APPLICATION ACCEPTED: November 18, 2010
PLANNING COMMISSION: March 23, 2011

County of Fairfax, Virginia

March 10, 2011

STAFF REPORT

APPLICATION CSPA 2003-HM-046

HUNTER MILL DISTRICT

APPLICANT:	Woodland Park Crossing Retail, LLC and Woodland Park Apartments, LLC
ZONING:	PDC
PARCELS:	16-4 ((23)) C, R
ACREAGE:	7.88 acres
PLAN MAP:	Mixed Use
PROPOSAL:	To amend CSP 2003-HM-046 previously approved for a comprehensive sign plan to permit an additional monument sign to identify the residential building located at the corner of Corporate Park Drive and Eastpark Drive.

STAFF RECOMMENDATIONS:

Staff recommends approval of CSPA 2003-HM-046 subject to the proposed development conditions in Appendix 1.

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

Miriam Bader

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 Planning Commission.

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

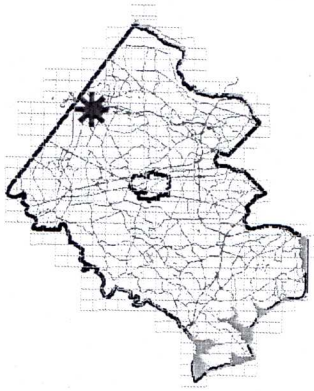
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

N:\mbader\CSP\CSP\CSPA 2003-HM-046, Woodland Park Sign Amd\Report Cover -CSPA 2003-HM-046.doc

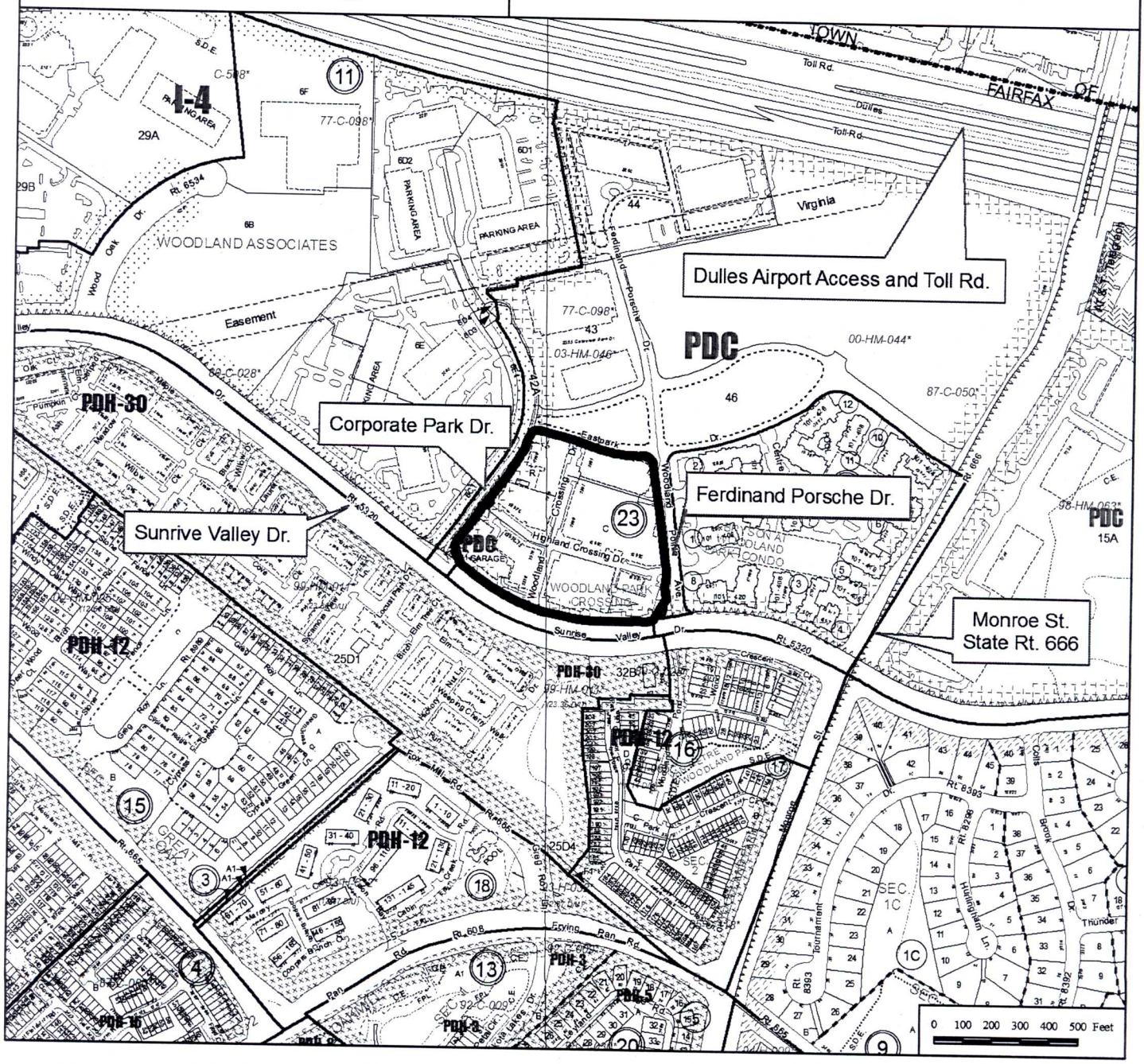
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Comprehensive Sign Plan Amendment

CSPA 2003-HM-046



Applicant:	WOODLAND PARK CROSSING RETAIL, L.L.C. AND WOODLAND PARK APARTMENTS, LLC
Accepted:	11/18/2010
Proposed:	AMEND CSP 2003-HM-046 PREVIOUSLY APPROVED FOR COMPREHENSIVE SIGN PLAN TO PERMIT AN ADDITIONAL MONUMENT SIGN
Area:	7.88 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:	
Located:	NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND WOODLAND POINTE AVENUE
Zoning:	PDC
Overlay Dist:	
Map Ref Num:	016-4- /23/ / C /23/ / R



WOODLAND PARK | CROSSING

Revised Through
9/20/2010

November 6, 2007

Document prepared by

401 HAMPTON PARK BLVD., CAPITOL HEIGHTS, MD 20743 240-765-1400

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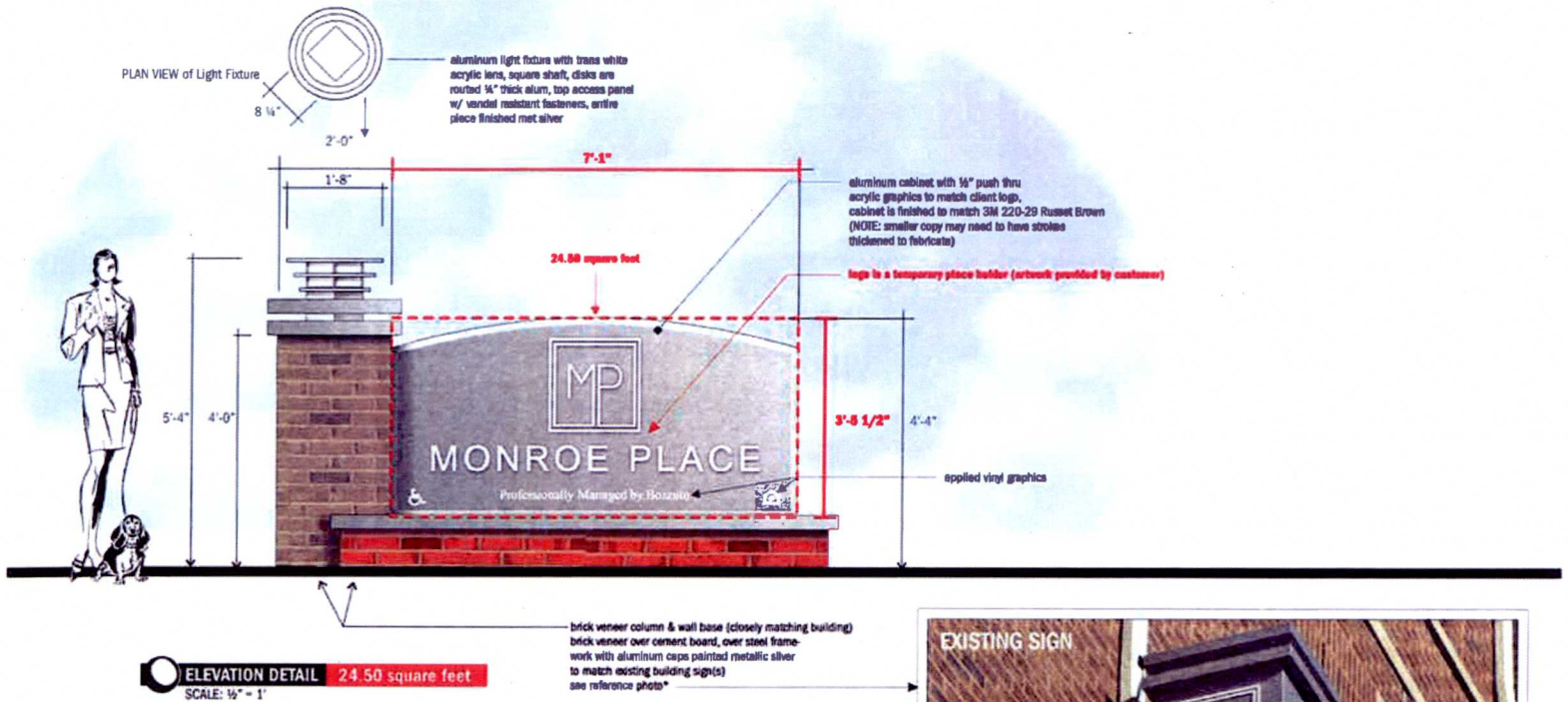
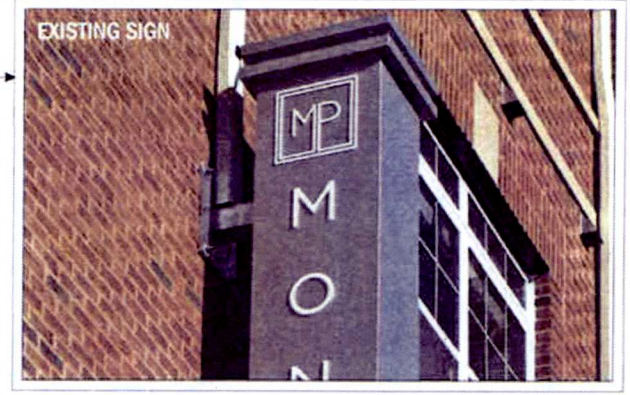
DOCUMENT PREPARED BY:

ART DISPLAY CO.

401 Hampton Park Blvd.
Capitol Heights, MD 20743
240-765-1400

SIGN TYPE: V





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7440 Fort Smallwood Road Baltimore, Maryland 21226
Phone 410.255.8400 Fax 410.437.5336

CUSTOMER NAME	Bozzuto Management
PHONE NUMBER	
SITE/STORE NAME	Monroe Place
CITY/STATE	Herndon, VA
DRAWING DATE	6/23/10
SALES REP	Brent H
ACCT/PROJ MGR	
MISSION NUMBER	32869-001
COMPLETION DATE	

REVISION HISTORY

REV.#	DRAWING DATE	DRAWING # REPLACED
0	9-20-10	0446BAH

ELECTRICAL REQUIREMENTS

SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

TIME MANAGEMENT DEVICE

PHOTO CELL		TIME CLOCK		NONE	
	X				

CLIENT/LANDLORD APPROVAL

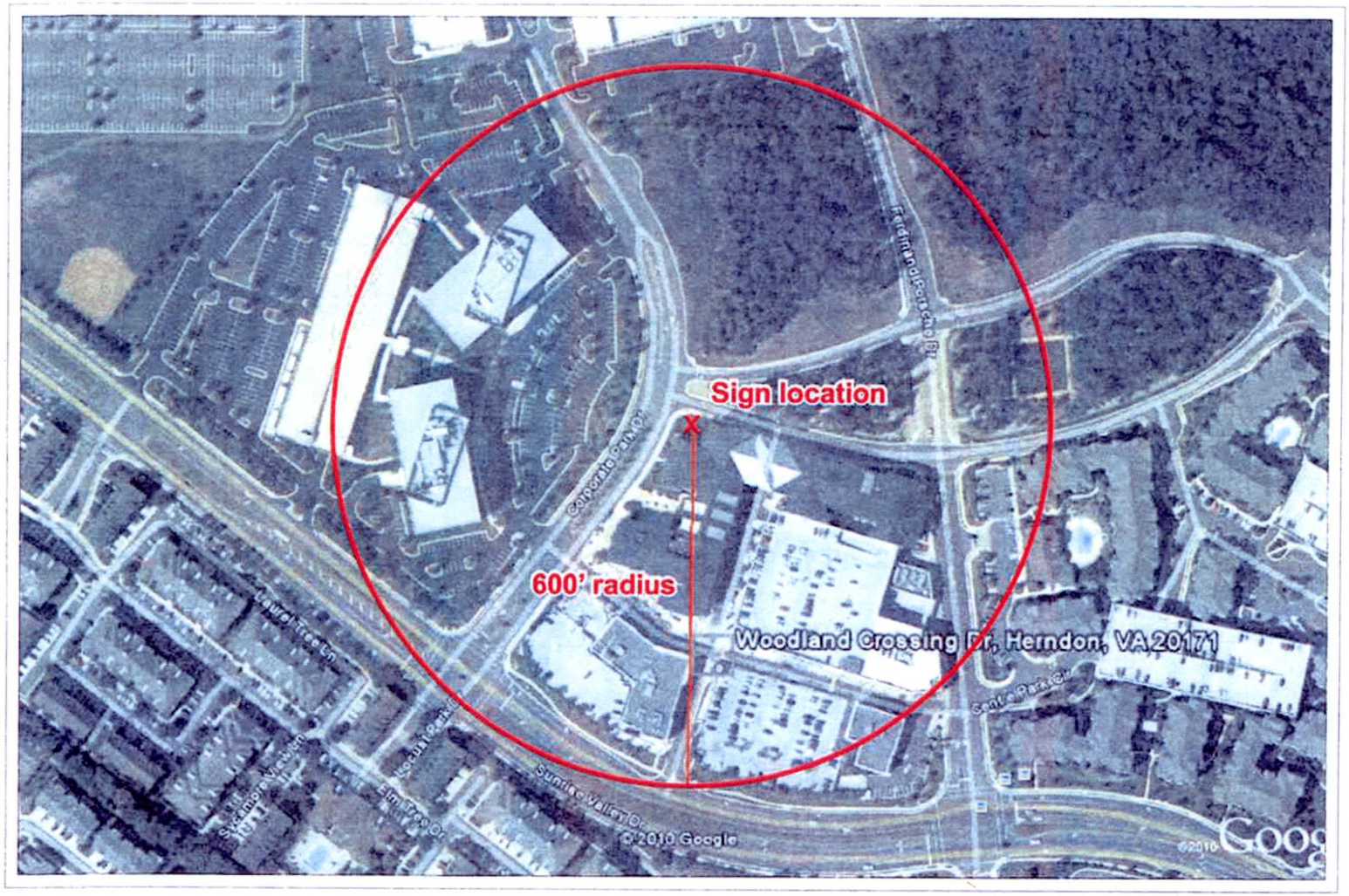
☐ APPROVED ☐ APPROVED AS NOTED ☐ DISAPPROVED REVISE & RESUBMIT

CLIENT SIGNATURE DATE

LANDLORD SIGNATURE DATE

SIGN TYPE	QTY
D/F Illuminated Monument Sign	1

DRAWING NUMBER	SHEET NUMBER
0610BAH	1 of 3



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7440 Fort Smallwood Road Baltimore, Maryland 21226
Phone 410.255.8400 Fax 410.437.5936

CUSTOMER NAME	Bozzuto Management
PHONE NUMBER	
SITE/STORE NAME	Monroe Place
CITY/STATE	Herndon, VA
DRAWING DATE	12/08/10
SALES REP	Brent H
ACCT/PROJ MGR	
NAVISION NUMBER	32869-001
COMPLETION DATE	

REVISION HISTORY

REV. #	DRAWING DATE	DRAWING # REPLACED
0	9/20/10	0446BAH

ELECTRICAL REQUIREMENTS

SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

TIME MANAGEMENT DEVICE

PHOTO CELL [X] TIME CLOCK [ ] NONE [ ]

CLIENT/LANDLORD APPROVAL

[ ] APPROVED [ ] APPROVED AS NOTED [ ] DISAPPROVED REVISE & RESUBMIT

CLIENT SIGNATURE DATE

LANDLORD SIGNATURE DATE

SIGN TYPE	QTY
Sight Distance Exhibit Monument Sign	X

DRAWING NUMBER	SHEET NUMBER
0723BAH	2 of 3

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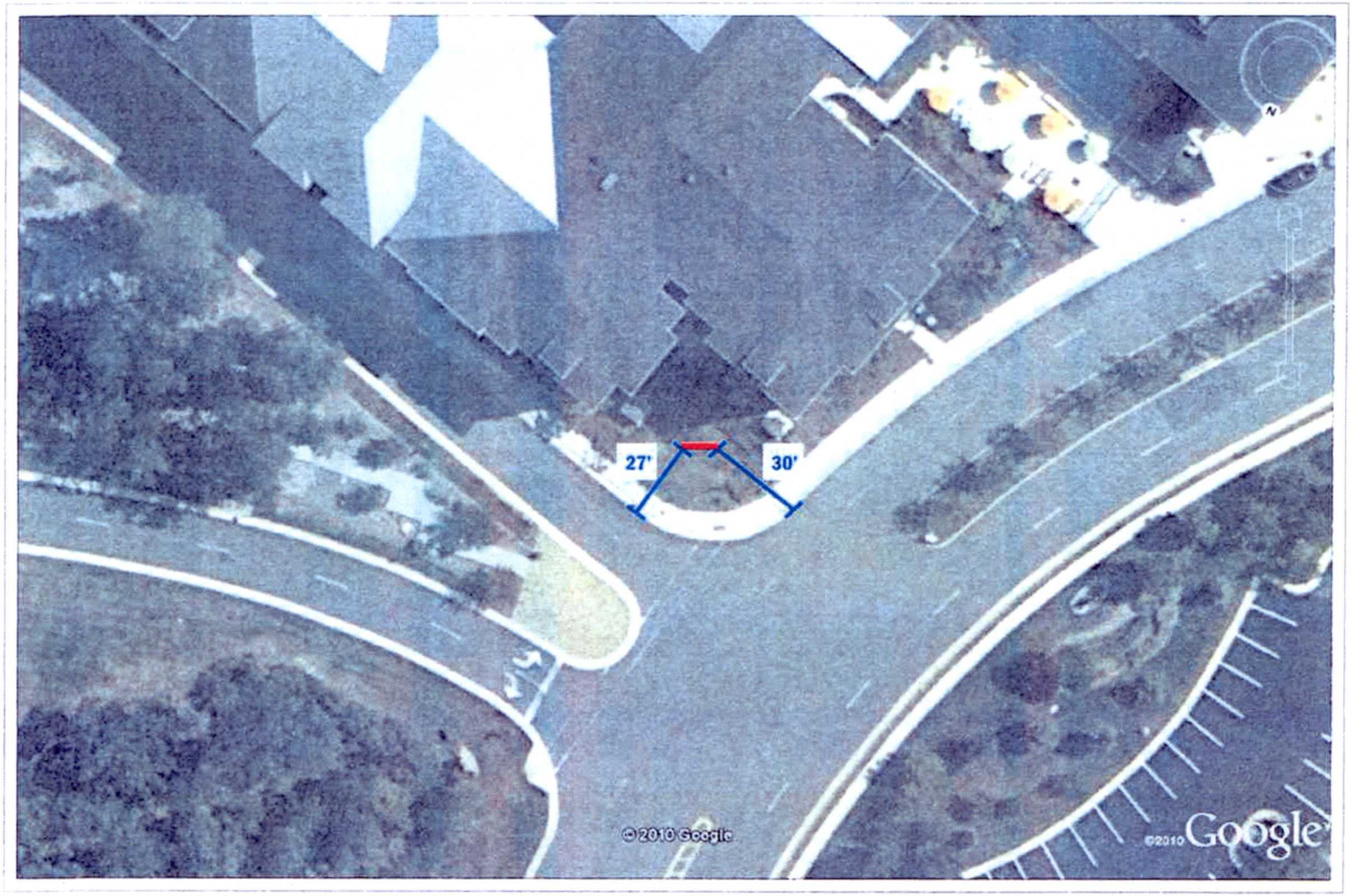

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REV #	DRAWING DATE	DRAWING # REPLACED
0	9/20/10	0446BAH

ELECTRICAL REQUIREMENTS

SIGN TYPE	AMPS	VOLTAGE
AS SHOWN		

TIME MANAGEMENT DEVICE

PHOTO CELL [X] TIME CLOCK [ ] NONE [ ]

CLIENT/LANDLORD APPROVAL

[ ] APPROVED [ ] APPROVED AS NOTED [ ] DIS APPROVED REVISE & RESUBMIT

CLIENT SIGNATURE DATE

LANDLORD SIGNATURE DATE

SIGN TYPE	QTY
Sight Distance Exhibit Monument Sign	X

DRAWING NUMBER	SHEET NUMBER
0723BAH	3 of 3

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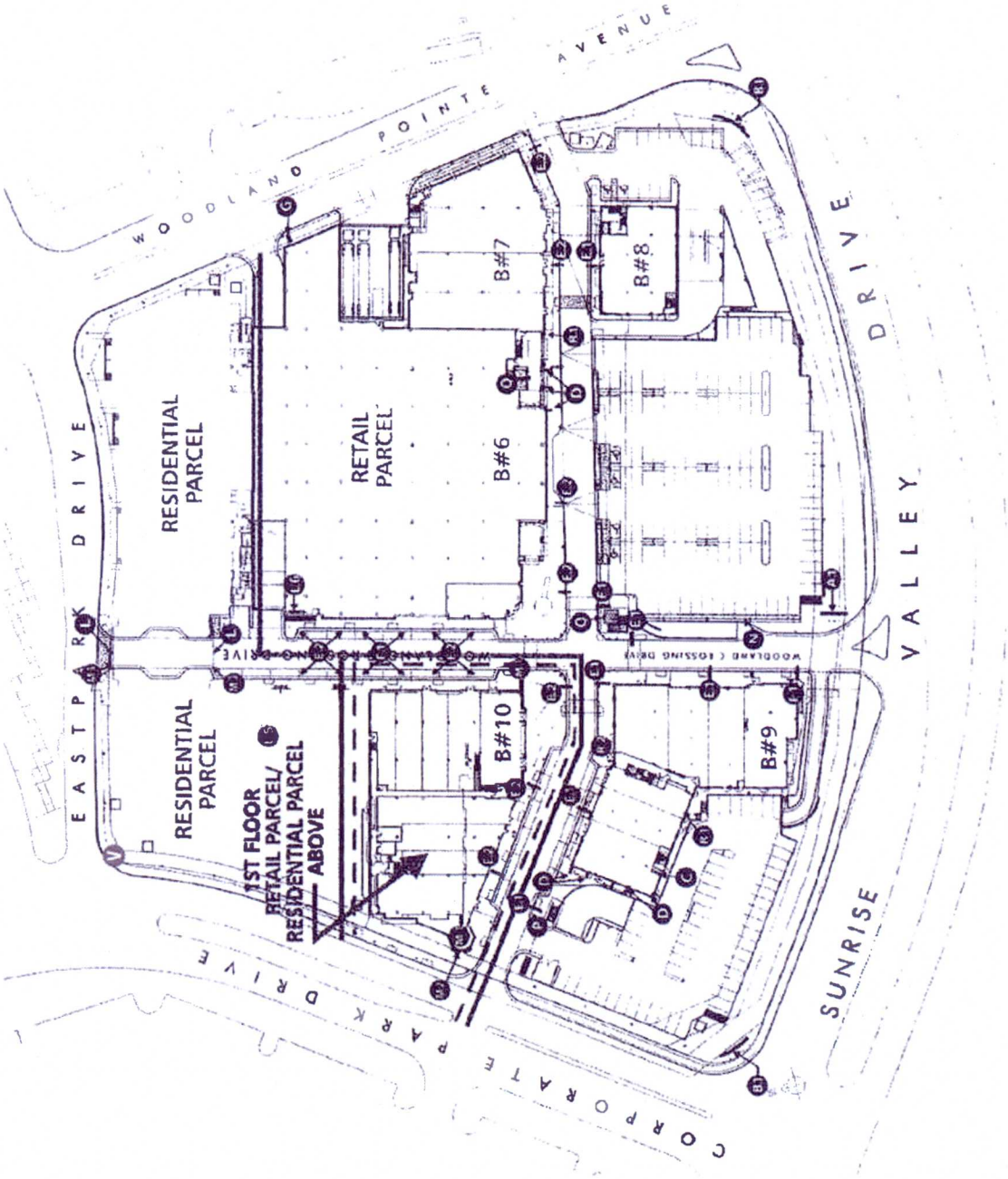
Site Plan


WOODLAND POINTE AVENUE
EASTPARK DRIVE
RESIDENTIAL PARCEL
RETAIL PARCEL
B#6
B#7
B#8
B#9
B#10
DRIVE
VALLEY
SUNRISE
CORPORATE PARK DRIVE
RESIDENTIAL PARCEL
1ST FLOOR RETAIL PARCEL/ RESIDENTIAL PARCEL ABOVE

Sign Matrix

Page 2 of 2

Sign Type Description	Zoning Ordinance Section	Article 12 Allowable Sign Area	Number of Proposed/Existing Signs	Total Proposed/Existing Sign Area	Difference Proposed/ Existing VS. Allowable
Sign Type L: Residential ID Signage - Building Mounted	12-202 Paragraph 2	12 sq. ft. per building	Total of two (2) approx 1'-0" high x 34'-0" wide	Total of 68 sq. ft.	(+) 56 sq. ft.
Sign Type L3: Residential Leasing Office ID Signage	12-103 Paragraph 5	4 sq. ft. per building	Total of one (1) approx 3'-0" X 4'-6"	13.5 sq. ft.	(+) 9.5 sq. ft.
Sign Type M2 & M3: Residential Leasing Banner - Temporary	12-103 Paragraph 3.d.	12 sq. ft.; 8 ft. in height	Total of four (4) 2x of which are 12'-0"w x 4'-0"h, 2x are 2'-0"w x 6'-0"h	Total of 120 sq. ft. at 48 sq. ft. each & 12 sq. ft. each	(+) 36 sq. ft. & No difference in size
Sign Type L1, L2: Residential Leasing Office, Visitor Parking Signage	12-103 Paragraph 2.G.	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	Total of thirty five (35) approx 1'-0" X 1'-6"	1.5 sq. ft. per sign, total 52.5 sq. ft.	(-) 0.5 sq. ft. / sign
Sign Type L6: Building Mounted "Resident Parking Entrance"	12-103 Paragraph 2.G.	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	Total of one (1) approx 24" wide X 36" high	6 sq.ft.	(+) 4 sq.ft.
Sign Type G: Project Parking ID Signage - Building Mounted	12-103 Paragraph 2.G.	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	Total of 1 - 7.5' high x 2.5' wide	Approx 18.75 sq. ft. total	(+) 16.75 sq. ft.
Sign Type N: Project Parking ID Signage - Garage Entrance	12-103 Paragraph 2.G.	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	Total of 3 - 10" high x 12'-0" wide	Approx 28.8 sq. ft. total	(+) 26.8 sq.ft.
Sign Type P: Parking Sign	12-103 Paragraph 2.G.	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	Total of one (1) approx 1'-3.5"high X 5'-0"wide	6.45 sq. ft.	(+) 4.45 sq.ft.
Sign Type Q: Project Directories - Building Mounted	12-203 Paragraph 8 or 9 depending on building	1.5 sq. ft. of sign area for each of the first 100 linear feet of building frontage plus 1 sq. ft. of sign area for each linear foot over 100 linear feet of building frontage. No one sign shall exceed 200 sq. ft.	Total of 2 - 4'-0" high x 2'-8" wide	Approx 20.8 sq. ft. total	No change
Sign Type O: Retail Temporary Leasing Signs	Section 12-103 (3) D,F	Building mounted 60 sq.ft., freestanding 32 sq.ft. Max height 8'	Total of 1- 8'-0" high x 6'-0"	Approx 48 sq. ft. total	16 sq. ft.
Sign Type M1: Residential ID Signage - Building Mounted	12-202 Paragraph 2	12 sq. ft. per building	Total of two (2) approx 3'-0"x18'-0" (Double Sided)	Total 216 sq. ft., 54 sq. ft. each side	(+) 204 sf, (+) 42 sf (per side)
Sign Type V: D/F Residential Monument Sign	**12-202 Paragraph 4**	**30 square feet per entrance**	**Total of one (1) - approx. 3'-5 1/2" x 7' 1"**	**Approx. 24.5 sq. ft.**	**(-) 5.5 sf**

Note: Matrix does not include "Regulatory Signs" or wayfinding signs, these are provided elsewhere in the CSP.

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

DESCRIPTION OF THE APPLICATION

The applicants, Woodland Park Crossing Retail, LLC and Woodland Park Apartments, LLC are requesting a Comprehensive Sign Plan Amendment (CSPA 2003-HM-046) to allow an additional monument sign to identify the Monroe Place multiple family residential building located at the corner of Corporate Park Drive and Eastpark Drive. They have submitted an updated Sign Matrix as part of their application.

This Comprehensive Sign Plan Amendment (CSPA) applies to a 7.88 acre portion of the Woodland Park development located in the northwest quadrant of the intersection of Sunrise Valley Drive and Woodland Pointe Avenue. Sect. 12-210 of the Zoning Ordinance allows the Planning Commission to approve, and subsequently to amend, a comprehensive sign plan for developments in a "P" District as an alternative to the provisions for signs contained in Article 12 of the Ordinance. The subject property is zoned PDC.

The Applicants are requesting approval of the one monument sign, to be located at the corner of Eastpark Drive and Corporate Park Drive, to identify the Monroe Place multiple family residential building. An illustration of the proposed sign, proposed dimensions and proposed location are located in the front of this report. The Applicants request approval of this monument sign to allow for clear identification of Monroe Place. Given the orientation of the Subject Property with retail oriented to Sunrise Valley Drive, residential at the rear of the Subject Property, and the building frontage facing the interior of the site, clear identification of uses is essential for residents and visitors to the complex. The Applicants propose no other changes to the previously approved sign plan.

The proposed development conditions and the applicant's statement of justification are contained in Appendices 1 and 2 of this report.

LOCATION AND CHARACTER

Site Description

The subject property is part of a large, mixed-use development known as Woodland Park. Woodland Park is located south of the Dulles Airport Access Road and extends from Monroe Street to Centreville Road (Route 28). Numerous offices and a hotel have been constructed at Woodland Park. Other components of Woodland Park have been converted to residential use in recent years. The subject property is approved for a seven-building retail and residential complex oriented towards Sunrise Valley Drive. Commercial uses include a grocery store, a drive-through bank, eating establishments, retailers, and office uses serving nearby communities. In addition, approximately 204 multi-family dwellings are approved. Commercial and residential buildings are clustered to facilitate pedestrian access and convenient shopping. Parking is provided in a combination of underground, surface, and structured facilities. The surrounding uses are as follows:

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Park	PDC	Mixed Use
South	Multi-Family Residential	PDH-30	Residential; 8-12 du/ac
East	Multi-Family Residential	PDC	Office
West	Office	I-4	Office or Mixed Use

BACKGROUND

This area has been the subject of several different Rezonings, Special Exceptions and Proffer Condition Amendments over the 32+ year development history of the site. The following are the cases that pertain to the current CSPA request.

RZ 77-C-098

On March 13, 1978, The Board of Supervisors approved RZ 77-C-098 to rezone 56 acres south of Dulles Airport Access Road from the I-P (Industrial Park) and RE-1 Districts (One Family Residential, 1 acre) to the I-4 District (Formerly I-P District) for 49 acres and the C-8 District (formerly C-DM District) for 7 acres. A Generalized Development Plan (GDP) was submitted but not proffered.

RZ 80-C-028

On February 2, 1981, the Board of Supervisors approved RZ 80-C-028, concurrent with PCA 77-C-098-1 to rezone 140.4 acres from the R-1, C-8 and I-4 Districts to the I-4 District (121.5 acres) and C-8 District (18.9 acres). A Generalized Development Plan (GDP) was proffered with respect to the alignment of Sunrise Valley Drive only.

RZ 2000-HM-044

On June 17, 2002, the Board of Supervisors approved PCA 77-C-098-4 to delete 5.27 acres and PCA 80-C-028-6 to delete 0.74 acres from the respective proffers to permit the area to be rezoned as part of RZ 2000-HM-044 to the PDC District (39.30 acres). The 39.3 acre development (Tax Map 16-4 ((1)) 41, 45, 46 pt.) was approved for 1,072,616 square feet within four office buildings (with the option for two hotels); a retail/office building; and up to 600,000 square feet of multi-family residential uses.

RZ 2003-HM-046

On October 18, 2004, the Board of Supervisors approved RZ 2003-HM-046 to rezone 20.94 acres to the PDC District for a mixed use development.

PCA 2003-HM-046

On March 12, 2007, the Board of Supervisors approved PCA 2003-HM-046 to amend Proffer 6.d., which dealt with the timing of the retail occupancy in regards to the start of construction of the residential buildings, and Proffer 13.d., which discussed site amenities within the retail portion of the development to permit a pool.

CSP 2003-HM-046

On November 29, 2007, the Planning Commission approved CSP 2003-HM-046, subject to the development conditions dated November 15, 2007, to permit the adoption of a Comprehensive Sign Plan for Woodland Park Crossing-both commercial and residential components. The Comprehensive Sign Plan (CSP) proposed to construct building mounted tenant signs, and both building mounted and monument style site identification signs for both commercial and residential buildings (see Appendix 4).

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	III
Planning Sector:	Reston Herndon Suburban Center; Land Unit A, Sub-Unit A-1
Plan Map:	Commercial, office, hotel or mixed-use development up to .70 FAR.

Relevant excerpts of the Comprehensive Plan may be found in Appendix 5.

ANALYSIS

Comprehensive Sign Plan Amendment (CSPA) (Copy at front of staff report)

Title of Original Plan:	Woodland Park Crossing
Prepared By:	Art Display Co.
Original and Revision Dates	November 6, 2007 (Original) and revised September 20, 2010.

Proposed Use

Excerpts from the submitted Comprehensive Sign Plan Amendment (CSPA) consisting of just the affected changes are located in the front of this report. The revisions consist of seven pages: the first page is the new cover page to the Woodland Park Crossing

Comprehensive Sign Plan that indicates it has been revised through September 20, 2010; the second page is the revised table of contents; the third page is an illustration of the proposed sign to be included in the CSPA; the fourth page is an aerial noting the location of the proposed sign; the fifth page is a sight distance exhibit; the sixth page is an amended site plan to be included in the CSPA; the seventh page is an updated sign matrix sheet for the Subject Property to replace the existing last page of the sign matrix in the previously approved Comprehensive Sign Plan. All other pages of the approved CSP will remain unchanged.

Comprehensive Plan and Land Use Analysis (See Appendix 5)

Woodland Park Crossing is a mixed use development that includes office, retail, and residential uses. The approved Comprehensive Sign Plan (CSP) complements the high level of design that is expected of a Planned Development District. The proposed sign is in harmony with the CSP and the Comprehensive Plan. No significant design or compatibility issues were identified. The applicant is proposing to allow an additional monument sign in order to ease identification of a multiple family residential building located at the corner of Corporate Park Drive and Eastpark Drive. The proposed monument sign is 24.50 square feet in area, which meets the maximum permitted square footage of 30 square feet. The proposed height is 4'4" which meets the permitted height of not exceeding eight feet. In addition, the proposed sign will be in scale and harmonious with the development and is located and sized to ensure convenience to the visitor, user or occupant of the developments 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.

Environmental Analysis

No environmental issues were identified with this application

Transportation Analysis (Appendix 7)

The proposed freestanding monument sign should not impact sight distance for motorists, if the sign is installed at the location indicated. The submitted Sight Distance Exhibit (located at the front of the Staff Report) shows sight distances from the proposed freestanding sign at the intersection of Eastpark Drive and Corporate Park Drive. Staff recommends a development condition requiring that the sign will not obstruct sight distances.

ZONING ORDINANCE PROVISIONS (Appendix 7)

Sect. 12-202 of the Zoning Ordinance permits signs which are accessory to residential multiple family uses. Freestanding signs that identify the name of a multiple family development shall be permitted at each major entrance. The sign shall not exceed 30 square feet in area or eight feet in height. In addition, illumination, if used, shall be white and not colored light and all illumination shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.

Part 9 of Article 14, details the performance standards for outdoor lighting. The purpose and intent of this section is to establish outdoor lighting standards that reduce the impacts of glare, light trespass and overlighting; promote safety and security; and encourage energy conservation. Sect. 14-902-2.C. states that lighting used in signs shall consist of full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated. In addition, such lighting shall be shielded to protect motorist and pedestrians from glare. According to Sect. 14-902-2.D., internally illuminated signs, shall have an opaque background and translucent text and symbols, or shall have a translucent background that is not white, off-white or yellow in color. The proposed sign will conform with these sections.

The following chart compares the proposed signage in the CSPA with the allowable signage contained in Article 12 of the Zoning Ordinance absent the approval of a Comprehensive Sign Plan.

Type of Sign	# of Existing Approved and Proposed Signs	Total Proposed Sign Area	Article 12 Allowable Sign Area	Zoning Ordinance Section	Difference Between Proposed and Allowable
Residential Monument Sign	Total of one – approx.. 3'-5 ½" x 7'-1"	Approx. 24.5 sq. ft.	30 sq.ft. per sign per entrance	12-202-4.	(-) 5.5 sq. ft.

According to the chart, the proposed signage is in conformance with Sect. 12-202 of the Zoning Ordinance. In fact, the proposed sign is 5.5 square feet smaller than permitted.

Sect. 12-210 of the Zoning Ordinance allows the Planning Commission to approve a Comprehensive Sign Plan (CSP) for developments within a "P" District as an alternative to the provisions contained in Article 12 of the Zoning Ordinance. This provision requires that a Comprehensive Sign Plan show the location, size, height and extent of all signs within the "P" District, or section of the "P" District, as well as the nature of the information being displayed on the signs. Part 1 states that developments must conform to the character and type as recommended with the Comprehensive Plan. In addition, the proposed signs should be harmonious with the development and should be located and sized to ensure convenience to the visitor, user or occupant of the development, while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purpose of architectural design elements. Paragraph 4 of Sect. 12-210 of the Zoning Ordinance states that all signage shall be in accordance with the general and design standards for all planned developments as set forth in Part 1 of Article 16.

CSP 2003-HM-046 was approved by the Planning Commission on November 29, 2007 to create a comprehensive sign plan for Woodland Park Crossing. The sign identified in the chart is added to the amended sign matrix table as Sign Type X: D/F Residential Monument Sign. The Comprehensive Sign Plan (CSP) proposed to construct building mounted tenant signs, and both building mounted and monument style site identification

signs for both commercial and residential buildings. All features of the current CSP will remain in effect.

Staff believes that, with the proposed development conditions set forth in Appendix 1, the proposed comprehensive sign plan amendment is in conformance with the Zoning Ordinance provisions relative to the requirements for information illustrating location, extent of signage and information to be displayed.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposed Comprehensive Sign Plan Amendment is consistent with the adopted Comprehensive Plan, and meets applicable provisions of the Zoning Ordinance with the adoption of the proposed development conditions.

Recommendation

Staff recommends that CSPA 2003-HM-046 be approved subject to the development conditions contained in Appendix 1.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. CSP 2003-HM-046 Approved Development Conditions
4. Approved Woodland Park Crossing Comprehensive Sign Plan, 2007
5. Comprehensive Plan Provisions
6. Transportation Analysis
7. Applicable Zoning Ordinance Provisions
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

CSPA 2003-HM-046

February 21, 2011

If it is the intent of the Planning Commission to approve CSPA 2003-HM-046, located at Tax Map 16-4 ((23)) C & R, to allow a Comprehensive Sign Plan Amendment (CSPA) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, previously approved for the Woodland Park Crossing mixed use development, to permit an amendment to provide signage for a multiple family residential building, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These development conditions supersede the previous conditions approved by the Planning Commission for CSP 2003-HM-046 on November 29, 2007.

1. This Comprehensive Sign Plan Amendment 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 Signage Plan Amendment .

2. This "Woodland Park Crossing" CSPA prepared by Art Display Co. and dated April 2007, revised November 2007 and further revised September 20, 2010, is approved only for those signs shown on the Comprehensive Signage Plan Amendment. 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 which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.*

4. Awning and window signs that contain text shall be counted toward the total allowable signage area.*

5. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.*

6. All freestanding permanent signs shall maintain a minimum five-foot setback from any curb line, walkway, street right-of-way or other pedestrian or vehicular travelway.*

7. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. Additionally, signs that required lighting shall be internally illuminated or down-lit to avoid glare and light trespass. No uplighting shall be permitted on any sign.*

8. Pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.*

9. All signs shall be consistent with the color palette, typography and the use of logos indicated in the Comprehensive Signage Plan Amendment.*

10. Banner signs shall be mounted using break away or flexible lower mounts for safety.*

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

This approval, contingent 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.

Sara V. Mariska
703-528-4700 ext 5419
smariska@arl.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

October 15, 2010

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

Re: Comprehensive Sign Plan Amendment Application
Fairfax County Tax Map Reference: 16-4 ((23)) C and R (the "Subject Property")
Applicants: Woodland Park Crossing Retail, L.L.C. and Woodland Park Apartments, LLC

Dear Ms. Coyle:

Please accept the following as a statement of justification for a Comprehensive Sign Plan Amendment application for Woodland Park Crossing. The Applicants, Woodland Park Crossing Retail, L.L.C. and Woodland Park Apartments, LLC, have filed this request on an approximately 7.88 acre portion of Woodland Park, located immediately north of Sunrise Valley Drive and east of Corporate Park Drive.

The Subject Property, identified as Fairfax County Tax Map 16-4 ((23)) C and R, is zoned to the PDC District. The current zoning was approved by the Board of Supervisors on October 18, 2004, pursuant to RZ 2003-HM-046, and subject to proffers dated October 18, 2004. Most recently, on March 12, 2007, the Board of Supervisors granted a proffered condition amendment (PCA 2003-HM-046) which revised the phasing of development on the Subject Property and allowed for improved site amenities. On November 29, 2007, the Planning Commission approved CSP 2003-HM-046 to allow coordinated and complementary signage at Woodland Park. The Applicants now propose a minor amendment to the comprehensive sign plan to allow an additional monument sign to identify the residential building located at the corner of Corporate Park Drive and Eastpark Park.

The Subject Property is part of a large, mixed-use development known as Woodland Park. Woodland Park is located south of the Dulles Airport Access Road and extends from Monroe Street to Centreville Road (Route 28). Numerous offices and a hotel have been constructed at Woodland Park. Other components of Woodland Park have been converted to residential use in recent years. The Subject Property is approved for a seven-building retail and

residential complex oriented towards Sunrise Valley Drive. Commercial uses include a grocery store, a drive-through bank, eating establishments, retailers, and office uses serving nearby communities. In addition, approximately 204 multi-family dwellings are approved. Commercial and residential buildings are clustered to facilitate pedestrian access and convenient shopping. Parking is provided in a combination of underground, surface, and structured facilities.

The Applicants now request approval of one (1) monument sign, located at the corner of Eastpark Drive and Corporate Park Drive, to identify the Monroe Place residential building. I have enclosed a single sheet that depicts the proposed sign and its dimensions. I have also enclosed an updated site map that identifies where the proposed sign will be located, as well as a revised matrix to include the additional monument sign. The Applicants request approval of this monument sign to allow for clear identification of Monroe Place. Given the orientation of the Subject Property with retail oriented to Sunrise Valley Drive, residential at the rear of the Subject Property, and the building frontage facing the interior of the site, clear identification of uses is essential for residents and visitors to the complex. The Applicants propose no other changes to the previously approved sign plan. I have enclosed copies of the previously approved comprehensive sign plan for convenient reference.

Should you have any questions regarding the enclosed, or should you require additional information, please do not hesitate to give me a call. I appreciate your cooperation and assistance.

Very truly yours,

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

Sara V. Mariska

Sara V. Mariska

SVM/kkf
cc: Tom Colford
Brent Haberkam
Martin D. Walsh

County of Fairfax, Virginia

APPENDIX 3

2007 Planning Commission

Peter F. Murphy, Jr.
Chairman
Springfield District

Walter L. Alcorn
Vice Chairman
At-Large

Suzanne F. Harsel
Secretary
Braddock District

Frank de la Fe
Parliamentarian
Hunter Mill District

Earl L. Flanagan
Mount Vernon District

Janet R. Hall
Mason District

James R. Hart
At-Large

Nancy Hopkins
Dranesville District

Ronald W. Koch
Sully District

Kenneth A. Lawrence
Providence District

Rodney L. Lusk
Lee District

Timothy J. Sargeant
At-Large

Barbara J. Lippa
Executive Director

Sara Robin Hardy
Assistant Director

December 4, 2007

Elizabeth Baker, Planner
Walsh, Colucci, Lubeley, Emerich & Walsh, P.C.
2200 Clarendon Blvd., 13th Floor
Arlington, Virginia 22201-3359

RE: CSP-2003-HM-046 -
Woodland Park Crossing Retail, LLC
& Woodland Park Apts., LLC

Dear Ms. Baker:

This will serve as your record of the Planning Commission's action on CSP-2003-HM-046, an application by Woodland Park Crossing Retail, LLC & Woodland Park Apts., LLC, in the Hunter Mill District.

On Thursday, November 29, 2007, the Planning Commission voted unanimously (Commissioners Hopkins and Murphy absent from the meeting) to approve CSP-2003-HM-046, subject to the development conditions dated November 15, 2007, as attached.

Also attached for your information is a copy of the verbatim excerpt from the Planning Commission's action on this application. Should you need any additional information on this action, please do not hesitate to contact me at 703-324-2865.

Sincerely,

Barbara J. Lippa

Barbara J. Lippa
Executive Director

Attachments (a/s)
cc: Cathy Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Commissioner, Hunter Mill District
Jonathan Papp, Staff Coordinator, ZED, DPZ
November 29, 2007 Date File
O-8c File

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

DEVELOPMENT CONDITIONS

CSP 2003-HM-046

November 15, 2007

If it is the intent of the Planning Commission to approve CSP 2003-HM-046, located at Tax Map 16-4 ((23)) C & R, 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 Signage Plan (CSP).

2. This "Woodland Park Crossing" CSP prepared by Art Display Co. and dated April 2007, and revised through November 2007, is approved only for those signs shown on the Comprehensive Signage Plan. In addition, signs allowed by Section 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions.

3. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.

4. Awning and window signs that contain text shall be counted toward the total allowable signage area.

5. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.

6. All freestanding permanent signs shall maintain a minimum five-foot setback from any curb line, walkway, street right-of-way or other pedestrian or vehicular travelway.

7. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. 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.

8. Pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.

9. All signs shall be consistent with the color palette, typography and the use of logos indicated in the Comprehensive Signage Plan.

10. Banner signs shall be mounted using break away or flexible lower mounts for safety.

11. Temporary signs shall be permitted for up to one year from the date of Planning Commission approval of the CSP.

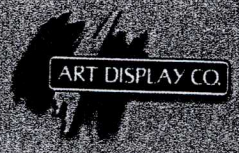
The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent 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.

WOODLAND PARK | CROSSING

November 6, 2007

Document prepared by



401 HAMPTON PARK BLVD., CAPITOL HEIGHTS, MD 20743 240-765-1400

APPROVED

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DOCUMENT PREPARED BY:

ART DISPLAY CO.

401 Hampton Park Blvd.
Capitol Heights, MD 20743
240-765-1400

WOODLAND PARK CROSSING

I. COMPREHENSIVE SIGN PROGRAM

DOCUMENT PREPARED BY:

ART DISPLAYS CO.

401 Hampton Park Blvd.
Capitol Heights, MD 20743
240-765-1400

Introduction

Woodland Park Crossing is located immediately north of Sunrise Valley Drive and east of Corporate Park Drive in Herndon, Virginia. Less than 25 miles southwest of Washington, DC, Woodland Park Crossing is in close proximity to Dulles International Airport, Reston and Tysons Corner. The Dulles Toll Road and Interstate 495 are also easily accessible.

Woodland Park Crossing is a mixed-use project, which will include a vibrant pedestrian-friendly environment along with convenient restaurants, retail and residential components. Woodland Park Crossing's coordinated and well-developed signage system will establish the community's identity and will unify the retail and residential uses throughout the site.

Signs are a necessary means of visual communication for public convenience and are most effective when organized in a comprehensive system. A properly conceived sign plan reflects the owner's concern and sense of responsibility for public safety, while also enhancing the image and use of the development.

The elements of this sign plan incorporate the architecture and landscape features of Woodland Park Crossing. All design details have been coordinated with the project's architects and landscape architects to ensure harmonious and well-integrated signage.

The proposed comprehensive sign plan accommodates multiple uses within the same site and accounts for changing tenants, changing market conditions, and periodic renovations over time. The document establishes sign design standards in order to maintain flexibility while also preserving the overall consistency of the site's signage.

The following pages provide illustrations, details, and locations for each sign on the site. These guidelines assure consistent display of information in its entirety. The end result is a comprehensive sign program that will identify the various components within the development, will direct vehicular traffic, and will facilitate access to and from the site.

Notes

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

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

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

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

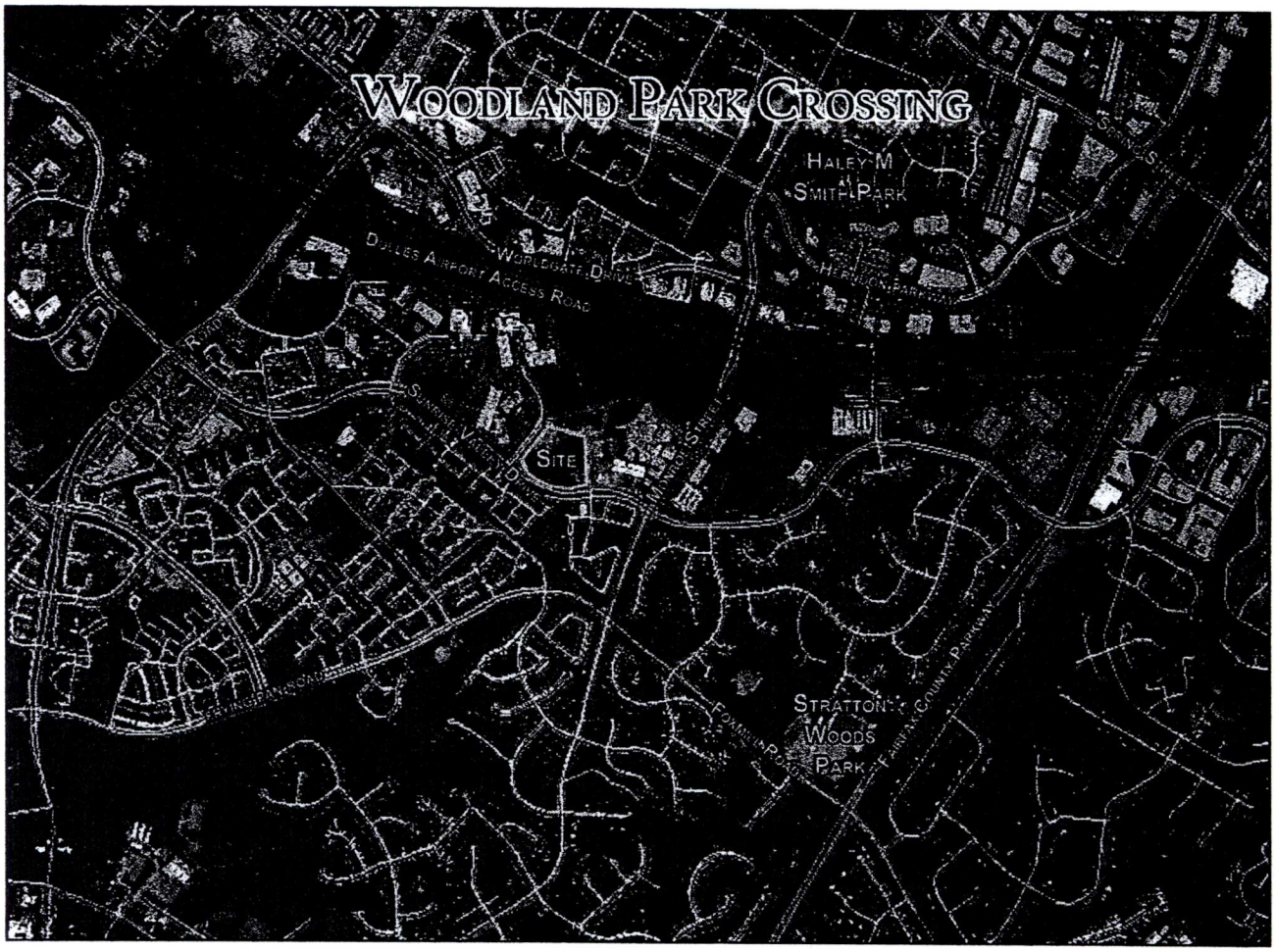
5. Only the record owner of individual parcels may modify this Comprehensive Sign Plan as it pertains to the individual parcel. (Refer to the site plan on page 4 for parcel location.)

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

7. All signs shall comply with all applicable requirements of the building codes. No sign shall obstruct required sight distances and sight angles.

8. Notwithstanding the number of signs shown in this Comprehensive Sign Plan manual, the applicant shall have no obligation to construct every sign shown.

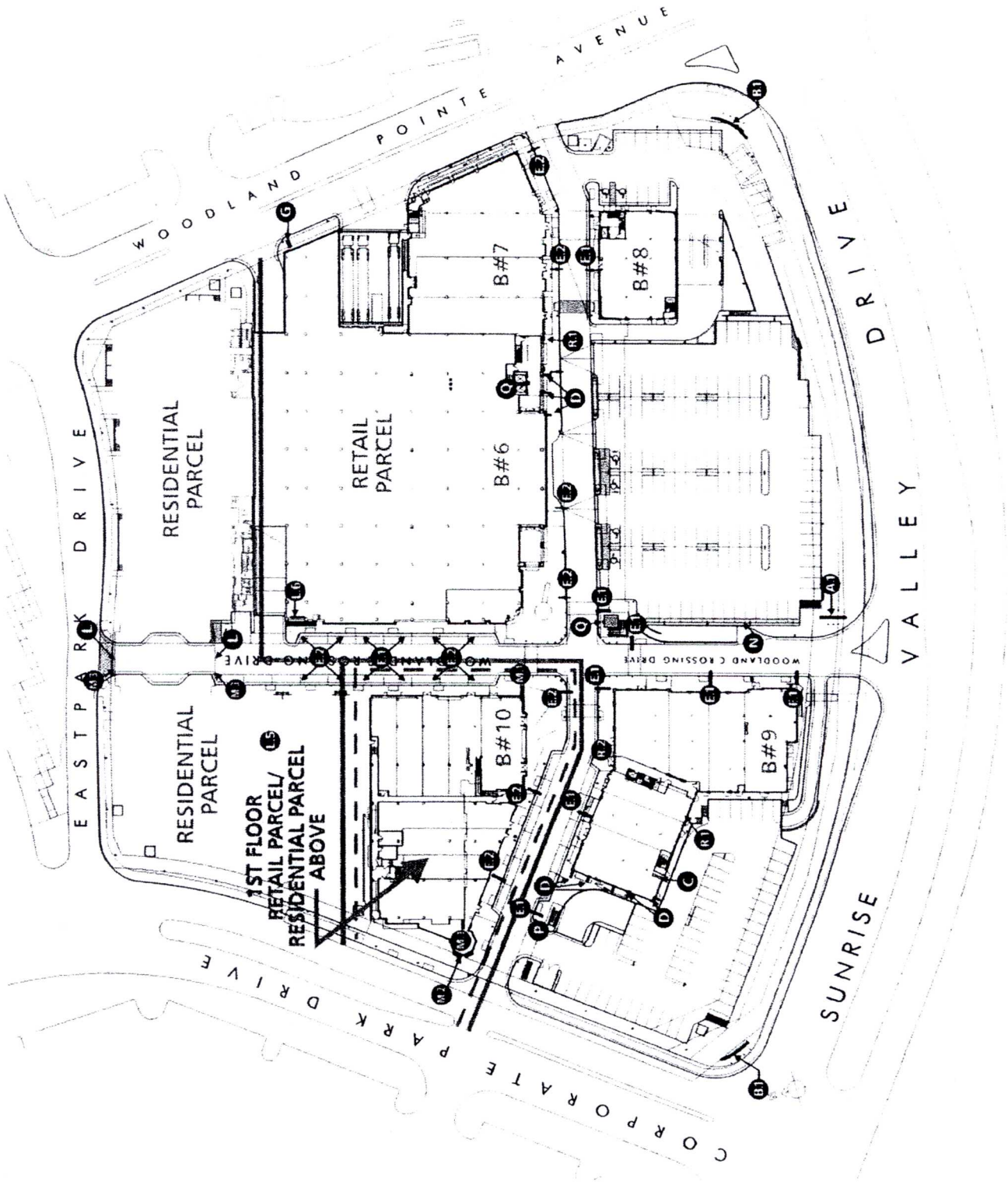
Vicinity Map



DOCUMENT PREPARED BY:

401 Hampton Park Blvd.
Capitol Heights, MD 20743
240-765-1400

Site Plan


WOODLAND POINTE AVENUE
EASTPARK DRIVE
RESIDENTIAL PARCEL
RETAIL PARCEL
B#6
B#7
B#8
B#9
B#10
RESIDENTIAL PARCEL
1ST FLOOR RETAIL PARCEL/ RESIDENTIAL PARCEL ABOVE
CORPORATE PARK DRIVE
SUNRISE VALLEY DRIVE
WOODLAND CROSSING DRIVE

Retail Logo

A logo has been developed to provide an identity for Woodland Park Crossing Retail. This logo may be used throughout the project in various forms and sizes with or without the "Woodland Park Crossing" text.

All uses of the logo throughout the property shall be consistent in proportion, colors (whether multi-colored or monotone), and typeface.

The logo presented here is the initial logo. The typeface, shape, text and colors may be modified in the future, subject to market conditions. Should the logo be modified, all logos will be changed in order to ensure consistency throughout Woodland Park Crossing.

Standard Typography

TRAJAN

TRAJAN BOLD

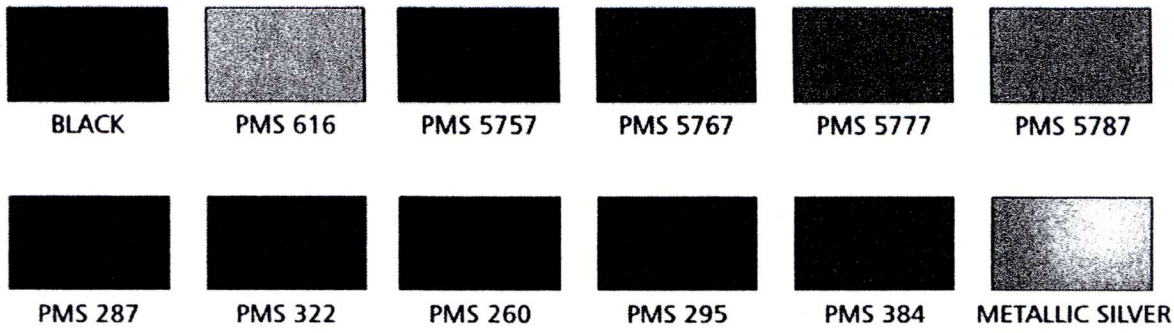
Helvetica

Myriad Pro Bold

Standard typography will be used for Site Permanent signs within Woodland Park Crossing, except for Regulatory, Residential and User Permanent Signs (see page 20). The initial standard typography will consist of Trajan, Trajan Bold, Helvetica and Myriad Pro Bold. Subject to review of property owner, this standard typography may be modified to include other alternative typography due to changes in market conditions and prevailing styles. Should the standard typography be modified, all signs will be changed to reflect new typography in order to ensure consistency throughout Woodland Park Crossing.

For individual User Permanent Signs and Temporary Signs, the typography will reflect the individual user's standard typestyle and/or logo, or be a style expressive of the user.

Permanent Sign Colors



Most Site Permanent Signs and Temporary Signs shall use colors shown above in their design, except as otherwise noted. The colors above represent the proposed color palette for Woodland Park Crossing. Colors are selected from the "Pantone" color selection system.

Subject to the review of the property owner, these color palettes may be modified due to changes in market conditions and prevailing styles, provided that the designated color palette and typography remain consistent throughout Woodland Park Crossing.

Materials such as brick precast concrete and glass may also be used for the support structures; these materials may be used in their natural or painted finish.

For User Permanent Signs, Regulatory and Permanent Residential Signs, the color palette may reflect the individual user's standards, and may be a style expressive of the user.

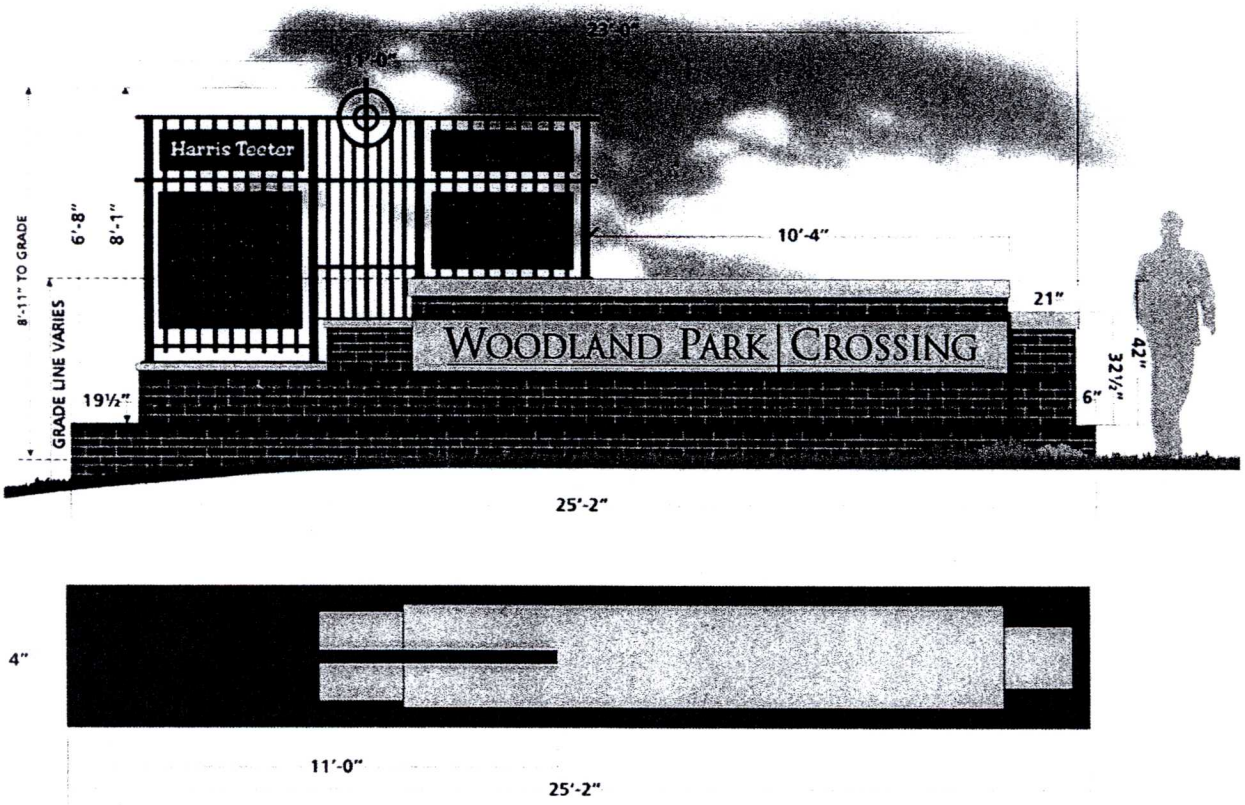
WOODLAND PARK CROSSING

II. SITE PERMANENT SIGNS

DOCUMENT PREPARED BY:

ART DISPLAYS CO.
401 Hampton Park Blvd.
Capitol Heights, MD 20743
240-765-1400

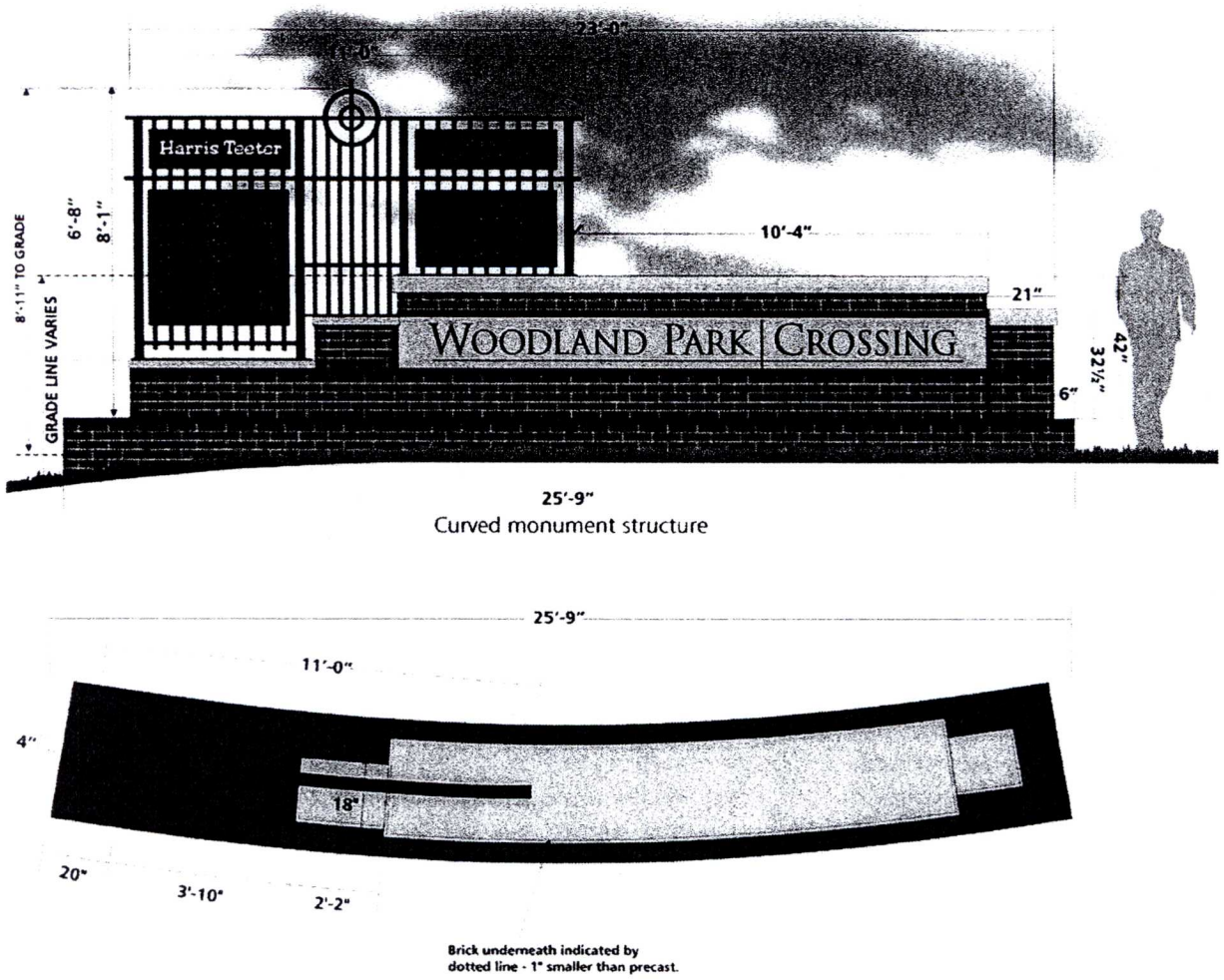
Sign Type A.1: Main Identification



One (1) Freestanding Primary Entrance Feature will be provided at the intersection of Sunrise Valley Drive and Woodland Crossing Drive.

Sign Type A.1 consists of three illuminated panels mounted onto brick structure. Sign structure will be double-faced with non-illuminated retail tenant names. All signage will be illuminated with flood ground lighting.

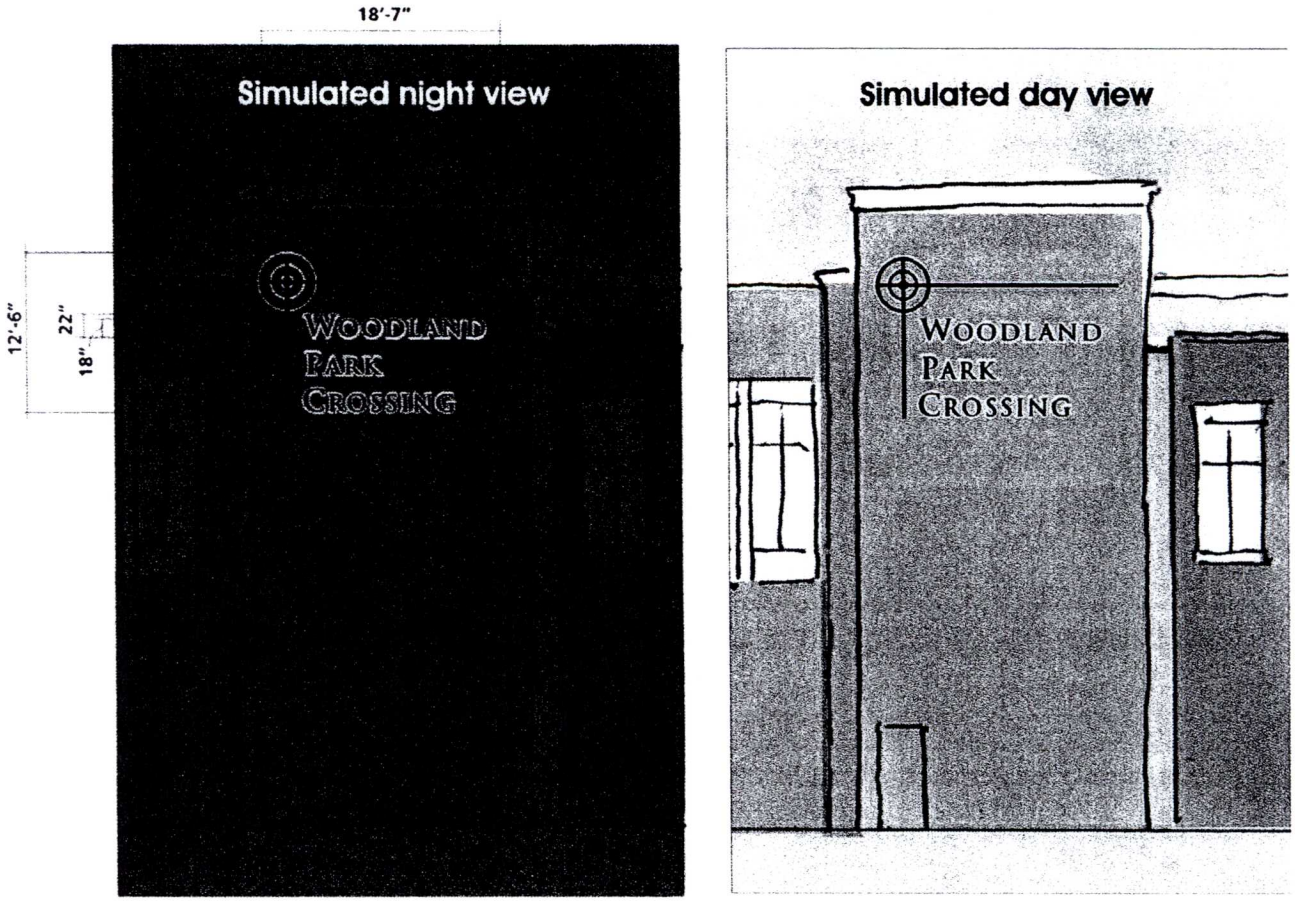
Sign Type B.1: Secondary Freestanding Entrance



Two (2) secondary freestanding entrance features may be provided at the entrance to Woodland Park Crossing on Sunrise Valley Drive: one (1) at the intersection with Corporate Park Drive and one (1) at the intersection with Woodland Pointe Avenue.

Sign Type B.1 consists of three illuminated panels mounted onto brick structure. Sign will be single-faced with non-illuminated retail tenant names. All signage will be illuminated with flood ground lighting.

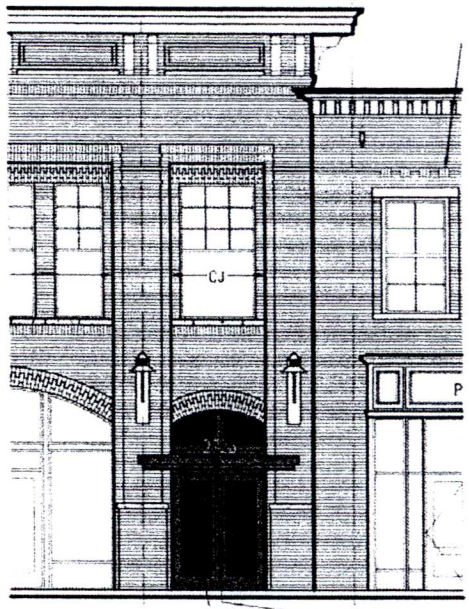
Sign Type C: Main Building Identification



Sign Type C consists of one (1) set of halo (reverse) illuminated channel letters. Letters will be black painted aluminum, and will be mounted offset 1-1/2" from building facade to allow for halo illumination. Illumination will be by white neon. Located on the north facade of Building 9.

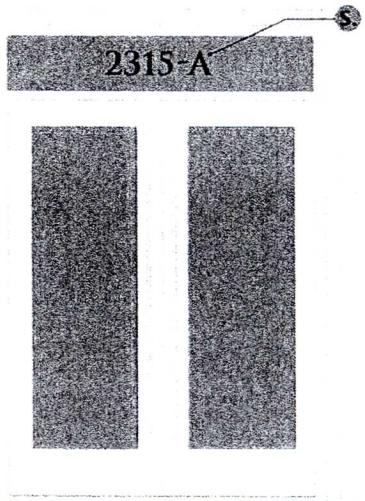
Sign Types R & S: Address Numbers

SIGN TYPE R.1 - ADDRESS NUMBERS



SIGN TYPE R.2 - ADDRESS NUMBERS

Address signs for retail and residential shall be either building mounted next to the entrance of each building and/or above the front door of the retail or residential establishment. Text shall match the standard typography. Address numbers shall be a minimum of 6" in height, and in accordance with jurisdictional authority.



Materials for these signs shall be selected from the following options:

- Stainless Steel (R.1, R.2)
- Vinyl Retail Tenant Address (S)

Sign Types R.1 and R.2 consist of 1" thick brushed stainless steel address numbers.

Sign Type S consists of frosted vinyl address numbers reverse-applied to glass transom.

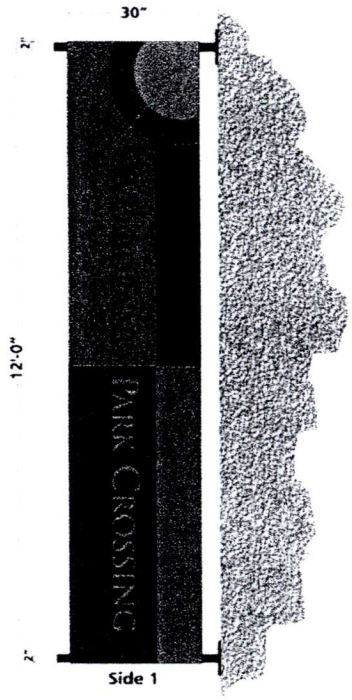
Sign Types D & E: Banners

Banners may be provided along the internal streets of Woodland Park Crossing as shown on the Sign Location Plan. These banners shall provide color to the streetscape, and may contain the project name and the logo of the property's residential component. Banners may also be changed to provide appropriate seasonal decoration. Banners may contain information regarding community- and owner/management-sponsored events. Banners shall be mounted to street light posts or independent posts at a maximum height of twelve (12) feet. Decorative flower planters may be included on certain select posts.

Materials for banner signs shall be selected from the following options:
• Fabric, nylon or other high strength synthetic

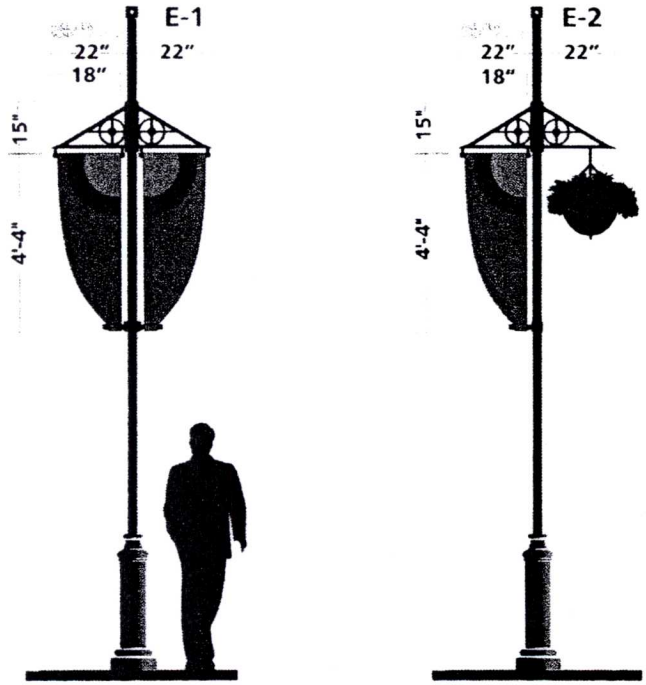
Sign Type D consists of digitally printed double-faced banners to be mounted onto poles projecting from building fascia.

Sign Type E.1 and E.2 consists of digitally printed double-faced banners to be mounted onto lamp posts.



D. BANNERS ON BUILDING

E. LIGHT POLE - BANNER AND BRACKETS

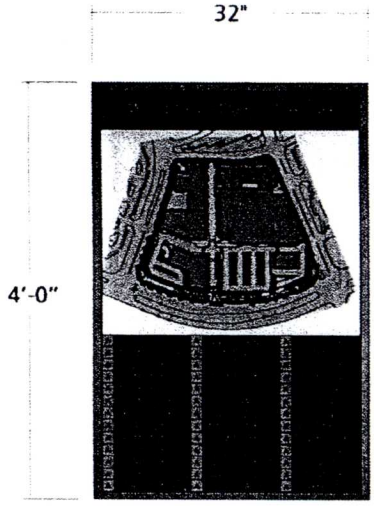


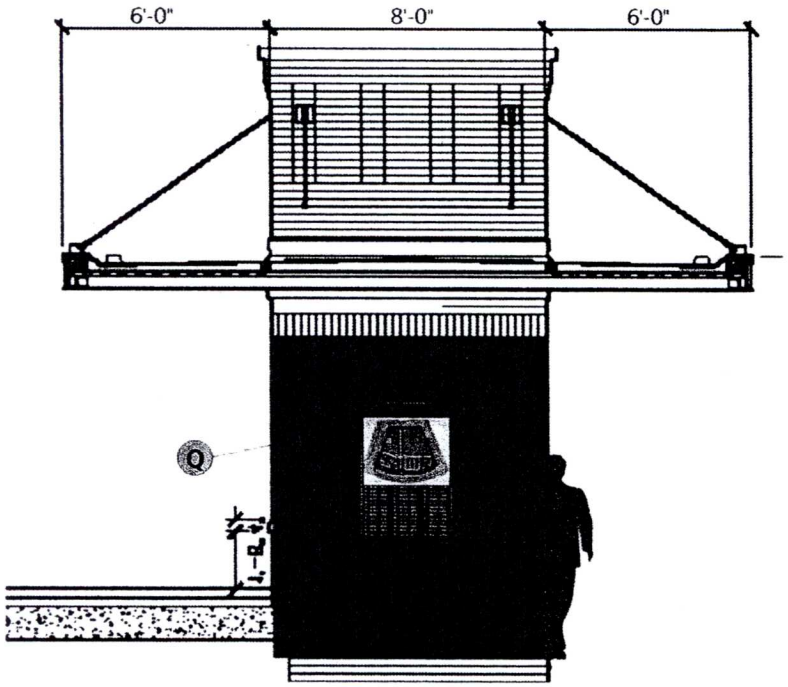
DOCUMENT PREPARED BY:

401 Hampton Park Blvd.
Capitol Heights, MD 20743
240-765-1400

Sign Type Q: Directory

Sign Type Q consists of two (2) directory signs: one (1) internally illuminated directory and one (1) non-illuminated directory. To be installed near exterior stair locations.



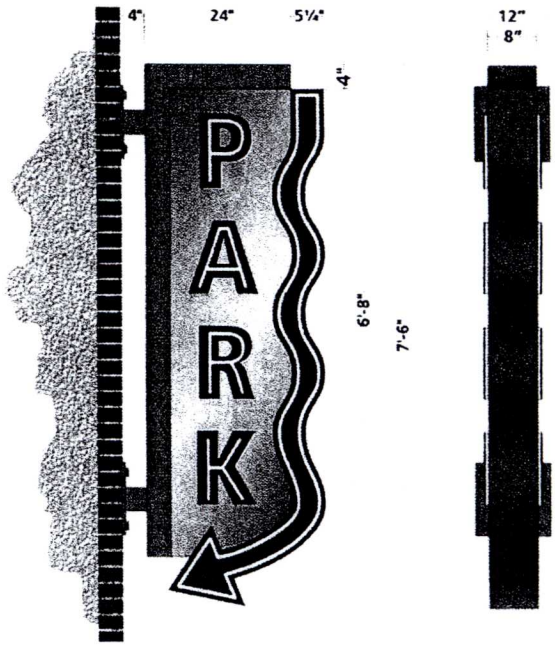


Sign Types G, N & P: Parking Signs

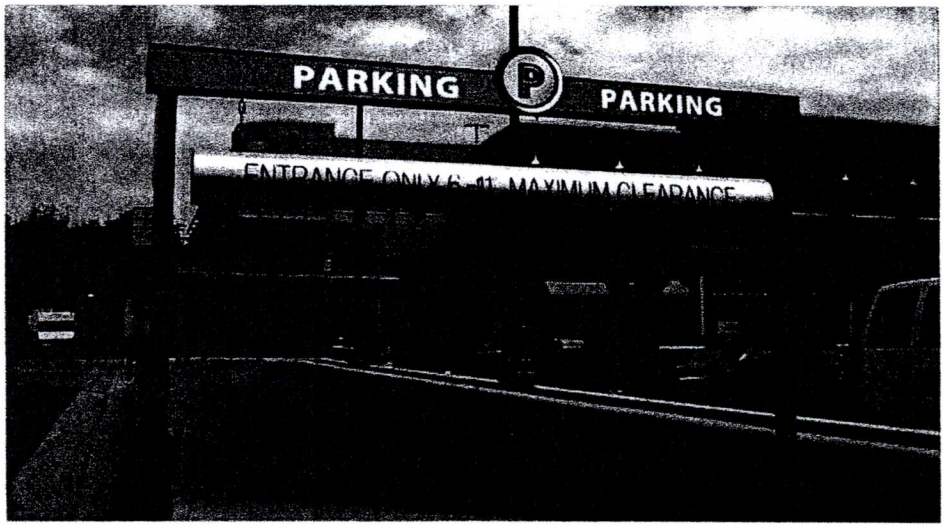
Sign Type G consists of a double-faced internally illuminated blade sign. Cabinet will be aluminum with cut in faces and push-through translucent acrylic copy. Internal illumination will be by fluorescent lamps. Sign will be installed projecting from Building 7 facade (see page 4).

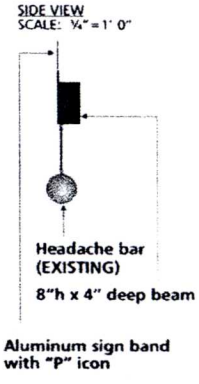
Sign Type N consists of non-illuminated aluminum panels with applied vinyl copy and digitally printed "P" logo design. Sign panels and "headache" bars will be mounted onto structures at ramps to parking facility.

SIGN TYPE G. BLADE SIGN

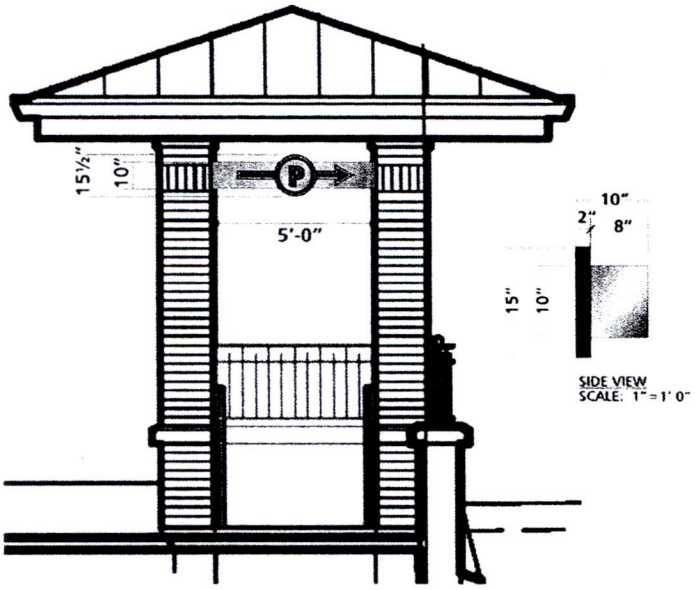


SIGN TYPE N. PARKING SIGN



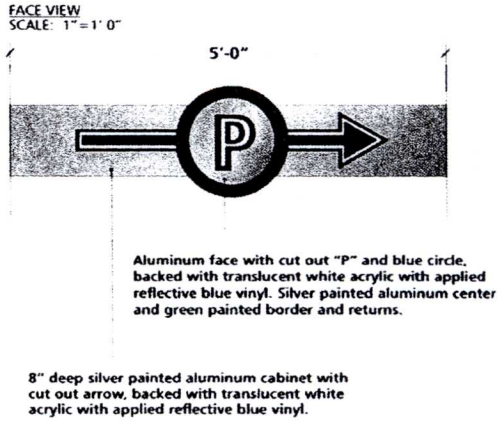


Parking Signs cont'd



SIGN TYPE P - PARKING SIGN

INTERNALLY ILLUMINATED, DIGITALLY PRINTED "P" WITH REFLECTIVE BLUE AND WHITE DIRECTIONAL VINYL ARROW APPLIED TO PAINTED, METALLIC SILVER CABINET INSTALLED BETWEEN COLUMNS.

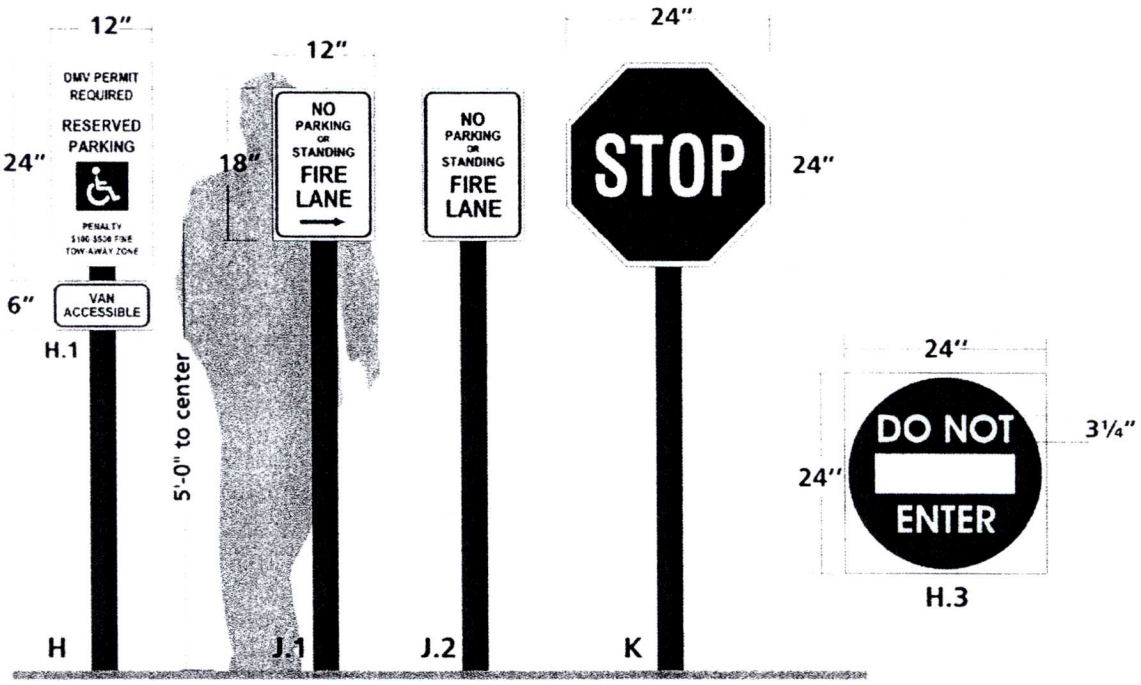


Sign Type P consists of one (1) single face internally illuminated sign. Cabinet will be metallic silver with cut in copy backed with white acrylic. Letter "P" will be digitally printed. Directional arrow will be blue and white vinyl. Sign will be mounted between existing columns on Building 9 (see page 4).

Sign Types H, H.1–H.3, J.1–J.2, K: Regulatory Signs

All regulatory traffic signs, such as stop signs, parking restriction signs, fire lane signs, street signs, etc., shall be signs to provide for the safety and convenience of the employees and visitors at Woodland Park Crossing. Sign locations, sizes, heights, and messages shall be governed by regulations of jurisdictional authority.

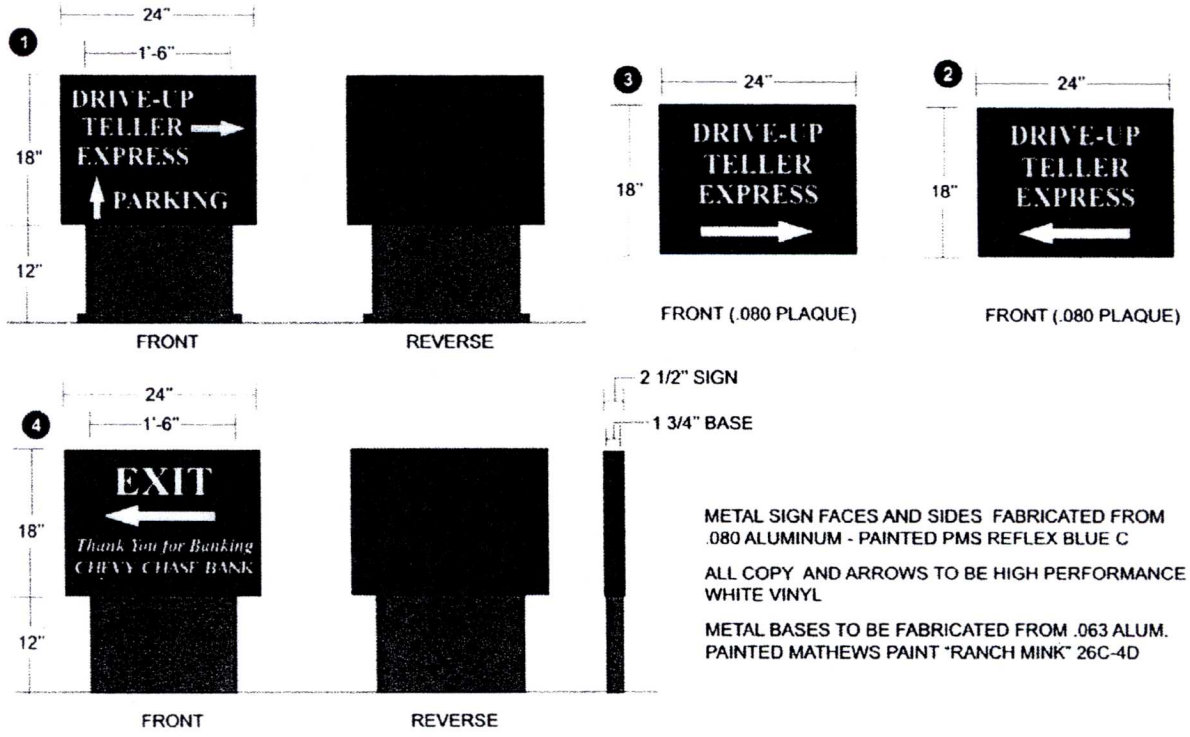
The following drawings and dimensions provide an example of some of the regulatory signs that may be used at Woodland Park Crossing:



Various traffic and parking signs will be mounted onto posts (some will be wall mounted), and will conform to all regulations. Signs will be 1/8" thick aluminum and will have reflective vinyl copy. Posts will be painted black. Breakdown is as follows:

- Type H – "Handicap Parking" signs measuring 24" high x 12" wide to be post mounted
- Type J.1 – "No Parking" signs measuring 18" high x 12" wide to be post mounted
- Type J.2 – "No Parking" signs measuring 18" high x 12" wide to be post mounted and wall mounted with "No Parking/Handicap" signs
- Type K – "Stop" signs measuring 24" high x 24" wide to be post mounted
- Type H.1 – "Van Accessible" signs measuring 6" high x 12" wide (mounting to be determined)
- Type H.3 – "Do Not Enter" signs

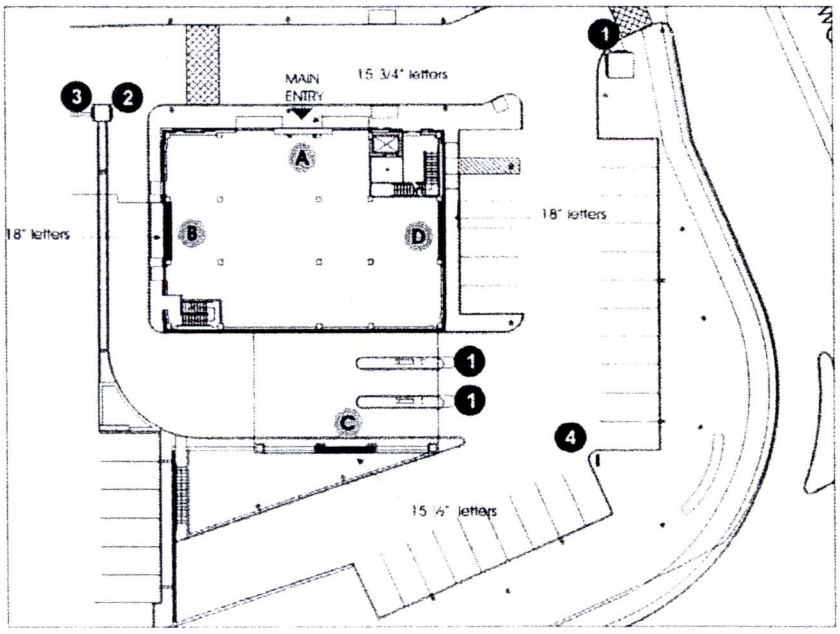
Sign Type U: Bank Wayfinding Signs



METAL SIGN FACES AND SIDES FABRICATED FROM .080 ALUMINUM - PAINTED PMS REFLEX BLUE C

ALL COPY AND ARROWS TO BE HIGH PERFORMANCE WHITE VINYL

METAL BASES TO BE FABRICATED FROM .063 ALUM. PAINTED MATHEWS PAINT "RANCH MINK" 26C-4D



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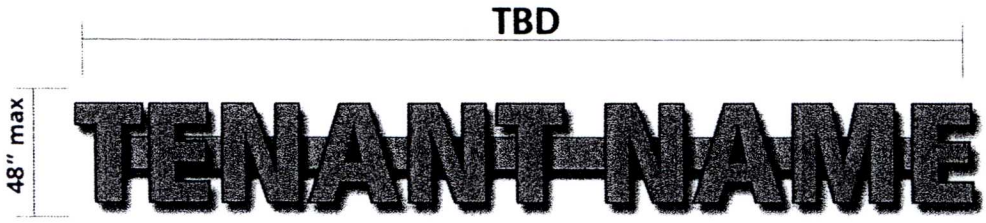
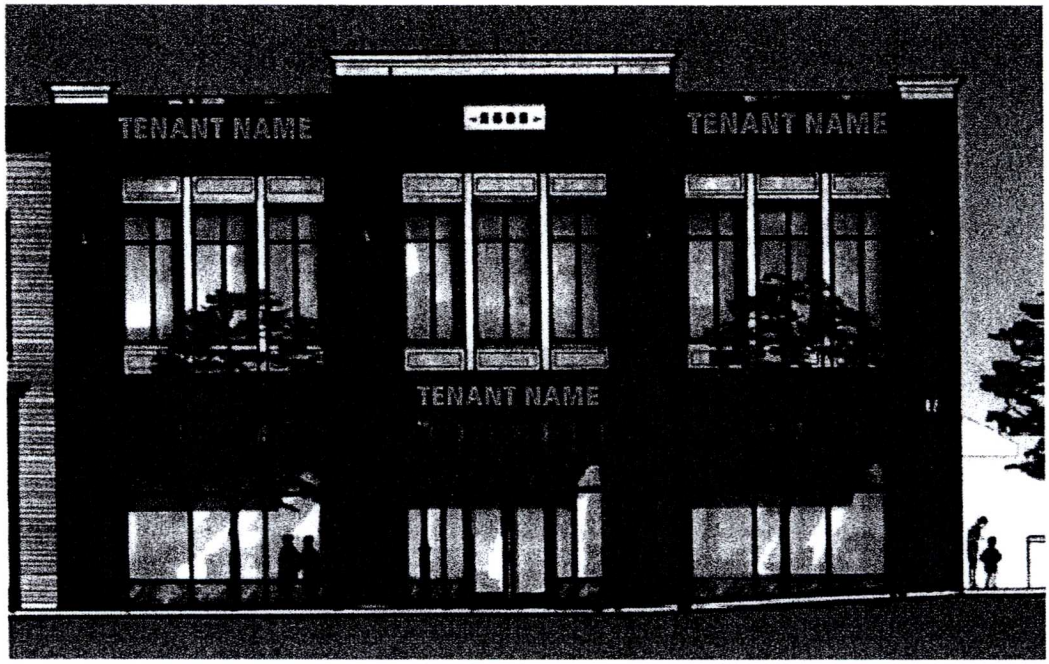
WOODLAND PARK CROSSING

III. USER PERMANENT SIGNS

Sign Types X & F: Retail Identification



X. TENANT CHANNEL LETTERS



Retail signs shall identify and advertise the individual enterprise served. Retail signs will be individually designed to express the character of the retail business, products sold or services offered. They may include the individual logo, typography and colors of the retail enterprise. Sign designs shall complement the architectural design of the building, and shall be subject to review by the property owner.

Awning graphics and window signs with no text are permitted subject to review by the property owner, and shall not count toward the individual tenant's maximum allowable signage area.

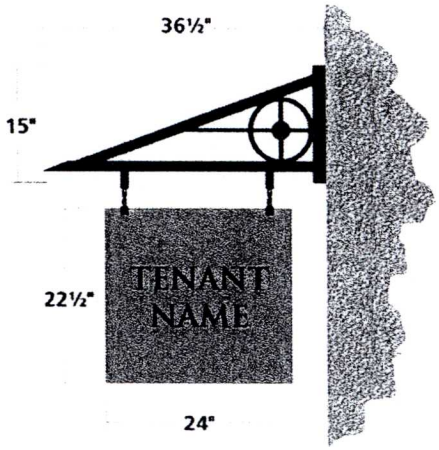
Retail Identification cont'd

The specific locations of building mounted signs are at the discretion of the Owner. Second floor tenants may be allowed signage on buildings they are not occupying, in accordance with size and locations shown on retail elevations (see pages 27–33).

Retail building mounted signs may be flush or flat mounted to the building, or projecting (Types X.1, X.2, X.3), provided that the sign does not extend into any minimum required yard, nor is closer than 2 feet to any street line. Projecting signs if used shall not obstruct any pedestrian way. Signs shall be flat mounted or three-dimensional.

See pages 27–37 for proposed retail elevations including sign specifications for expected retail user tenant at Woodland Park Crossing Drive.

Sign Type F consists of aluminum brackets of a consistent design throughout for tenant signs, painted black. Tenant panels to be attached with eye-bolts and S-hooks. Specific locations for Sign Type F are not identified on the Sign Location Plan. This sign shall not count towards the individual tenant's maximum allowable sign area.



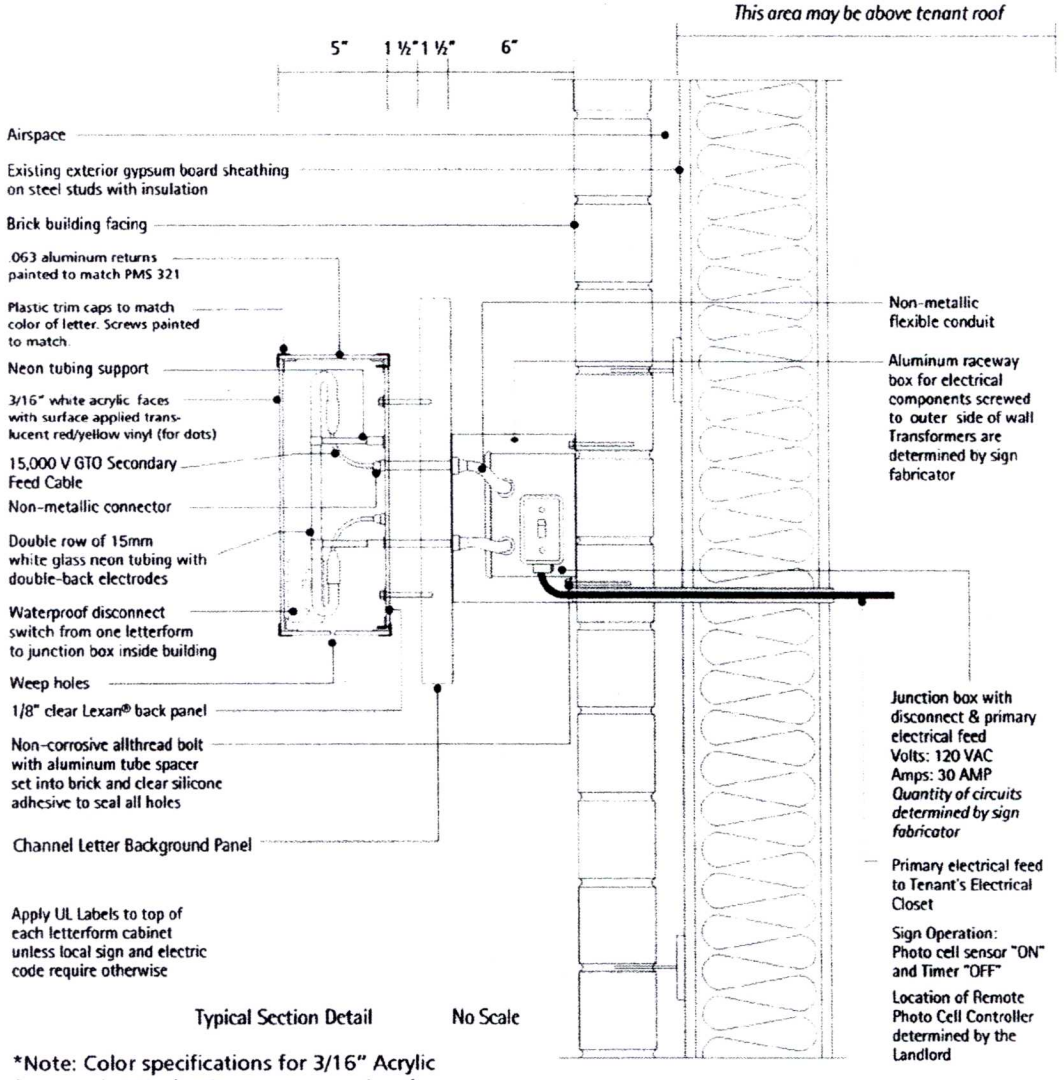
SIGN TYPE F.
BRACKETS FOR TENANT SIGNS

Retail Identification cont'd

SIGN TYPE X.1 - CHANNEL LETTER DETAIL

Face-lit and halo-lit tenant channel letters mounted ½" offset from back plates. Transformers in raceway behind backplate.

Fabricated face and halo-lit aluminum channel letters mounted to painted aluminum back panel.



Typical Section Detail No Scale

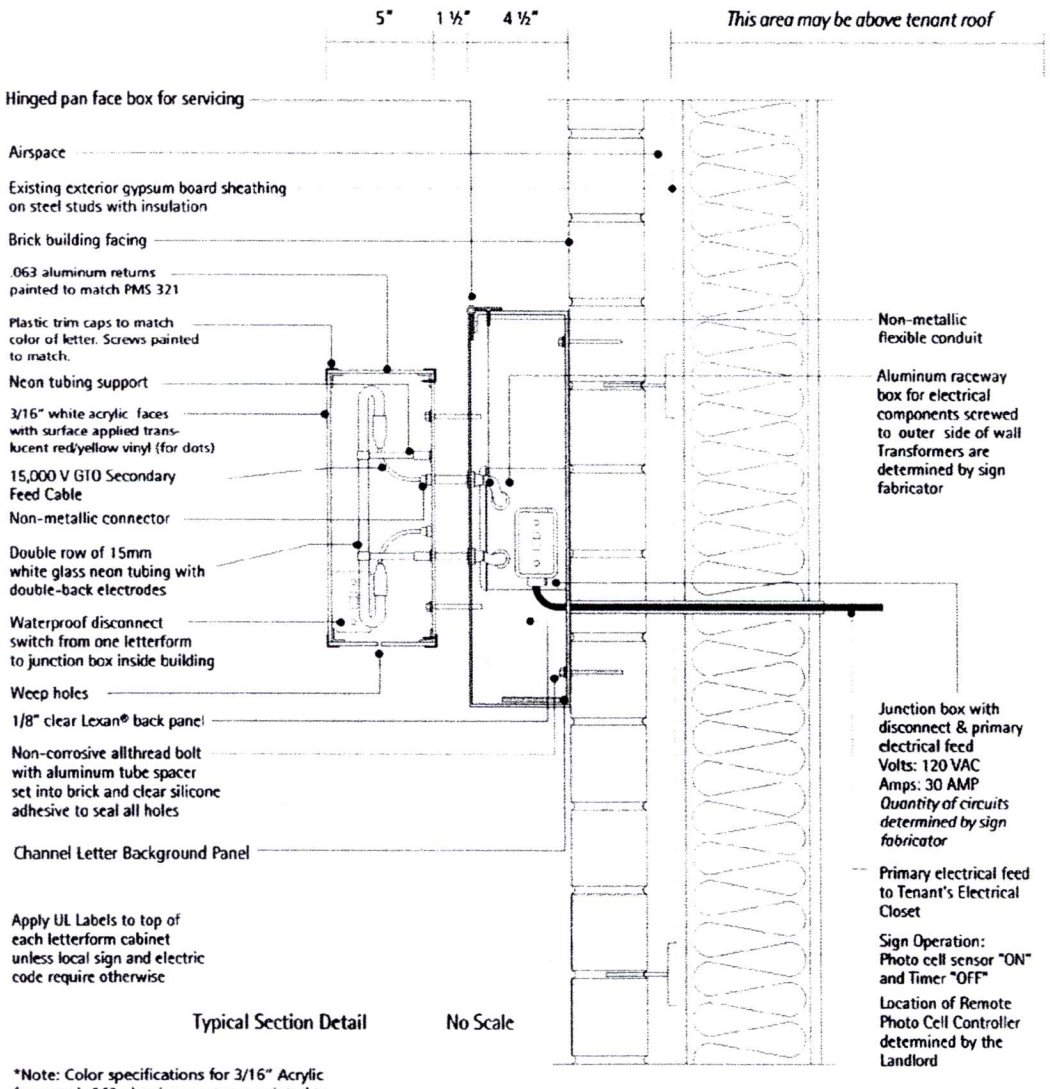
*Note: Color specifications for 3/16" Acrylic faces and .063 aluminum returns painted to match Tenant's color selection.

Retail Identification cont'd

SIGN TYPE X.2 - CHANNEL LETTER DETAIL

Face-lit and halo-lit tenant channel letters mounted ½" offset from raceway cabinet.

Fabricated face and halo-lit aluminum channel letters mounted to sign cabinet containing transformers.



Typical Section Detail No Scale

*Note: Color specifications for 3/16" Acrylic faces and .063 aluminum returns painted to match Tenant's color selection.

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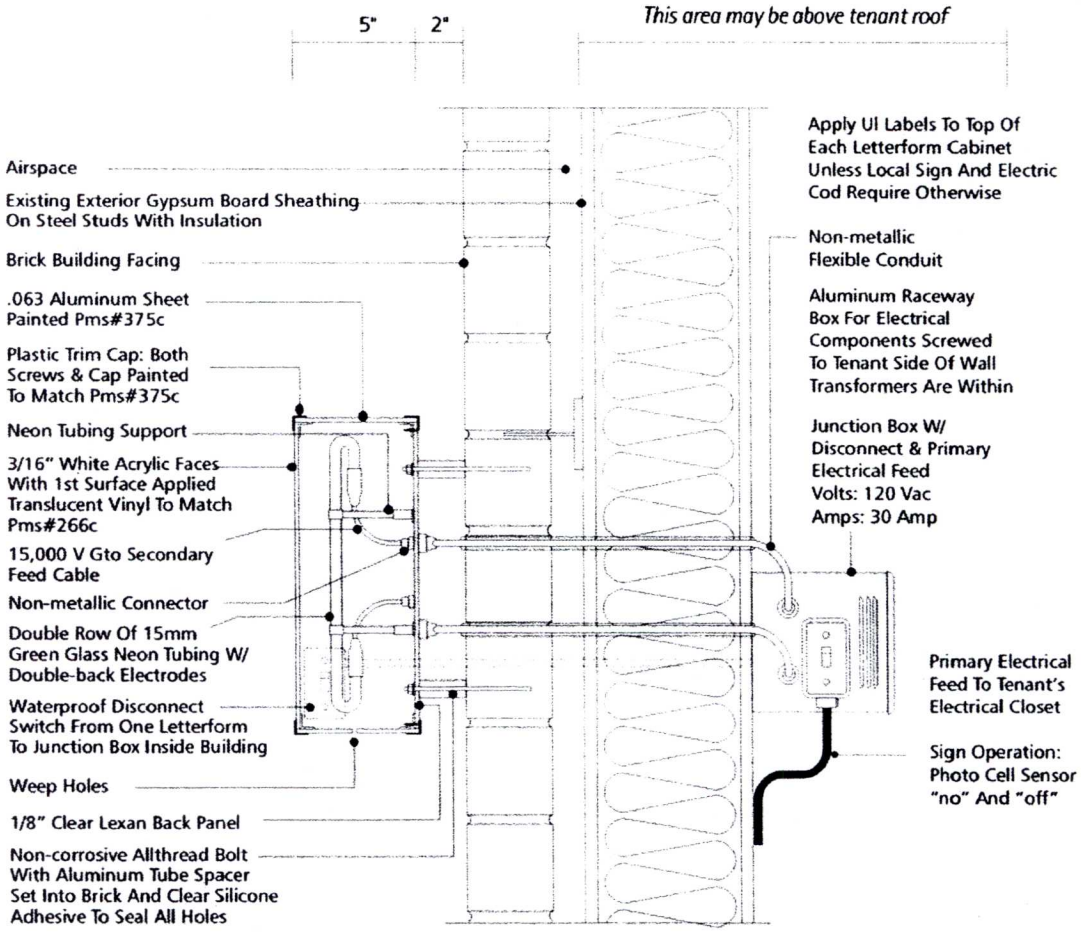
Retail Identification cont'd

SIGN TYPE X.3 - CHANNEL LETTER DETAIL

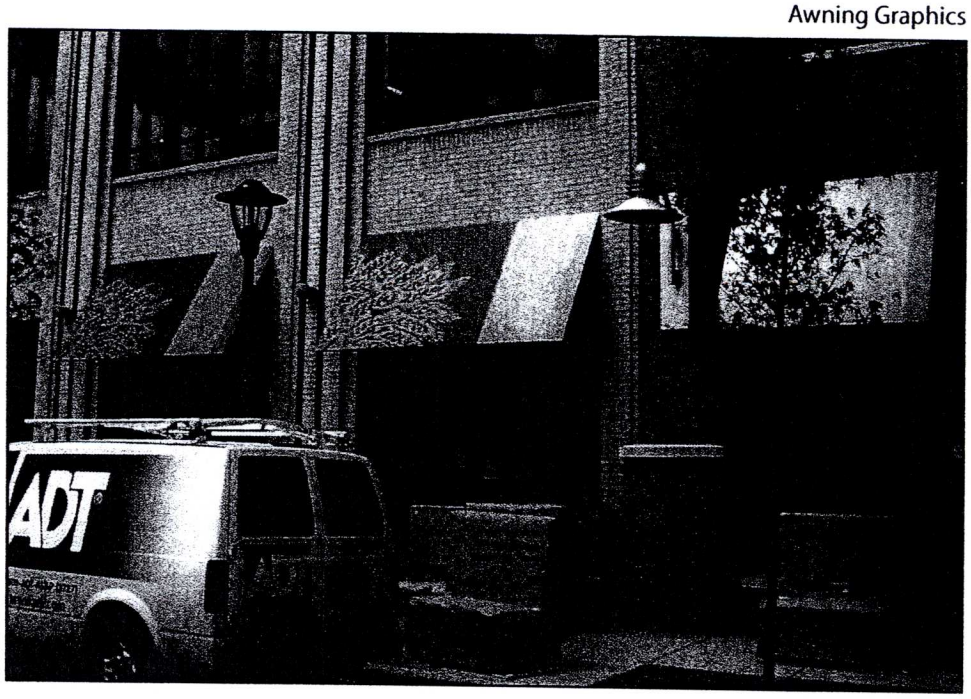
Face-lit and halo-lit tenant channel letters mounted ½" offset from building fascia. Transformers within raceway inside building.

Fabricated face and halo-lit aluminum channel letters mounted 2" offset from building fascia.



Other Retail Identification Signs

Awning Graphics



Window Graphics

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Retail Identification cont'd

The total amount of retail user tenant signage may exceed that which is otherwise permitted by Article 12 of the Zoning Ordinance (see Appendix). The building elevations shown on pages 27–33 of the Comprehensive Sign Plan reflect POSSIBLE locations for retail user tenant signage and provide the maximum proposed retail sign area permitted at any one time on each building in Woodland Park Crossing. Actual retail user tenant sign locations and specifications may vary subject to the conditions set forth on pages 20–25.

Conceptual elevations of freestanding retail buildings indicated as Buildings 6, 7, 8, 9 and 10, as shown on pages 27–33, indicate proposed locations and specifications. Sign locations and specifications for retail tenant users at Woodland Crossing Drive may vary, subject to the conditions set forth on pages 20–25.

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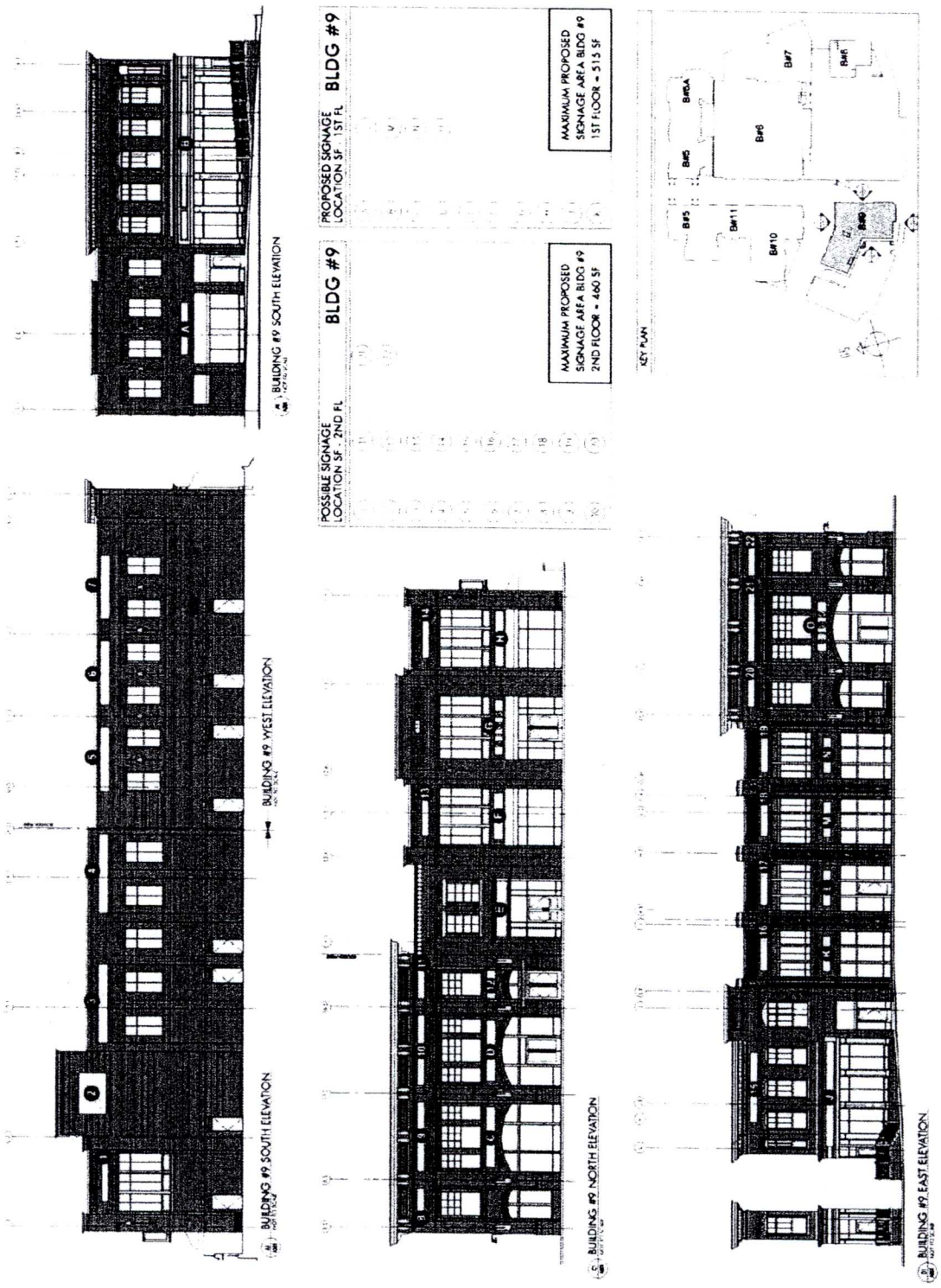

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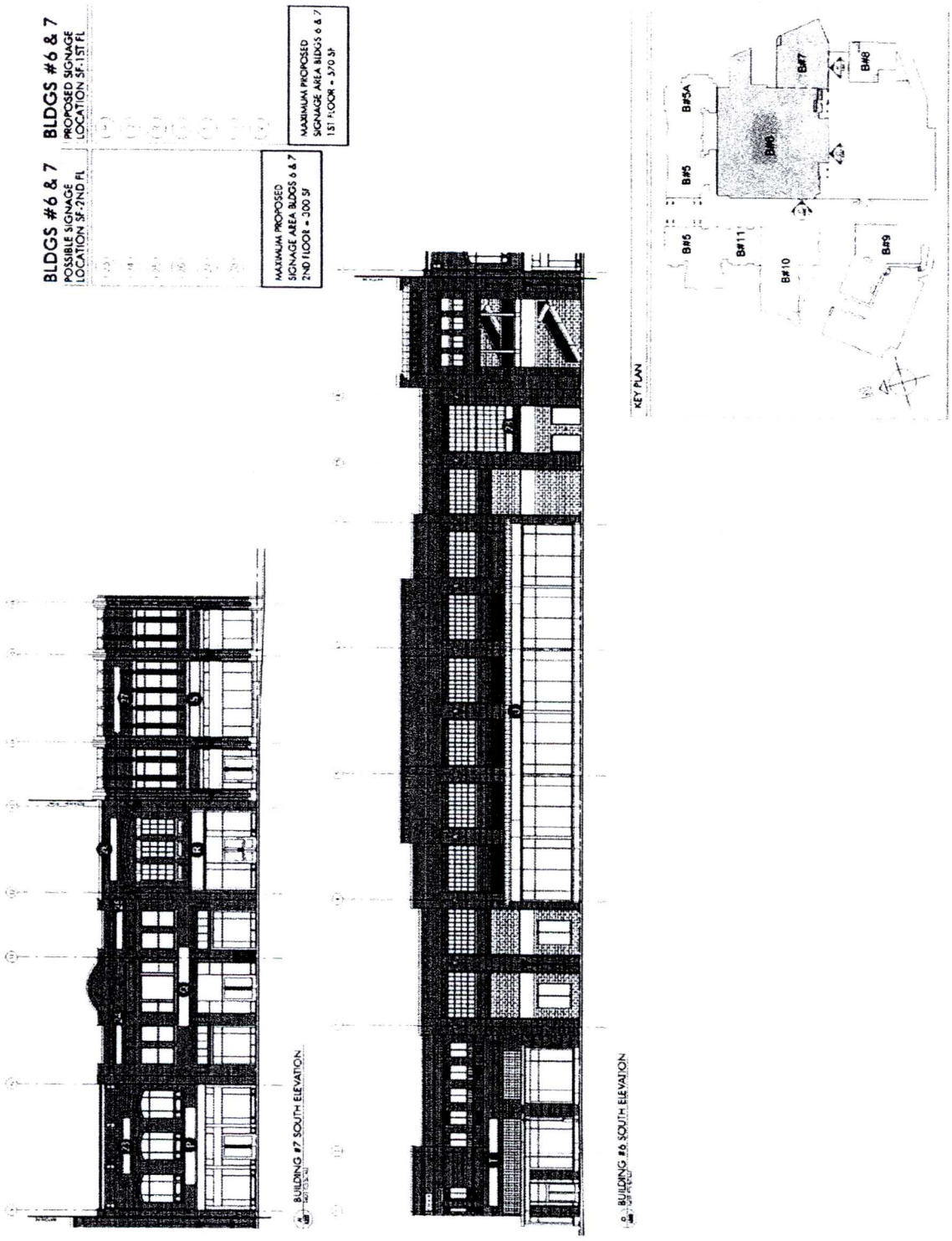

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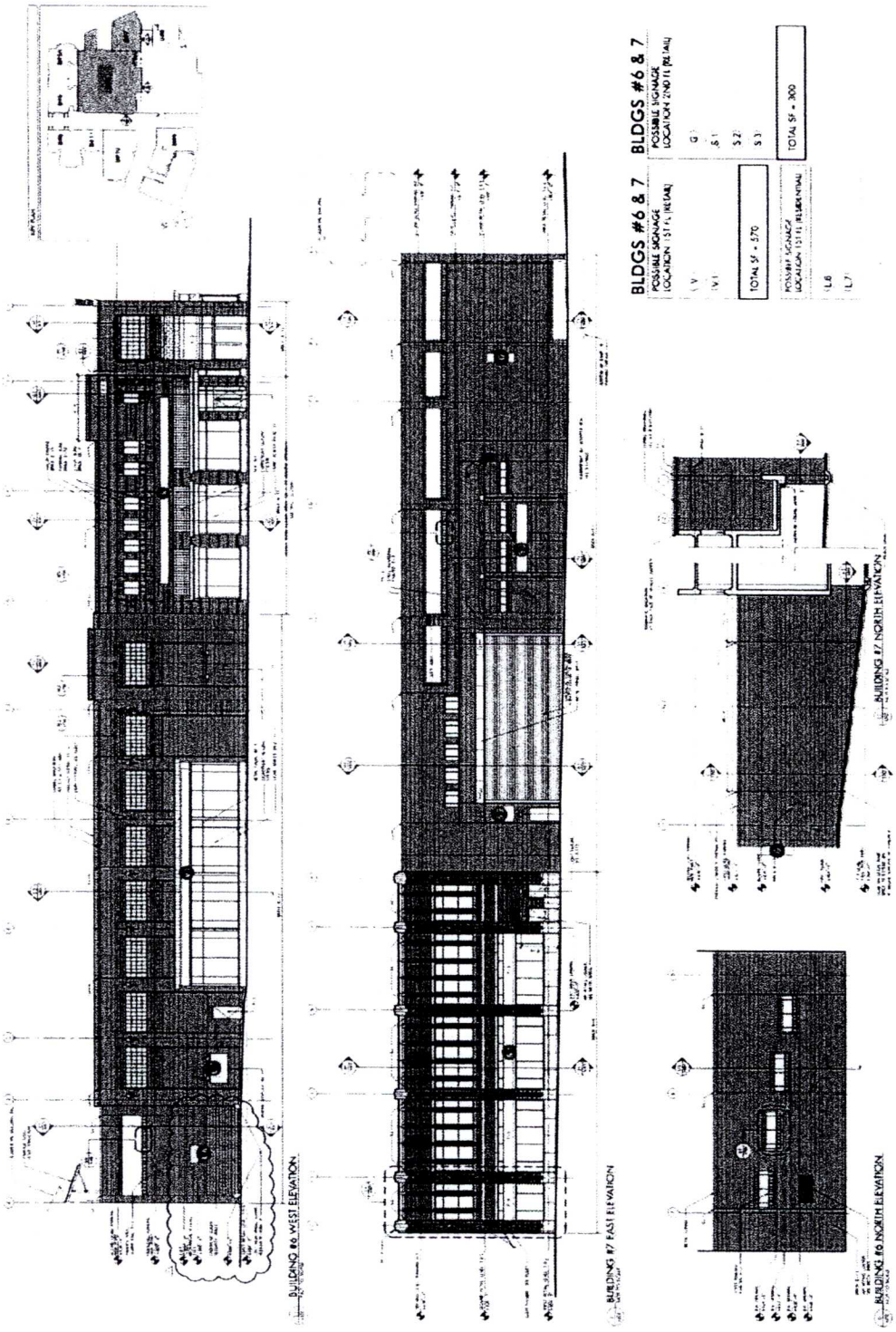

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BUILDING #8 NORTH ELEVATION

BUILDING #8 SOUTH ELEVATION

BUILDING #8 WEST ELEVATION

BUILDING #8 EAST ELEVATION

BLDG #8 POSSIBLE SIGNAGE LOCATION SF-2ND FL	BLDG #8 PROPOSED SIGNAGE LOCATION SF-1ST FL
29 30 31 32 33 34	W X Y Z
MAXIMUM PROPOSED SIGNAGE AREA BLDG #8 2ND FLOOR = 135 SF	MAXIMUM PROPOSED SIGNAGE AREA BLDG #8 1ST FLOOR = 126.5 SF

KEY PLAN

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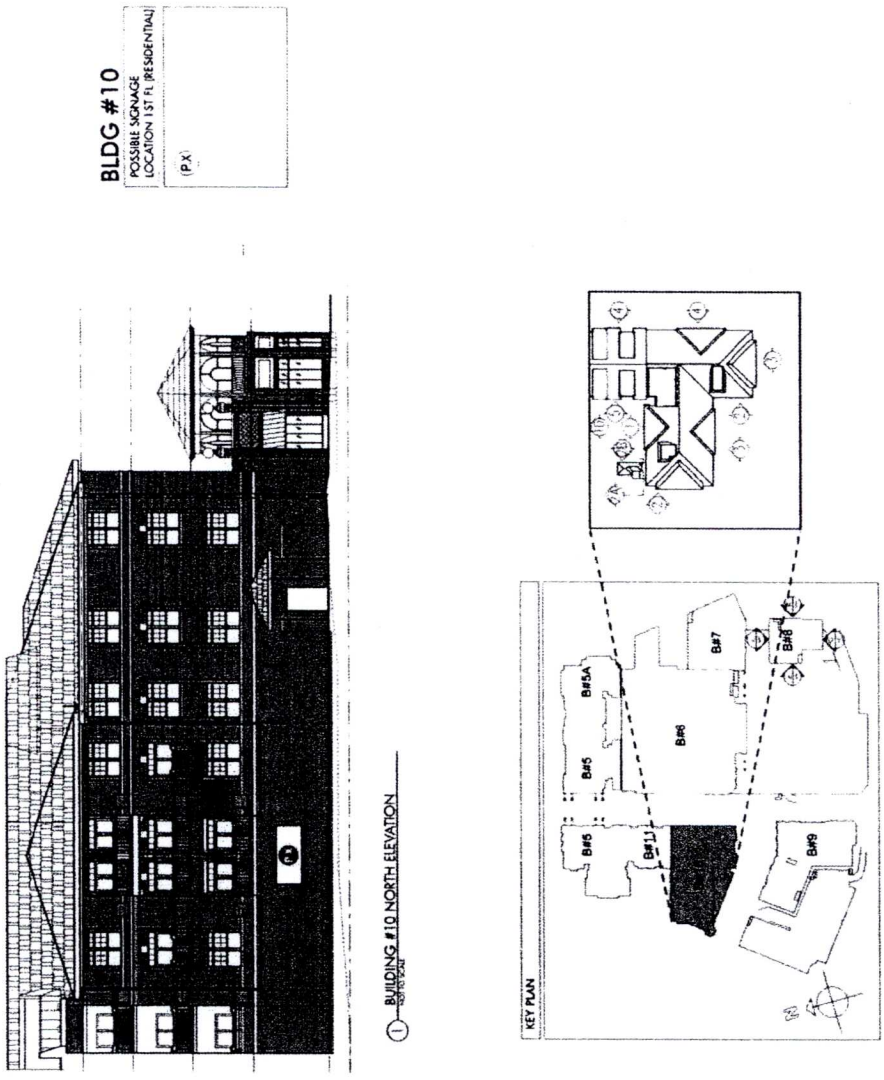

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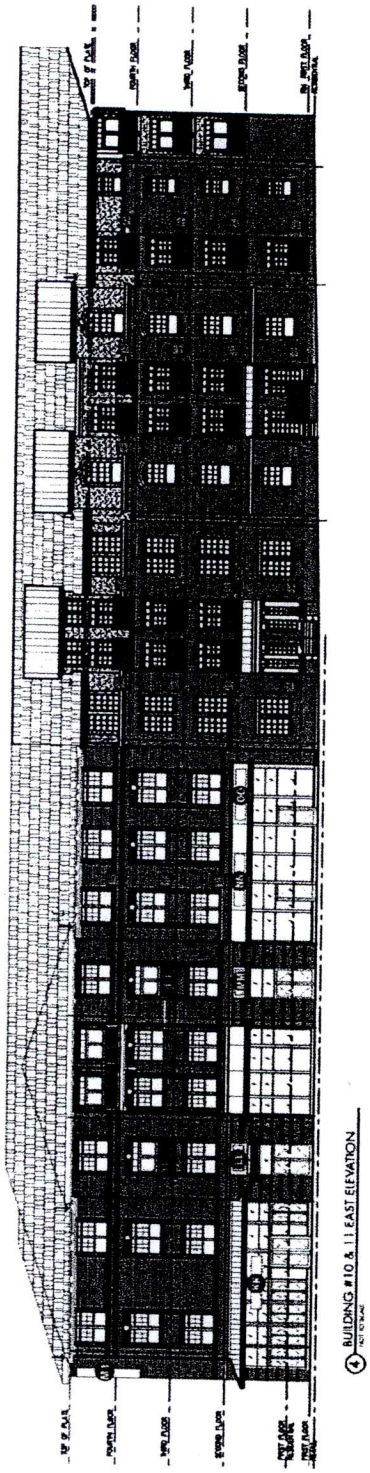
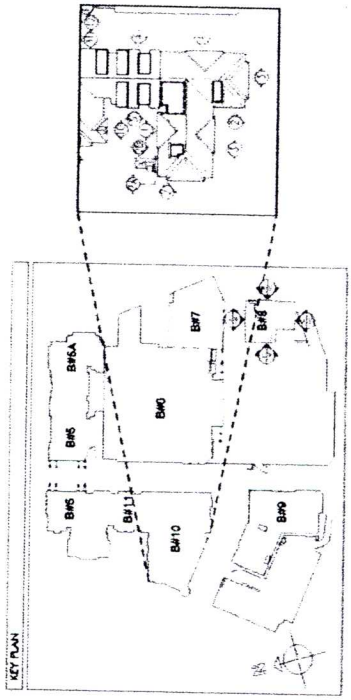


BUILDING #10 & 11 EAST ELEVATION



BLDG #10

POSSIBLE SIGNAGE LOCATION 2ND FL (RESIDENTIAL)

(M)

BLDG #10

POSSIBLE SIGNAGE LOCATION 1 ST FL (RETAIL)

(KK) (OO) (LL) (MM) (NN)

TOTAL SF = 614

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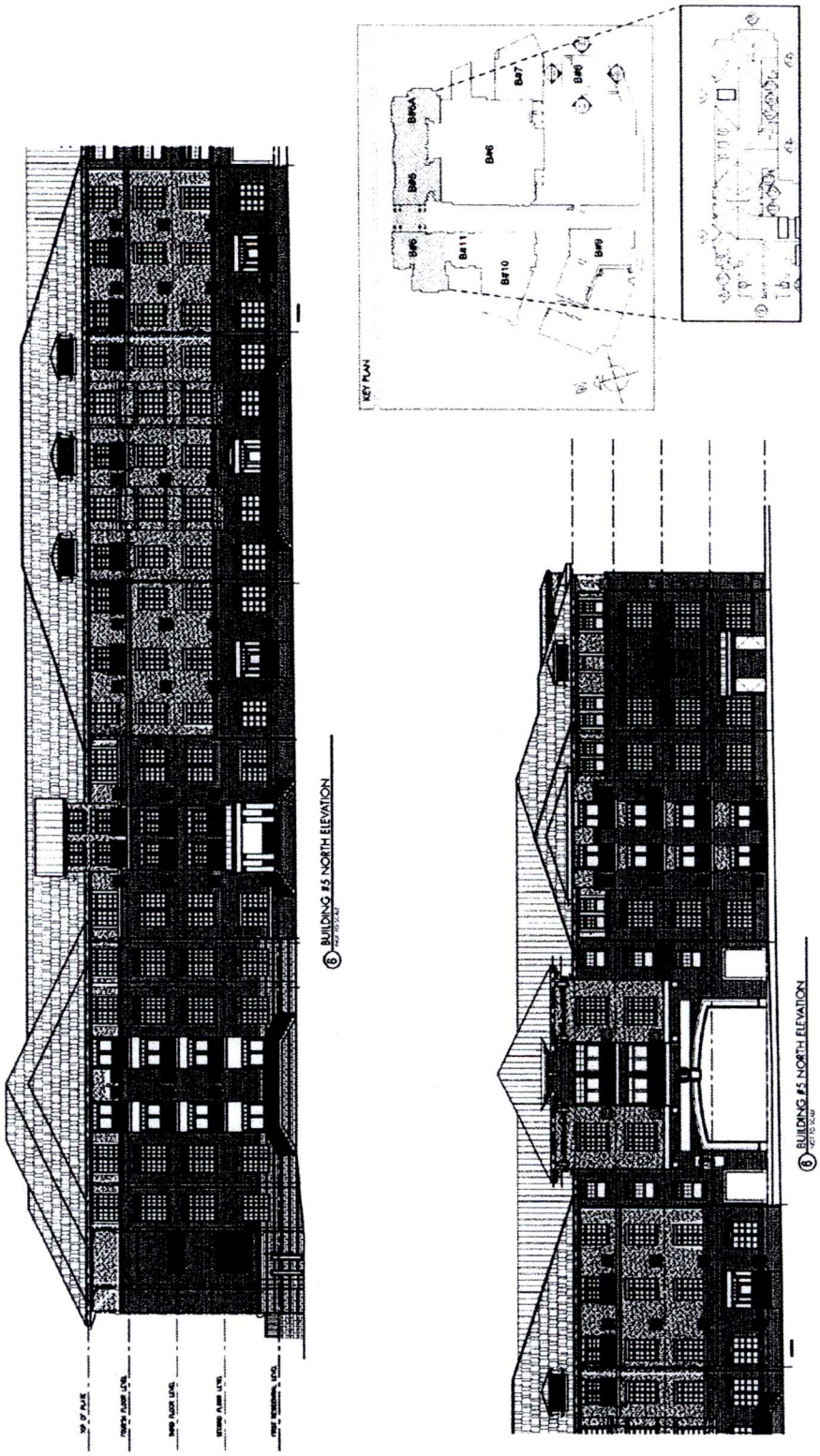

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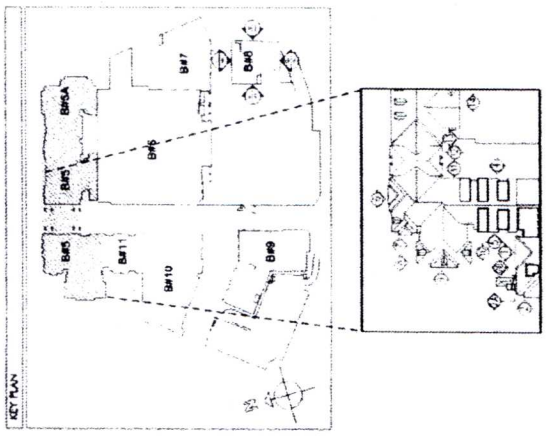
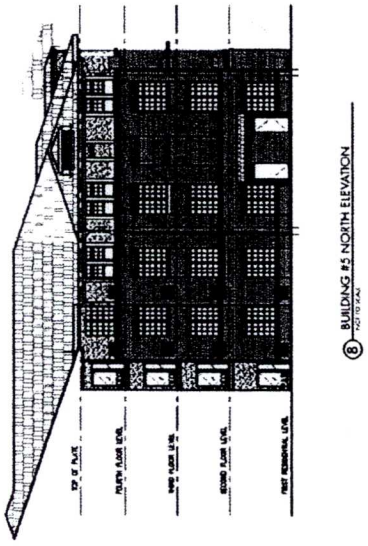
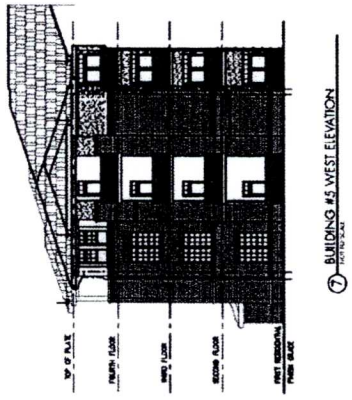
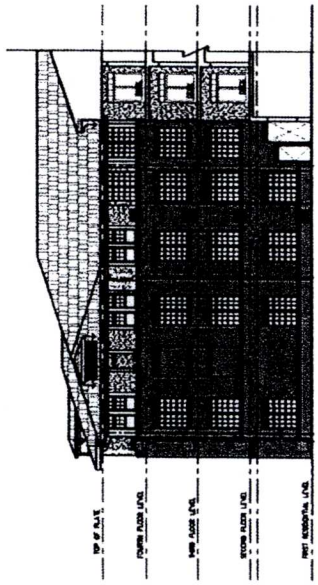




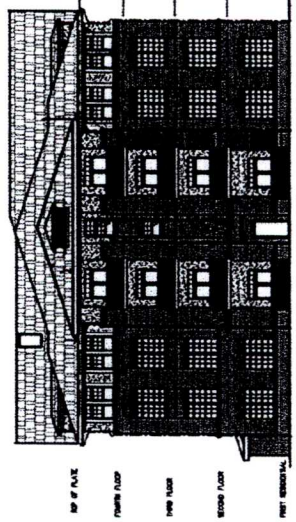
8 BUILDING #5 NORTH ELEVATION



7 BUILDING #5 WEST ELEVATION



10 BUILDING #5 SOUTH ELEVATION



9 BUILDING #5 WEST ELEVATION

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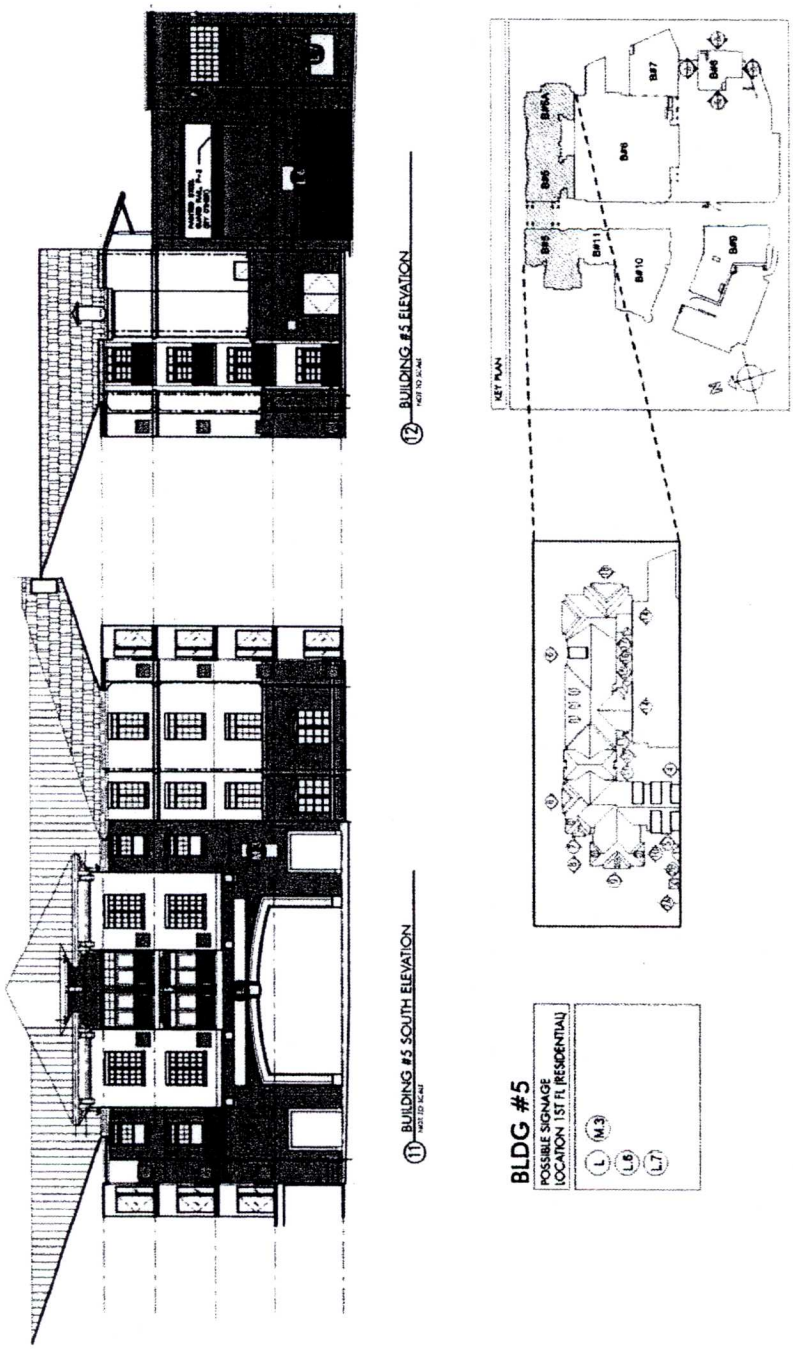

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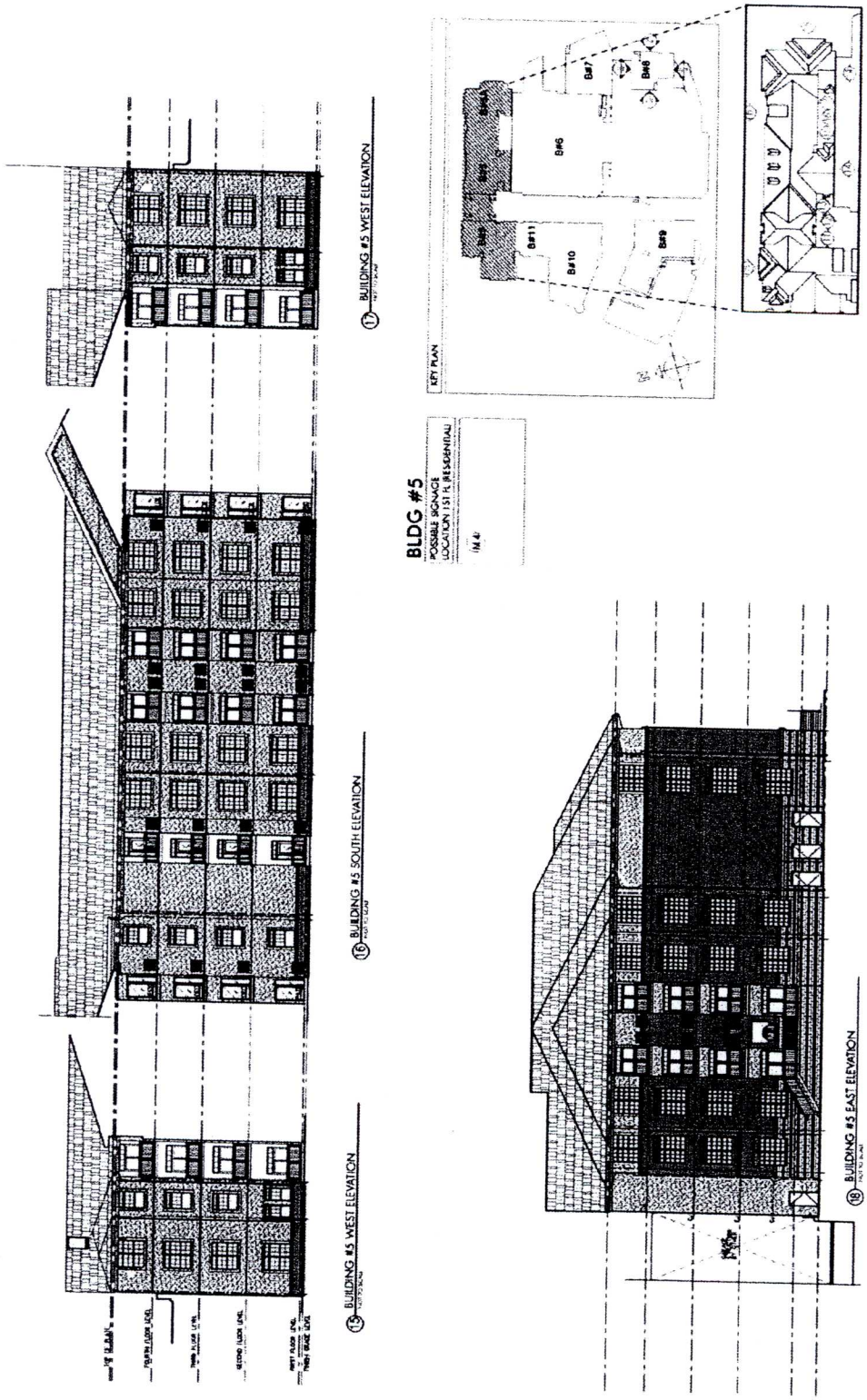

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WOODLAND PARK CROSSING

IV. PERMANENT RESIDENTIAL SIGNS

Sign Type L: Residential Main Identification Lettering

Sign Type L consists of two (2) sets of Channel Letters mounted on bridge. Option 1 calls for 1" deep non-illuminated brushed stainless steel letters. Option 2 calls for 2" deep halo illuminated brushed stainless steel letters. (Option to be determined)

OPTION 1

TBD

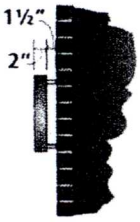
12" FUTURE RESIDENTIAL

OPTION 2

TBD

12" FUTURE RESIDENTIAL

OPTION 1
SIDE VIEW



OPTION 2
SIDE VIEW

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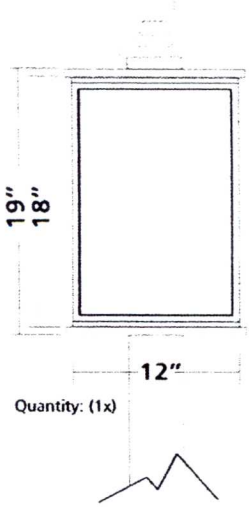
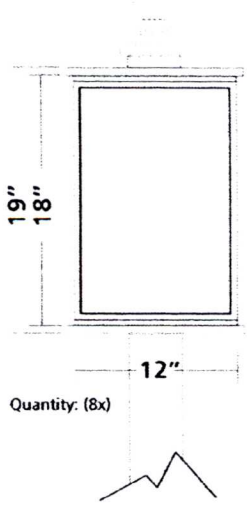
Sign Types L.1 – L.5: Residential Wayfinding

SIGN TYPE L.1 - RESIDENTIAL PARKING SIGNS



Quantity: (1x)

SIGN TYPE L.2 - RESIDENTIAL PARKING SIGNS

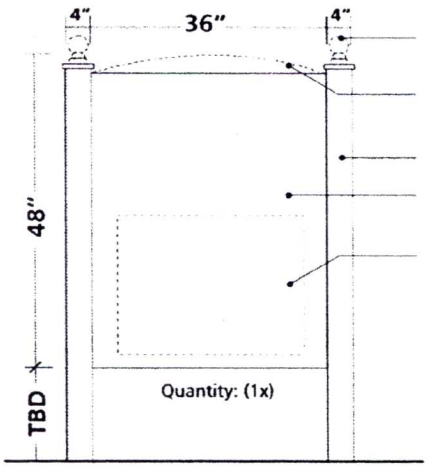


Quantity: (8x)

SIGN TYPE L.4 - BROCHURE SIGN

Quantity: (1x)

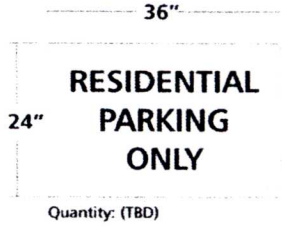
SIGN TYPE L.5 - POOL SIGN



DESCRIPTION (TYPICAL)

- May include a decorative finial, to be consistent with other permanent residential signs
- May contain decorative top consistent with other permanent residential signs
- Posts
- Sign: includes residence name, logo, operating information (hours, phone numbers, etc.)
- May contain overlay for special or ammendable information

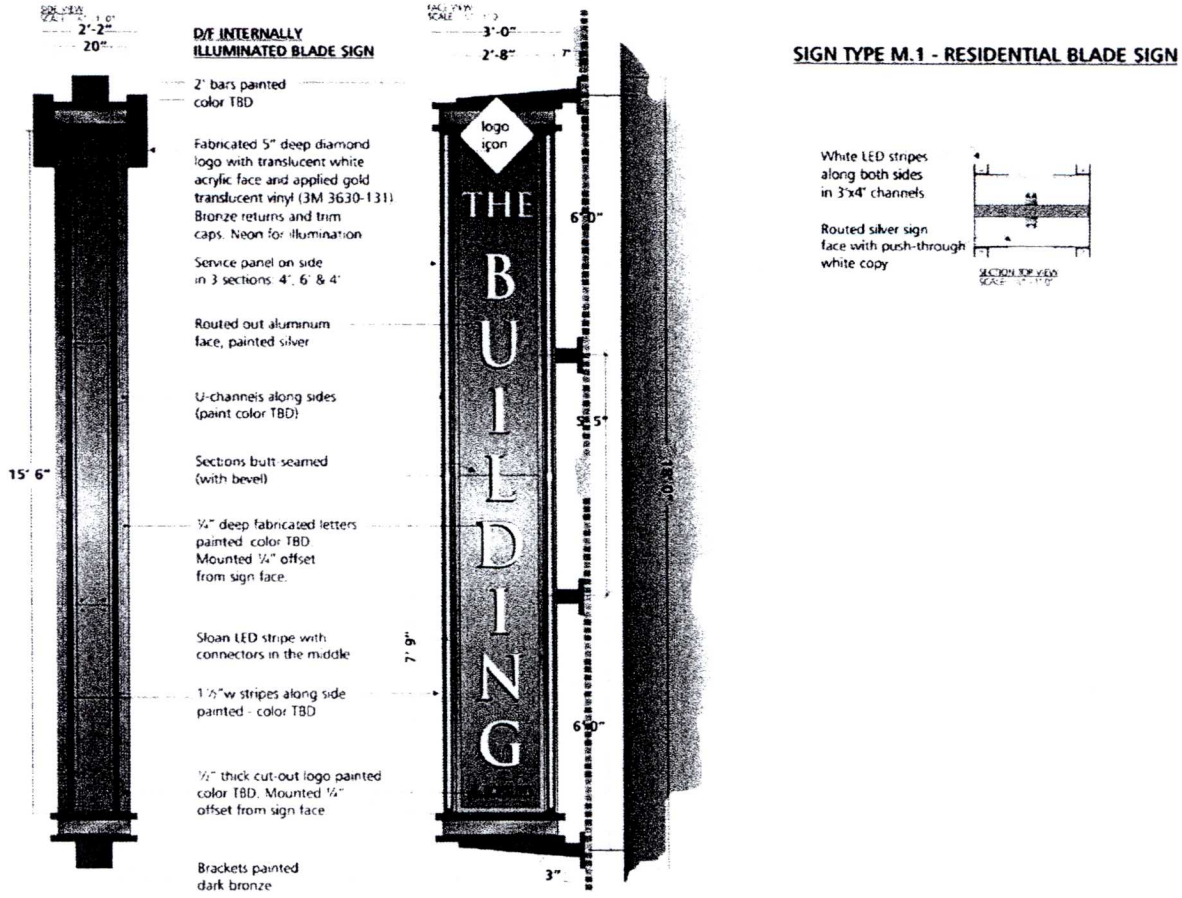
SIGN TYPE L.6 - PARKING SIGN ATTACHED TO BUILDING



Quantity: (TBD)

Note: all sign layouts shown here are SAMPLES only.
Colors, wording and logos to be determined.

Sign Type M.1: Residential Blade Sign



Two (2) double-faced internally illuminated blade signs to be located on the second-floor facade of Building 10. Faces will be silver painted aluminum with routed copy and stainless steel letters mounted offset ¼" to allow for halo illumination. Along sides of sign will be LED stripes. Sign will be mounted projecting from building with brackets.

WOODLAND PARK CROSSING

V. TEMPORARY SIGNAGE

(One Year Duration)

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Sign Type T: Retail & Residential Temporary Signs

The retail leasing/site sign is a temporary sign provided during construction, and after construction and occupancy, to identify leasing or sales information for each building site, for each available building space, or for the project as a whole. Freestanding signs will be set back 10'-0" minimum from streets. Alternatively, these signs may be mounted to buildings or construction fences, which may be closer to the street. Signs may include banners, V-shaped signs, window and freestanding signs.

The aggregate of all temporary signs affixed to or clearly visible through windows at a given retail establishment shall not cover more than 50% of the total window area to which the signs are clearly visible or affixed.

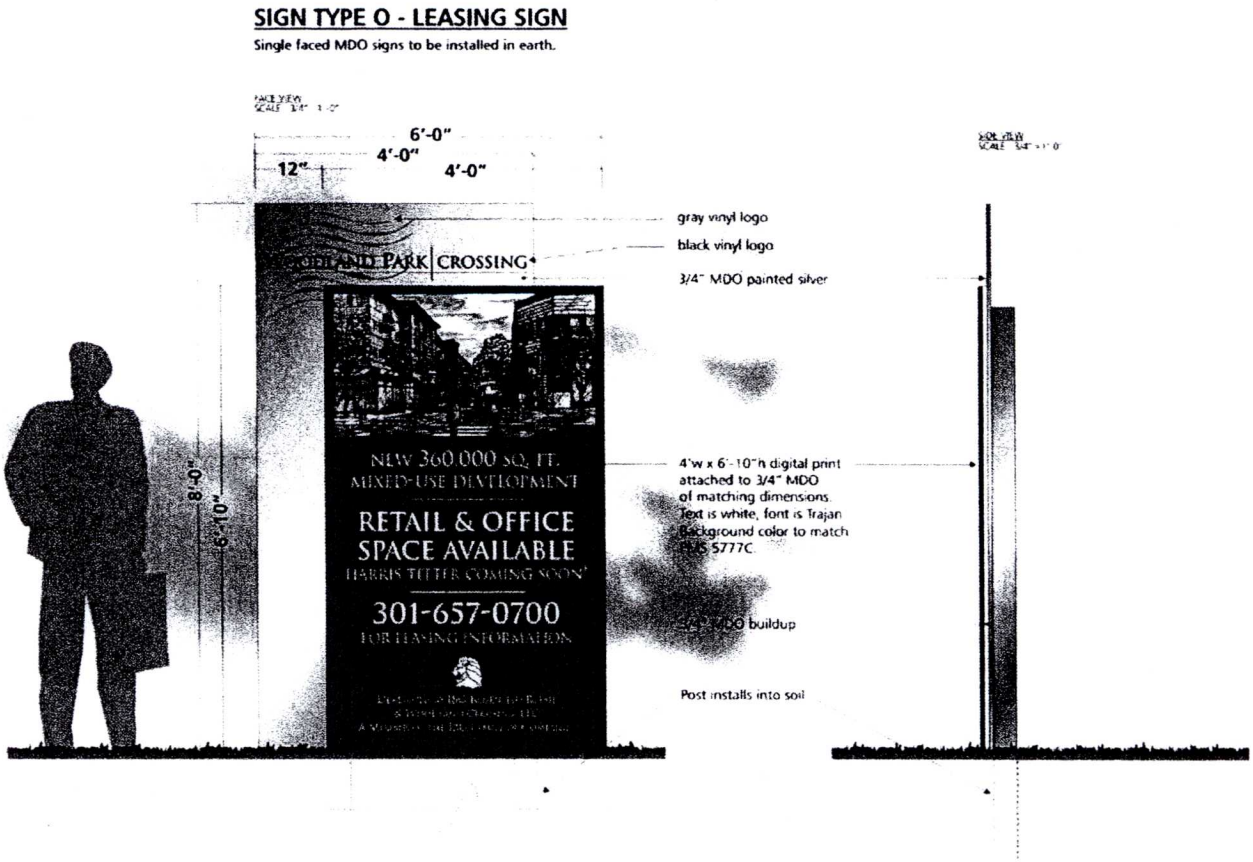
Leasing/site signs shall not be located within intersection sight triangles.

Colors shall be consistent with the indicated color palette for retail and consistent for residential or shall reflect the individual user's standard color scheme. The typography will reflect the individual user's standard typestyle and/or logo, or be a style expressive of the user.

NOTE: All sign layouts shown here are examples of possible layouts only, and are subject to change. Colors, wording and logos to be determined, and may contain logos, company name, phone number, etc. All retail signs shall be consistent, and all residential signs shall be consistent, however retail and residential signs do not have to match.

EXAMPLES OF LEASING SIGNAGE (SIGN TYPE T)

Sign Type O: Retail Temporary Leasing Signs



Sign Type O consists of ¾" thick MDO back panel painted gray with black vinyl copy and gray vinyl logo. Digital print graphics will be applied.

The retail leasing/site sign is a temporary sign provided during construction, and after construction and occupancy, to identify leasing or sales information for each building site, for each available building space, or for the project as a whole. Freestanding signs will be set back 10'-0" minimum from streets. Alternatively, these signs may be mounted to buildings or construction fences, which may be closer to the street. Signs may include banners, V-shaped signs, window and freestanding signs.

Sign Types M.2 & M.3: Residential Temporary Banners

SIGN TYPE M.2

(2x) 12'-0"w (V.I.F.) x 4'-0"h
Digitally printed banners mounted to building wall with bolts into double expansion shields.

Note: Colors, property name and phone number to be specified

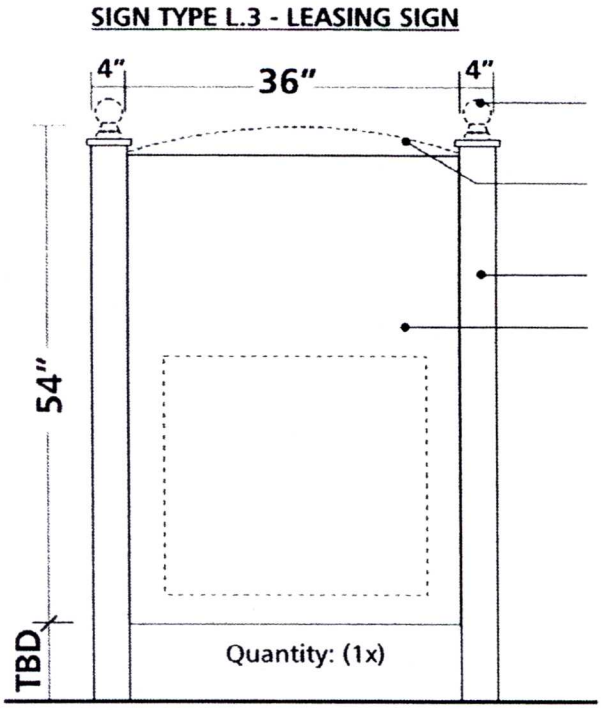
SIGN TYPE M.3

(2x) 2'-0"w x 6'-0"h
Digitally printed banners mounted to building wall with bolts into double expansion shields.

Note: Colors, property name and phone number to be specified

Residential Temporary Banners consists of two (2) single faced horizontal banners measuring 4'-0" high x 12'-0" wide, and two (2) single faced vertical banners measuring 6'-0" high x 2'-0" wide, for a total of four (4) banners. Banners will be digitally printed, and will be mounted flat onto building surface.

Sign Type L.3: Residential Temporary Leasing Sign



DESCRIPTION (TYPICAL)

May include a decorative finial, to be consistent with other permanent residential signs

May contain decorative top consistent with other permanent residential signs

Posts

Sign: includes residence name, logo, operating information (hours, phone numbers, etc.)

NOTE: All sign layouts shown here are samples only. Colors, wording and logos to be determined.

WOODLAND PARK CROSSING

VI. APPENDIX

Matrix – Signs, Ordinance, Allowance, Difference

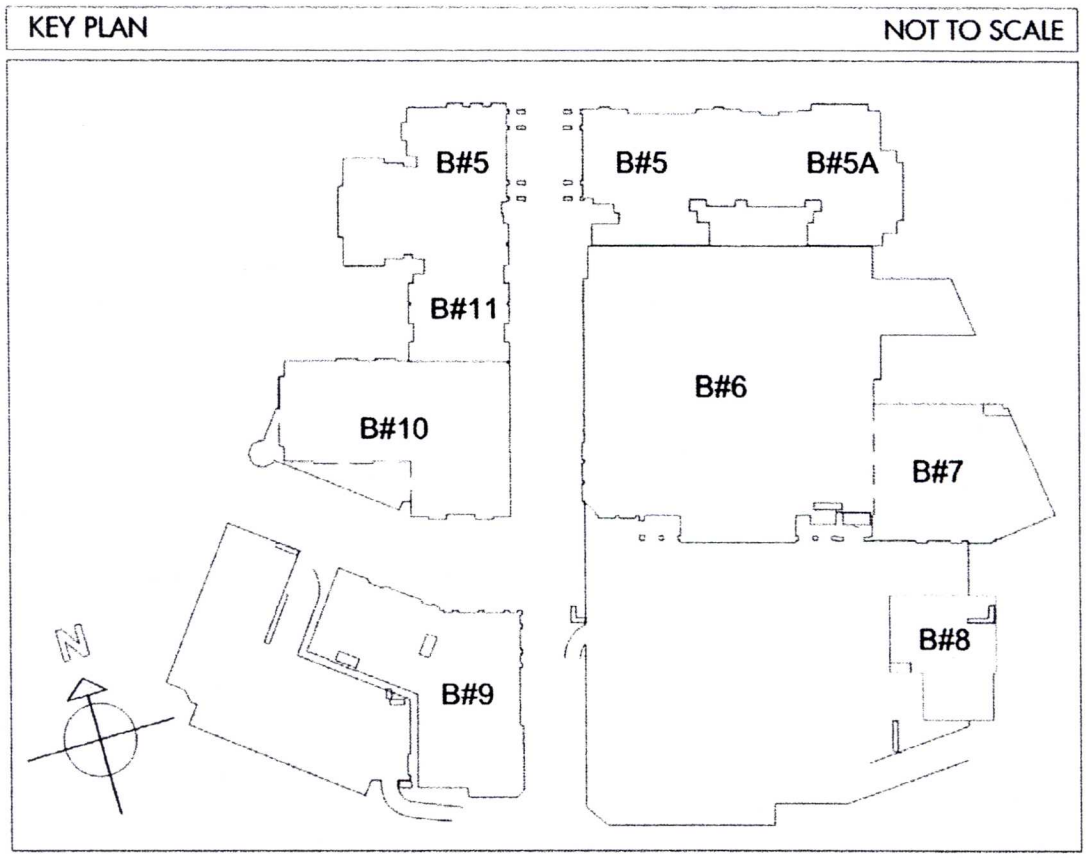
Sign Type Description		Zoning Ordinance Section	Article 12 Allowable Sign Area	Number of Proposed/Existing Signs	Total Proposed/Existing Sign Area	Difference Proposed/ Existing VS. Allowable
Sign Type A1: Residential and Retail ID Freestanding		Retail 12-203 Paragraph 4, 10 & Residential 12-202 Paragraphs 4	Retail-One not to exceed a height of 20 feet / Residential one not to exceed a height of 8'-0" and 30 square feet in area	Total of one (1) approx 8'-11" high x 25'-2" wide in 3 sections (Double Sided)	225.15 sq. ft. (each side)	(+) 195.15 sq. ft. & (+) 0'-11" in height per side
Sign Type B1: Residential and Retail ID Freestanding		Retail 12-203 Paragraph 4, 10 & Residential 12-202 Paragraphs 4	Retail-One not to exceed a height of 20 feet / Residential one not to exceed a height of 8'-0" and 30 square feet in area	Total of two (2) approx 8'-11" high x 25'-9" wide in 3 sections (Single Sided)	229.6 sq. ft. (total area for each sign)	(+) 199.6 sq. ft. & (+) 0'-11" in height for each sign
Sign Type C: Center ID Building Mounted - Channel Letters		N/A	N/A	Total of one (1) 12'-6" high x 18'-7" wide	Approx 232.29 sq. ft.	No change
Sign Type: D Project Blade Banners		N/A	N/A	Total of seven (7) 12'-0" high x 2'-6" wide	Total 210 sq. ft. 30 sq. ft. each banner	N/A
Sign Type E: Project Streetlight Post Banners		N/A	N/A	Total of twenty four (24) 4'-4" high x 18" wide	Total 156 sq. ft. 6.5 sq. ft. each	N/A
Sign Type F: Project tenant Blade signs		N/A	N/A	Total of thirty (30) 1'-11" high x 2'-0" wide	114 sq. ft. total 3.8 sq. ft. each sign	N/A
Sign Type X, X1, X2: Retail ID Signage	1st Floor	12-203 Paragraph 8 or 9, depending on building	1.5 sq ft of sign area for each of the first 100 linear feet of building frontage plus 1 sq. ft. of sign area for each linear foot over 100 linear feet of building frontage. No one sign shall exceed 200 sq. ft.	Possible Sign Location Number	Total of 1,676 sq. ft.	
	Building 6		320 sq. ft.	5	320 sq. ft.	No Change
	Building 7		250 sq. ft.	6	250 sq. ft.	No Change
	Building 8		126.5 sq. ft.	4	126.5 sq. ft.	No Change
	Building 9		515 sq. ft.	15	515 sq. ft.	No Change
	Building 10		614 sq. ft.	14	614 sq. ft.	No Change
Sign Type X, X1, X2: Retail ID Signage	2nd Floor	12-203 Paragraph 8 or 9, depending on building	1.5 sq. ft. of sign area for each of the first 100 linear feet of building frontage plus 1 sq. ft. of sign area for each linear foot over 100 linear feet of building frontage. No one sign shall exceed 100 sq. ft.	Possible Sign Location Number	Total of 833 sq.ft.	
	Building 6		0 sq. ft.	3	100 sq. ft.	(+) 100 sq. ft.
	Building 7		84 sq. ft.	6	200 sq. ft.	(+) 116 sq. ft.
	Building 8		33 sq. ft.	4	135 sq. ft.	(+) 102 sq. ft.
	Building 9		24 sq. ft.	21	460 sq. ft.	(+) 436 sq, ft,

Matrix – Signs, Ordinance, Allowance, Difference, cont'd

Sign Type Description	Zoning Ordinance Section	Article 12 Allowable Sign Area	Number of Proposed/Existing Signs	Total Proposed/Existing Sign Area	Difference Proposed/ Existing VS. Allowable
Sign Type L: Residential ID Signage - Building Mounted	12-202 Paragraph 2	12 sq. ft. per building	Total of two (2) approx 1'-0" high x 34'-0" wide	Total of 68 sq. ft.	(+) 56 sq. ft.
Sign Type L3: Residential Leasing Office ID Signage	12-103 Paragraph 5	4 sq. ft. per building	Total of one (1) approx 3'-0" X 4'-6"	13.5 sq. ft.	(+) 9.5 sq. ft.
Sign Type M2 & M3: Residential Leasing Banner - Temporary	12-103 Paragraph 3.d.	12 sq. ft.; 8 ft. in height	Total of four (4) 2x of which are 12'-0"w x 4'-0"h, 2x are 2'-0"w x 6'-0"h	Total of 120 sq. ft. at 48 sq. ft. each & 12 sq. ft. each	(+) 36 sq. ft. & No difference in size
Sign Type L1 L2: Residential Leasing Office Visitor Parking Signage	12-103 Paragraph 2.G.	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	Total of thirty five (35) approx 1'-0" X 1'-6"	1.5 sq. ft. per sign, total 52.5 sq. ft.	(-) 0.5 sq. ft. / sign
Sign Type L6: Building Mounted "Resident Parking Entrance"	12-103 Paragraph 2.G.	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	Total of one (1) approx 24" wide X 36" high	6 sq.ft.	(+) 4 sq.ft.
Sign Type G: Project Parking ID Signage - Building Mounted	12-103 Paragraph 2.G.	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	Total of 1 - 7.5' high x 2.5' wide	Approx 18.75 sq. ft. total	(+) 16.75 sq. ft.
Sign Type N: Project Parking ID Signage - Garage Entrance	12-103 Paragraph 2.G.	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	Total of 3 - 10" high x 12'-0" wide	Approx 28.8 sq. ft. total	(+) 26.8 sq.ft.
Sign Type P: Parking Sign	12-103 Paragraph 2.G.	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	Total of one (1) approx 1'-3.5"high X 5'-0"wide	6.45 sq. ft.	(+) 4.45 sq.ft.
Sign Type Q: Project Directories - Building Mounted	12-203 Paragraph 8 or 9 depending on building	1.5 sq. ft. of sign area for each of the first 100 linear feet of building frontage plus 1 sq. ft. of sign area for each linear foot over 100 linear feet of building frontage. No one sign shall exceed 200 sq. ft.	Total of 2 - 4'-0" high x 2'-8" wide	Approx 20.8 sq. ft. total	No change
Sign Type O: Retail Temporary Leasing Signs	Section 12-103 (3) D,F	Building mounted 60 sq.ft., freestanding 32 sq.ft. Max height 8'	Total of 1- 8'-0" high x 6'-0"	Approx 48 sq. ft. total	16 sq. ft.
Sign Type M1: Residential ID Signage - Building Mounted	12-202 Paragraph 2	12 sq. ft. per building	Total of two (2) approx 3'-0"x18'-0" (Double Sided)	Total 216 sq. ft., 54 sq. ft. each side	(+) 204 sf, (+) 42 sf (per side)

Note: Matrix does not include "Regulatory Signs" or wayfinding signs, these are provided elsewhere in the CSP.

Building Key Plan



LAND UNIT RECOMMENDATIONS

The Reston Herndon Suburban Center and Transit Station Areas are divided into land units as shown on Figure 10 for the purpose of organizing site specific recommendations. Within each land unit, the Plan describes its location and character. Generally, each land unit is further subdivided into sub-units. Within each sub-unit, the Plan provides specific recommendations that establish a planned use and intensity or density. For most land units or sub-units, particularly those that are in close proximity to planned rail stations, development options are provided that encourage uses and intensities that are above the base of the Plan. Site specific recommendations for parts of the Suburban Center may be included with the Plan text for Sector UP5.

Land Unit A

This Land Unit is located on the south side of the Dulles Airport Access Road, between Centreville Road on the west and Monroe Street on the east (see Figure 10). Sunrise Valley Drive is the southern boundary of this Land Unit. The Land Unit contains several office buildings.

A high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development.

To achieve full capacity of the roadway network in the area, Centreville Road between Frying Pan Road and West Ox Road should be improved as soon as possible in order to maximize the benefits of the road improvements constructed to date. Development proposals in Land Unit A should dedicate needed right-of-way and/or construct or contribute toward the construction of these roadway segments on a pro rata basis unless these proposals are on properties that have previously built part of the existing roadway network.

*Note: At the time the Reston-Herndon Suburban Center's plan text was adopted in 2001, Land Unit A was located within the Town of Herndon, north of the Dulles Airport Access Road with Centreville Road on the west and Monroe Street on the east. Under an agreement reached in 1987 between Fairfax County and the Town of Herndon, this Land Unit A was annexed by the Town as part of a larger Town boundary adjustment. As part of this agreement Fairfax County retained planning and zoning responsibilities for this land unit until 2005, at which time those responsibilities reverted to the Town of Herndon. Under the Town of Herndon's Draft 2030 Land Use Map dated January 7, 2008 the area is planned for regional corridor mixed use.

Sub-unit A-1 (west of Herndon-Monroe Transit Station Area)

The area which is located west of the Herndon-Monroe Transit Station Area is planned for commercial office, hotel or mixed-use development up to .70 FAR. Mixed-use projects should be at least one-third residential in composition. This area along the Dulles Airport Access Road has high visibility and is appropriate for high quality development including corporate headquarters, hotels and office buildings. Mixed-use developments should create a viable, quality living environment with active recreational facilities and other amenities for residents. Residential development should be sited away from the Access Road and towards Sunrise Valley Drive. Support retail and service uses may be appropriate in non-residential or mixed-use development if they are located within office, hotel or residential buildings.

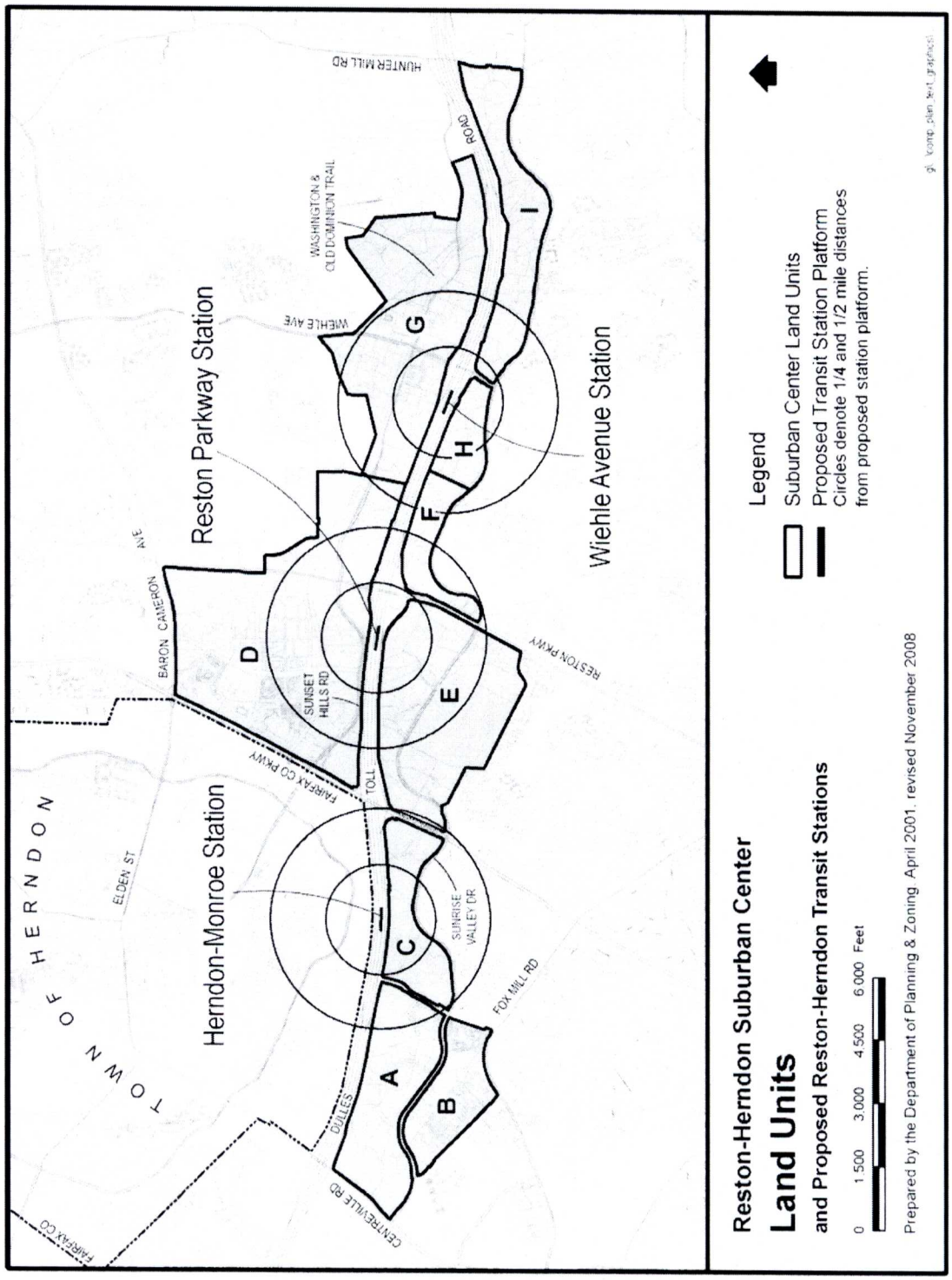

Reston Parkway Station
Herndon-Monroe Station
Wiehle Avenue Station
TOWN OF HERNDON
HUNTER MILL RD
WASHINGTON & OLD DOMINION TRAIL
WIEHLE AVE
RESTON PKWY
BARON CAMERON AVE
SUNSET HILLS RD
FAIRFAX CO PKWY
TOLL
ELDEN ST
SUNRISE VALLEY DR
DULLES
CENTREVILLE RD
FOX MILL RD
FAIRFAX CO
A
B
C
D
E
F
G
H
I
Legend
Suburban Center Land Units
Proposed Transit Station Platform
Circles denote 1/4 and 1/2 mile distances from proposed station platform.
Reston-Herndon Suburban Center
Land Units
and Proposed Reston-Herndon Transit Stations
0 1,500 3,000 4,500 6,000 Feet
Prepared by the Department of Planning & Zoning April 2001, revised November 2008
g:\comp plan text\graphics\

FIGURE 10

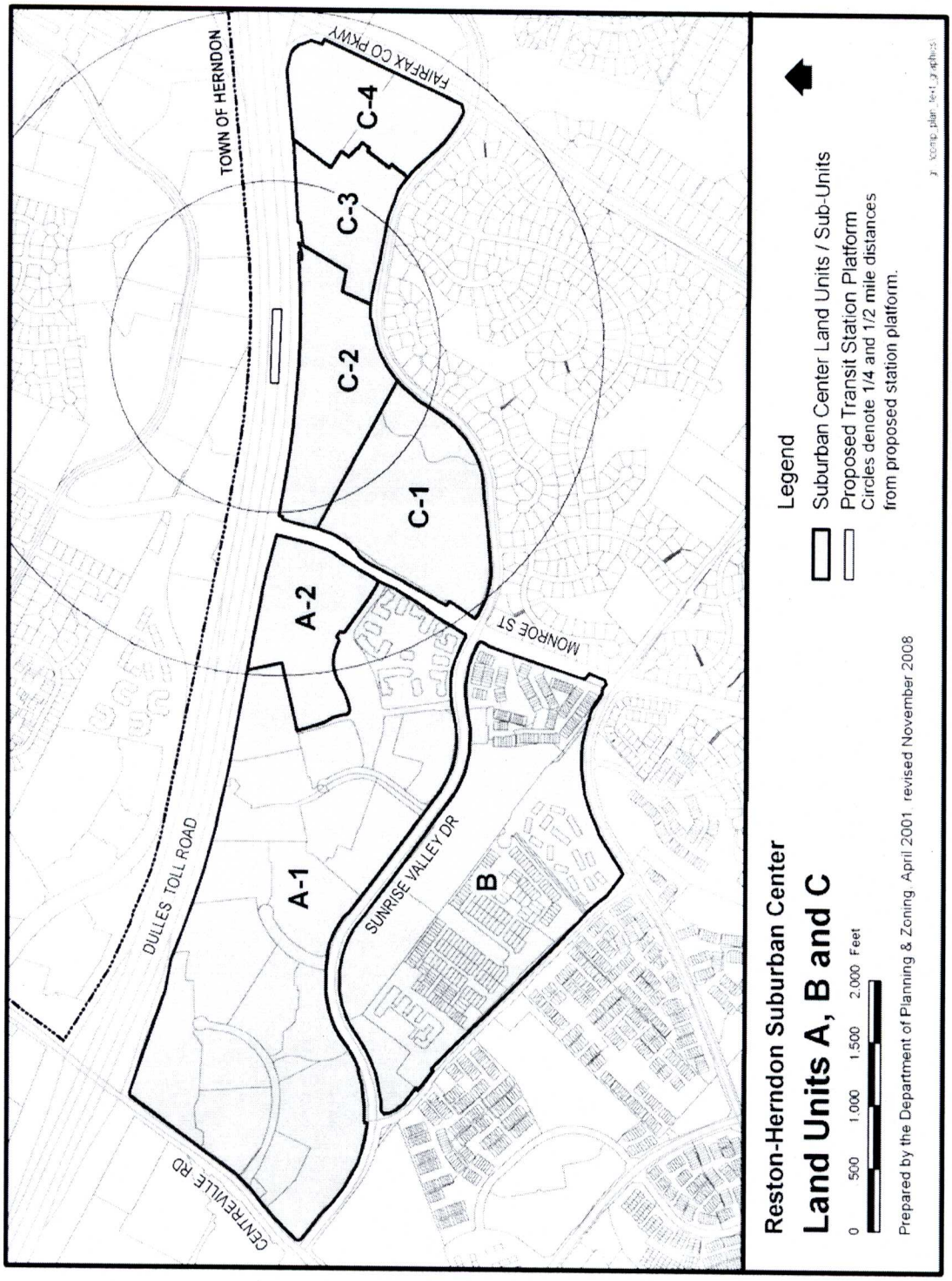

TOWN OF HERNDON
FAIRFAX CO PKWY
C-4
C-3
C-2
C-1
A-2
A-1
B
MONROE ST
SUNRISE VALLEY DR
DULLES TOLL ROAD
CENTREVILLE RD
Legend
Suburban Center Land Units / Sub-Units
Proposed Transit Station Platform
Circles denote 1/4 and 1/2 mile distances
from proposed station platform.
Reston-Herndon Suburban Center
Land Units A, B and C
0 500 1,000 1,500 2,000 Feet
Prepared by the Department of Planning & Zoning, April 2001 revised November 2008

FIGURE 11

Pedestrian connections throughout the area and to transit facilities should be provided. Clustering of buildings in a transit friendly design is encouraged, whereby development that is built prior to possible rail transit service can be clustered on a portion of the area so as not to preclude additional buildings and intensity in the future if rail service is extended to this area. The overall design should seek to concentrate open space, to the extent possible, into common areas such as urban parks and plazas to provide visual focus and pleasant outdoor spaces for employees.

The development of this sub-unit should incorporate recreational amenities for future employees (and residents if residential development is included) such as jogging paths, exercise stations and volley ball courts that are appropriate to the mix of employees/residents and their needs. The development of this area should incorporate a vehicular circulation system that is appropriate to the type and intensity of the ultimate uses and the pattern of subdivision.

The portion of the sub-unit that is adjacent to the Herndon-Monroe TSA is subject to the ***Pedestrian/bicycle access*** guidelines in the Suburban Center Areawide Recommendations shown at the beginning of the Suburban Center text.

Sub-unit A-2 (part of Herndon-Monroe Transit Station Area)

Sub-unit A-2 is located in the southwest quadrant of the DAAR and Monroe Street. It is a part of the Woodland Park development, a large mixed-use development.

This land unit is planned for mixed-use, with any combination of office, hotel, residential and support retail uses up to .70 FAR.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.0 FAR may be considered for Sub-unit A-2 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate vehicular drives and/or streets.

Rail-oriented Residential Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.5 FAR may be considered for the 12 acres within Sub-unit A-2 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The

County of Fairfax, Virginia

APPENDIX 6

MEMORANDUM

DATE: January 13, 2011

TO: Regina Coyle, Director
Zoning Evaluation Division

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

SUBJECT: Transportation Impact

FILE: 3-4 (RZ 2003-HM-046)

REFERENCE: CSPA 2003-HM-046; Woodland Park Crossing Retail, L.L.C.
Land Identification: 16-4 ((23)) C and R

The following comments reflect the position of the Department of Transportation, and are based on the applicant's statement of justification dated October 15, 2010, and related detail drawings.

The applicant is seeking approval to permit an additional monument sign at the site. The proposed sign location will not impact sight distance for motorists. Therefore, there are no transportation concerns associated with the request.

AKR/CAA

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

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot

FCDOT
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PART 2 12-200 SIGN REGULATIONS BY USE AND DISTRICT

The following regulations shall apply to all signs which require a sign permit by the provisions of this Article. The regulations are based on the zoning district in which the use and accessory sign are located, the use itself and the location of the use.

12-201 Residential, Single Family Uses

The following regulations shall apply to all signs which are accessory to single family residential uses, to include single family detached, single family attached and mobile home dwellings.

1. Unless otherwise qualified, permitted signs may be located anywhere on the lot of the use to which the sign is accessory.

2. Building-mounted signs may be permitted in accordance with Par. 2F of Sect. 103 above; however, such signs shall be flush against the building and shall not exceed a height of ten (10) feet above grade.

3. Illumination, if used, shall be white and not colored. All illumination shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.

4. Freestanding signs which identify the name of a single family residential subdivision or development shall be permitted at each major entrance thereto. Such signs shall not exceed thirty (30) square feet in area or eight (8) feet in height. More than one (1) sign may be placed at each major entrance; however, the aggregate area of all such signs shall not exceed thirty (30) square feet at each entrance.

12-202 Residential, Multiple Family Uses

The following regulations shall apply to all signs which are accessory to multiple family residential uses.

1. Unless otherwise qualified, permitted signs may be located anywhere on the lot of the use to which the sign is accessory.

2. Building-mounted signs identifying the name of the building and the address as required by Chapter 102 of The Code shall be permitted. Such signs shall be flush against the building and shall not exceed twelve (12) square feet in area per building nor be located at a height exceeding thirty (30) feet above grade.

3. Illumination, if used, shall be white and not colored light. All illumination shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.

4. Freestanding signs which identify the name of a multiple family development shall be permitted at each major entrance thereto. Such signs shall not exceed thirty (30) square feet in area or eight (8) feet in height. More than one (1) sign may be placed at each

major entrance; however, the aggregate area of all such signs shall not exceed thirty (30) square feet at each entrance.

5. In addition to the signs permitted above, each multiple family development shall be permitted one (1) sign identifying a rental office. Such sign shall not exceed four (4) square feet in area, may be either building-mounted or freestanding, and if freestanding shall not exceed four (4) feet in height or be located closer than five (5) feet to any lot line.

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.

(1) If building-mounted, such sign shall not exceed a height of ten (10) feet above grade.

(2) If freestanding, such sign shall not exceed a height of four (4) feet or be located closer than ten (10) feet to any lot line.

N. Any other use located in structures that do not have the exterior appearance of a single family detached dwelling and uses which are predominantly outdoor uses such as golf courses, marinas and cemeteries may be permitted one (1) building-mounted sign and one (1) freestanding sign. No such sign shall exceed a sign area of twelve (12) square feet and the combined total sign area for a given use shall not exceed twenty (20) square feet.

(1) If building-mounted, such sign shall not exceed a height of twenty (20) feet above grade.

(2) A freestanding sign shall not exceed a height of ten (10) feet or be located closer than ten (10) feet to any lot line.

12-209 Accessory Service Uses

Accessory service uses as permitted by the provisions of Part 2 of Article 10 shall be permitted one (1) building-mounted sign not to exceed fifteen (15) square feet in area for all such uses in a given building. Such signs shall be calculated as part of the sign area permitted for the building by the provisions of this Article.

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 or the Tysons Corner Urban Center as designated in the adopted comprehensive plan, a plan for off-site directional signs which identify destinations or locations within the district or center 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 or the Tysons Corner Urban Center, as applicable.

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 or within the Tysons Corner Urban Center, an application pursuant to Par. 2 above may be made by a public agency or County recognized redevelopment organization or authority. 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. In the event an application pursuant to Par. 2 above is made within the Tysons Corner Urban Center to include property not zoned PTC, such directional signs shall not impact the amount or size of signage otherwise permitted on such property.

   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.

TABLE II
MAXIMUM PERMITTED STEADY STATE VIBRATION LEVELS

Location (at Lot Line)	Maximum peak particle velocity inches per second
In a residential district	0.02
At or beyond adjacent lot lines, except a residential district	0.10

2. Impact vibrations shall be permitted at twice the values stated above.

3. Between the hours of 8 PM and 7 AM, all of the permissible vibration levels indicated above in Table II for R districts shall be reduced to one-half (½) the indicated values.

4. When the frequency of impacts does not exceed one (1) per day, the maximum vibration level, measured across lot lines, shall not exceed 0.4 inches per second.

TABLE III
REQUIRED PERFORMANCE STANDARDS
(GROUP I OR GROUP II)

	ZONING DISTRICT				
	All R Districts	C-1 through C-4	C-5 through C-8	I-I through I-4	I-5 and I-6
VIBRATION	I	I	I	I	II

Note: Required performance standards for uses in P Districts shall equate to those standards for uses in the most similar R, C or I District, as determined by the Zoning Administrator.

PART 9 14-900 OUTDOOR LIGHTING STANDARDS

14-901 Purpose and Intent

The purpose and intent of this Part is to establish outdoor lighting standards that reduce the impacts of glare, light trespass and overlighting; promote safety and security; and encourage energy conservation.

14-902 Applicability and General Provisions

1. Except as provided in Sect. 905 below, the Part shall apply to the installation of new outdoor lighting fixtures or the replacement of existing outdoor fixtures. Replacement of a fixture shall mean a change of fixture type or change to the mounting height or location of the fixture. Routine lighting fixture maintenance, such as changing lamps or light bulbs, ballast, starter, photo control, housing, lenses and other similar components,

shall not constitute replacement and shall be permitted provided such changes do not result in a higher lumen output.

Outdoor lighting fixtures lawfully existing prior to June 17, 2003, that do not conform to the provisions of this Part shall be deemed to be a lawful nonconforming use and may remain. A nonconforming lighting fixture that is changed to or replaced by a conforming lighting fixture shall no longer be deemed nonconforming, and thereafter such lighting fixture shall be in accordance with the provisions of this Part.

Notwithstanding the above, for existing service stations, service station/mini-marts, vehicle sale, rental and ancillary service establishments and outdoor recreation/sports facilities that do not comply with the applicable maintained lighting levels specified in Sections 903 and 904 below, replacement of or the addition of new lighting fixtures may be permitted in accordance with the following:

A. There may be a replacement of or the addition of new lighting fixtures to an existing service station or service station/mini mart canopy, display area of a vehicle sale, rental and ancillary service establishment or lighted playing field/court of an outdoor recreation/sports facility, only when the lighting fixture meets the provisions of this Part and such replacement or addition will not increase the noncompliance with the applicable maintained lighting level requirements of Sections 903 and 904 below.

B. A new canopy, display area or lighted field/court may be added to an existing service station, service station/mini-mart, vehicle sale, rental and ancillary service establishment or outdoor recreation/sports facility, provided the lighting for such new canopy, display area or playing field/court is in conformance with all the requirements of this Part.

2. Except as provided in Sections 904 and 905 below, all outdoor lighting fixtures shall comply with the following:

A. Full cut-off lighting fixtures shall be mounted horizontal to the ground and shall be used for all walkway, parking lot, canopy and building/wall mounted lighting, and all lighting fixtures located within those portions of open-sided parking structures that are above ground. For the purposes of this provision, an open-sided parking structure shall be a parking structure which contains exterior walls that are not fully enclosed between the floor and ceiling. (Reference Plates 1 and 5 of Illustration 5 in Appendix 2)

B. Except for internally illuminated signs, the use of lighting fixtures, which are enclosed in clear or translucent white, off-white or yellow casing, shall not be permitted on the roofs of buildings or on the sides of canopies.

C. Lighting used to illuminate flags, statues, signs or any other objects mounted on a pole, pedestal or platform, spotlighting or floodlighting used for architectural or landscape purposes, shall consist of full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated. Directional control shields shall be used where necessary to limit stray light. In addition, such lighting shall be shielded to protect motorists and pedestrians from glare. (Reference Plates 2 and 3 of Illustration 5 in Appendix 2)

D. Internally illuminated signs, except those which bear a state or federal registered trademark, shall have an opaque background and translucent text and symbols, or shall have a translucent background that is not white, off-white or yellow in color. In addition, internally illuminated signs must comply with the provisions of Article 12.

All illuminated signage located on the sides of a canopy shall be internally illuminated or backlit.

E. In addition to the above and Sect. 10-104, on lots which abut property that is residentially zoned and developed, vacant or homeowner's association open space, all outdoor lighting, to include light poles located on top of any parking deck or structure, shall be:

(1) Mounted at a height which is measured from grade to the bottom of the lighting fixture, including the height of the parking deck or structure when located on top of a parking deck or parking structure, and is equal to or less than the value 3 + (D/3), where D is equal to the horizontal distance in feet from the light source to the nearest residential lot line extended vertically; or

(2) Equipped with supplemental opaque shielding on the residential property side of the lighting fixture to reduce glare caused by direct light source exposure.

(Reference Plate 4 of Illustration 5 in Appendix 2)

F. On all nonresidentially developed lots which contain a minimum of four (4) parking lot light poles, parking lot lighting levels for ground surface parking lots and the top levels of parking decks or parking structures shall be reduced by a least fifty (50) percent of full operational levels within thirty (30) minutes after the close of business. This reduced lighting level shall be achieved by extinguishing at least fifty (50) percent of the total number of pole mounted lamps, by dimming lighting levels to no more than fifty (50) percent of the levels used during business or activity hours, or by some combination thereof; provided, however, that this provision shall not require parking lot lighting levels to be reduced to less than 0.2 footcandles as measured horizontally at the surface on which the light pole is mounted.

G. Lighting used for construction sites shall consist of the following:

(1) All construction site lighting, with the exception of lighting that is used to illuminate the interiors of buildings under construction which is provided for in the following paragraph, shall use full cut-off or directionally shielded fixtures that are aimed and controlled so the directed light shall be substantially confined to the object intended to be illuminated. Directional control shields shall be used where necessary to limit stray light.

(2) Frosted light bulbs shall be used to light the ten (10) foot outermost perimeter area of the interiors of the buildings under construction which contain five (5) or more stories.

For the purposes of this provision, a building is no longer considered under construction once exterior walls and windows are installed and permanent lighting replaces temporary lighting as the primary source of light for the building.

H. All outdoor lighting fixtures shall be aimed, located and maintained so as not to produce disability glare. (Reference Plate 5 of Illustration 5 in Appendix 2)

3. High intensity light beams in the form of outdoor search lights, lasers or strobe lights shall not be permitted.

14-903 Lighting Standards for Certain Commercial Uses

In addition to Sect. 902 above, outdoor lighting fixtures associated with service stations, service station/mini-marts and vehicle sale, rental and ancillary service establishments shall be subject to the following:

1. Service station and service station/mini-mart canopy lighting shall not exceed a maintained lighting level of thirty (30) footcandles under the canopy as measured horizontally at grade. However, a higher or lower maintained lighting level, not to exceed fifty (50) footcandles, may be specified by the Board in conjunction with the approval of a special exception, development plan or proffered rezoning. All underside canopy lighting shall consist of full cut-off lighting fixtures.

2. Outdoor display area lighting used in conjunction with a vehicle sale, rental and ancillary service establishment shall not exceed a maintained lighting level of thirty (30) footcandles as measured horizontally at grade. However, a higher or lower maintained lighting level, not to exceed fifty (50) footcandles, may be specifically approved by the Board in conjunction with the approval of a special exception, development plan or proffered rezoning. For the purposes of this Part, outdoor display areas shall include all display/storage areas for vehicles offered for sale or rent and the associated travel lanes.

3. A photometric plan shall be required for these uses in accordance with one of the following:

A. As part of the submission of a Category 5 or 6 special exception, development plan or rezoning application for a service station, service station/mini-mart, or vehicle sale, rental and ancillary service establishment. A photometric plan shall be subject to approval by the Board in conjunction with a special exception, development plan or proffered rezoning and a photometric plan approved by the Board shall be submitted as part of a site plan submission for such use. Upon written request with justification, the Zoning Administrator may modify a submission requirement of Par. 4 below for a special exception, development plan or rezoning application if it is determined that the requirement is not necessary for an adequate review of the photometric plan.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s 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 be 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 staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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