by this Ordinance.

13. The following signs are permitted as accessory to office parks:

A. One (1) freestanding sign may be erected at each major entrance to an office park. Such sign(s) shall identify the name of the office park. No such sign shall exceed forty (40) square feet in area or twenty (20) feet in height or be located closer than ten (10) feet to any street line.

B. One (1) freestanding building identification sign may be permitted for each detached building which houses a principal use within an office park. Such sign(s) shall be limited to identifying the name of the building and/or the individual enterprises located therein, the address, trademark or identifying symbol or any SIGNS 12-21 combination thereof. No such sign shall exceed twenty (20) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any lot line.

C. One (1) freestanding on-site directory sign may be permitted in close proximity to each major entrance of an office park. Such sign(s) shall be limited to identifying and providing directional information to the individual enterprises located within the office park. No such sign shall exceed fifteen (15) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any street line.

14. Hospitals shall be permitted one (1) freestanding sign at each entrance. No freestanding sign shall exceed eighty (80) square feet in area or twelve (12) feet in height, or be located closer than five (5) feet to any lot line. Hospitals shall also be permitted one (1) building-mounted sign for each building entrance for the purpose of identifying a hospital function. No such sign shall exceed fifty (50) square feet in area. The Board may approve additional signs in accordance with Sect. 9-308.

12-210 Uses in P Districts

The provisions set forth in the preceding Sections shall be applicable to signs accessory to uses in P districts. However, in keeping with the intent to allow flexibility in the design of planned developments, the following options may be applicable to signs in the P districts:

1. As an alternative, signs may be permitted in a P district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission following a public hearing conducted in accordance with the provisions of Sect. 18-109. The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs.

2. In addition, within a PRC District, a plan for off-site directional signs which identify destinations or locations within the district such as commercial centers, residential areas, public uses or community facilities may be approved by the Planning Commission following a public hearing conducted in accordance with Sect. 18-109; provided, however, that written notice to property owners and adjacent property owners shall not be required. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the plan as well as the nature of the information to be displayed on each sign. All such signs shall be located within the PRC District.

3. Any application submitted pursuant to Par. 1 or 2 above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and a fee as set forth in Sect. 18-106.

When such application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written statement signed by the record owners of such properties which indicates their endorsement of the application.

4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

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 in the zoning district if the site were developed as a conventional subdivision. See 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. 3-404 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	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
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	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		