

DEVELOPMENT CONDITIONS

CSP 2008-MD-003

July 22, 2010

If it is the intent of the Planning Commission to approve CSP 2008-MD-003, located at Tax Map Parcels 100-1 ((1)) 9A, 11A, 11A1, 14 and 15 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 "Hilltop Village Center" and prepared by Rounds VanDuzer Architects dated March 25, 2010, as revised through July 6, 2010, is approved only for those signs shown on the CSP. Modifications to tenant signs allowed by the CSP shall not include any increase in sign area 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 acknowledgment 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. There shall be no signs moving, displaying flashing or intermittent lights, or lights of changing degrees of intensity of color, scrolling LED text or images, or moving copy, nor have any features which would be construed as fluorescent or neon in character or color.

5. 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.
6. 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.
7. All freestanding permanent signs shall maintain at least 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.
8. 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. Additionally, signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass. No uplighting shall be permitted on any sign.
9. Except for the anchor tenant (Wegmans) and the two financial institutions, individual tenant signs, to include building-mounted signs may incorporate various colors, typography, and logos, consistent with the individual tenant's corporate identification. All other signs shall be consistent with the color palette, typography and the use of logos indicated in the CSP.
10. Irrespective of the information contained on Page 27 of the Comprehensive Sign Plan, individual tenants in the freestanding Office building shall be permitted to have illuminated signs that incorporate tenant-specific colors, fonts, and logos. The letter height, logo height, and maximum sign area for each sign will be consistent with the information contained on Page 27.
11. The bottom of all "seasonal banners on street light poles" located within one (1) foot of a sidewalk or other pedestrian travel way shall be a minimum of six (6) feet off the finished walking surface.
12. No single building-mounted sign on buildings A, C, and D for tenants occupying less than 3,500 SF shall exceed a maximum of 60 SF in size.
13. No single building-mounted sign on buildings A, C, and D for Major tenants (tenants occupying 3,500 SF to 14,999 SF) shall exceed a maximum of 75 SF in size.

14. The total maximum square footage for building-mounted signage on Building B shall be 1,320 SF. It shall be allocated as follows:

- A maximum of twelve (12) building-mounted signs with a total maximum square footage of 720 square feet (SF) shall be permitted for the first-floor tenants. No single building-mounted sign for the tenants occupying less than 3,500 SF shall exceed a maximum of 60 SF in size and no building-mounted sign for Major tenants (tenants occupying 3,500 SF to 14,999 SF) shall exceed a maximum of 75 SF in size.
- A maximum of ten (10) building-mounted signs with a total maximum square footage of 600 SF shall be permitted for the second-floor tenants. No single building-mounted sign for tenants occupying less than 3,500 SF shall exceed a maximum of 60 SF in size and no building-mounted sign for Major tenants (tenants occupying 3,500 SF or more) shall exceed a maximum of 75 SF in size.

There shall be no more than two (2) signs on the building's western facade and no more than two (2) signs on the building's eastern facade. On the northern (Old Beulah Street) facade of Building B, there shall be no more than ten (10) signs on the first floor and no more than eight (8) signs on the second floor.

15. The total maximum square footage for building-mounted signage on the four-story Office Building shall be 1,200 SF. It shall be allocated as follows:

- No single building-mounted sign for the Major Office Building tenants (tenants occupying 20,000 SF or more) shall exceed a maximum of 100 SF in size. A maximum of twelve (12) building-mounted signs shall be permitted for Major Office Building tenants.
- No single building-mounted sign for tenants occupying less than 20,000 SF shall exceed a maximum of 40 SF in size.

There shall be no more than two (2) signs on the building's Old Beulah Street facade, no more than four (4) signs on the building's Beulah Street facade, and no more than two (2) signs on the building's Telegraph Road facade for the first floor tenants.

There shall be no more than four (4) signs on all façades, except for the northeast façade for the top two floors of the building.

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.