

DEVELOPMENT CONDITIONS

SE 2010-PR-010

September 7, 2010

If it is the intent of the Board of Supervisors to approve SE 2010-PR-010 located at 7926 and 7930 Jones Branch Drive [Tax Maps 29-4 ((7)) 5B and 5C] for a waiver of certain sign regulations in a Sign Control Overlay District, pursuant to Sect. 9-620 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. A copy of this Special Exception shall be posted in a conspicuous place on the property of the use and be made available to all departments of Fairfax County during the hours of operation on the permitted site.
4. This Special Exception is subject to the issuance of a Sign Permit(s). Any permit submitted pursuant to this special exception shall be in substantial conformance with the signage as depicted on the attached exhibits and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. Signage for 7930 Jones Branch Drive (Tysons Park Place II) shall be limited to that shown on the approved exhibits and as follows:

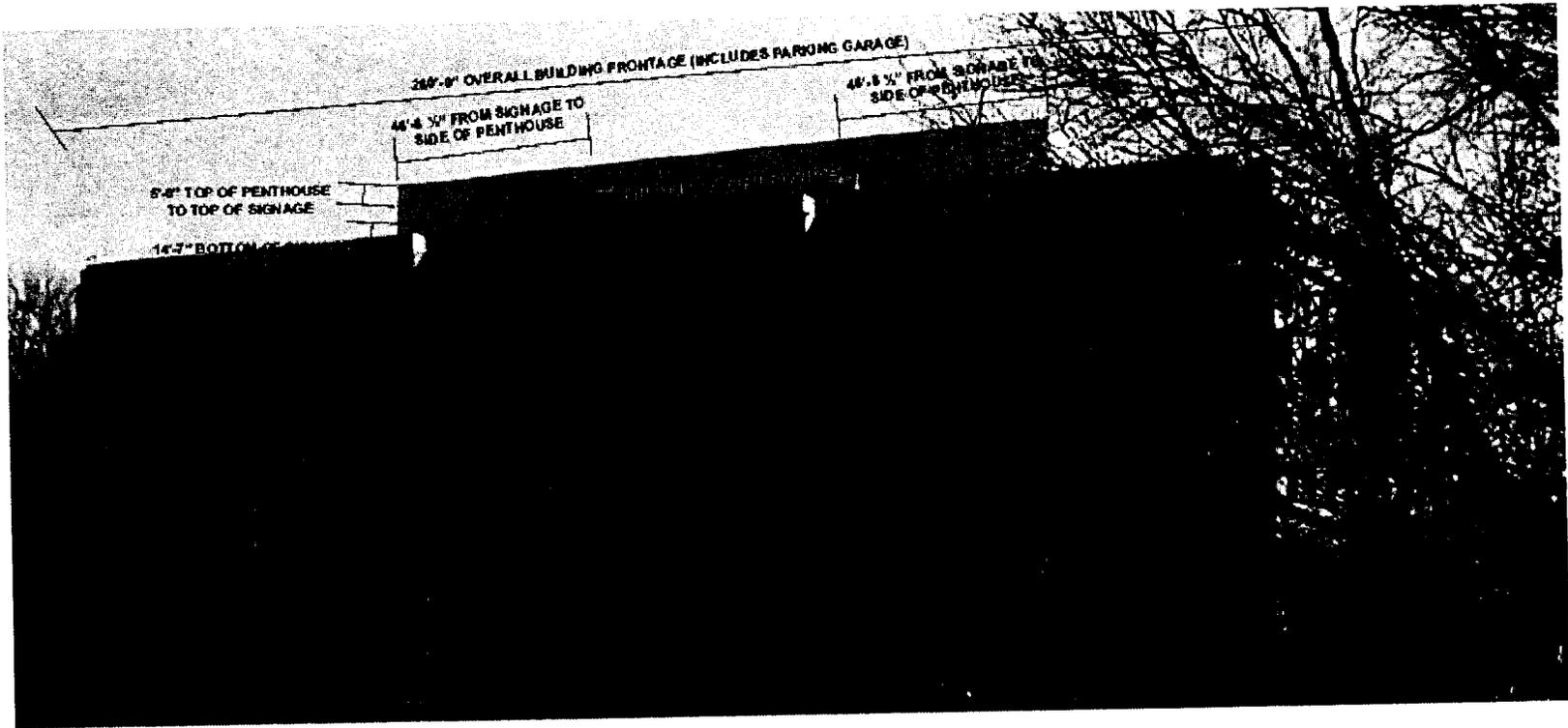
Location	Sign Description	Permitted Sign Area
Front and Rear (north and south elevations)	2 Building Mounted Signs	199.65 square feet for each sign
Side (west elevation)	1 Building Mounted Sign	50 square feet
Side (east elevation)	3 Building Mounted Signs	100 square feet total (25, 50 and 25 square foot for each sign)
Rear (north elevation)	3 Building Mounted Signs	100 square feet total (25, 50 and 25 square foot for each sign)
Freestanding sign at main circular drive entrance	1 Existing Freestanding Sign	39.31 square feet

6. Building-mounted signage for 7926 Jones Branch Drive (Tysons Park Place I) shall be in conformance with Article 12 of the Zoning Ordinance and shall not be limited by this Special Exception.
7. Signage names, lettering, color and/or logos shall be changeable for by-right uses on site without an amendment to this special exception.
8. Sign permit applications shall be accompanied by a letter of authorization or approval from the property owner.
9. Sign permits shall be issued after the applicable non-RUP(s) and/or tenant layout permits are satisfactorily obtained.
10. All signage lighting shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.

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

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. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

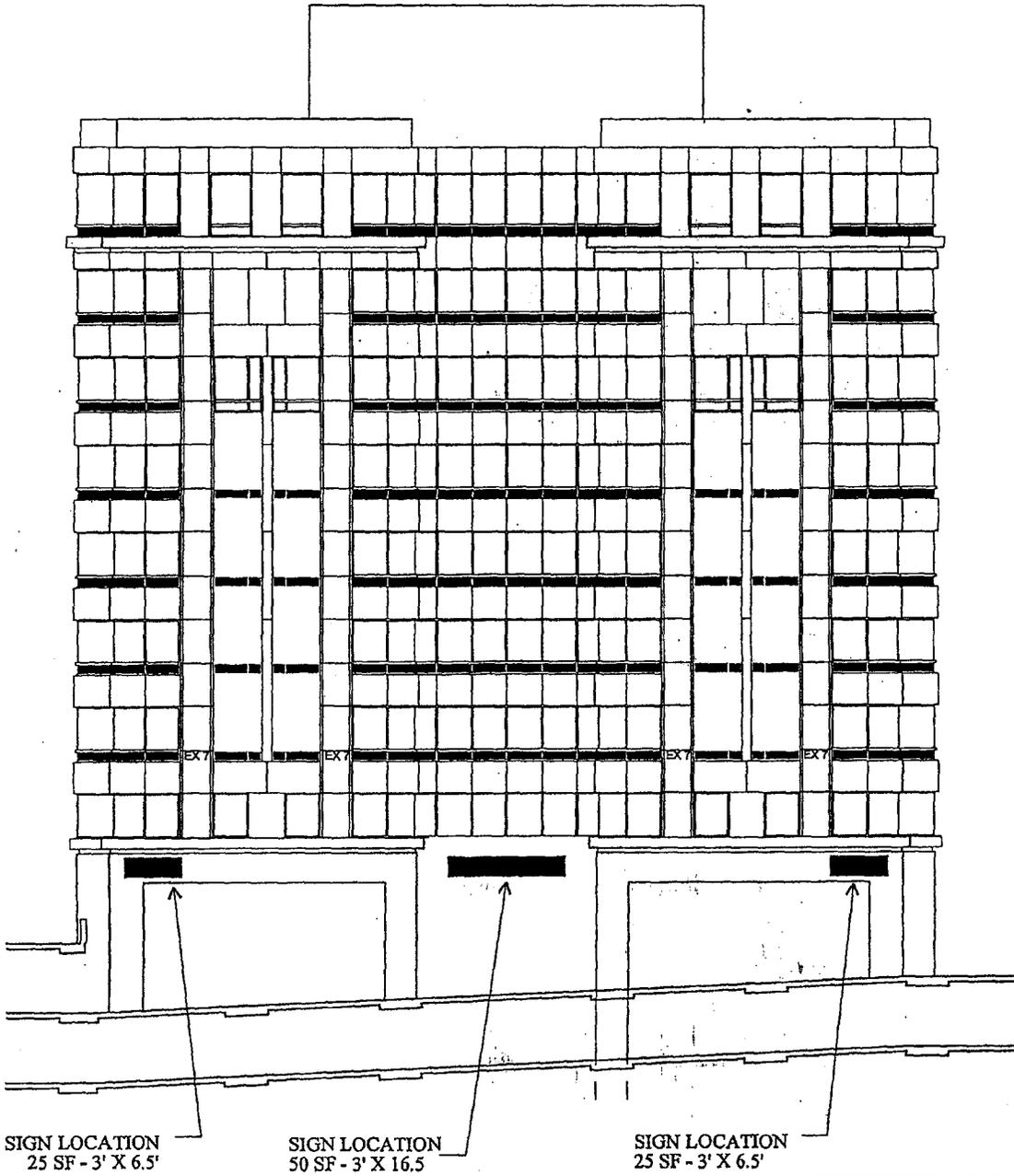
Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the sign permits have been applied for and issued. The Board of Supervisors may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



B - Proposed Building Mounted Sign (South)
"Hilton Worldwide" (Total: 199.65 square feet)



C - Proposed Building Mounted Signs (East)
3 signs for "Tenant" (Total: 100 square feet)



TYSONS PARK, INC.

SHEET TITLE
Signage Options Beltway Elevation

PROJECT
Tysons Park Place II
7926 Jones Branch Drive McLean, Virginia

DATE
3/1/10

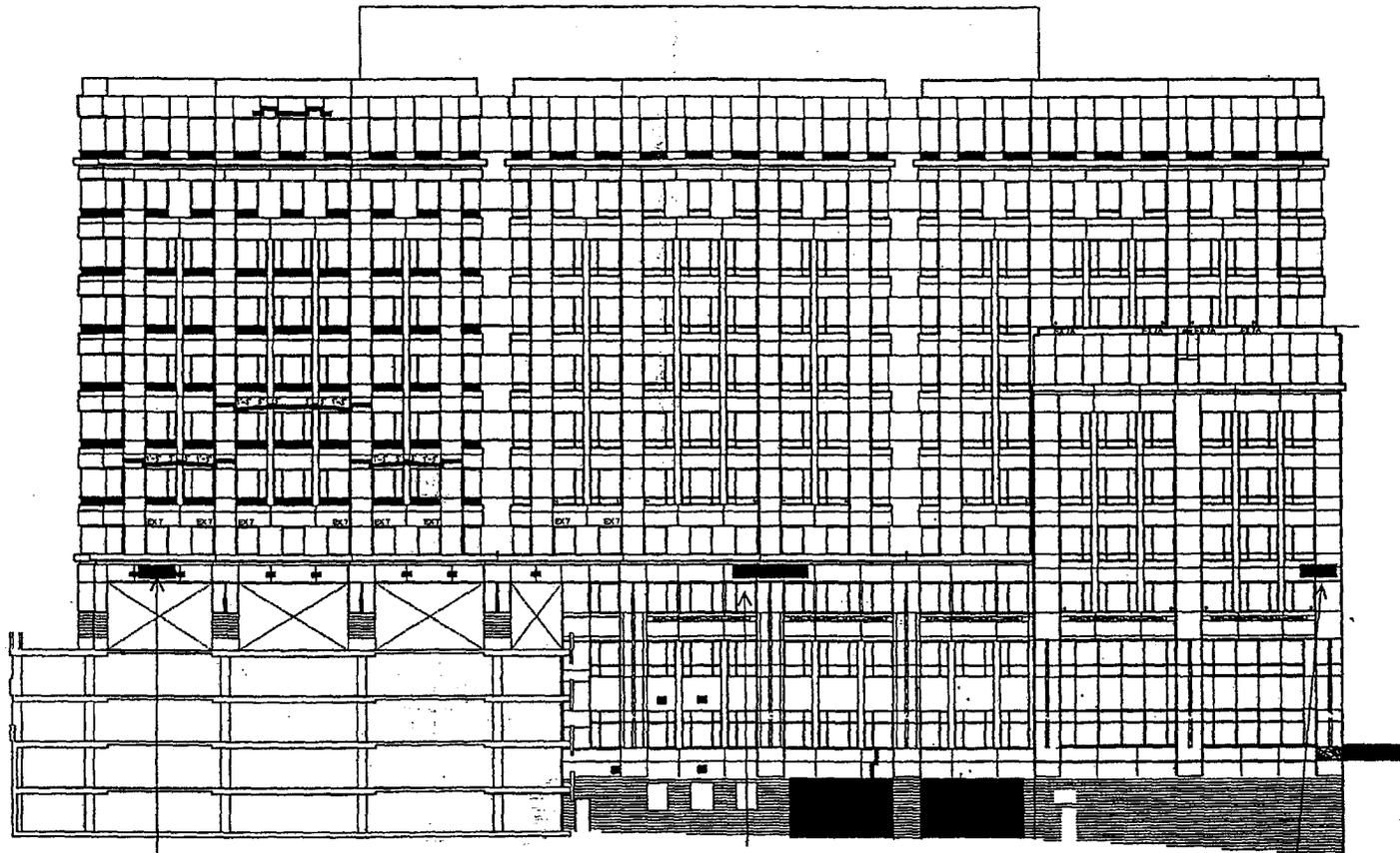
SCALE
NTS

PROJECT NO.

SHEET
S1

soma
ARCHITECTS

10000 Old Dominion
Ave. Suite 200
McLean, VA 22102
703.441.1000



SIGN LOCATION
25 SF - 3' X 6.5'

SIGN LOCATION
50 SF - 3' X 16.5

SIGN LOCATION
25 SF - 3' X 6.5'

TYSONS PARK, INC.

SHEET TITLE

Signage Options Hot Lanes Elevation
Above Parking Garage

PROJECT

Tyson's Park Place II
7926 Jones Branch Drive McLean, Virginia

DATE

2/18/10

SCALE

NTS

PROJECT NO.

SHEET

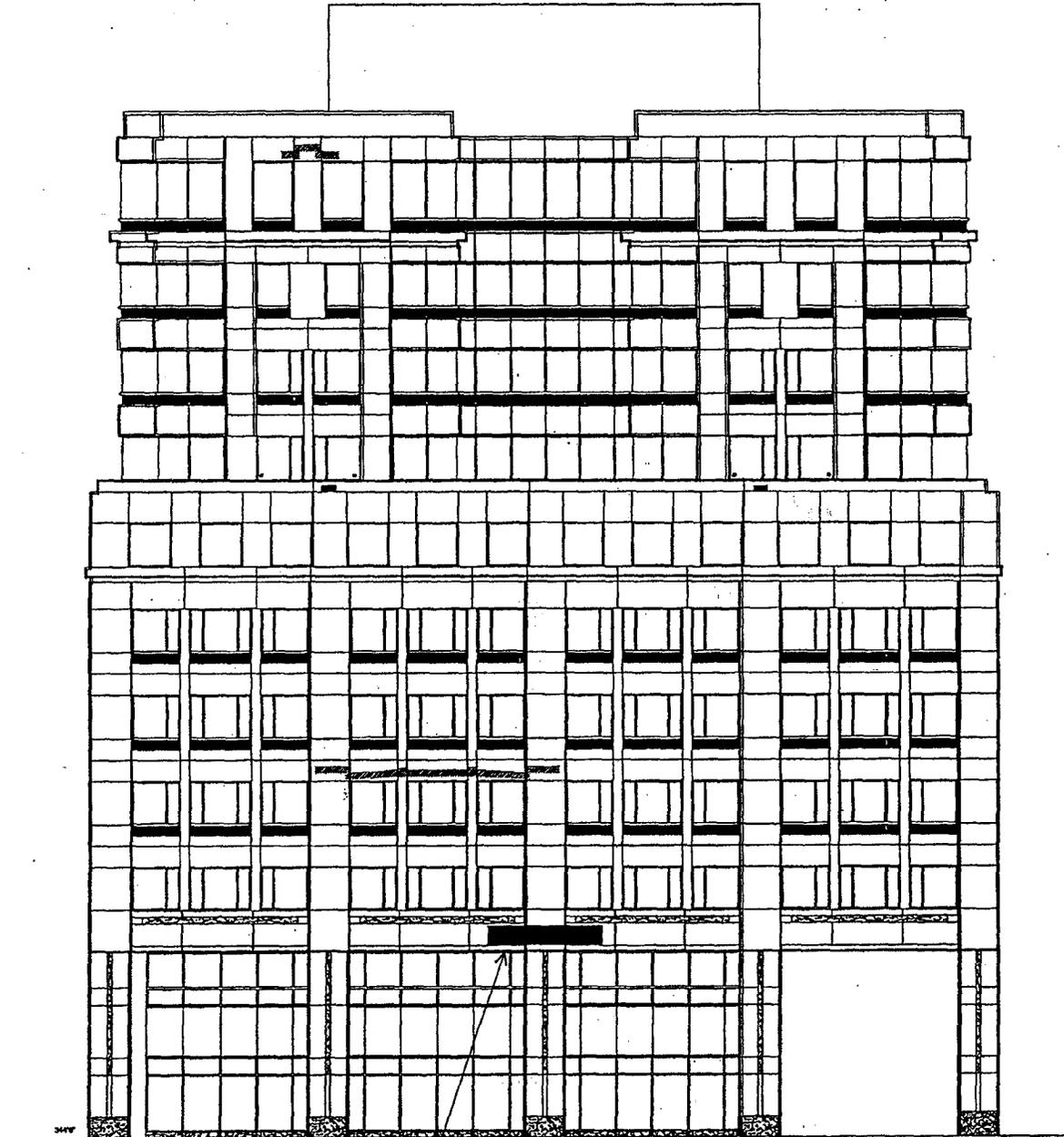
S2

soma
ARCHITECTS

Spring Street
Arlington, VA
703.261.1000
www.somaarch.com

D - Proposed Building Mounted Signs (North)
3 signs for "Tenant" (Total: 100 square feet)

E - Proposed Building Mounted Sign (West)
 1 sign for "Tenant" (Total: 50 square feet)



SIGN LOCATION
 50 SF - 3' X 16.5

TYSONS PARK, INC.

SHEET TITLE
 Signage Options Jones Branch Drive Elevation

PROJECT
 Tysons Park Place II
 7926 Jones Branch Drive McLean, Virginia

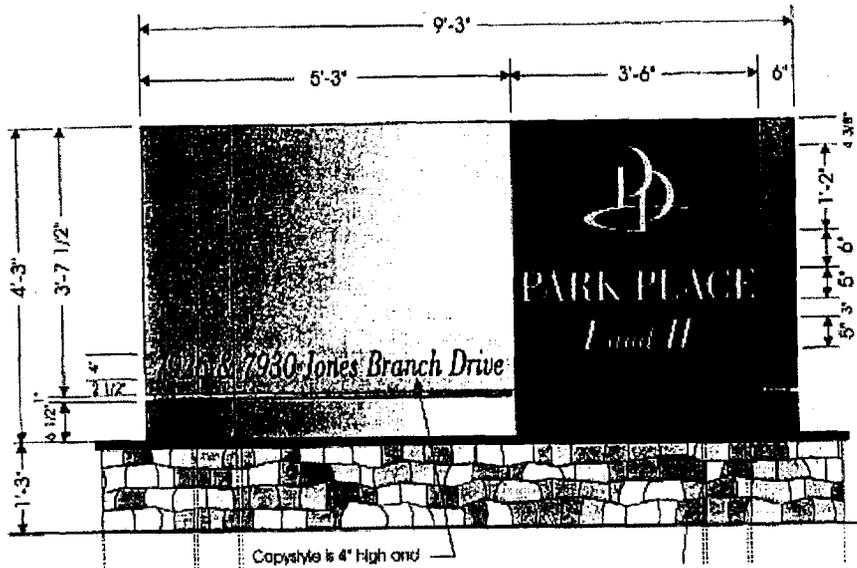
DATE
 2/18/10

SCALE
 NTS

PROJECT NO.

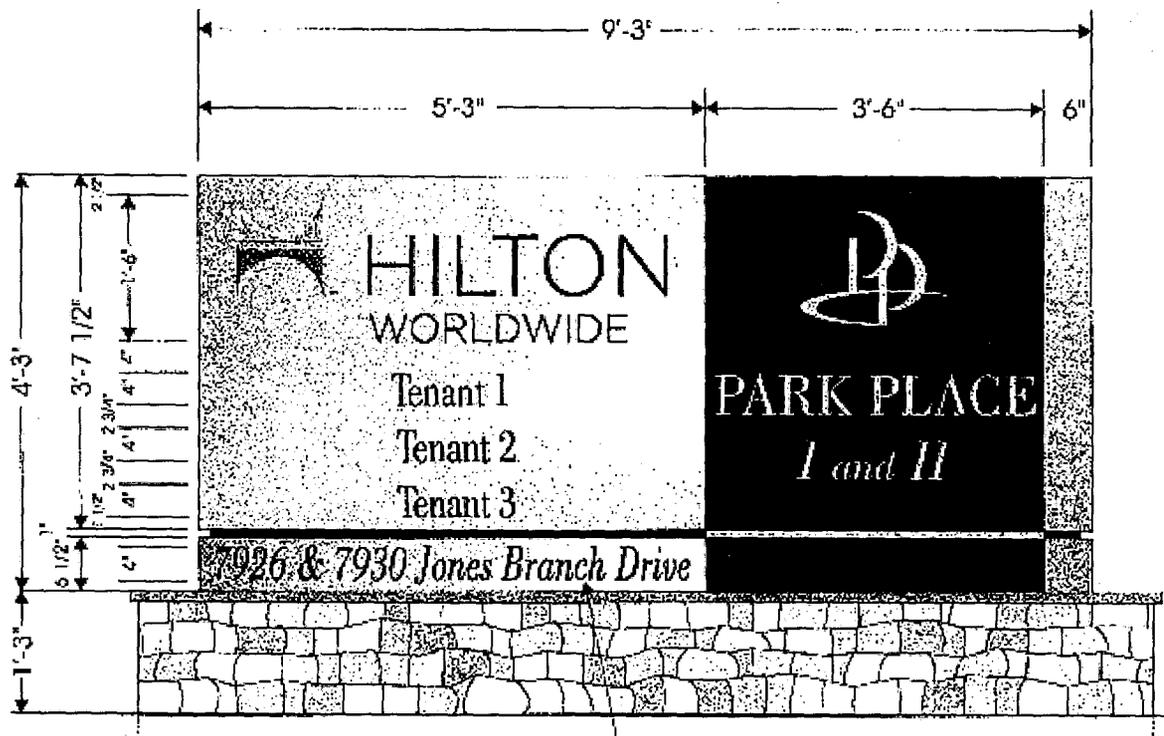
SHEET
 S1





F - Existing Freestanding Sign
 "Tysons Park Place I and II, 7926 & 7930 Jones Branch Drive"
 (Total: 39.31 square feet)





F – Proposed Revised Copy
 "Tysons Park Place I and II, 7926 & 7930 Jones Branch Drive, Hilton Worldwide,
 Tenant 1, Tenant 2, Tenant 3"
 (Total: 39.31 square feet)