



APPLICATION ACCEPTED: February 10, 2011
PLANNING COMMISSION: May 11, 2011

County of Fairfax, Virginia

CRA

April 27, 2010

STAFF REPORT

APPLICATION CSP 2007-PR-001

PROVIDENCE DISTRICT

APPLICANT: DSF Halstead Gallows Road LLC and DSF Halstead Square LLC

PRESENT ZONING: PRM

PARCEL(S): 49-1 ((16)) 14, 15 & 16 and 49-2 ((1)) 18A and 19A

ACREAGE: 8.49 acres

PLAN MAP: Mixed Use

PROPOSAL: The applicant seeks approval of a Comprehensive Sign Plan Amendment for Halstead Square at Dunn Loring Metro.

STAFF RECOMMENDATIONS:

Staff recommends approval of CSP 2007-PR-001 subject to the proposed development conditions in Appendix 2.

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

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

William O'Donnell

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/



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

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

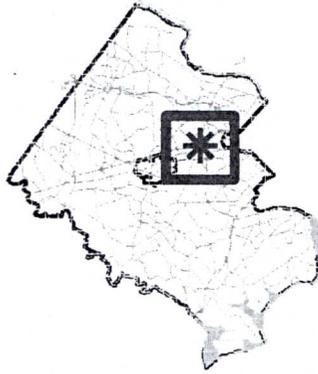
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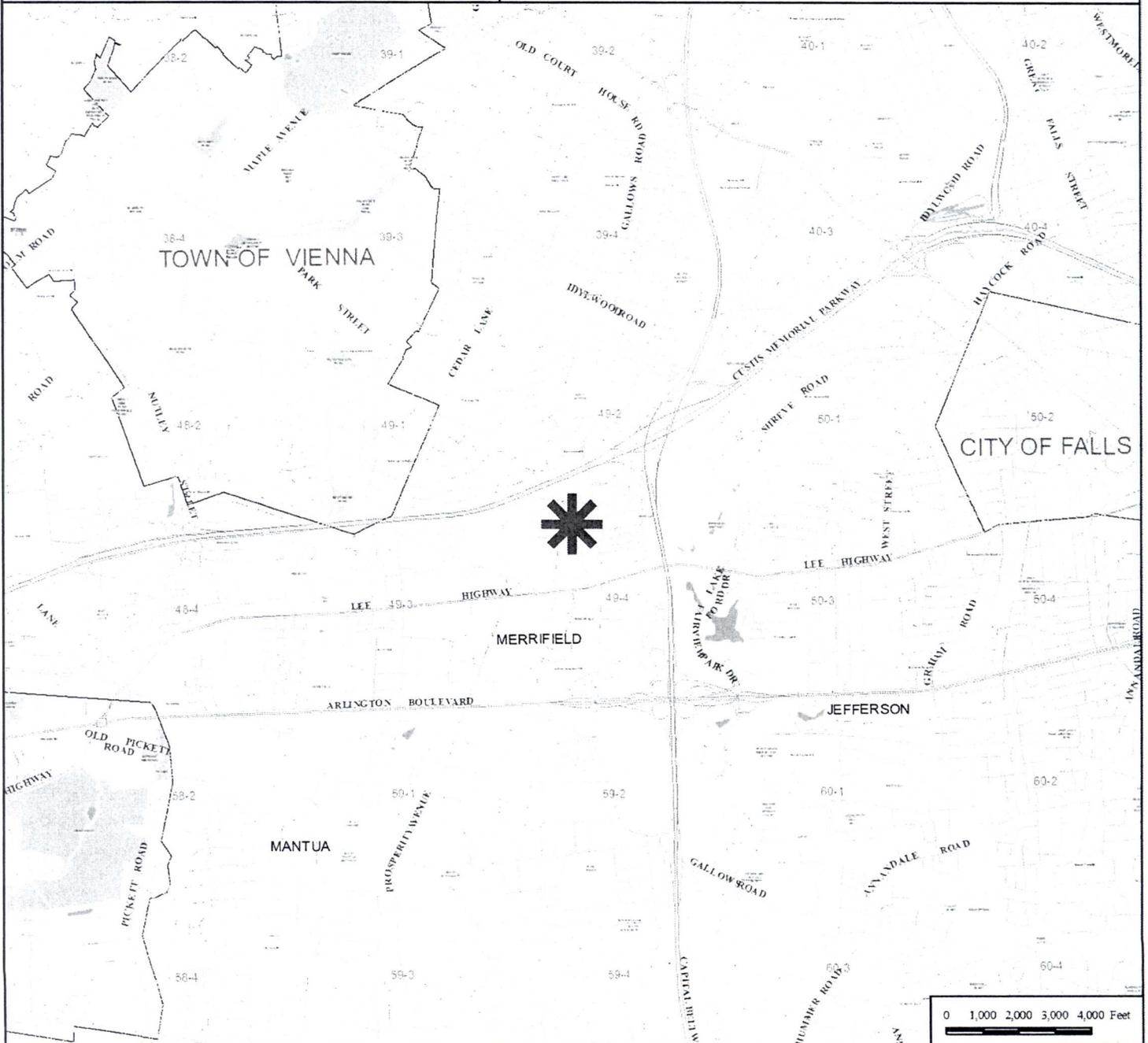
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Comprehensive Sign Plan

CSP 2007-PR-001

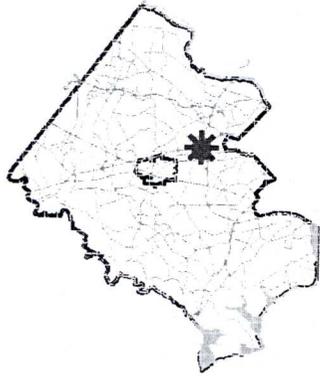


Applicant: DSF HALSTEAD GALLOWS ROAD LLC AND DSF HALSTEAD SQUARE LLC
Accepted: 02/10/2011
Proposed: COMPREHENSIVE SIGN PLAN
Area: 8.49 AC OF LAND; DISTRICT - PROVIDENCE
Located: WEST SIDE OF GALLOWS ROAD APPROXIMATELY 300 FEET SOUTH OF ITS INTERSECTION WITH PROSPERITY AVENUE
Zoning: PRM
Map Ref Num: 049-1- /16/ /0014 /16/ /0015 /16/ /0016 049-2- /01/ /0018A /01/ /0019A

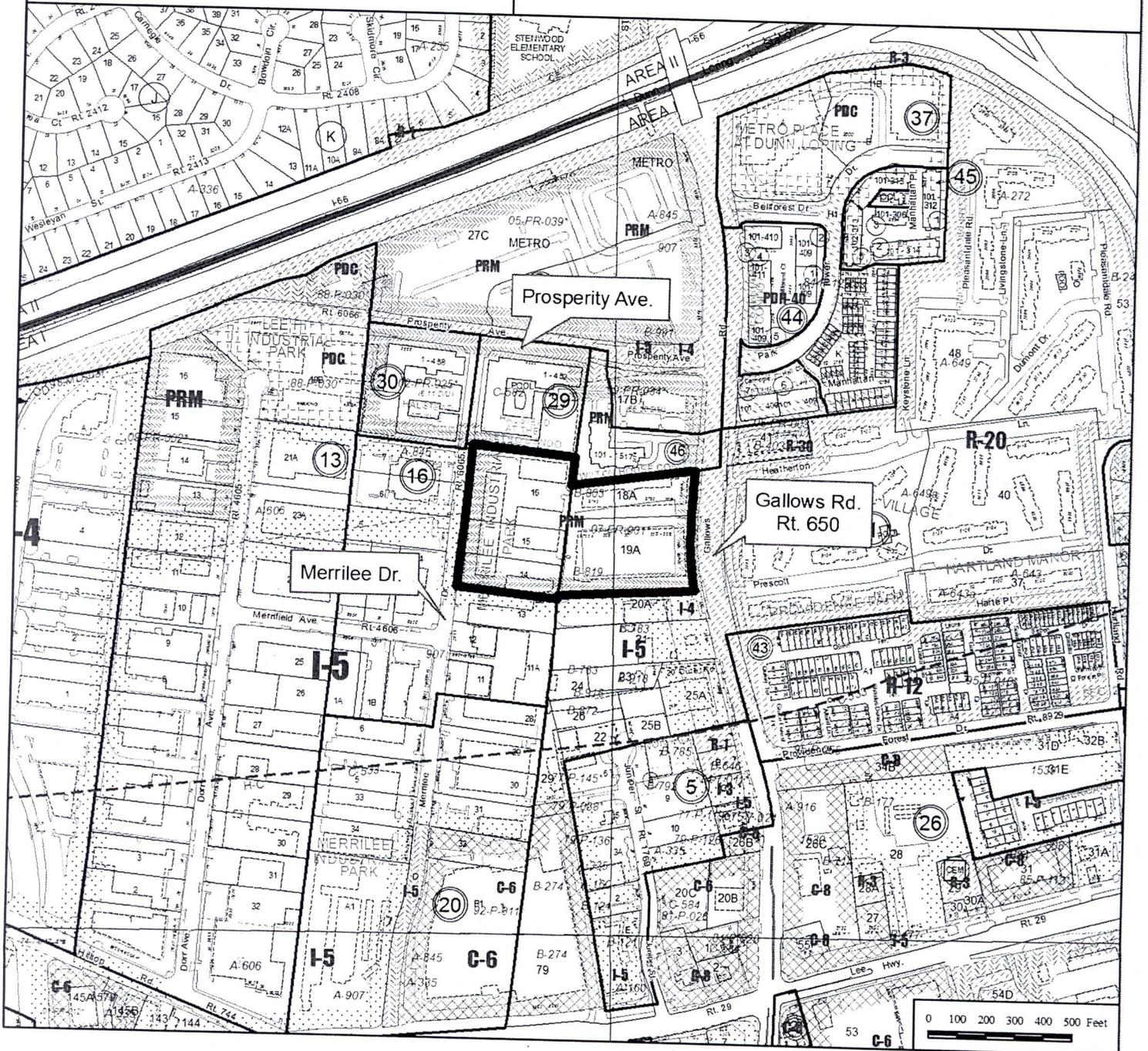


Comprehensive Sign Plan

CSP 2007-PR-001



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

DESCRIPTION OF THE APPLICATION

The applicant, DSF Halstead Gallows Road LLC and DSF Halstead Square LLC, is requesting approval of a Comprehensive Sign Plan (CSP) for a previously approved mixed use development which includes multi-family residential, retail and an optional hotel use, in four high-rise buildings with approximately one million square feet of gross floor area, located between Gallows Road and Merrilee Drive just south of the Dunn Loring Metro Station. The applicant filed CSP 2007-PR-001 to create a coordinated, effective and aesthetically pleasing signage system, keeping with the intent to allow flexibility in the design of the planned development.

The proposed CSP generally includes signage advertising the overall Halstead Square Development, the individual building attributes and tenants, as well as temporary leasing signage. The types of signs are specified in the Chart below and include freestanding signage; building mounted signs for buildings and garages; directional signage; blade signs; seasonal banners on light poles; and temporary leasing signage. Sheet 5 highlights the locations of each sign, excluding the temporary signage, which is shown on Sheets 56, 58, and 60.

Sign Type	Number and Location
Overall Development Signage (designed to identify the overall Halstead Square Development)	
HG-1 Freestanding Development Identification Signage	Four freestanding signs to identify tenants in Halstead Square; two located along Gallows Road (in front of each building) and two located along Merrilee Drive (in front of each building.)
HG-2 Pedestrian Directories	Four signs generally located along East-West Street.
HG-3 Building Mounted Development Identification Signage	Four building signs identifying Halstead Square; one sign per building, primarily facing East-West Street.
HG-4 Retail Tenant Signage (including building mounted, awnings, projecting signs, and window graphics)	Number of signs is dependent on the final number of retail tenants. Building mounted retail signage will not exceed the signage permitted by Article 12 of the Zoning Ordinance. Retail signage would generally be located on the first floor facing East-West Street, Gallows Road and Merrilee Drive.
HG-5 Parking Garage Directional Signage	Eight signs located near garage access points.
HG-6 Light Poles with banners	Forty-seven light poles located throughout the development. No poles are located along Gallows Road and Merrilee Drive.
Individual Building Signage (intended to highlight building entries, garages, address numbers, street parking, etc)	
Building 4	
B4-1 Building 4 Entrance Signage	One sign located on the north side of Building 4 identifying the Building Name.
B4-2 Building 4 Garages Entry Signage	Two signs identifying retail and residential parking garages located on the south and west sides of the building.

B4-3 Building 4 Address Numbers	Number of signs to be determined later, with locations generally near Building 4 exits on the north and east side.
B4-4 Building 4 Street Level Parking Signs	Seven signs generally located along the south side of East-West Street, identifying valet parking and future resident parking.
B4-5A Building 4 Garage Entry Sign for Pedestrians using the Retail Garage	One sign located on the north side of Building 4
B4-5B Building 4 Garage Entry Sign for Pedestrians using the Residential Garage	One sign located on the east side of Building 4
Building 2	
B2-1 Building 2 Entrance Signage	One sign located on the north side of Building 2 identifying the Building Name.
B2-2 Building 2 Garages Entry Signage	Two signs identifying retail and residential parking garages located on the south and east sides of the Building 2.
B2-3 Building 2 Address Numbers	Number of signage to be determined later with locations generally near Building 2 exits on the north and west side.
B2-4A Building 2 Garage Entry Sign for Pedestrians using the Retail Garage	One sign located on the north side of Building 2
B2-4B Building 2 Garage Entry Sign for Pedestrians using the Residential Garage	One sign located on the west side of Building 2
Building 1	
B1-1 Building 1 Entrance Signage	One sign located on the south side of Building 1 identifying the Building Name.
B1-2 Building 1 Garages Entry Signage	Two signs identifying retail and residential parking garages located on the north and east sides of the Building 1.
B1-3 Building 1 Address Numbers	Number of signs to be determined later with locations generally near Building 1 exits on the south and west side.
B1-4A Building 1 Garage Entry Sign for Pedestrians using the Retail Garage	One sign located on the west side of Building 1
B1-4B Building 1 Garage Entry Sign for Pedestrians using the Residential Garage	One sign located on the south side of Building 1
Building 3	
B3-1 Building 3 Residential Entrance Signage	One sign located on the south side of Building 3 identifying the Building Name.
B3-2 Building 3 Hotel Entrance Signage	Two signs located on the south side of Building 3 identifying the Hotel Name.
B3-2A Building 3 Hotel Blade Sign	One Blade Sign located on the east side of Building 3
B3-3 Building 3 Garages Entry Signage	One sign identifying the hotel and residential parking garage located on the north side of the Building 3.
B3-4 Building 3 Address Numbers	Number of signs to be determined later with locations generally near Building 3 exits on the south and east side.
B3-5 Building 3 Street Level Parking Signs	Eight signs generally located along the north side of East-West Street identifying valet and future resident parking.
B3-6 Building 3 Garage Entry Sign for Pedestrians using the Retail/Hotel Garage	One sign located on the east side of Building 1
B5 Miscellaneous Signage	Signage required by Fire Marshal, traffic and regulatory signage
Temporary Signage	

T1.A and T1.B Temporary Construction Fencing	Construction fencing would generally be located along property boundaries and edges of internal roads as construction progresses and may include temporary signage advertising the Halstead Square at Dunn Loring development. See Sheet 56 for illustrations.
T2 Temporary Leasing Signage	Leasing Signage would be located on the top corners of each building. See Sheet 58
T3 Temporary Retail Leasing Signage	Leasing signage would generally be located in retail window areas. See Sheet 60

A copy of the complete CSP proposed with this application is contained in Appendix 1. The proposed development conditions and the applicant's statement of justification are contained Appendices 2 and 3 of this report.

LOCATION AND CHARACTER

Site Description

The 8.49 acre property is located between Merilee Drive and Gallows Road, south of Prosperity Avenue in the Providence District.

Direction	Use	Zoning	Plan
North	Multi-family residential (Wilton House & Halstead I & II)	PRM	Residential/mixed use, up to 2.25 FAR
South	Light Industrial / Warehouse retail	I-4 & I-5	Mixed use, up to 1.8 FAR
East	Multi-family residential (Merrifield Village)	R-20	Residential @ 16-20 du/acre
West	Light Industrial / Warehouse retail	PDC, I-4 & I-5	Mixed use, up to 1.8 FAR

BACKGROUND

- RZ 2002-PR-025** was approved by the Board of Supervisors (BOS) on July 21, 2003, to rezone Phase A from the I-4 District to the PRM District, subject to proffers dated June 10, 2003. FDP 2002-PR-025 had been previously approved by the Planning Commission on June 25, 2003, subject to development conditions dated June 18, 2003, and to the Board's approval of the rezoning.
- RZ 2007-PR-001** was approved by the BOS on October 15, 2007, to rezone Phase A and Phase B from the I-4, I-5 and PRM District to the PRM District, subject to proffers dated October 12, 2007. FDP 2007-PR-001 had been previously approved by the Planning Commission on October 11, 2007, subject to the Board's approval of the rezoning (no development conditions were associated with the application). This application was approved for a mixed-use development including retail and other uses, residential units,

and an optional hotel, with a maximum residential density of 108.63 du/ac and an FAR (floor area ratio) of 2.41 (with the more intense option), including bonus density for the provision of Affordable Dwelling Units, and parking provided primarily underground. Phase A was developed according to RZ 2002-PR-025 with two residential buildings consisting of a total of 436 dwelling units and a small amount (4,910 square feet) of ground floor retail space (Phase A was included in the application to recapture density encouraged by the Comprehensive Plan adjacent to the Dunn Loring Metro Station but not constructed with that application).

Phase B is located south of Phase A, and stretches between Gallows Road and Merrilee Drive and is approved for four new buildings, each with retail and other related uses located on the ground floor and residential located above. A maximum of 1,150 residential units are proposed in Phase B (1,000 units if the option with the hotel is constructed).

- **PCA 2007-PR-001** was approved by the BOS on December 9, 2009, to amend the proffers accepted with RZ 2007-PR-001. The application modified Proffer #B-44 to allow water service to be provided by the Fairfax County Water Authority or the City of Falls Church, at the sole discretion of the applicant.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	I
Planning Sector:	Merrifield Suburban Center; Land Unit C, Sub-Units C-1, C-2 and C-3
Plan Map:	Mixed-Use

Relevant Plan text can be found in Appendix 4.

ANALYSIS

Comprehensive Sign Plan (Appendix 1)

Title of Plan:	Halstead Square at Dunn Loring Metro Comprehensive Sign Plan
Prepared By:	Colorad Signs and Exhibits
Original and Revision Dates	April 7, 2011

The submitted Comprehensive Sign Plan (CSP) consists of 65 pages containing descriptions, locations and styles of the proposed signs. The applicant included language in Note 6 on Page 3 of the CSP indicating that all signs will be constructed in substantial conformance with the designs as illustrated. In addition, the applicant committed to provide signage consistent with the color palette, typography and logos as shown in the

CSP. Staff is proposing a development condition to require conformance with these commitments.

The CSP is divided into four sections. These sections include overall Halstead Square Development signage, the individual building attributes and tenant signage, temporary leasing signage and a summary signage matrix. The table below lists the contents of each section.

Comprehensive Sign Plan – Jefferson at Sullivan Place	
Page Numbers	Page Contents
1	Cover Sheet
2	Table of Contents
3	Introduction
4	Existing Conditions
5	Site Plan/ Sign Locations
6-26	Halstead Square Development Signage , which includes: freestanding signage; pedestrian directories; building mounted development identification signage; retail tenant signage; parking garage directional signage; light poles with banners.
27-53	Building Attributes and Tenant Signage for each building , which includes signage for the building entrances; associated garage entries; address numbers; street level parking; and pedestrians using the retail and residential portions of the garages.
54	Miscellaneous Signage , which includes signage required by Fire Marshal; VDOT and/or additional regulatory signage for construction.
56-61	Temporary Signs , which include residential and retail leasing signage and construction screening.
62-64	Signage Matrix , which shows proposed sign dimensions/area compared to Article 12 allowable sign area.

The applicant seeks approval of the CSP to create a coordinated, effective and aesthetically pleasing signage system for the development in keeping with the intent to allow flexibility in the design of the planned development. The proposal also seeks more sign area than permitted in Article 12 of the Zoning Ordinance (approximately 785.5 square feet of additional sign area, not including temporary signage, above the Zoning Ordinance requirements). Much of the signage would be unified by the Halstead Square logo to provide a coordinated and complementary identity for the development, which would include four monument signs; building mounted signage for each building; directional signage; blade signs and seasonal banners on street poles. Sheets 62 through 64 include a chart that summarizes the proposed signs by type, number and size, and provides a comparison of the proposed signs to the maximum permitted by the Zoning Ordinance absent approval of a Comprehensive Sign Plan. This chart is provided below.

Sign Matrix for Halstead Square:

Sign Type	Type of Sign Description	Zoning Ordinance	Proposed Quantity	Mounting Height	Proposed Sign Area	Allowable Sign Area	Difference Proposed vs. Allowable	Remarks	Total Area Per Sign Type	Total Difference Proposed vs. Allowable
	Freestanding Development ID Type HG.1 Internal Illumination	12-203 Paragraph 5, 10 12-206 Paragraph 3 12-205 Paragraph 3 Allowable 2 Signs x 80 sq.ft.	4	12'	60 sq.ft. x 2	80 sq.ft x 2	(-) 20 sq.ft per sign		240 sq.ft	(+) 80 sq.ft
	Pedestrian directories pedestal units with community directional information. Type HG.2	N/A	4	4'-4"	5 sq.ft	N/A	N/A		20 sq.ft	N/A
	Wall Mount Building Development Type HG.3: Back Lit Fabricated Letters (1) Fabricated Logo	12-202 Paragraph 2				12 sq.ft per sign			358 sq.ft	(+) 310 sq.ft
	Building 4		1	64' (+/-)	80 sq.ft	12 sq.ft			80 sq. ft.	(+) 68 sq. ft.
	Building 2		1	64' (+/-)	80 sq.ft	12 sq.ft			80 sq. ft.	(+) 68 sq. ft.
	Building 1		2	(1) 64' (+/-) (1) 50' (+/-)	118 sq.ft	12 sq.ft			118 sq. ft.	(+) 106 sq. ft.
	Building 3		1	64' (+/-)	80 sq.ft	12 sq.ft		(1) Location for Halstead	80 sq. ft.	(+) 68 sq. ft.
	Retail Tenant Signs Types HG.4 Wall Mount, blade, awning, and window signs. Non-illuminated or illuminated.	12-203 Paragraph 9	TBD- Pending final tenant spaces	Range 10'-15'	1.5 sq.ft per linear front of each space. No sign to exceed 200 sq.ft per sign	1.5 sq.ft per linear front of each space. No sign to exceed 200 sq.ft per sign	0	Retail tenants space will be included in all four buildings. Final space to be determined pending leasing.	1,880.62 sq. ft. based on total retail frontage of 1,253'-8"	0
	Type HG.5 Parking garage directional signs internally illuminated wall mount signs for vehicular directions to garages.	12-103 Paragraph 2G	7	10+	12.5 sq.ft per sign	2 sq.ft	(+) 10.5 sq.ft per sign		87.5 sq.ft	(+) 73.5 sq.ft
	Type HG.6 Light pole banners community logo or seasonal banners digital print fabric banners mounted to light pole.	N/A	47	8' (+/-)	7 sq.ft	N/A	N/A		TBD	TBD

Sign Type	Type of Sign Description	Zoning Ordinance	Proposed Quantity	Mounting Height	Proposed Sign Area	Allowable Sign Area	Difference Proposed vs. Allowable	Remarks	Total Area Per Sign Type	Total Difference Proposed vs. Allowable
See Below	Building Entrance Signs to Identify Residential Lobby for each Building. Exposed Metal Letters, Non-Illuminated	12-202 Paragraph 2						Final names of residential buildings are to be determined. Proposed square footage accommodates flexibility for length variation. *Building 1 Entry recesses back from street vision. Additional sign is proposed for clear identification.		
	Building 4, Type B4.1		1	10'-15'	18 sq.ft	12 sq.ft	(+) 6 sq.ft		18 sq.ft	(+) 6 sq.ft
	Building 2, Type B2.1		1	10'-15'	27 sq.ft	12 sq.ft	(+) 15 sq.ft		27 sq.ft	(+) 15 sq.ft
	Building 1, Type B1.1		2	10'-30'	45.75 sq.ft	12 sq.ft	(+) 33.75 sq.ft		45.75 sq.ft	(+) 33.75 sq.ft
	Building 3, Type B3.1, Type B3.2 and Type B3.2A		4	10'-15'	197 sq.ft	24 sq.ft	(+) 173 sq.ft	Signs include residential and hotel	197 sq.ft	(+) 173 sq.ft
See Below	Parking Garage Entrance Identification for Retail and Residential Garage Entries. Retail locations will be internally illuminated. Residential locations will be non-illuminated.	12-103 Paragraph 2G								
	Building 4, Type B4.2		2	12' (+/-)	(1) 20.5 sq.ft (1) 20 sq.ft	2 sq.ft	(+) 18.5 sq.ft (per sign)		41 sq.ft	(+) 37 sq.ft
	Building 2, Type B2.2		2	12' (+/-)	(1) 28.5 sq.ft (1) 20.5 sq.ft	2 sq.ft	(+) 26.5 sq.ft (+) 18.5 sq.ft		49 sq.ft	(+) 45 sq.ft
	Building 1, Type B1.2		2	12'-18'	(1) 20.5 sq.ft (1) 16 sq.ft	(1) 2 sq.ft (1) 2 sq.ft	(+) 18.5 sq.ft (+) 14 sq.ft		36.5 sq.ft	(+) 34 sq.ft
	Building 3, Type B3.3		1	12'-18'	12.5 sq.ft	2 sq.ft	(+) 10.5 sq.ft		12.5 sq.ft	(+) 10 sq.ft

Sign Type	Type of Sign Description	Zoning Ordinance	Proposed Quantity	Mounting Height	Proposed Sign Area	Allowable Sign Area	Difference Proposed vs. Allowable	Remarks	Total Area Per Sign Type	Total Difference Proposed vs. Allowable
 See Below	Sign Types B1.1, B1.2, B1.3, and B1.4 Address Numbers, and be permitted for entrance only buildings. Retail and residential unit numbers will be applied until or 1/4" pin mounted aluminum, 6" high. Building signs for street level spaces minimum signs mounted to poles.	12-103 Paragraph F 12-103 Paragraph G	TBD	5'-8"	Maximum 2 sq.ft	2 sq.ft	0		TBD	0
	Building 4, Type B4.4		7	6'	1.5 sq.ft (each)	2 sq.ft	(-) .5 sq. ft.		10.5 sq.ft	(-) 3.5 sq.ft
	Building 3, Type B3.5		8	6'	1.5 sq.ft (each)	2 sq.ft	(-) .5 sq. ft.		12 sq.ft	(-) 4 sq.ft
See Below	Retail parking and residential street level entry signs will be provided for pedestrian traffic. Signage to include metal letters or vinyl glass copy	12-103 Paragraph G								
 	Building 4, Type B4.5A Building 4, Type B4.5B	N/A N/A	1 1	10'-12" 5'	12.75 sq.ft 2 sq.ft	2 sq.ft 2 sq.ft	10.75 sq.ft 0		14.75 sq.ft	(+) 12.5 sq.ft
 	Building 2, Type B2.4A Building 2, Type B2.4B	N/A N/A	1 1	10'-12" 5'	10.5 sq.ft 2 sq.ft	2 sq.ft 2 sq.ft	8.5 sq. ft ft		12.5 sq.ft	(+) 10.5 sq.ft
	Building 1, Type B1.4	N/A	2	5'-10"	12.75 sq.ft	2 sq.ft	0		12.75 sq.ft	(+) 10.75 sq.ft
	Building 3, Type B3.6	N/A	1	5'-10"	12 sq.ft	2 sq.ft	N/A		12 sq.ft	(+) 10 sq.ft
TOTALS									3,377.37	786.5

The charts above and on Pages 62 – 64 show that the majority of the proposed signage is within the limits permitted by the Zoning Ordinance, except for the four proposed Building Mounted Development Identification Signs (HG-3) and the additional building entry signage for residential and hotel uses in Building 3. The total amount of requested sign area is 3,377 square feet, which is approximately 786 square feet above the requirements in Article 12 of the Zoning Ordinance. Staff feels that the proposed 786 square feet of additional sign area is not uncommon for mixed use developments and the proposed designs would be contextual to the architecture of the buildings. The additional building signage would help differentiate the four buildings within the Halstead Square from each other and their associated uses while maintaining a comprehensive and cohesive mixed use development. Staff finds that the difference in sign area from the Zoning Ordinance is acceptable.

In addition, the applicant proposes retail tenant signage (including building mounted, awnings, projecting signs, and window graphics) and indicated that the exact number of signage is dependent on the final number of retail tenants. Pages 15 through 22 provide limitations for retail signage, which generally limit building mounted signage to 1 1/2 square feet for each 1 foot of linear frontage (which is consistent with the requirements in Article 12 of the Zoning Ordinance), awnings that meet illustrations provided on Page 19, blade signs that may not extend more than 12 inches from the building, and window graphics that may not exceed 20% of the window area. This signage would generally be located on the first floor facing the East-West Street, Gallows Road and Merrilee Drive. Staff feels that the applicant has ensured that the proposed signs are harmonious with the

development and serve their intended purpose of identifying the secondary uses to the surrounding neighborhood.

However, staff is concerned about the temporary "Leasing Banners (T-2)" located on the top floors of each building facing Gallows Road and Merrilee Drive and believes that these signs should be removed after a reasonable time period. Staff recommends a development condition that limits the proposed locations to those locations specified in the CSP and recommends the signs be removed within 18 months from the date of the issuance of the sign permit. Imposition of this development condition will address staff's concerns.

Land Use and Environmental Analysis

No land use or environmental issues were identified with this application.

Transportation Analysis (Appendix 5)

Fairfax County Department of Transportation (FCDOT) reviewed the application and indicated that the proposed freestanding signs should be located outside VDOT right-of-way and should not obstruct sight distances on roads for drivers entering or exiting the development. Staff recommends a development condition requiring that these signs and all other freestanding signs do not obstruct sight distances. Imposition of this condition will address this issue.

Virginia Department of Transportation (VDOT) also reviewed the application and indicated that all signs must conform to the regulations related to outdoor advertising along Interstates and public streets and to the Laws of Virginia Relating to Outdoor Advertising. A development condition has been written to ensure compliance.

Office of Community Revitalization and Reinvestment Analysis (OCRR) (Appendix 6) Analysis

No issues were identified.

ZONING ORDINANCE PROVISIONS (Appendix 7)

Section 12-210 of the Zoning Ordinance allows the Planning Commission to approve a Comprehensive Sign Plan for developments within a "P" District as an alternative to the provisions contained in Article 12 of the Zoning Ordinance. This provision requires 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 purposes of architectural design elements. Paragraph 4 of Section 12-210 of the

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

Staff believes that, with the proposed development conditions set forth in Appendix 2, the proposed sign plan 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 approval of CSP 2007-PR-001 subject to the proposed development conditions in Appendix 2.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Comprehensive Sign Plan
3. Statement of Justification
4. Relevant Comprehensive Plan Text
5. Transportation Analysis
6. OCRR Analysis
7. Applicable Zoning Ordinance Provisions
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

CSP 2007-PR-001

April 27, 2011

If it is the intent of the Planning Commission to approve CSP 2007-PR-001, located at Tax Maps 49-1((16)) 14, 15 & 16 and 49-2((1)) 18 and 19, 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.
2. This "Halstead Square at Dunn loring Metro Design Concepts Comprehensive Sign Plan" prepared by Colorad Signs and Exhibits dated April 7, 2011 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. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
5. 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 travel way.

6. 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.
7. 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.
8. All signs shall be consistent with the color palette, typography and the use of logos indicated in the CSP. Minor modifications to the color palette, typography, and logos based on final design may be permitted without necessitating a CSPA when it is determined by the Zoning Administrator that such modifications are consistent throughout the project and in substantial conformance with the approved CSP.
9. Any existing signs that are inconsistent with the Comprehensive Signage Plan shall be removed prior to the issuance of any sign permits for signs approved pursuant to this CSP.
10. The temporary sign depicted as "T.2 Leasing Signs" on pages 58 and 59 of the CSP shall require a sign permit and shall be valid for a maximum of 18 months from the date of issuance of the sign permit.

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.

HALSTEAD

S Q U A R E
AT DUNN LORING
METRO

HALSTEAD SQUARE AT DUNN LORING METRO



HALSTEAD SQUARE - COMPREHENSIVE SIGN PLAN

DESIGN CONCEPTS
COMPREHENSIVE SIGN PLAN PROPOSAL

PROVIDENCE DISTRICT / FAIRFAX COUNTY, VA
April 7th, 2011

Building

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Exhibits
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INTRODUCTION

On October 15, 2007, the Board of Supervisors (the "Board") approved RZ 2007-PR-001 to rezone approximately 8.49 acres from the I-4 and I-5 Districts to the PRM District to permit a mixed-use development including multi-family residential and retail uses with an option for hotel use. The Board permitted a maximum of 1,078,804 square feet of gross floor area on the property.

Halstead Square is an innovative mixed-use development currently under construction. It is located between Gallows Road and Merrilee Drive just blocks from Dunn Loring Metro Station. The four buildings will contain multi-family residential, a hotel, retail shops and restaurants on the street level.

The Comprehensive Sign Plan provides a complete vision of the signage designed to complement the architectural features of the buildings in consideration of clear identification of the development, individual buildings, surrounding area, vehicular and pedestrian traffic.

To reflect the high standards of the project, a well designed sign plan is imperative to the success of the project. Our focus is to create an effective, functional sign program in consideration of public safety and community enhancement.

The following pages provide guidelines, sizes, locations, renderings, details, and messages to illustrate the signage program proposed for the project.

The signs shall be built in substantial conformance with the designs illustrated in this sign package. Final design changes based on final engineering and design may occur.

Notwithstanding the number of signs and awnings shown in this CSP, the applicant will not be obligated to construct every sign or awning shown.

Retail tenants are not fixed and any names shown are for illustrative purposes. Exact sign locations, number of retail tenants, and size of signage for each retail tenant are subject to change based on tenant mix.

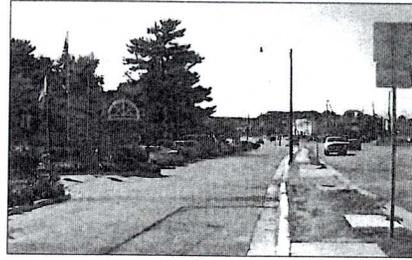
Residential building identification names are for illustrative purpose only. Final names to be determined.



SITE PICTURES - EXISTING

SITE PICTURES SURROUNDING STREET SCAPE

The pictures provided on this sheet show the existing site from the Gallows Road side and from the Merrilee Drive side. The west side of Gallows Road is building 4 currently under construction. The construction will progress in succession with buildings 2, 1 and 3.



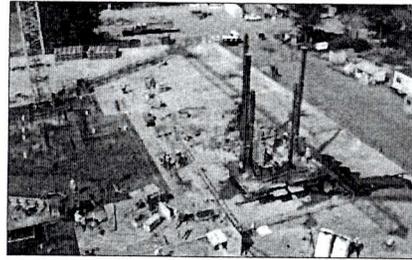
EAST SIDE OF GALLOW'S ROAD FACING SOUTH



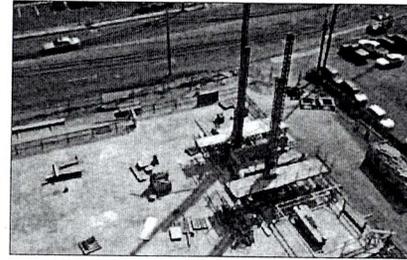
EXISTING SITE ON WEST SIDE OF GALLOW'S ROAD FACING NORTH



EAST SIDE OF GALLOW'S ROAD FACING NORTH



SIDE FACING MERRILEE DR



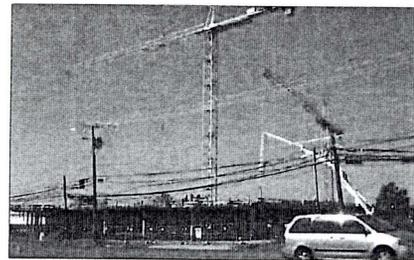
SIDE FACING GALLOW'S ROAD



WEST SIDE MERRILEE DRIVE FACING SOUTH



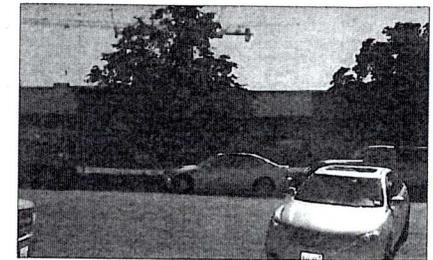
EAST SIDE OF MERRILEE DRIVE FACING SOUTH



WEST SIDE OF GALLOW'S ROAD FACING SOUTH



EAST SIDE OF GALLOW'S ROAD FACING NORTH



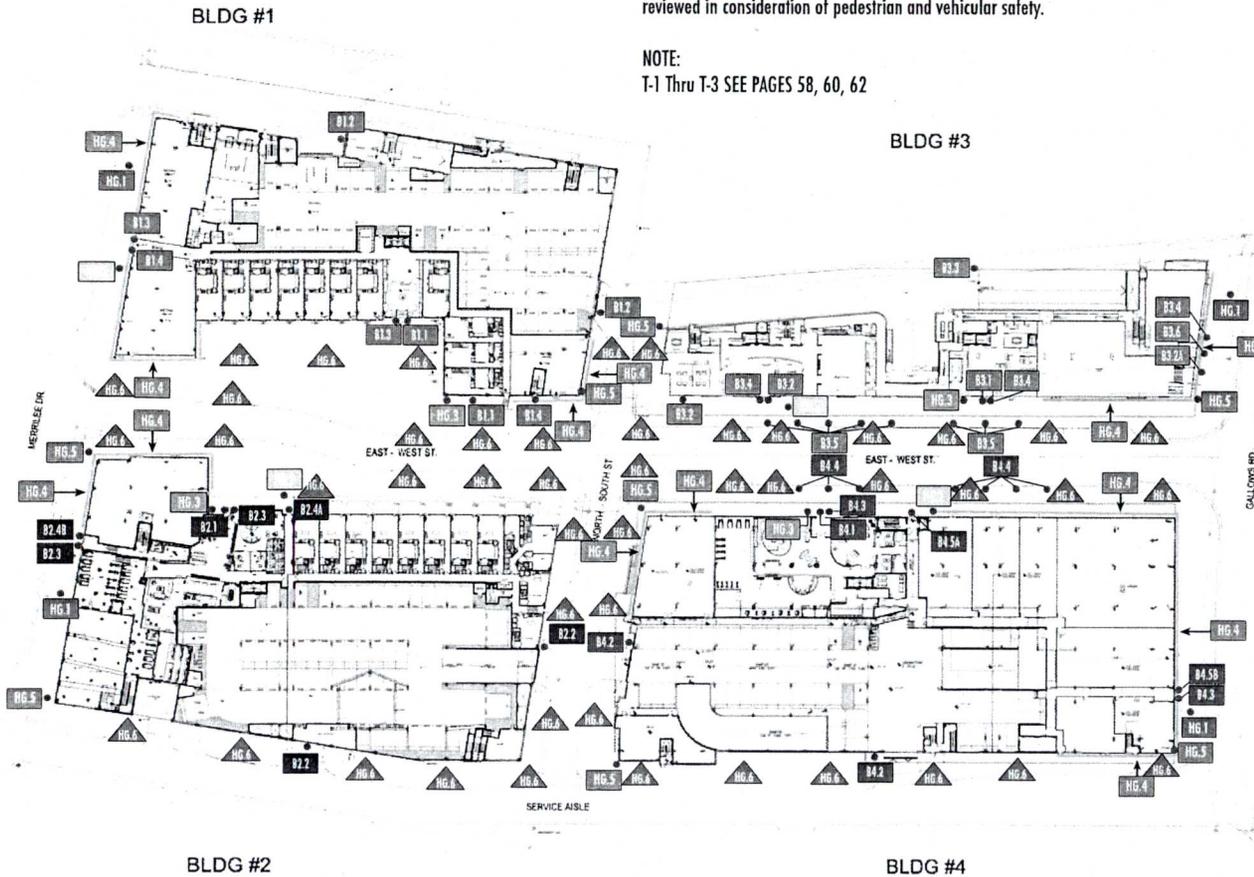
EAST SIDE OF MERRILEE DRIVE/HALSTEAD SITE

SITE PLAN / SIGN LOCATIONS

SITE PLAN / SIGN LOCATIONS

The site plan shows all four buildings with the proposed location of signs unless noted below. All freestanding signs will be set back a minimum of 8' from street. No freestanding sign will be located within the site vision triangles. Final locations will be carefully reviewed in consideration of pedestrian and vehicular safety.

NOTE:
T-1 Thru T-3 SEE PAGES 58, 60, 62



SIGN LOCATION KEY

HG.1	B2.1
HG.2	B2.2
HG.3	B2.3
HG.4	B2.4A
HG.5	B2.4B
HG.6	B2.5
B4.1	B1.1
B4.2	B1.2
B4.3	B1.3
B4.4	B1.4
B4.5	B3.1
B4.5A	B3.2
B4.5B	B3.3
B4.6	B3.4
T-1A	B3.5
T-1B	B3.6
T-2	
T-3	

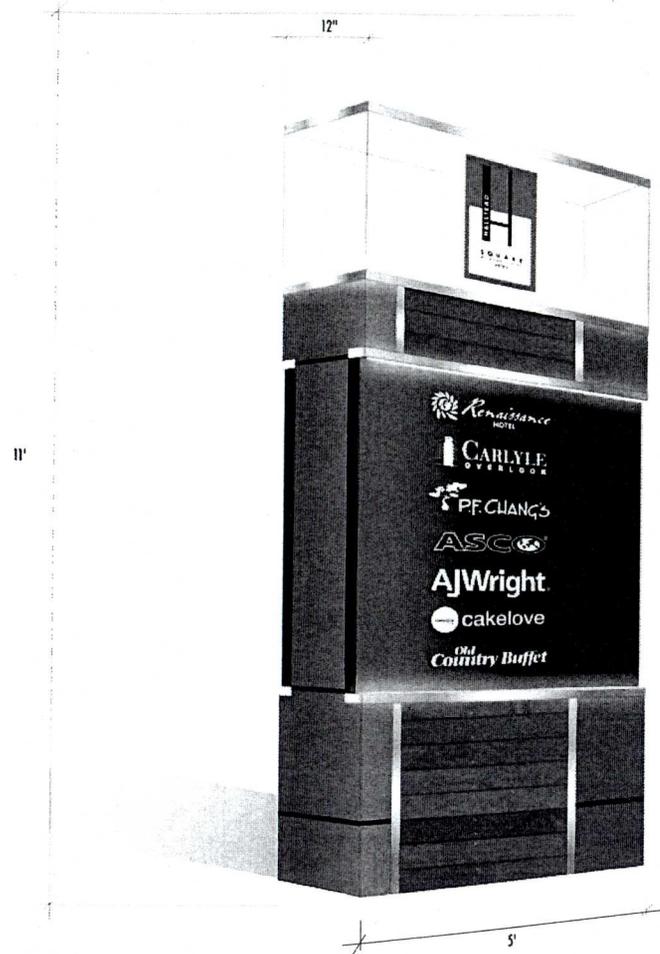
II. DEVELOPMENT SIGNAGE: ELEVATIONS & RENDERINGS

II.

Signage illustrated in section II is designed to identify the overall Halstead Square development. These signs have been developed to correspond to entrance points and within the development.

Signage will include freestanding, wall mount, directories, retail signage, parking directional, light pole banners and graphic wall signs.

SIGN TYPE - HG.1 FREESTANDING DEVELOPMENT IDENTIFICATION SIGNS

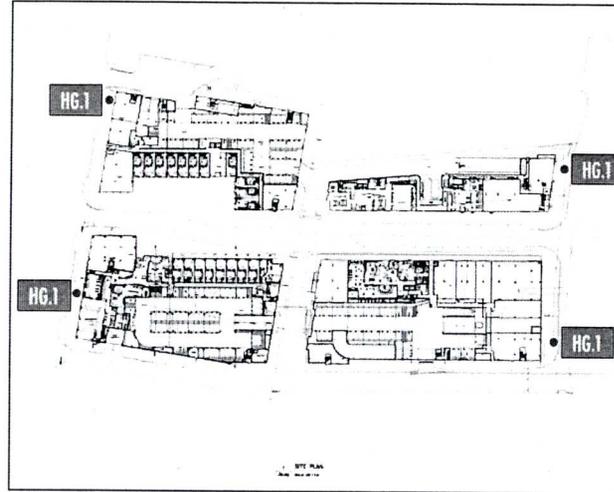


HG.1

Freestanding signage is developed in view of the heavy traffic volume at entrance points. Locations provide clearly visible identification at a distance allowing vehicular traffic adequate time for entry.

The signage is provided to incorporate organic materials such as masonry, granite and wood with a sculptural design to enhance the streetscape. The graphics will identify the project and primary retail and hotel users.

SIGN LOCATION MAP



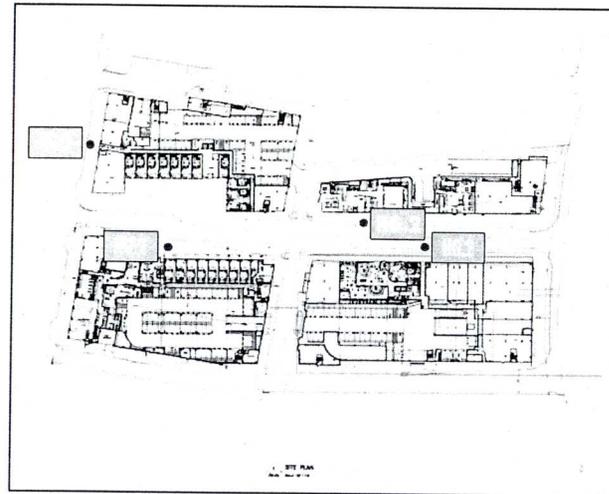
SIGN TYPE - HG.2 PEDESTRIAN DIRECTORIES



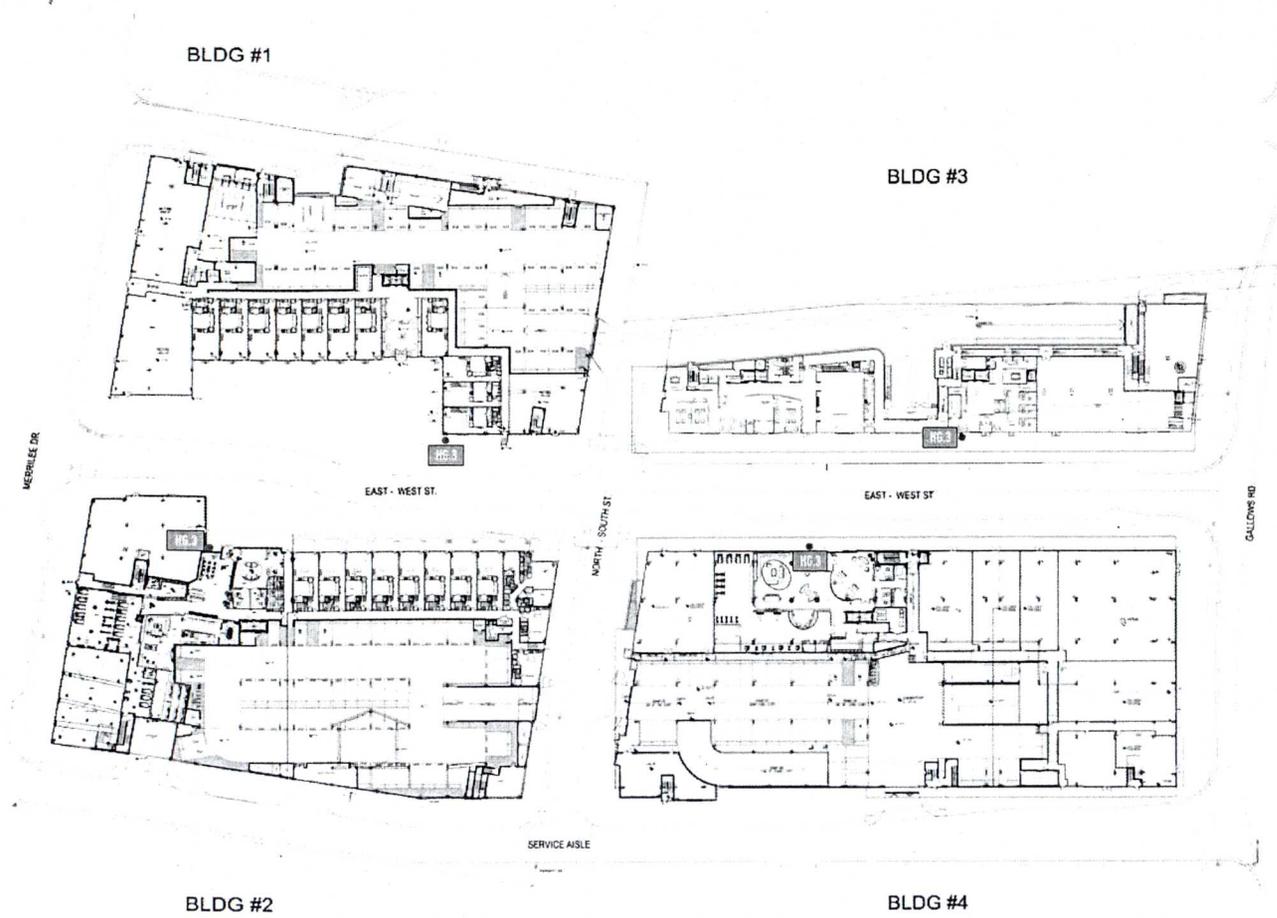
HG.2

Pedestrian directories will be located in the Plaza & street scopes of the project. These will include an electronic or digital display for pedestrian traffic within the project.

SIGN LOCATION MAP



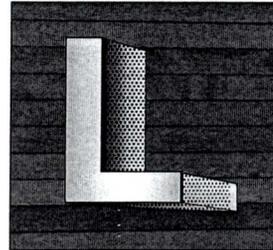
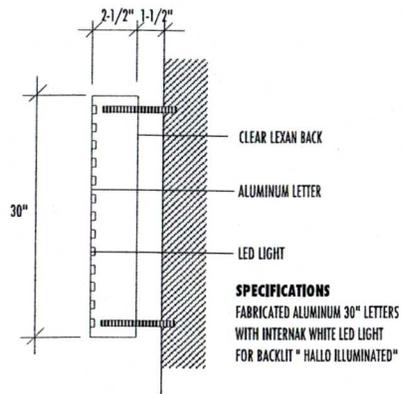
SITE PLAN / SIGN LOCATIONS



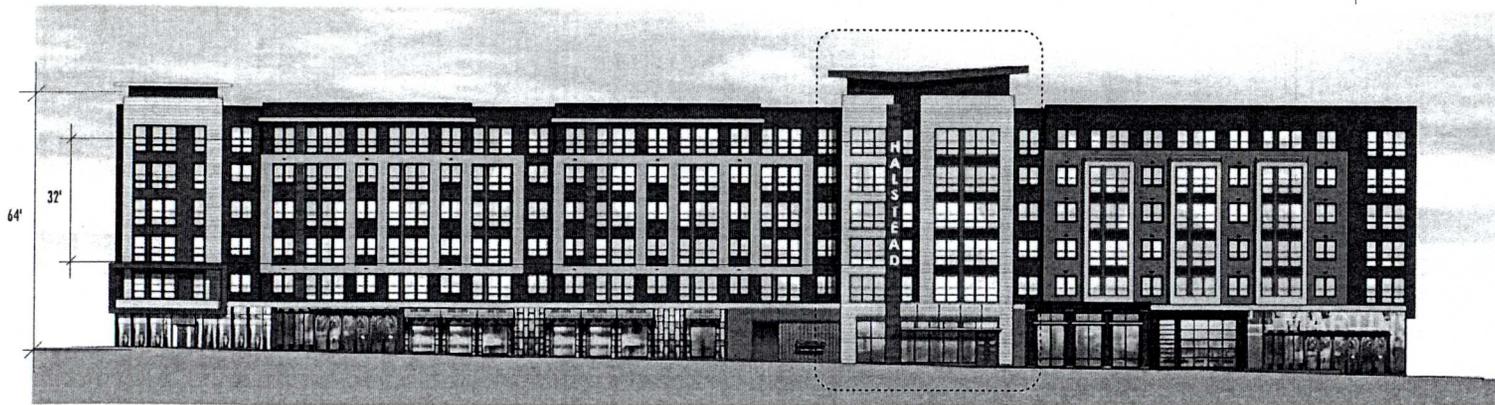
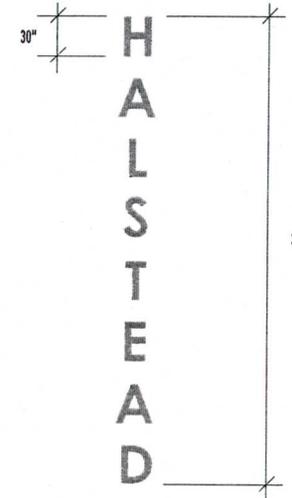
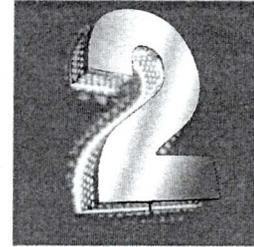
SIGN TYPE - HG.3 BUILDING 4 BUILDING MOUNT DEVELOPMENT IDENTIFICATION SIGNS

HG.3

Wall mount signage is included on all four buildings to identify the project from primary streets and within the development. The signs consist of vertical sets of fabricated aluminum halo illuminated letters.



Look Photo



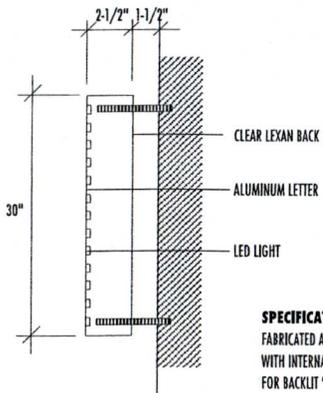
BUILDING - 4 NORTH ELEVATION

A REFER BLOWUP VIEW

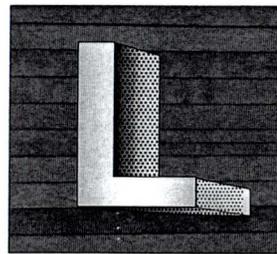
SIGN TYPE - HG.3 BUILDING 4 MOUNT DEVELOPMENT IDENTIFICATION SIGNS

HG.3

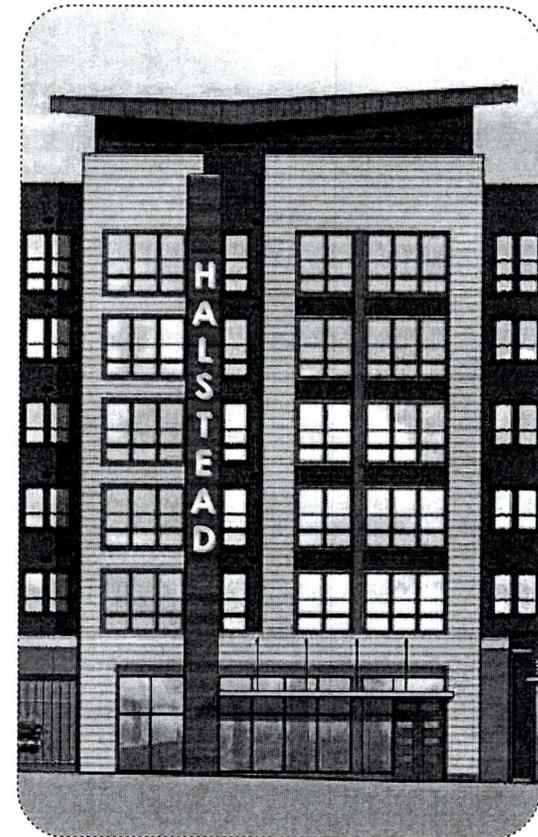
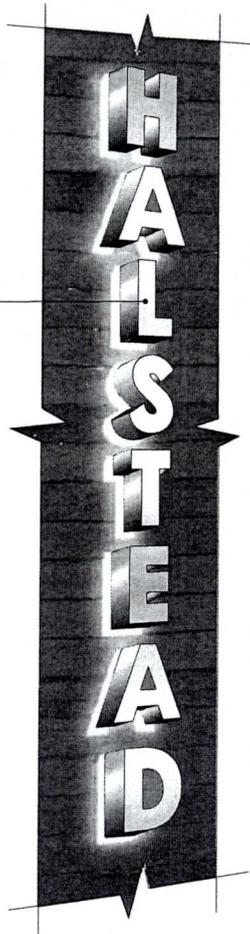
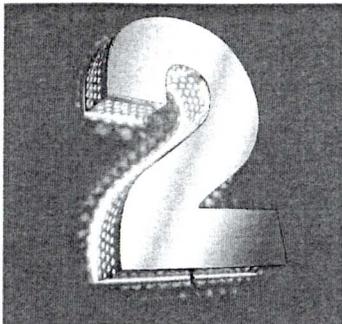
Wall mount signage is included on all four buildings to identify the project from primary streets and within the development. The signs consist of vertical sets of fabricated aluminum halo illuminated letters.



SPECIFICATIONS
 FABRICATED ALUMINUM 30" LETTERS
 WITH INTERNAK WHITE LED LIGHT
 FOR BACKLIT "HALLO ILLUMINATED"



Look Photo

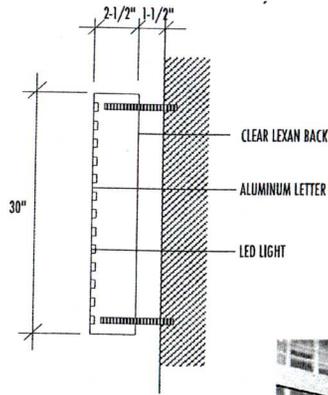


A BLOWUP VIEW

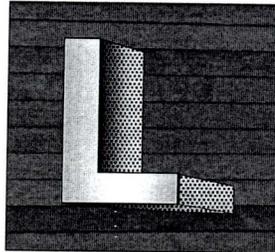
SIGN TYPE - HG.3 BUILDING 2 MOUNT DEVELOPMENT IDENTIFICATION SIGNS

HG.3

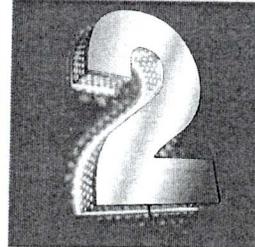
Wall mount signage is included on all four buildings to identify the project from primary streets and within the development. The signs consist of vertical sets of fabricated aluminum halo illuminated letters and fabricated



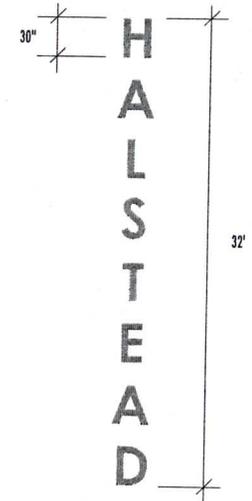
SPECIFICATIONS
 FABRICATED ALUMINUM 30" LETTERS
 WITH INTERNAK WHITE LED LIGHT
 FOR BACKLIT "HALLO ILLUMINATED"



Look Photo



BUILDING - 2 NORTH SIDE PERSPECTIVE VIEW

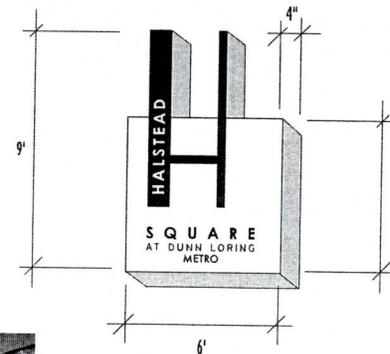


SIGN TYPE - HG.3 BUILDING MOUNT DEVELOPMENT IDENTIFICATION SIGNS

HG.3

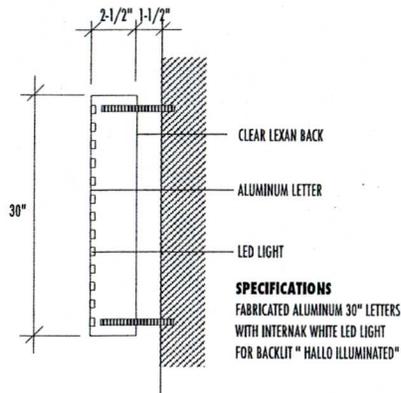
Wall mount signage is included on all four buildings to identify the project from primary streets and within the development. The sign for Building 1 consists of and internally illuminated logo.

SPECIFICATIONS
FABRICATED ALUMINUM LOGO GRAPHIC / ILLUMINATED



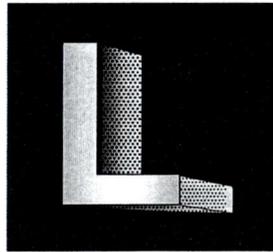
BUILDING - 1 SOUTH SIDE PERSPECTIVE VIEW

SIGN TYPE - HG.3 BUILDING 3 MOUNT DEVELOPMENT IDENTIFICATION SIGNS

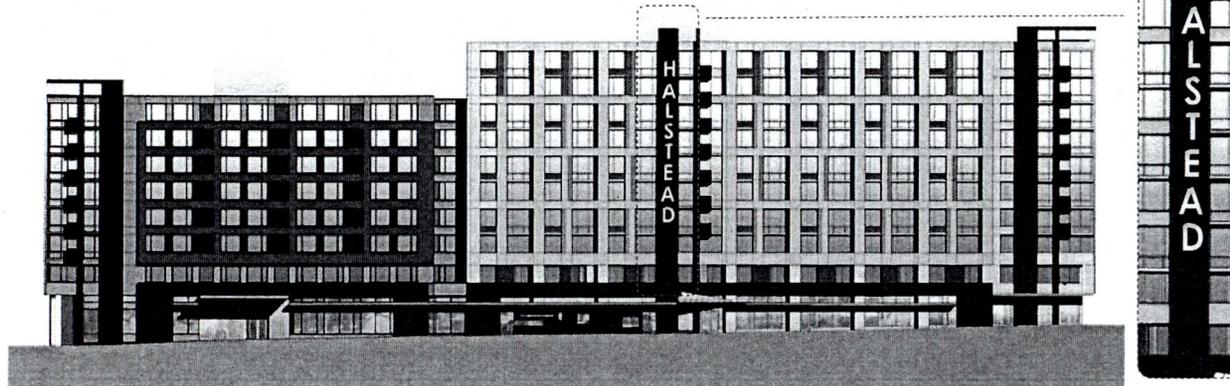
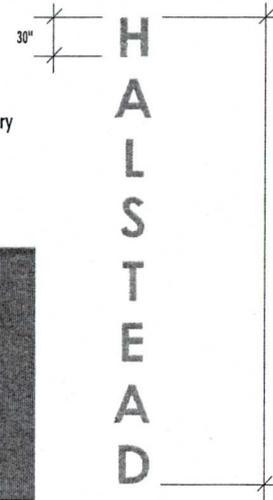
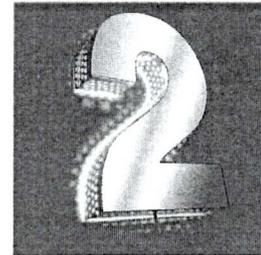


HG.3

Wall mount signage is included on all four buildings to identify the project from primary streets and within the development. The signs consist of vertical sets of fabricated aluminum halo illuminated letters.

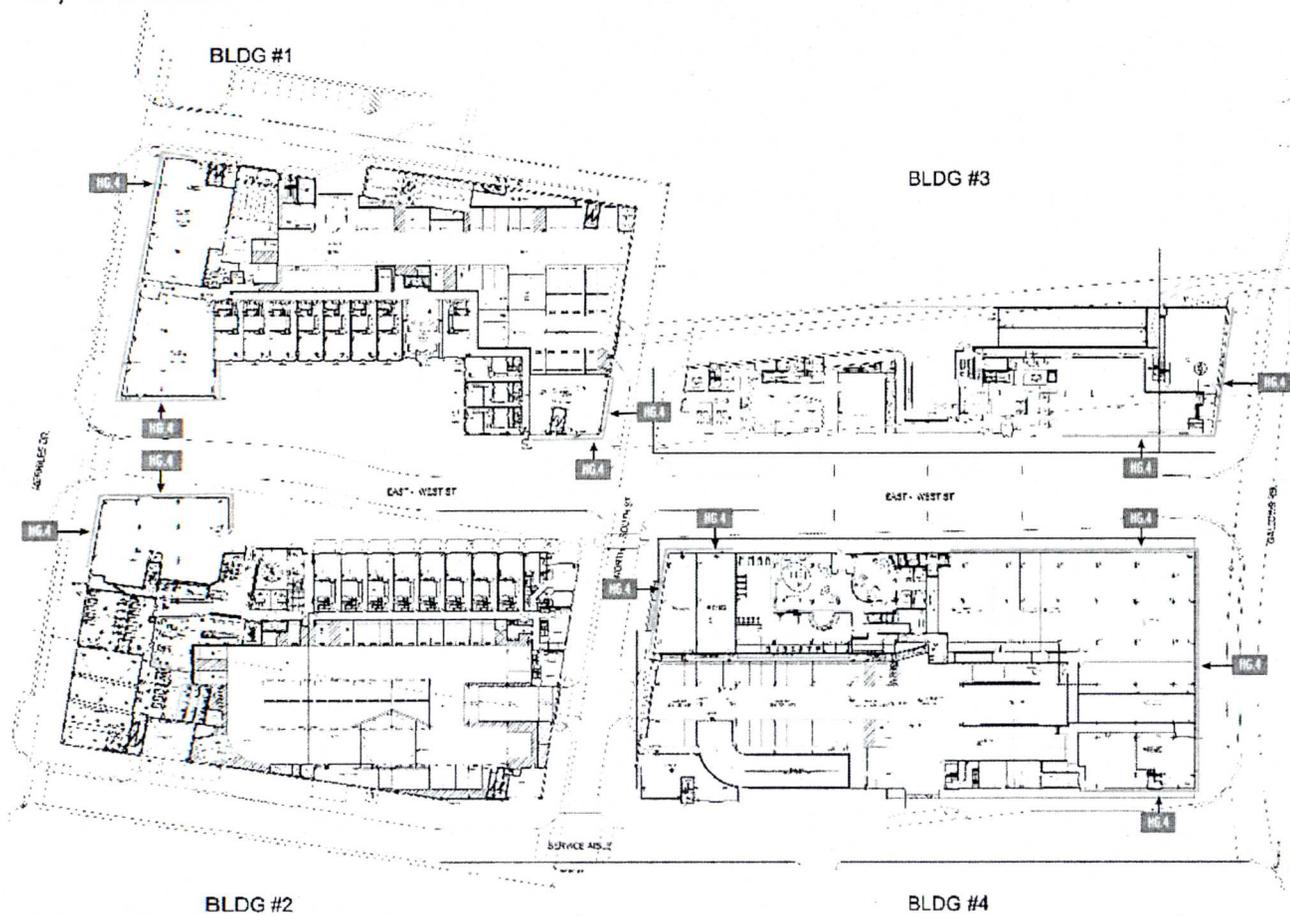


Look Photo



SIGN TYPE - HG.4 RETAIL TENANT SIGNS LOCATION PLAN

SITE PLAN / SIGN LOCATIONS



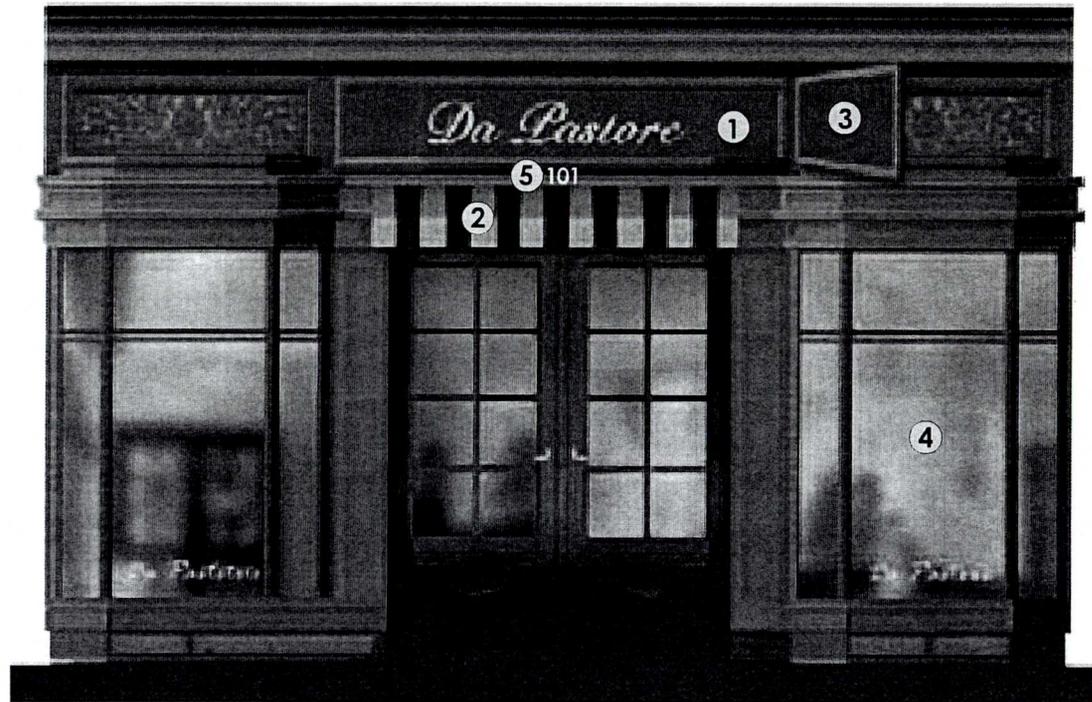
SIGN TYPE - HG.4 RETAIL TENANT SIGNS

HG.4

The project will have retail and restaurant tenant occupying the street level of all four buildings. Creative signage and storefronts tastefully designed is encouraged for each retail tenants. Signage may include wall, awning, projecting signs, and window signs.

The following pages serve as a guide to help tenants form their own storefront signage philosophy while following the county's standards, and the overall design theme of the project

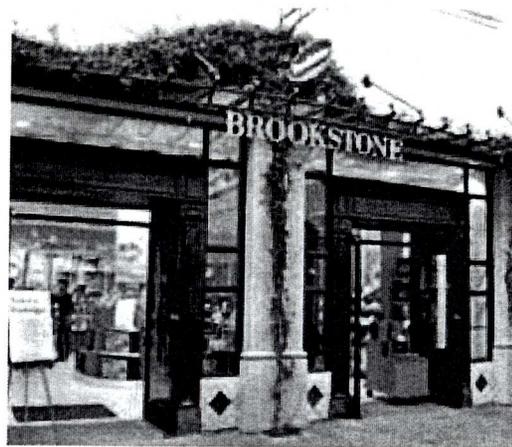
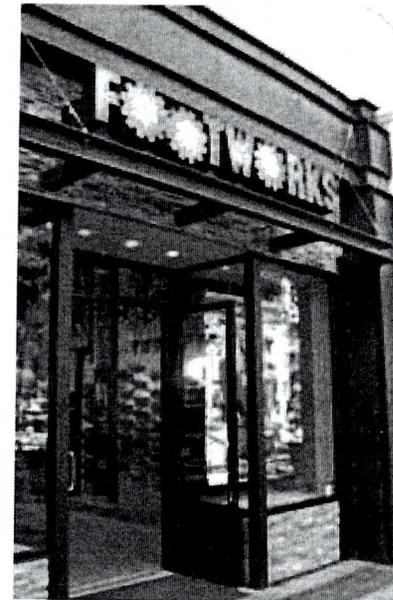
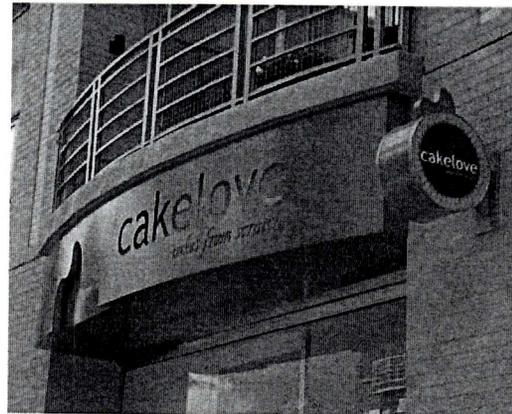
- ① FLAT WALL MOUNTED SIGN
- ② AWNING SIGN
- ③ PROJECTING SIGN
- ④ WINDOW SIGN
- ⑤ ADDRESS NUMERALS

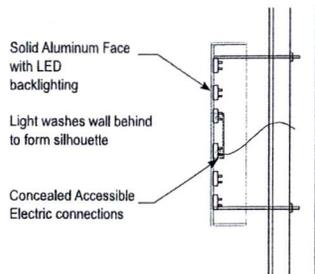


SIGN TYPE - HG.4A RETAIL TENANT SIGNAGE / BUILDING MOUNT TYPICAL

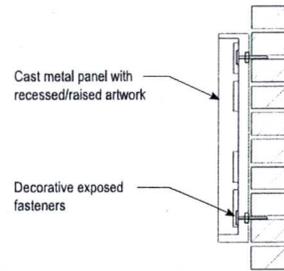
HG.4 (Building Mount)

Building mount retail signs above the storefront shall reflect the individual business and harmonize with the adjacent tenants. Dimensional signs, logos, letters, non illuminated or with LED halo back lighting or edge lighting are permitted. Cabinet signs with translucent background will be prohibited at the project. The total signage for each tenant shall not exceed 1 1/2" square feet for each 1 foot of linear frontage. Landlord approval and final county permits will be required for each tenant.

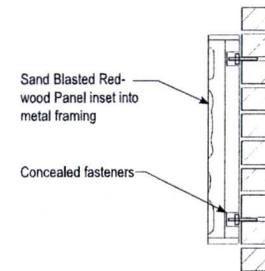




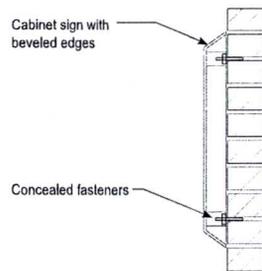
1. Section at Channel Letter Silhouette Lighting



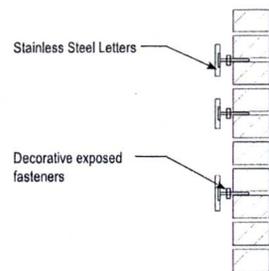
3. Section at Panel Sign Cast Metal Typical



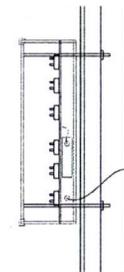
4. Section at Panel Sign Sandblasted Redwood/ Sign Foam Typical



5. Section at Panel Sign Fabricated Metal Typical



6. Section at Panel Sign Cast Stainless Steel Letters



7. Section at Channel Letter Translucent Acrylic Face

SIGN TYPE - HG.4B RETAIL TENANT SIGNAGE / AWNINGS

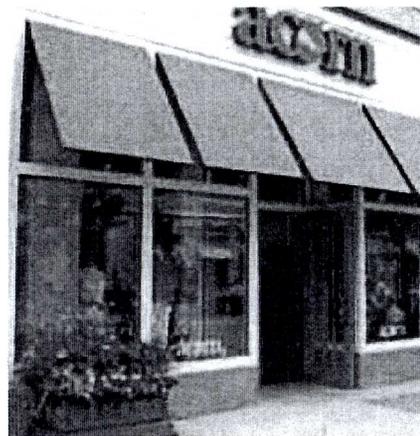
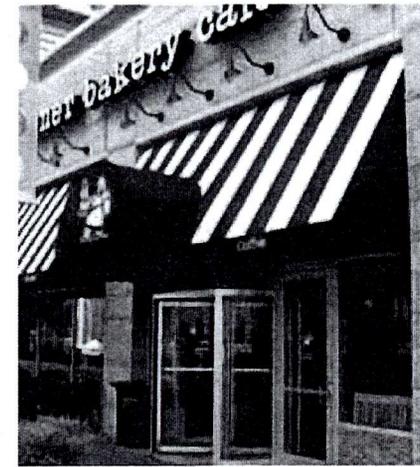
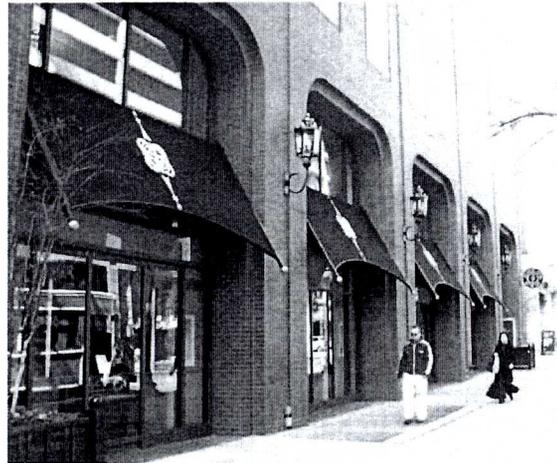
HG.4 Awnings

Awnings for individual stores are permitted. Minimum 10' height to grade. The awnings may display the tenant name and logo. The signage area will be included in the calculation of total signage for each location.

Awnings to be fabricated of materials that are durable, as well as fire & fade resistant.

Awnings provide an excellent opportunity to both aesthetically and functionally emphasize the tenant's brand (name, color, logo). As a signage element, awnings are invaluable. They are easily seen by pedestrians and drivers alike, making them one of the most recognizable storefront items.

An awning emphasizes the shop or restaurant's entrance, provides shade, and may include part of the tenant's image. They add texture to streetscape interest and variety to the building facade while protecting storefront displays from sun exposure.



SIGN TYPE - HG.4B RETAIL TENANT SIGNAGE / AWNINGS

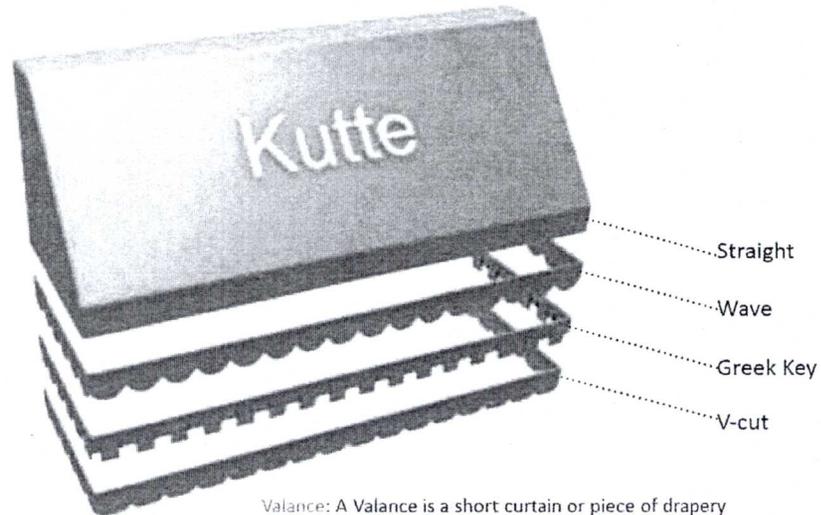
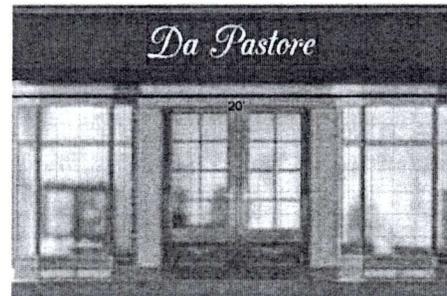
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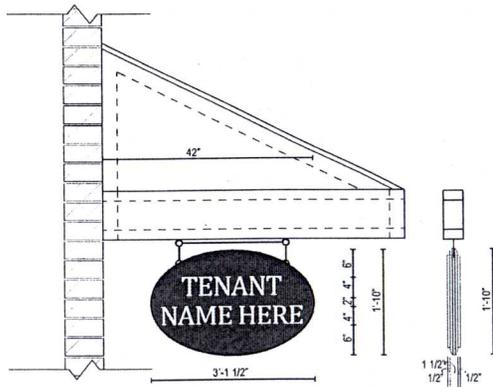
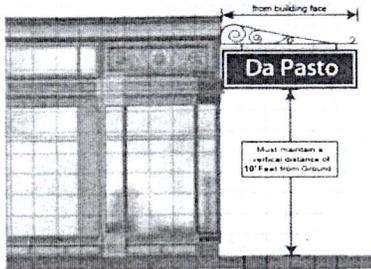


Valance: A Valance is a short curtain or piece of drapery that is hung from the edge of a canopy.

SIGN TYPE - HG.4C RETAIL TENANT SIGNS / PROJECTING SIGNS

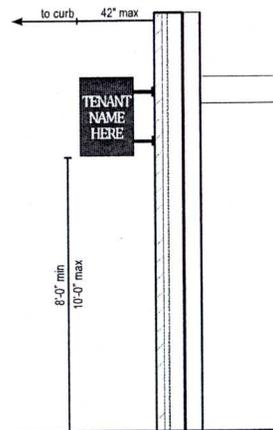
HG.4C PROJECTING SIGNS

Wall-mounted projecting signs, commonly referred to as blade signs, are an attractive alternative to flat wall mounted signs, and are effective at attracting pedestrian interest. A projecting wall-mounted sign is best defined as a sign that extends more than 12 inches (12") from the building face and is mounted to a wall.



Blade Sign from Awning

Scale: 1/2"=1'-0"



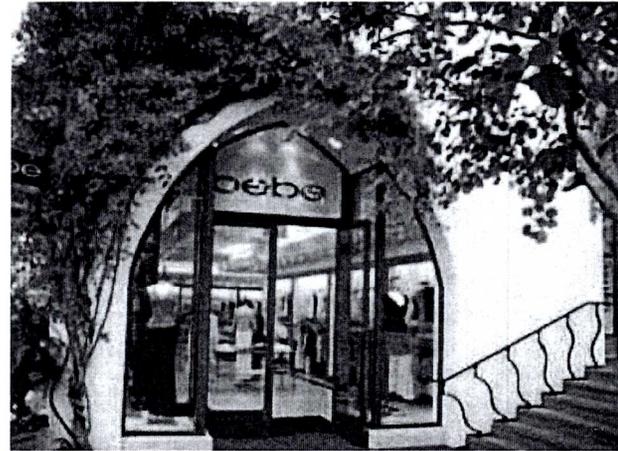
Detail Section at Column
Blade Sign Typical



HG.4 (Window signs)

Signage on windows professionally displayed may be computer generated vinyl, etched or painted on glass. Window graphics may not exceed 20% of the window area. Signage area will be included in the calculation of total signage.

- Windows signs should not be made of paper, plastic, or cardboard
- Most window signs are applied directly to the interior of the glass. If they are not, they should be made of high-quality materials and hung on the inside of the window.
- Signs should complement the merchandise display without obscuring it. To this end, signage should not cover more than 20% of a shop's windows.
- Temporary window signage may not exceed 20% of a shop's window area, minus permanent window signage.
- Window signage may only be illuminated with indirect lighting.

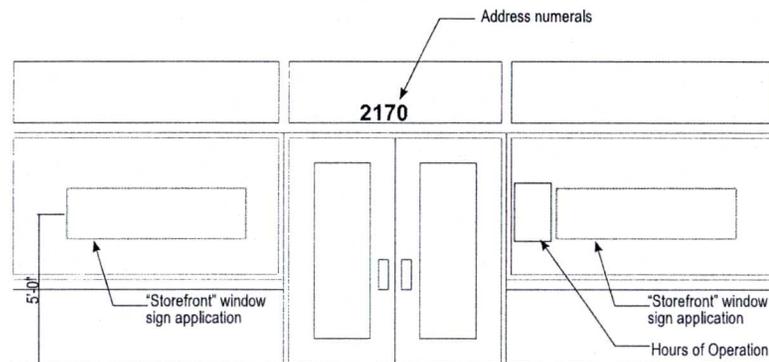


SIGN TYPE - HG.4D RETAIL TENANT SIGNAGE / WINDOW GRAPHICS

HG.4 (Window signs)

Signage on windows professionally displayed may be computer generated vinyl, etched or painted on glass. Window graphics may not exceed 20% of the window area. Signage area will be included in the calculation of total signage.

- Windows signs should not be made of paper, plastic, or cardboard
- Most window signs are applied directly to the interior of the glass. If they are not, they should be made of high-quality materials and hung on the inside of the window.
- Signs should complement the merchandise display without obscuring it. To this end, signage should not cover more than 20% of a shop's windows.
- Temporary window signage may not exceed 20% of a shop's window area, minus permanent window signage.
- Window signage may only be illuminated with indirect lighting.

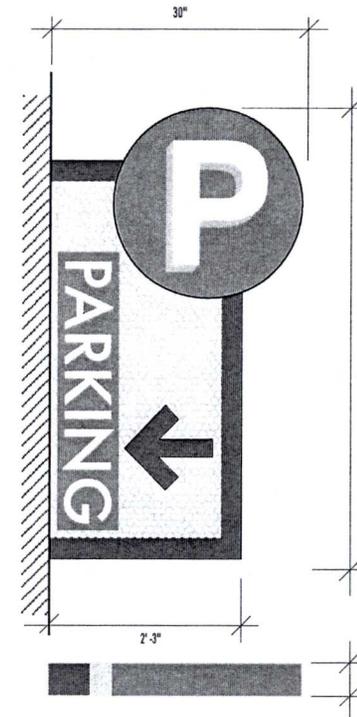
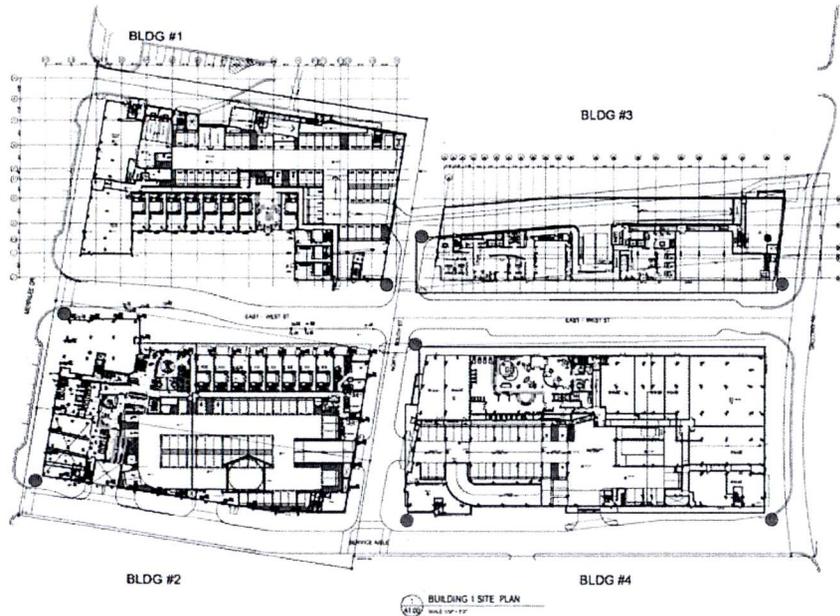


Detail Elevation at Retail Tenant Entry Typical

SIGN TYPE - HG.5 PARKING GARAGE DIRECTIONAL SIGNS

HG.5

Parking directional signs are to be wall mount throughout the development to direct vehicular traffic to garage parking entrances. Signage will double sided and direct patrons and residents throughout the project.

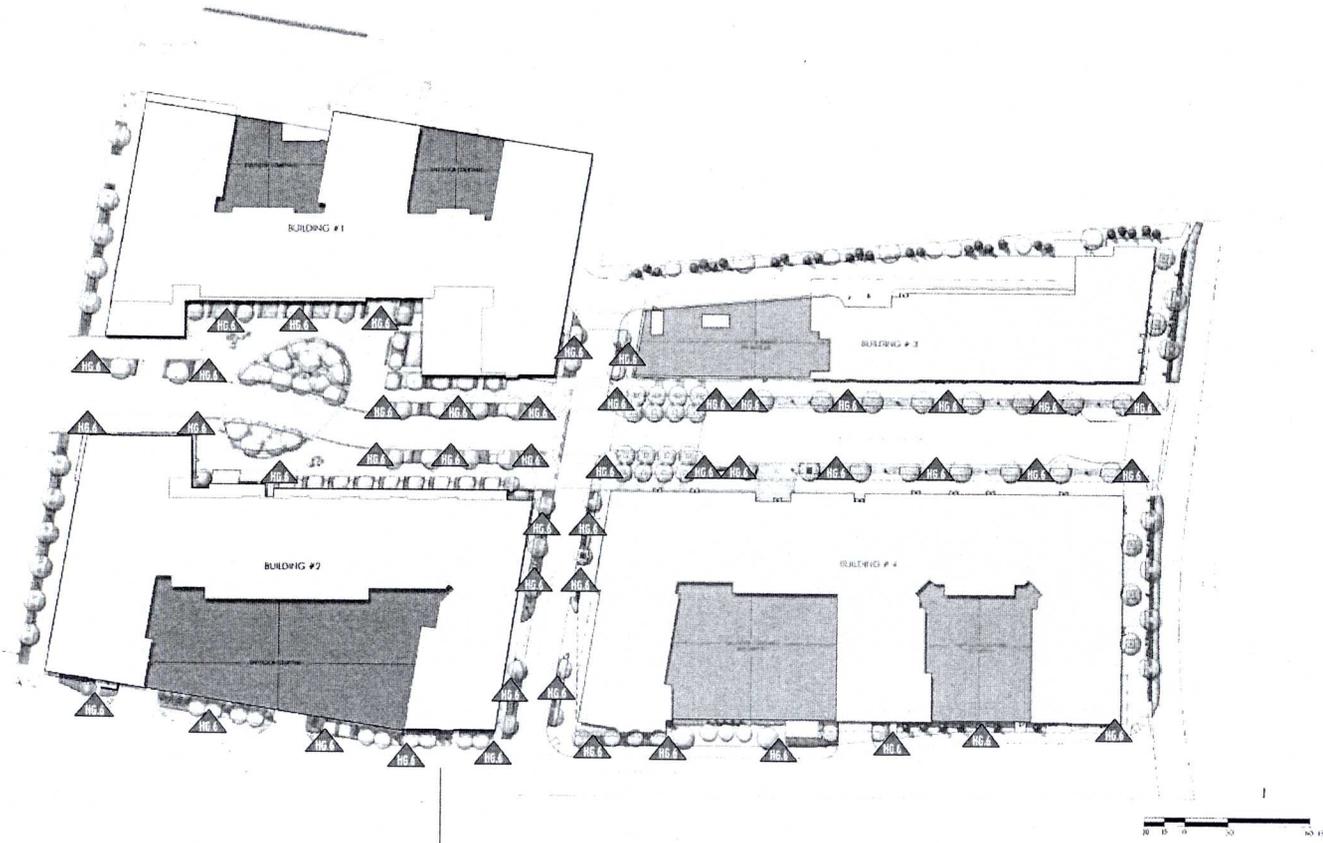


SPECIFICATION
 - INTERNALLY ILLUMINATED ALUMINUM BLADE SIGN (D/F)
 - ROUTED OUT COPY WITH ACRYLIC BACKING FOR COPY ILLUMINATION

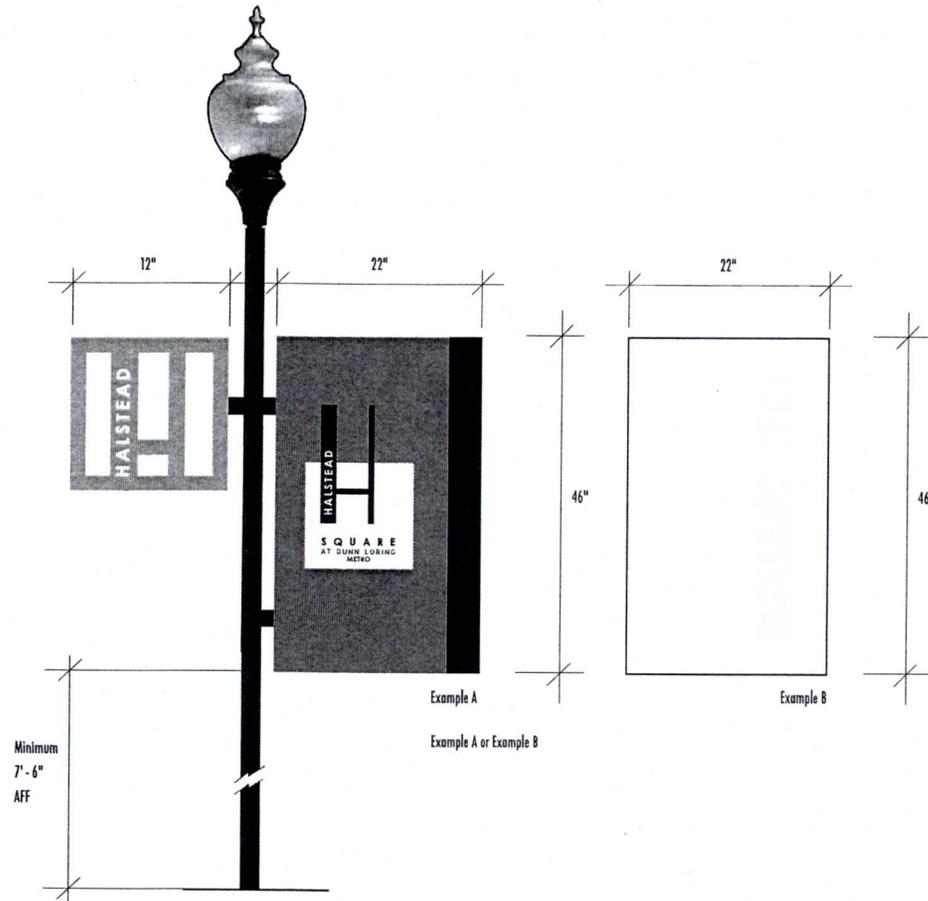
SIGN TYPE - HG.6 LIGHT POLE BANNERS / LOCATION MAP

HG.6

Light pole banners throughout the project are displayed to provide a consistent community atmosphere. Fabric banners will display project logo, seasonal graphics or community events.



SIGN TYPE - HG.6 LIGHT POLE BANNERS



HG.6

Light pole banners throughout the project are displayed to provide a consistent community atmosphere. Fabric banners will display project logo, seasonal graphics or community events.

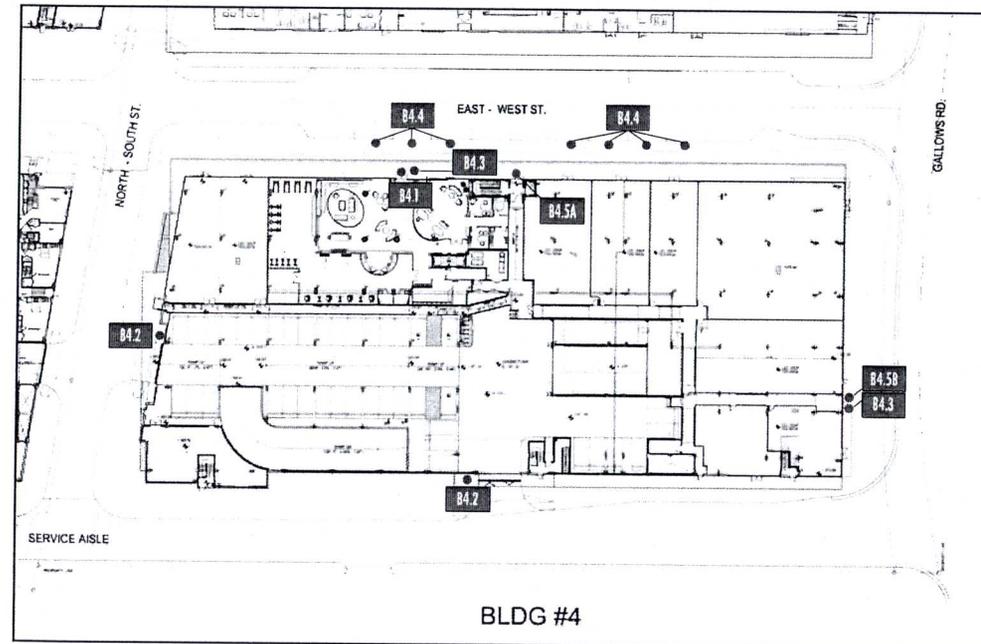


III. BUILDING SIGNS: ENTRY, GARAGE ADDRESS & GRAPHIC WALL PANELS

III.

Section III includes signage for individual building. This signage includes building entry, parking garage identification, address numbers, street level parking, pedestrian parking entry, graphic wall panels and miscellaneous signage.

SITE PLAN / SIGN LOCATIONS



SIGN TYPE - B4.1 BUILDING 4 ENTRY SIGNS

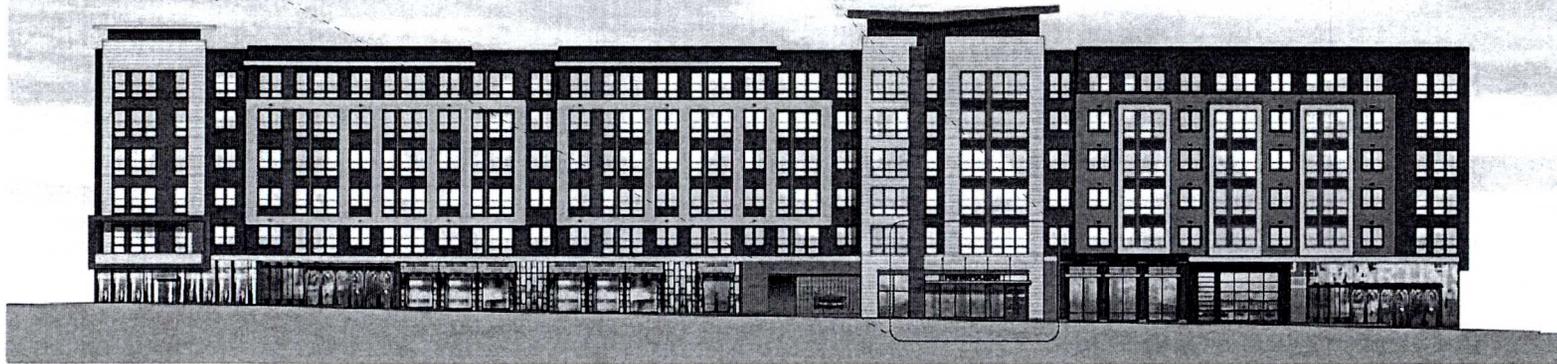
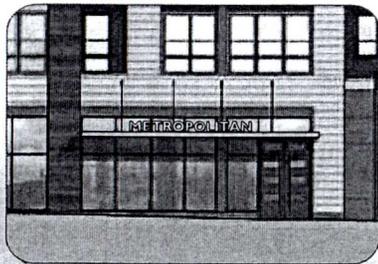
B4.1

The entrance signage for building 4 residential tenants includes 12" to 18" fabricated aluminum letters to mount to metal canopy. Signage provides clear identification harmonious with the surrounding buildings.



SPECIFICATION

- FABRICATE ALUMINUM LETTERS
- MOUNT TO CANOPY ABOVE ENTRY



BUILDING - 4 NORTH ELEVATION

SIGN TYPE - B4.2 BUILDING 4 GARAGE ENTRY SIGNS

B4.2

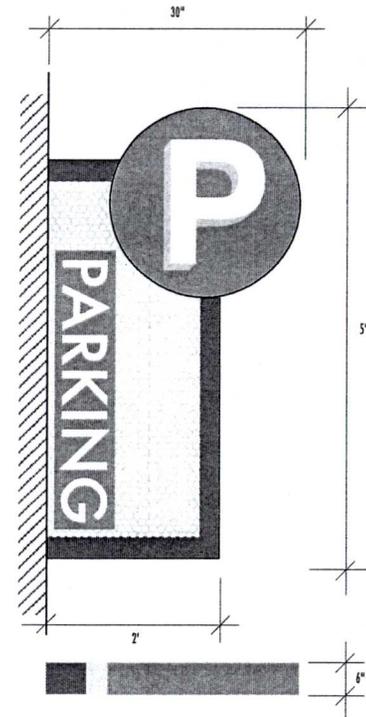
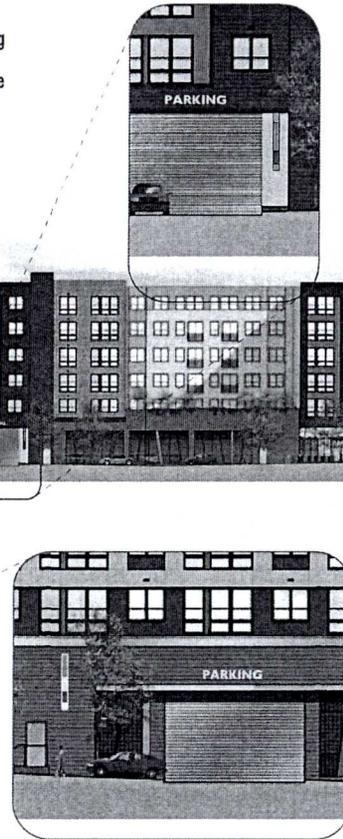
Building 4 contains a total of two entrances for the parking garage. The garage parking accommodates retail and residential parking. The signage will be projecting mount wall signs internally illuminated for clear visibility. Signage will be located next to the entrances allowing proper sight for traffic entering and exiting garages.



BUILDING - 4 SOUTH ELEVATION



BUILDING - 4 WEST ELEVATION



SPECIFICATION
 - INTERNALLY ILLUMINATED ALUMINUM BLADE SIGN (D/F)
 - ROUTED OUT COPY WITH ACRYLIC BACKING FOR COPY ILLUMINATION



SPECIFICATION
 - 1/4" THICK ALUMINUM LETTERS
 FLUSH MOUNT TO BUILDING

SIGN TYPE - B4.3 BUILDING 4 ADDRESS NUMBERS

B4.3

Building address numbers will include applied computer generated for glass entry doors for retail units or dimensional 1/4" aluminum numbers as determined by location or required by Fire Marshall.

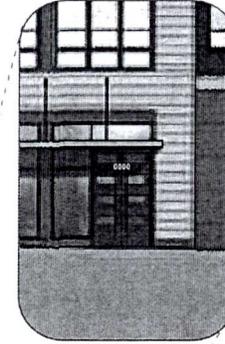
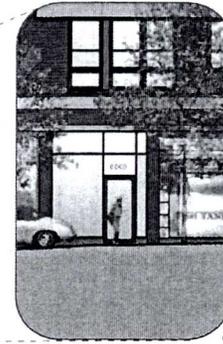


SPECIFICATION

COMPUTER GENERATED VINYL COPY APPLIED TO GLASS ABOVE ENTRY
OR 1/4" THICK ALUMINUM ADDRESS NUMBERS MOUNTED TO GLASS



BUILDING - 4 EAST ELEVATION

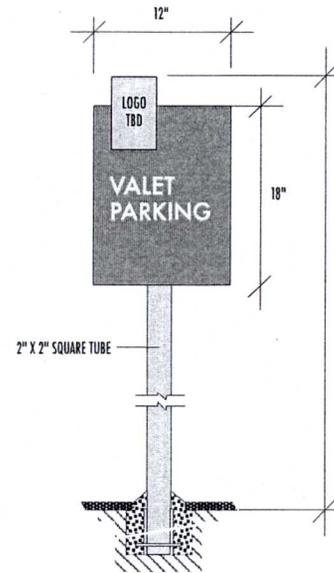
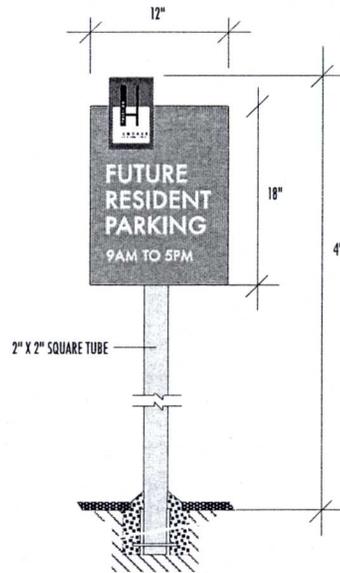


BUILDING - 4 NORTH ELEVATION

SIGN TYPE - B4.4 BUILDING 4 PARKING SIGNS STREET LEVEL

B4.4

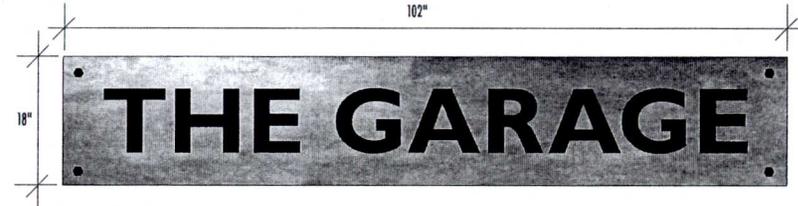
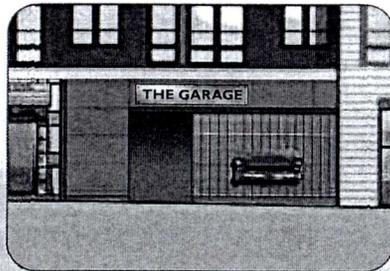
Street level parking in front of building 4 will include freestanding parking signs to identify spaces designated for future resident and valet parking. Signage will mount on metal posts into ground with concrete footing.



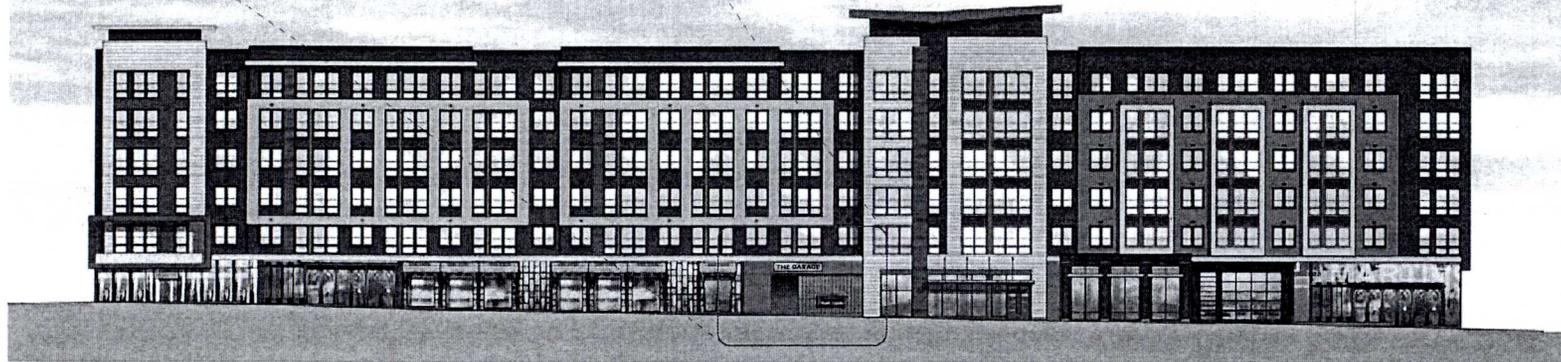
SIGN TYPE - B4.5A BUILDING 4 RETAIL/ RESIDENTIAL PARKING & ENTRY SIGNS

B4.5A

The pedestrian entry signs for retail street traffic signs will include a sign box with internally illuminated copy.



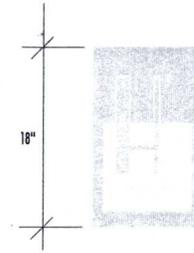
SPECIFICATION
Aluminum sign box with internally illuminated letters.



BUILDING - 4 NORTH ELEVATION

SIGN TYPE - B4.5B BUILDING 4 RETAIL/ RESIDENTIAL STREET & ENTRY IDENTIFICATION

B4.5B BUILDING 4 RETAIL/ RESIDENTIAL & ENTRY SIGNS
The entry for Building 4 will include frosted copy on glass door.



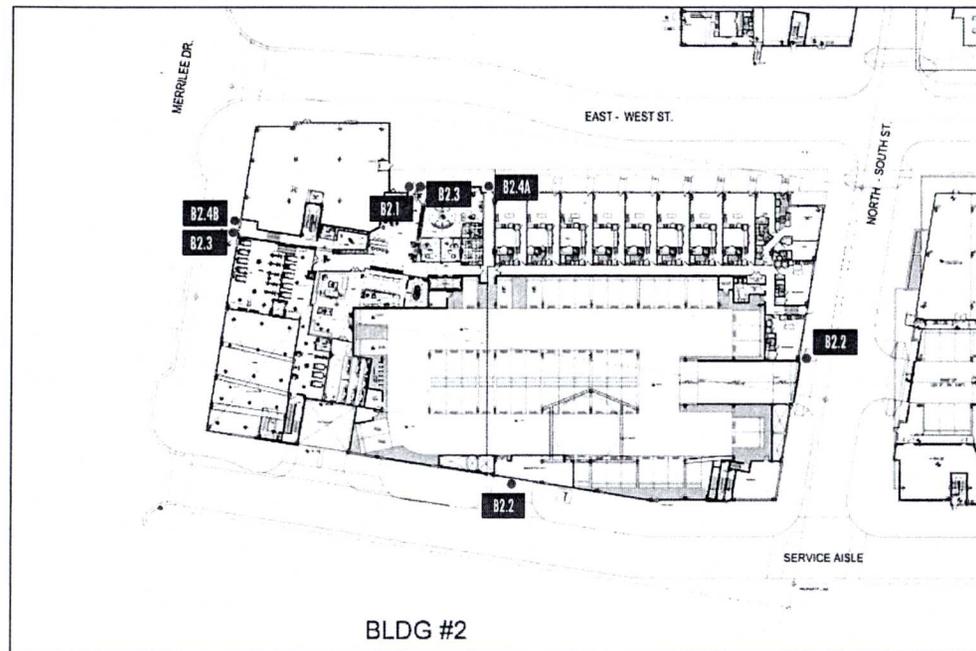
SPECIFICATION
COMPUTER GENERATED VINYL COPY APPLIED TO GLASS DOOR ENTRY



BUILDING - 4 EAST ELEVATION



SITE PLAN / SIGN LOCATIONS



SIGN TYPE - B2.1 BUILDING 2 ENTRY SIGNS

B2.1

The entrance signage for building 2 includes fabricated aluminum letters.



SPECIFICATION

- FABRICATE ALUMINUM LETTERS
- MOUNT ABOVE ENTRY DOOR
- LEASING CENTER

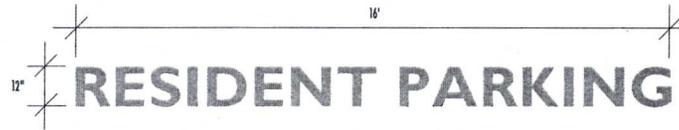
BUILDING - 2 NORTH SIDE PERSPECTIVE VIEW



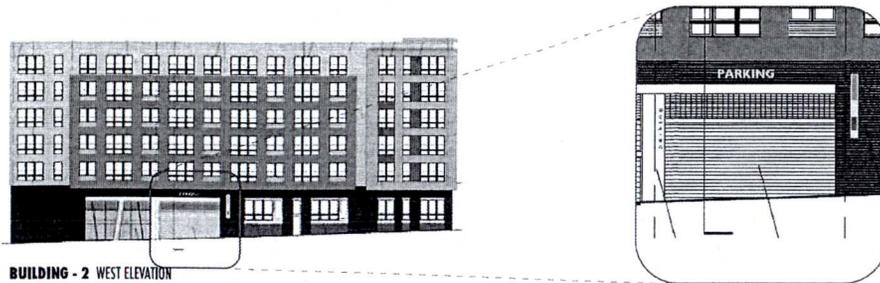
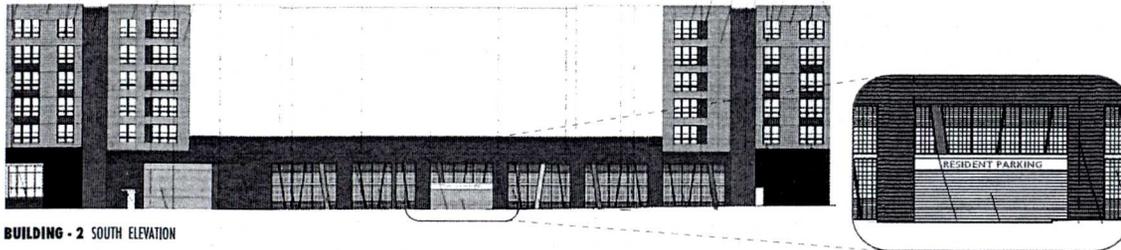
SIGN TYPE - B2.2 BUILDING 2 GARAGE ENTRY SIGNS

B2.2

Building 2 contains a total of two entrances for the parking garage. An internally illuminated blade sign will identify the retail entrance on the east side. The parking garage entrance on the south side will include wall mount aluminum letters for residential entrance only.



SPECIFICATION
 - 1/4" THICK ALUMINUM LETTERS
 FLUSH MOUNT TO BUILDING



SPECIFICATION
 - INTERNALLY ILLUMINATED ALUMINUM BLADE SIGN (D/1)
 - ROUTED OUT COPY WITH ACRYLIC BACKING FOR COPY ILLUMINATION

SIGN TYPE - B2.3 BUILDING 2 ADDRESS NUMBERS

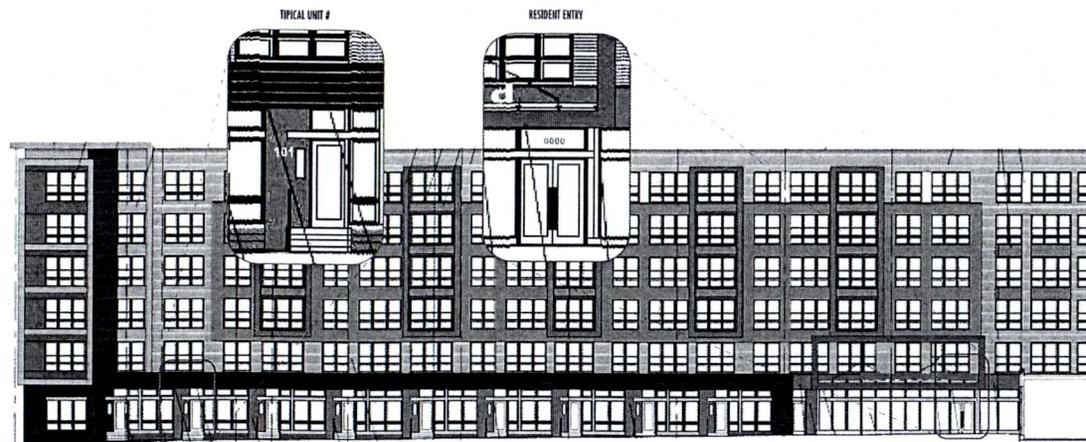
B2.3

Building address numbers will include applied computer generated numbers for entry glass doors for retail units or dimensional 1/4" aluminum numbers or vinyl numbers as determined by location or required by Fire Marshall.

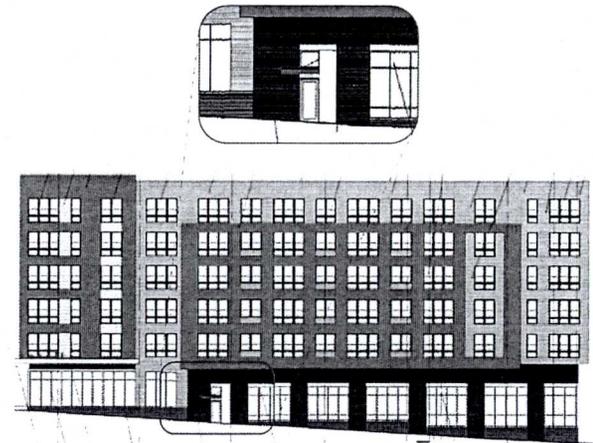


SPECIFICATION

COMPUTER GENERATED VINYL COPY APPLIED TO GLASS ABOVE ENTRY
OR 1/4" THICK ALUMINUM ADDRESS NUMBERS MOUNTED TO GLASS OR WALL



BUILDING - 2 PARTIAL NORTH ELEVATION

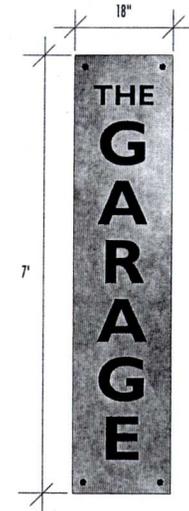


BUILDING - 2 WEST ELEVATION

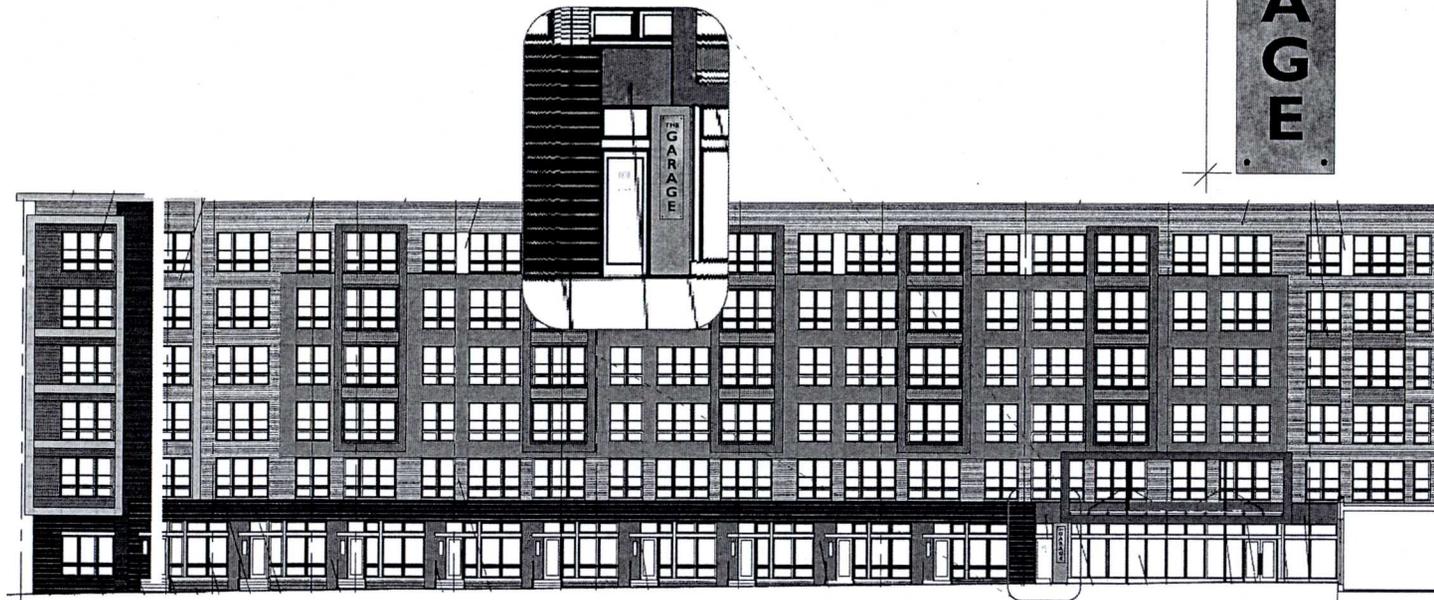
SIGN TYPE - B2.4A BUILDING 2 RETAIL/ PARKING AND STREET ENTRY SIGNS

B2.4A

The pedestrian entry signs for retail street traffic signs will include a sign box with internally illuminated copy.



SPECIFICATION
Aluminum sign box with internally illuminated letters.

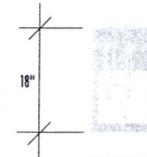


BUILDING - 2 PARTIAL NORTH ELEVATION

SIGN TYPE - B2.4B BUILDING 2 RESIDENTIAL PARKING AND STREET ENTRY SIGNS

B2.4B BUILDING 2 RESIDENTIAL PARKING AND STREET ENTRY SIGNS

The pedestrian entry for retail and residential street traffic on Building 2 west side will include frosted glass copy.



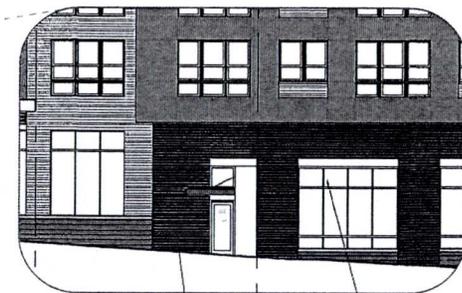
ENTRANCE TO RETAIL GARAGE

SPECIFICATION

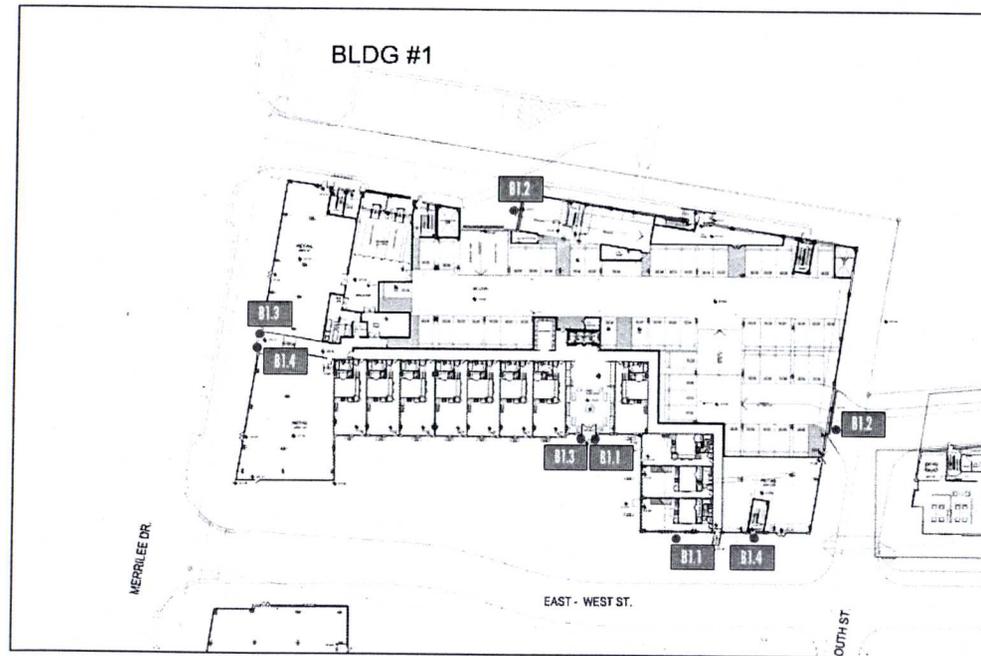
COMPUTER GENERATED VINYL COPY APPLIED TO GLASS ABOVE ENTRY



BUILDING - 2 WEST ELEVATION



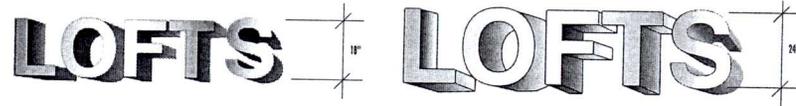
SITE PLAN / SIGN LOCATIONS



SIGN TYPE - B1.1 BUILDING 1 ENTRY SIGNS

B1.1

The entrance signage for building 1 residential tenants include 18" fabricated aluminum letters to mount to metal canopy. As the entrance sets back from the street another set of 24" fabricated letters is proposed for the cornice adjacent to the entrance.



SPECIFICATION
- FABRICATE ALUMINUM LETTERS WITH ILLUMINATED NAME FOR CORNICE ON BUILDING



BUILDING - 1 SOUTH SIDE PERSPECTIVE VIEW

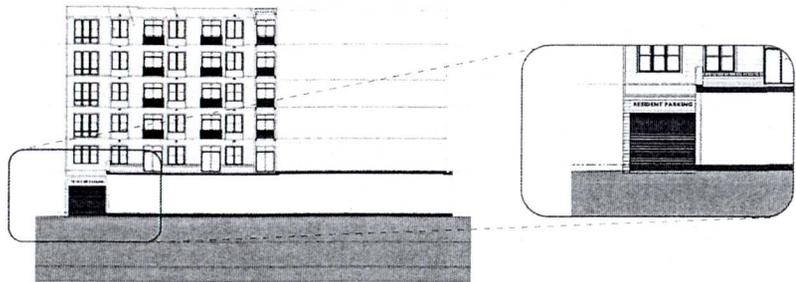
SIGN TYPE - B1.2 BUILDING 1 GARAGE ENTRY SIGNS

B1.2

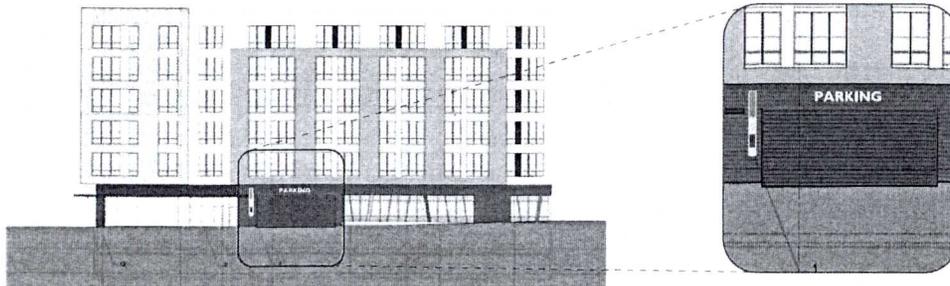
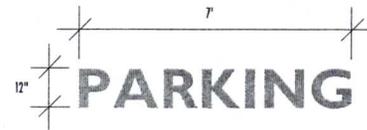
Building 1 contains a total of two entrances for the parking garage. An internally illuminated blade sign will identify the retail entrance on the east side. The parking garage entrance on the north side will include wall mount aluminum letters for residential



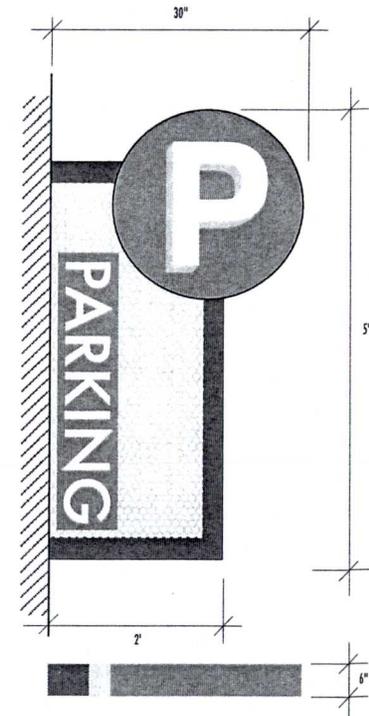
SPECIFICATION
 - 1/4" THICK ALUMINUM LETTERS
 FLUSH MOUNT TO BUILDING



BUILDING - 1 NORTH EAST ELEVATION



BUILDING - 1 EAST ELEVATION



SPECIFICATION
 - INTERNALLY ILLUMINATED ALUMINUM BLADE SIGN (D/F)
 - ROUTED OUT COPY WITH ACRYLIC BACKING FOR COPY ILLUMINATION

SIGN TYPE - B1.3 BUILDING 1 ENTRY SIGNS ADDRESS NUMBERS / RESIDENTIAL

B1.3

Building address numbers will include applied computer generated numbers for entry glass doors for retail units or dimensional 1/4" aluminum numbers or vinyl numbers as determined by location or required by Fire Marshall.

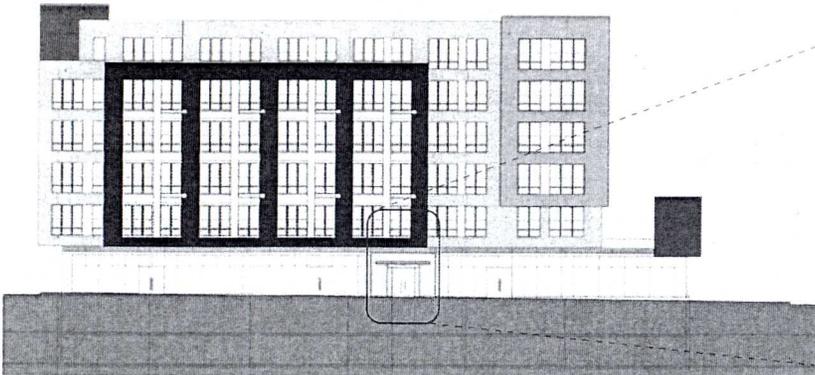
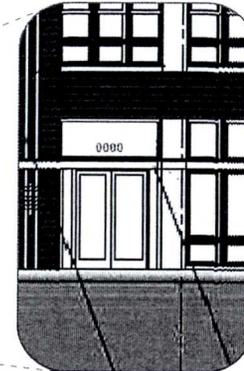


SPECIFICATION

COMPUTER GENERATED VINYL COPY APPLIED TO GLASS ABOVE ENTRY
OR 1/4" THICK ALUMINUM ADDRESS NUMBERS MOUNTED TO GLASS OR WALL



BUILDING - 1 SOUTH SIDE PERSPECTIVE VIEW



BUILDING - 1 WEST ELEVATION



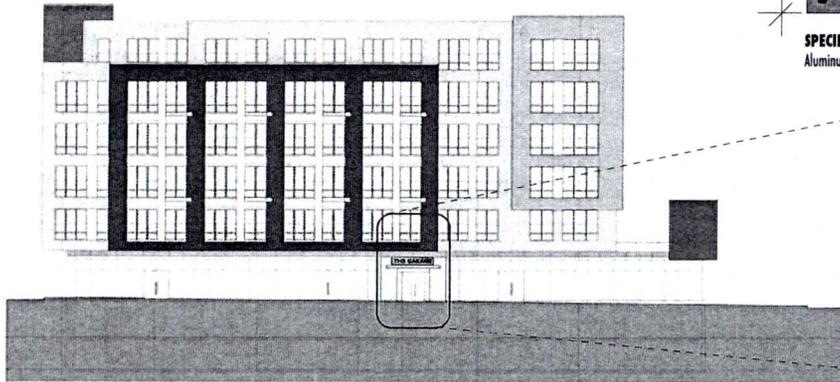
SIGN TYPE - B1.4 RETAIL/RESIDENTIAL PARKING AND STREET ENTRY SIGNS

B1.4

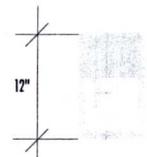
The pedestrian entry signs for retail street traffic signs will include a sign box with internally illuminated copy.



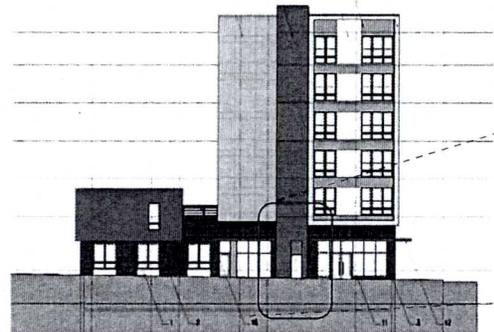
SPECIFICATION
Aluminum sign box with internally illuminated letters.



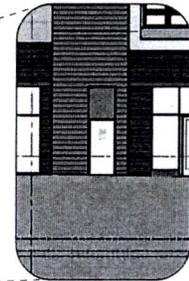
BUILDING - 1 WEST ELEVATION



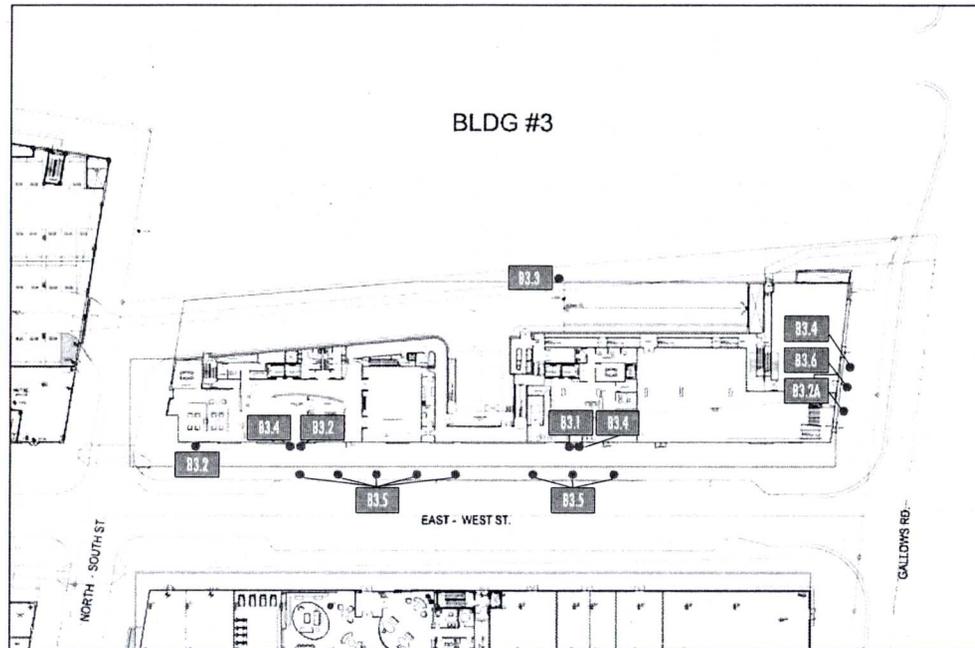
SPECIFICATION
COMPUTER GENERATED VINYL COPY APPLIED TO GLASS DOOR ENTRY



BUILDING - 1 SOUTH SIDE PERSPECTIVE VIEW



SITE PLAN / SIGN LOCATIONS



SIGN TYPE - B3.1 BUILDING 3 IDENTIFICATION & ENTRY SIGNS / RESIDENTIAL

B3.1

The entrance signage for building 3 residential tenants includes 18" fabricated aluminum letters to mount to metal canopy. Signage provides clear identification of the residential entrance, harmonious with the surrounding buildings.



SPECIFICATION

- FABRICATE ALUMINUM LETTERS
- MOUNT TO METAL CANOPY



SOUTH

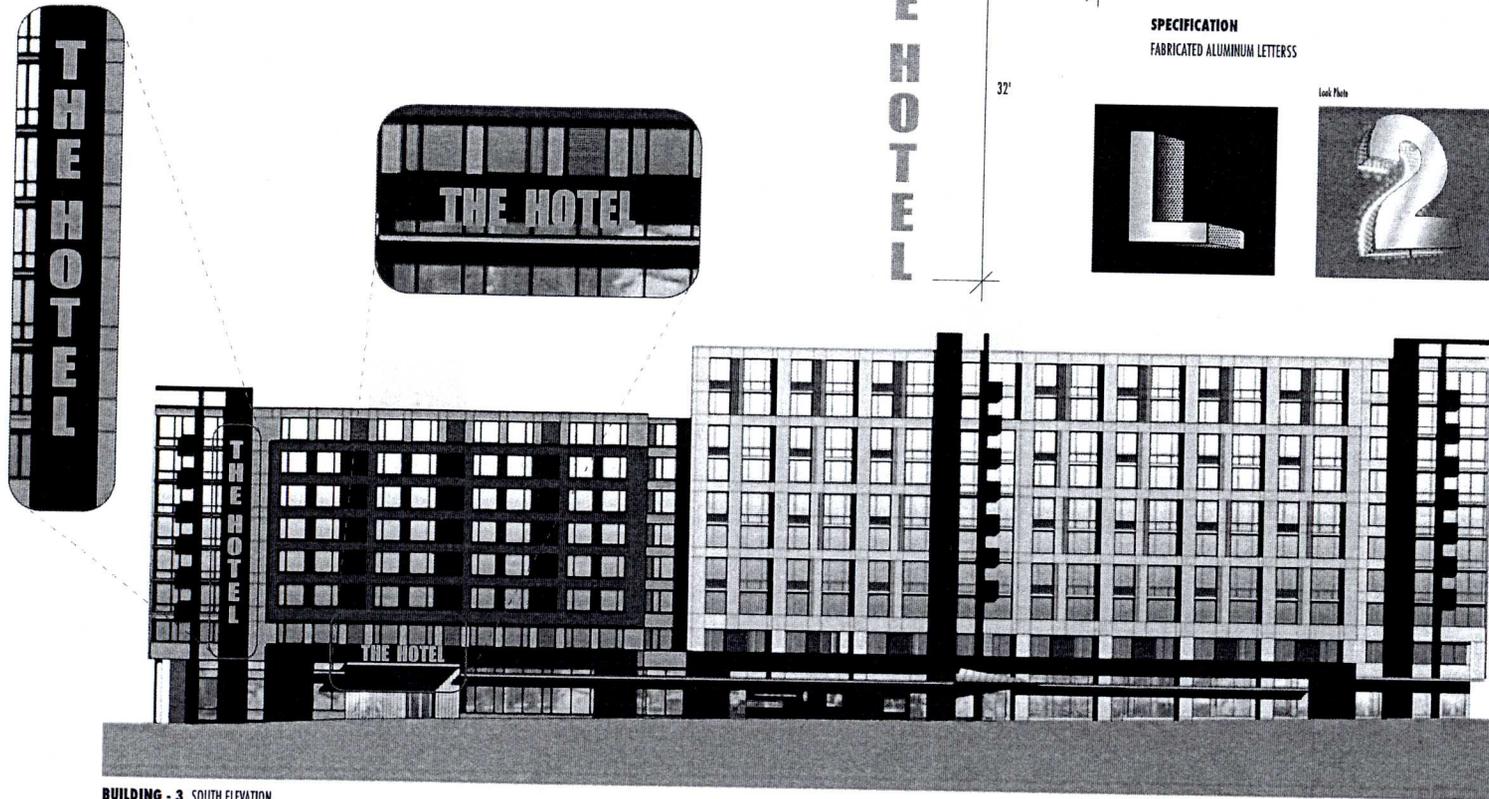


BUILDING - 3 SOUTH ELEVATION

SIGN TYPE - B3.2 BUILDING 3 IDENTIFICATION & ENTRY SIGNS / HOTEL

B3.2 BUILDING 3 IDENTIFICATION & ENTRY SIGNS / HOTEL

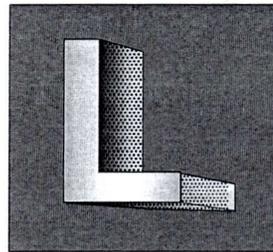
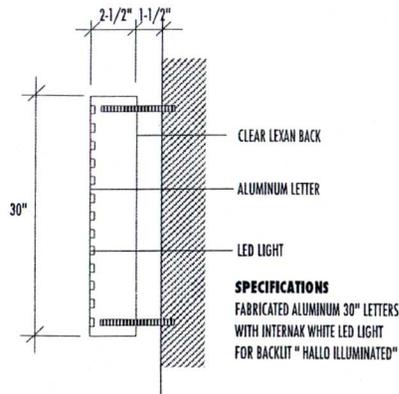
Building 3 will include a hotel in addition to the residential. To insure clear identification vertical signs for the hotel are to be located on the south side of the building. A set of fabricated letters on the metal canopy will be located at the entrance on the south side.



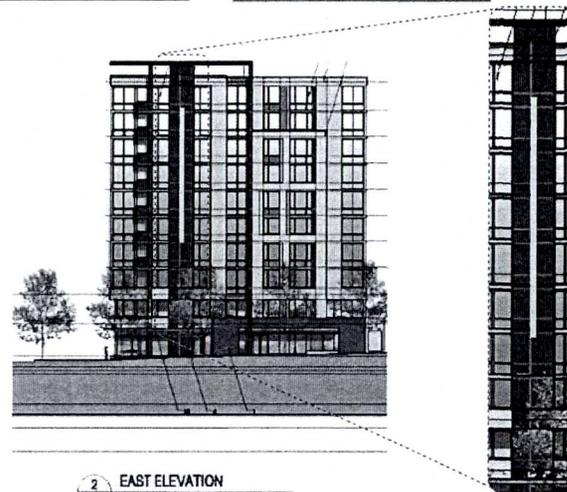
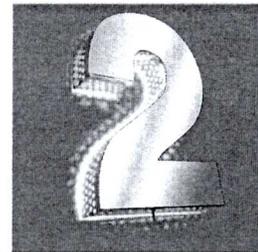
SIGN TYPE - B3. 2A BUILDING 3 MOUNT DEVELOPMENT IDENTIFICATION SIGNS

HG.3

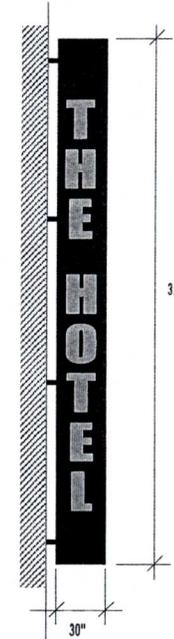
A projecting Internally illuminated blade sign proposed for visibility on the east side for Gallows Road Traffic.



Look Photo



2 EAST ELEVATION
AS.01 SCALE: 1/4" = 1'-0"

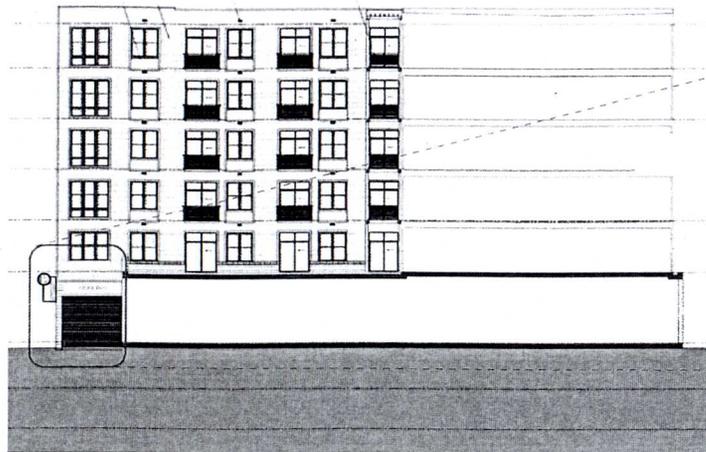


SIGN TYPE - B3.3 BUILDING 3 GARAGE ENTRY SIGNS

B3.3

Building 3 provides a parking garage on the north side. An internally illuminated blade sign will identify the entrance.

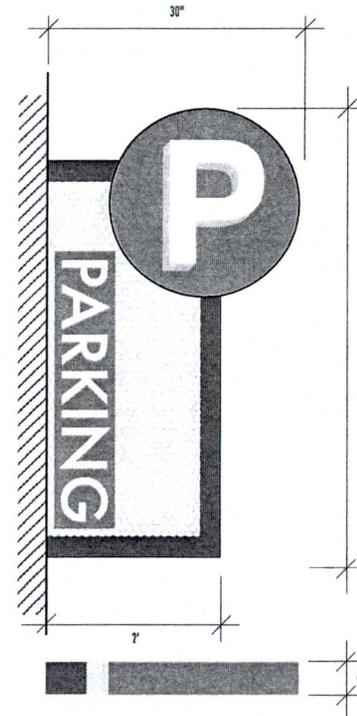
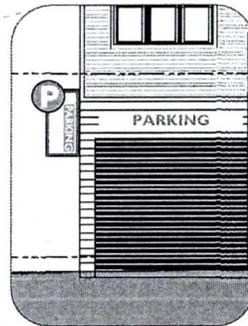
GARAGE ENTRY ON NORTH EAST SIDE



BUILDING - 3 NORTH EAST ELEVATION



SPECIFICATION
 - 1/4" THICK ALUMINUM LETTERS
 FLUSH MOUNT TO BUILDING



SPECIFICATION
 - INTERNALLY ILLUMINATED ALUMINUM BLADE SIGN (D/P)
 - ROUTED OUT COPY WITH ACRYLIC BACKING FOR COPY ILLUMINATION

SIGN TYPE - B3.4 BUILDING 3 ADDRESS NUMBERS

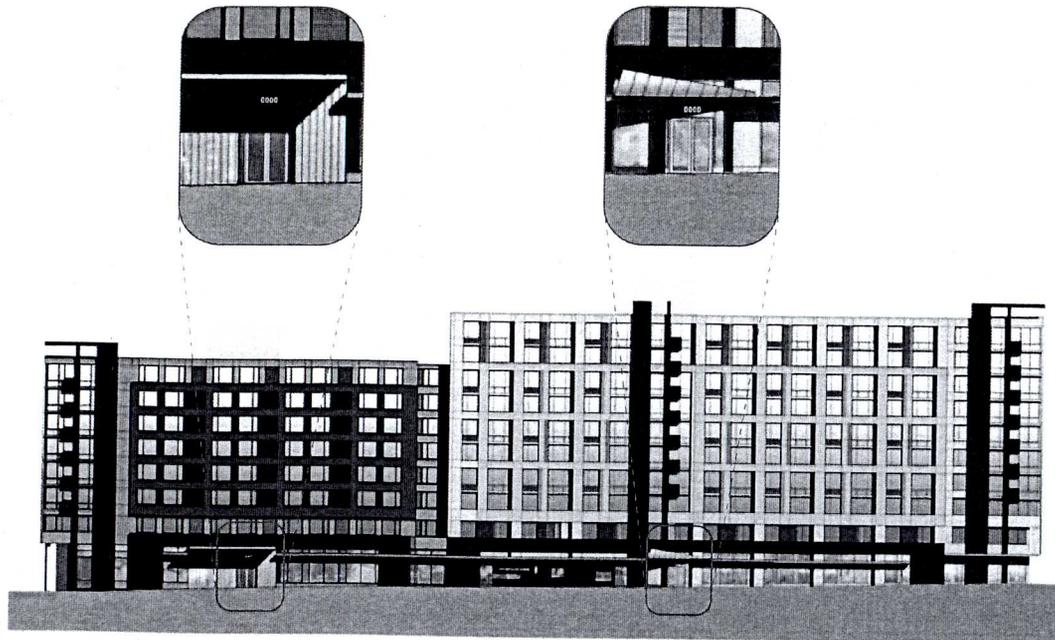
B3.4

Building address numbers will include applied computer generated for glass entry doors for retail units or dimensional 1/4" aluminum numbers as determined by location or required by Fire Marshall.

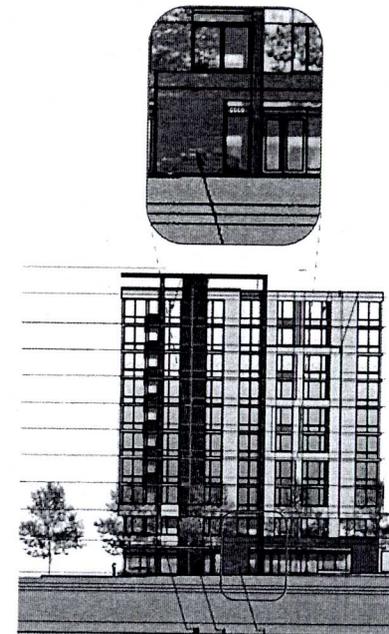


SPECIFICATION

COMPUTER GENERATED VINYL COPY APPLIED TO GLASS ABOVE ENTRY
OR 1/4" THICK ALUMINUM ADDRESS NUMBERS MOUNTED TO GLASS



BUILDING - 3 SOUTH ELEVATION

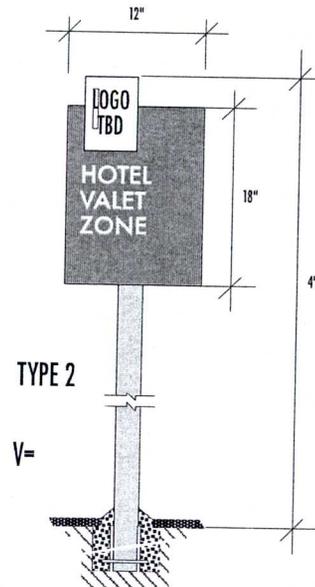
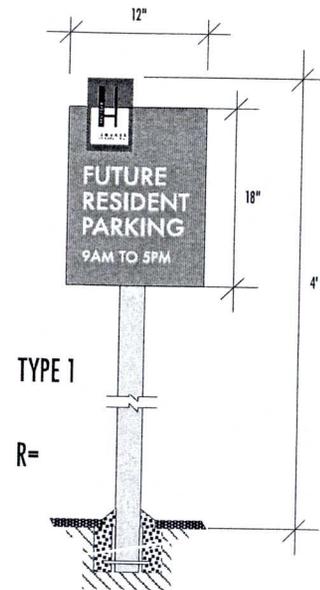


BUILDING - 3 EAST ELEVATION

SIGN TYPE - B3.5 BUILDING 3 STREET LEVEL PARKING SIGNS

B3.5

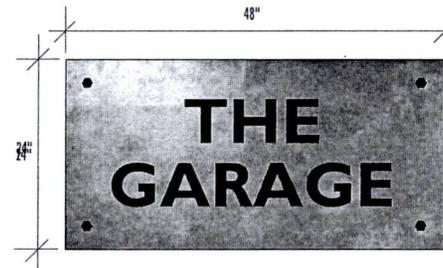
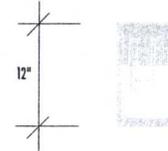
Street level parking in front of building 3 will include freestanding parking signs to identify spaces designated for Leasing and hotel valet. Signage will mount on metal posts into ground with concrete footing.



SIGN TYPE - B3.6 BUILDING 3 RETAIL PARKING AND STREET ENTRY SIGNS

B3.6

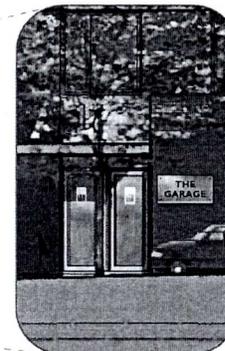
The pedestrian entry signs for retail street traffic signs will include a sign box with internally illuminated copy.



SPECIFICATION
Aluminum sign box with internally illuminated letters.



BUILDING - 1 EAST ELEVATION



SIGN TYPE - B5 MISCELLANEOUS

B5

Miscellaneous signage will include identification as required by the Fire Marshall, traffic signage and additional regulatory signs as determined with building construction. All signage will be in consideration of Fairfax County and VDOT regulations.



12 X 18
G-65NBE5
G-65NRA5



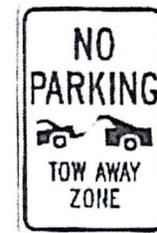
VIRGINIA
12 X 18
VA1218BE
VA1218RA



R-201BE5
R-201RA5



18 x 24
R2-1RA915



IV.

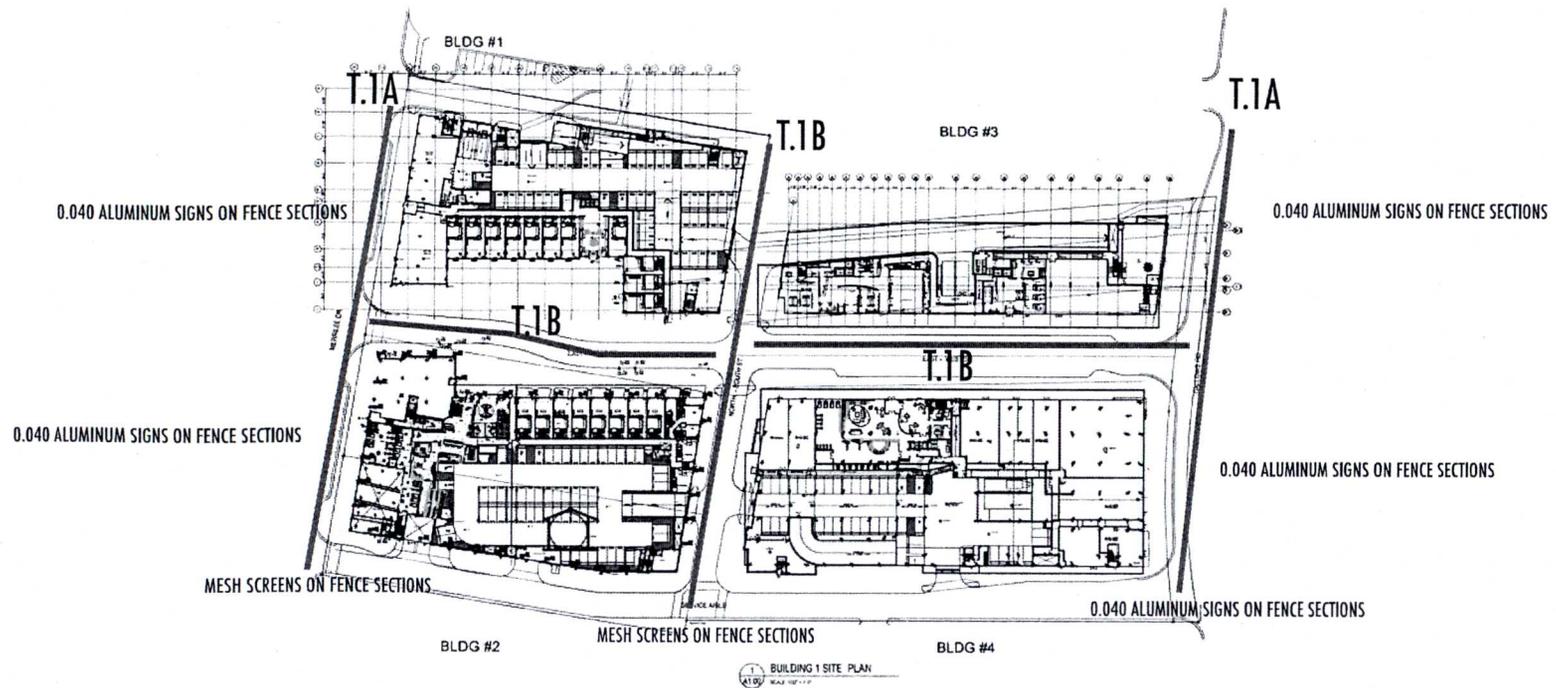
Section IV illustrates temporary signage for development, construction, retail & residential leasing. Signage will be displayed during construction and leasing for entire development. Sign locations will vary based on construction progression in order of building 4, 2, 1, 3.

Signs will include banners, fence mount, window & freestanding as illustrated in the following pages.

SIGN TYPE - T.1A & T.1 B DEVELOPMENT IDENTITY / FENCE SIGNAGE / LOCATION MAP

Type T1.A & T1.B - Temporary Fence Signage

Final Location of signs will be determined by owner due to construction progression. The fencing will be relocated as required during construction of each building. Fence signs include aluminum signs & mesh screens to conceal construction & identify development, retail & residential leasing.



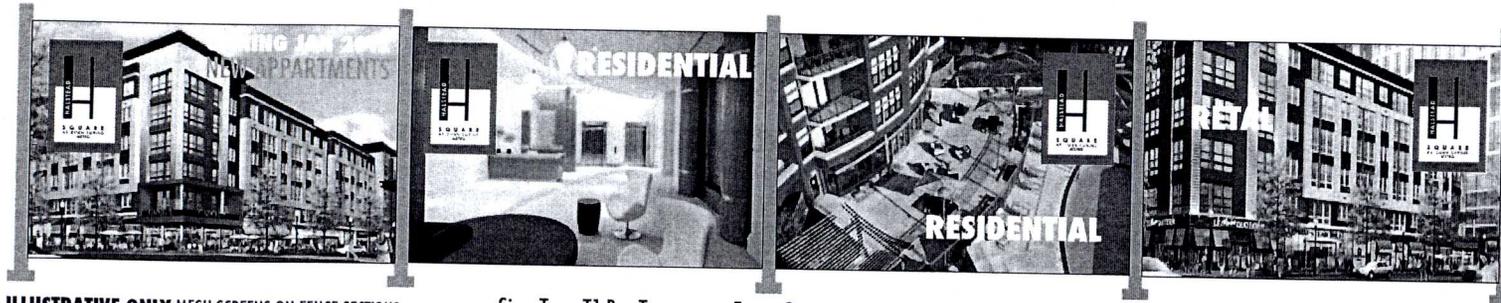
SIGN TYPE - T.1A & T.1 B DEVELOPMENT IDENTITY / FENCE SIGNAGE

Type T1.A & T1.B – Temporary Fence Signage

Final Location of signs will be determined by owner due to construction progression. The fencing will be relocated as required during construction of each building. Fence signs include aluminum signs & mesh screens to conceal construction & identify development, retail & residential leasing.



ILLUSTRATIVE ONLY 0.040 ALUMINUM SIGNS ON FENCE SECTIONS Sign Type T1.A – Temporary Fence Signage

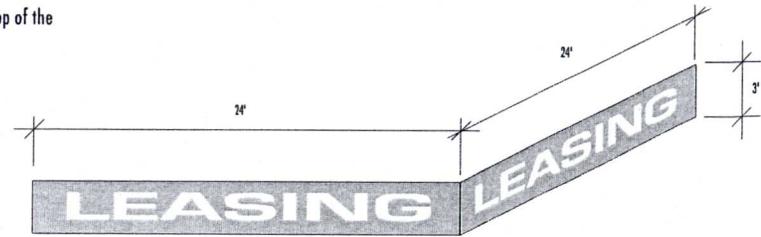


ILLUSTRATIVE ONLY MESH SCREENS ON FENCE SECTIONS Sign Type T1.B – Temporary Fence Signage

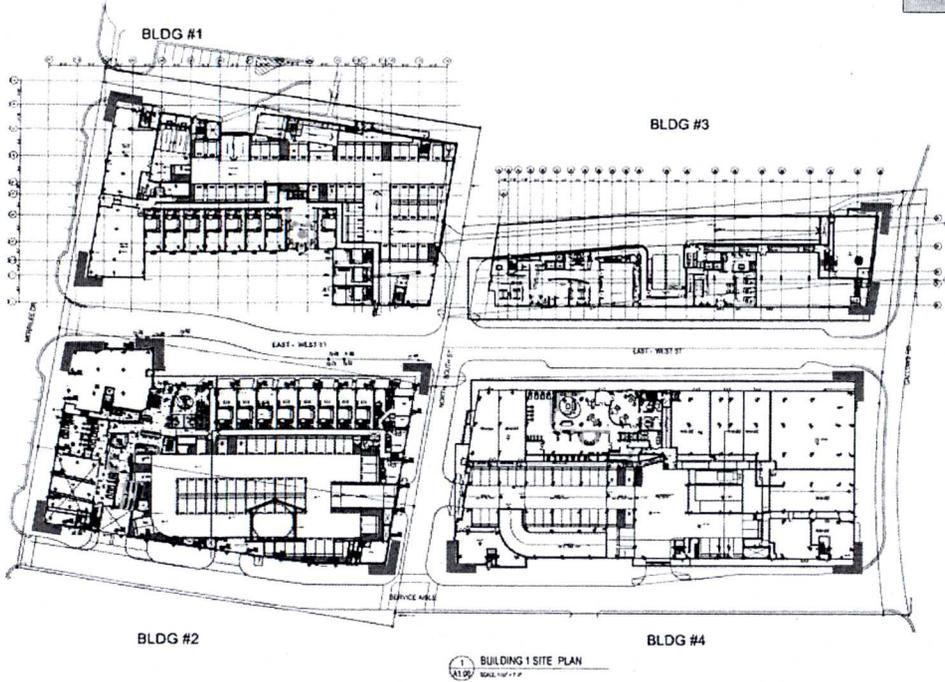
SIGN TYPE - T.2 LEASING SIGNS / LOCATION MAP

T2

Residential leasing will be located on each building as construction progresses and space is available. Large banners for the top of the building will include name, product, leasing and contact information.



SPECIFICATION
 - EXTERIOR BANNERS FOR BLD MOUNT
 (ILLUSTRATIVE ONLY)

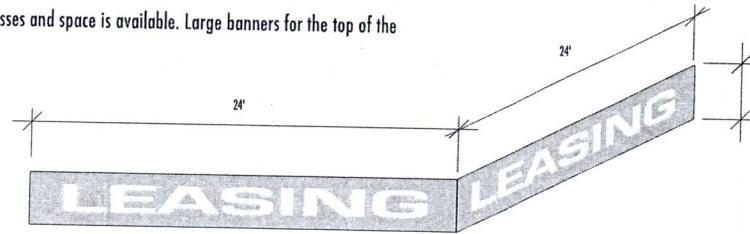


SIGN TYPE - T.2 RESIDENTIAL LEASING SIGNS

T2

Residential leasing will be located on each building as construction progresses and space is available. Large banners for the top of the building will include name, product, leasing and contact information.

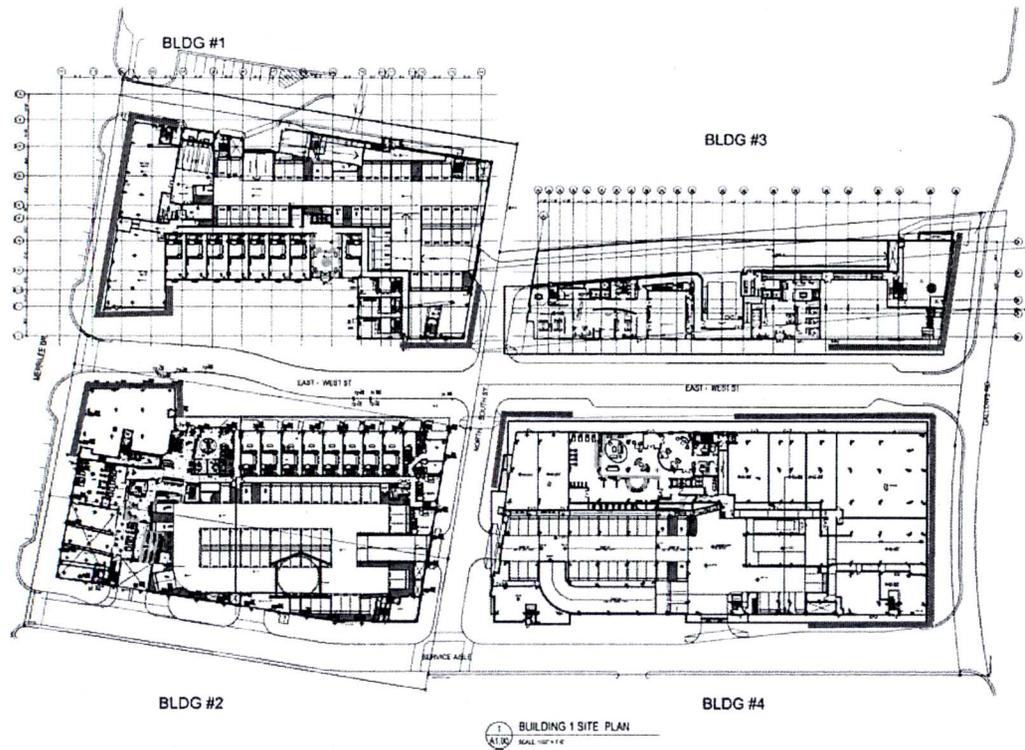
SPECIFICATION
- EXTERIOR BANNERS FOR BLD MOUNT
(ILLUSTRATIVE ONLY)



SIGN TYPE - T.3 RETAIL LEASING SIGNS / LOCATION MAP

T3

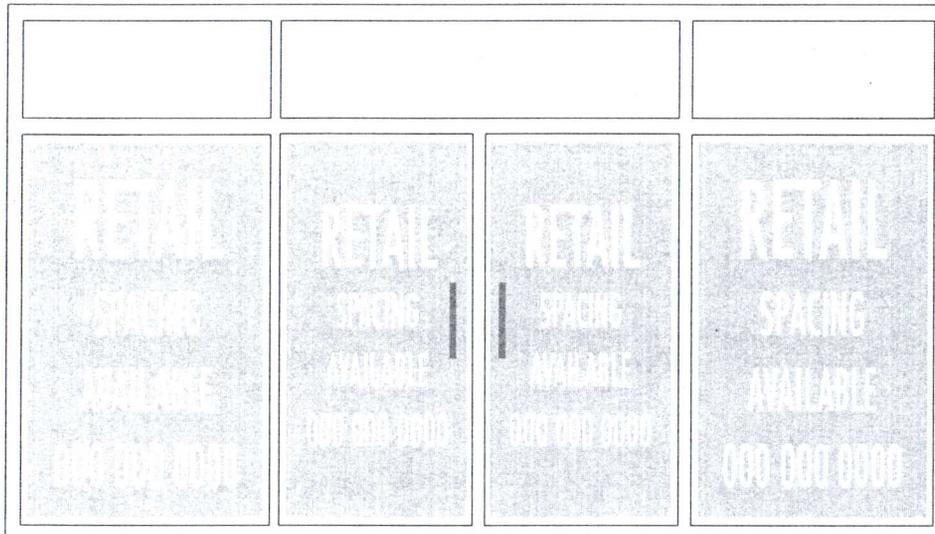
Retail leasing signage will be provided for the project as a whole or individual retail spaces. Signage may include window signs.



SIGN TYPE - T.3 RETAIL LEASING SIGNS

T3

Retail leasing signage will be provided for the project as a whole or individual retail spaces. Signage may include window signs.



WINDOW GRAPHICS DISPLAY

V. MATRIX

Sign Matrix/ Halstead Square Permanent Signage

Sign Type	Type of Sign Description	Zoning Ordinance	Proposed Quantity	Mounting Height	Proposed Sign Area	Allowable Sign Area	Difference Proposed vs. Allowable	Remarks	Total Area Per Sign Type	Total Difference Proposed vs. Allowable
HG.1	Freestanding Development ID Type HG.1 Internal Illumination	12-203 Paragraph 5, 10 12-206 Paragraph 3 12-205 Paragraph 3 Allowable 2 Signs x 80 sq.ft.	4	12'	60 sq.ft. x 4	80 sq.ft x 2	(-) 20 sq.ft per sign		240 sq.ft	(+) 80 sq.ft
HG.2	Pedestrian directories pedestal units with community directional information. Type HG.2	N/A	4	4'-4"	5 sq.ft	N/A	N/A		20 sq.ft	N/A
HG.3	Wall Mount Building Development Type HG.3: Back Lit Fabricated Letters (1) Fabricated Logo	12-202 Paragraph 2				12 sq.ft per sign			358 sq.ft	(+) 310 sq.ft
HG.3	Building 4		1	64' (+/-)	80 sq.ft	12 sq.ft			80 sq. ft.	(+) 68 sq. ft.
HG.3	Building 2		1	64' (+/-)	80 sq.ft	12 sq.ft			80 sq. ft.	(+) 68 sq. ft.
HG.3	Building 1		1	(1) 50' (+/-)	50 sq.ft	12 sq.ft			50 sq.ft	(+) 38 sq.ft
HG.3	Building 3		1	64' (+/-)	80 sq.ft	12 sq.ft		(1) Location for Halstead	80 sq. ft.	(+) 68 sq. ft.
HG.4	Retail Tenant Signs Types HG.4 Wall Mount, blade, awning, and window signs. Non-Illuminated or illuminated.	12-203 Paragraph 9	TBD- Pending final tenant spaces	Range 10'-15'	1.5 sq.ft per linear front of each space. No sign to exceed 200 sq.ft per sign	1.5 sq.ft per linear front of each space. No sign to exceed 200 sq.ft per sign	0	Retail tenants space will be included in all four buildings. Final space to be determined pending leasing.	1,880.62 sq. ft. based on total retail frontage of 1,253'-8"	0
HG.5	Type HG.5 Parking garage directional signs internally illuminated wall mount signs for vehicular directions to garages.	12-103 Paragraph 2G	8	10' +	12.5 sq.ft per sign	2 sq.ft	(+) 10.5 sq.ft per sign		87.5 sq.ft	(+) 73.5 sq.ft
HG.6	Type HG.6 Light pole banners community logo or seasonal banners digital print fabric banners mounted to light pole.	N/A	47	8' (+/-)	7 sq.ft	N/A	N/A		TBD	TBD

V. MATRIX

Sign Matrix/ Halstead Square Permanent Signage

Sign Type	Type of Sign Description	Zoning Ordinance	Proposed Quantity	Mounting Height	Proposed Sign Area	Allowable Sign Area	Difference Proposed vs. Allowable	Remarks	Total Area Per Sign Type	Total Difference Proposed vs. Allowable
See Below	Building Entrance Signs to Identify Residential Lobby for each Building. Fabricated Metal Letters, Non-Illuminated	12-202 Paragraph 2						Final names of residential buildings are to be determined. Proposed square footage accommodates flexibility for length variation. *Building 1 Entry locates back from street vision. Additional sign is proposed for clear identification.		
B4.1	Building 4, Type B4.1		1	10'-15'	18 sq.ft	12 sq.ft	(+) 6 sq.ft		18 sq.ft	(+) 6 sq.ft
B2.1	Building 2, Type B2.1		1	10'-15'	27 sq.ft	12 sq.ft	(+) 15 sq.ft		27 sq.ft	(+) 15 sq.ft
B1.1	Building 1, Type B1.1		2	10'-30'	45.75 sq.ft	12 sq.ft	(+) 33.75 sq.ft		45.75 sq.ft	(+) 33.75 sq.ft
B3.1 B3.2 B3.2A	Building 3, Type B3.1, Type B3.2, and Type B3.2A		4	10'-15'	197 sq.ft	24 sq.ft	(+) 173 sq.ft	Signs include residential and hotel	197 sq.ft	(+) 173 sq.ft
See Below	Parking Garage Entrance Identification for Retail and Residential Garage Entries. Retail locations will be internally illuminated. Residential locations will be non-illuminated.	12-103 Paragraph 2G								
B4.2	Building 4, Type B4.2		2	12' (+/-)	(1) 20.5 sq.ft (1) 20 sq.ft	2 sq.ft	(+) 18.5 sq.ft (per sign)		41 sq.ft	(+) 37 sq.ft
B2.2	Building 2, Type B2.2		2	12' (+/-)	(1) 28.5 sq.ft (1) 20.5 sq.ft	2 sq.ft	(+) 26.5 sq.ft (+) 18.5 sq.ft		49 sq.ft	(+) 45 sq.ft
B1.2	Building 1, Type B1.2		2	12'-18'	(1) 20.5 sq.ft (1) 16 sq.ft	(1) 2 sq.ft (1) 2 sq.ft	(+) 10.5 sq.ft (+) 15 sq.ft		36.5 sq.ft	(+) 34 sq.ft
B3.3	Building 3, Type B3.3		1	12'-18'	12.5 sq.ft	2 sq.ft	(+) 10.5 sq. ft.		12.5 sq.ft	(+) 10 sq.ft

V. MATRIX

Sign Matrix/ Halstead Square Permanent Signage

Sign Type	Type of Sign Description	Zoning Ordinance	Proposed Quantity	Mounting Height	Proposed Sign Area	Allowable Sign Area	Difference Proposed vs. Allowable	Remarks	Total Area Per Sign Type	Total Difference Proposed vs. Allowable
B4.3 B2.3 B1.3 B3.4	Sign Types B4.3, B2.3, B1.3, and B3.4 Address Numbers will be provided for entrances into buildings. Retail and residential unit numbers will be applied vinyl or 1/4" pin mounted aluminum, 6" height.	12-103 Paragraph F	TBD	5'-8'	Maximum 2 sq.ft	2 sq.ft	0		TBD	0
See Below	Parking signs for street level spaces aluminum signs mounted to poles.	12-103 Paragraph G								
B4.4	Building 4, Type B4.4		7	6'	1.5 sq.ft (each)	2 sq.ft	(-) .5 sq. ft.		10.5 sq.ft	(-) 3.5 sq.ft
B3.5	Building 3, Type B3.5		8	6'	1.5 sq.ft (each)	2 sq.ft	(-) .5 sq. ft.		12 sq.ft	(-) 4 sq.ft
See Below	Retail parking and residential street level entry signs will be provided for pedestrian traffic. Signage to include metal letters or vinyl glass copy.	12-103 Paragraph G								
B4.5A B4.5B	Building 4, Type B4.5A Building 4, Type B4.5B	N/A N/A	1 1	10'-12' 5'	12.75 sq.ft 2 sq.ft	2 sq.ft 2 sq.ft	10.75 sq.ft 0		14.75 sq.ft	(+) 12.5 sq.ft
B2.4A B2.4B	Building 2, Type B2.4A Building 2, Type B2.4B	N/A N/A	1 1	10'-12' 5'	10.5 sq.ft 2 sq.ft	2 sq.ft 2 sq.ft	8.5 sq. ft 0		12.5 sq.ft	(+) 10.5 sq.ft
B1.4	Building 1, Type B1.4	N/A	2	5'-10'	12.75 sq.ft	2 sq.ft	0		12.75 sq.ft	(+) 10.75 sq.ft
B3.6	Building 3, Type B3.6	N/A	1	5'-10'	12 sq.ft	2 sq.ft	N/A		12 sq.ft	(+) 10 sq.ft

TOTALS	3,377.37	785.5
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V. MATRIX

Sign Matrix/ Halstead Square Temporary Signage

Sign Type	Type of Sign Description	Zoning Ordinance	Proposed Quantity	Mounting Height	Proposed Sign Area	Allowable Sign Area	Difference Proposed vs. Allowable	Remarks
T1	Temporary fence signage Phase 1/ Aluminum Type T1	12-103 Section 3,D,F	Varies	8' (+/-)	35 sq.ft (each)	32 sq.ft (each)	(+) 3 sq.ft	Display on fencing during initial construction. (Gallows Road & Merrilee Drive)
T1	Temporary fence graphics Phase 2/ Mesh screens Type T1	N/A	Varies	8' (+/-)	600 sq.ft	N/A		Mesh screens on fencing are proposed to conceal construction as buildings open.
T2	Leasing banners for buildings. Retail or Residential - Type T2	12-103 Section 3,D,F	up to 12	TBD*	72 sq.ft	60 sq.ft per sign	(+) 12 sq.ft	To display at top of building height TBD.
T3	Freestanding Development ID Type T3	12-103 Section 3,D,F	TBD	8'	64 sq.ft	60 sq.ft per sign	(+) 4 sq.ft	Freestanding signs, if needed, have not been confirmed. Shown for future inclusion only.
T3	Retail Window Leasing Signs Type T3	12-103 Section (3) G	Varies	6'-8'	10 sq.ft	20 sq.ft	(-) 10 sq.ft	To be shown in retail windows for spaces available.

* Temporary signs will be displayed during and after construction, signage locations will vary pending construction and leasing areas.



Sara V. Mariska
 (703) 528-4700 Ext. 5419
smariska@arl.thelandlawyers.com

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

November 24, 2010

RECEIVED
 Department of Planning & Zoning

NOV 24 2010

Zoning Evaluation Section

Via Hand Delivery

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

Re: Proposed Comprehensive Sign Plan Application
 Applicants: DSF Halstead Gallows Road LLC and DSF Halstead Square LLC

Dear Ms. Coyle:

Please accept this letter as a statement of justification for a comprehensive sign plan application on property identified as Fairfax County tax map 49-1 ((16)) 14, 15, 16 and 49-2 ((1)) 18A and 19A (the "Subject Property").

The Subject Property contains approximately 8.49 acres and is located between Merilee Drive (Route 6065) and Gallows Road (Route 650), south of Prosperity Avenue (Route 6066) in the Providence Magisterial District. On October 15, 2007, the Board of Supervisors (the "Board") approved RZ 2007-PR-001 to rezone the Subject Property from the I-4 and I-5 Districts to the PRM District in order to permit a mixed-use development including multi-family residential and retail uses with an option for hotel use. The rezoning consolidated the Halstead I and Halstead II condominiums, Phase A, with the Subject Property to create a coordinated community. The Subject Property is identified as Phase B of the approved rezoning. Proffer B-24 states that the Applicants may provide signage in accordance with a comprehensive sign plan approved by the Planning Commission. In accordance with the approved proffers, the Applicant seeks approval of a comprehensive sign plan to ensure coordinated and complementary signage for the Subject Property.

For Phase B, identified as Halstead Square at the Dunn Loring Metro, the Board approved two (2) development options. Option 1 permits four (4) residential buildings containing a minimum of 840 units and a maximum of 1,150 units and community-serving secondary/retail uses containing a maximum of 101,723 square feet. Option 2 permits four (4) residential buildings containing a minimum of 840 units and a maximum of 1,000 units, community-serving secondary/retail uses containing a maximum of 91,000 square feet, and a hotel of approximately 100,000 square feet. In sum, the Board permitted a maximum of 1,078,804 square feet of gross floor area on the Subject Property. The first building in the development (Building 4) is currently under construction. The construction of the additional buildings will progress in succession with Buildings 2, 1, and 3. The Applicant anticipates that occupancy of the first building will occur in January 2012.

Halstead Square will establish a vibrant, pedestrian-friendly, and transit-oriented community in the Merrified Suburban Center. The four (4) buildings are organized around a central east-west street running between Gallows Road and Merrilee Drive. Community-serving retail will be provided on the ground level of each building.

The development gains access to the local street network via Gallows Road and Merrilee Drive. Access to structured parking will be provided for all residents. Parking for retail users will be available on the ground floor level of Buildings 1, 2 and 4. Some additional retail parking will be available on the G1 levels of Buildings 1, 2, 3, and 4. Access to the structured parking is proposed at numerous locations from Merrilee Drive, the internal private east-west street, and a private alley at the southern perimeter of the Subject Property. Loading spaces are provided throughout the site.

Based on the size and scope of planned development, appropriate signage is critical to establish an identity for the community, identify individual uses and buildings, and direct pedestrians and motorists through the development. The variety of contemplated retail tenants, the need to guide visitors and patrons through the development, and the overall size and scope of Halstead Square suggest that meaningful signage will need to be larger than is typically contemplated under the Fairfax County Zoning Ordinance.

I have enclosed a plan prepared by ColorAd Signs and Exhibits that depicts freestanding signs, building-mounted signs, directories, directional signs, banners, and temporary signs. The signage package includes a logo for Halstead Square to unify the overall development. The proposed sign plan contains a matrix that summarizes sign types and dimensions for convenient reference. The signage package also includes a graphic depicting the location of all proposed signs. Please note that the signs depicted in the enclosed package are for illustrative purposes only. Residential building names and retail tenants have not yet been determined. The Applicant reserves the right to modify signs based on final tenant mix and final building identification names, so long as the amount of signage for each sign type does not exceed the total sign area listed for each sign herein. Notwithstanding the number of signs and awnings depicted in this comprehensive sign plan, the Applicant shall not be obligated to construct every sign or awning depicted. The Applicant also notes that the enclosed sign plan should not be construed to preclude signage as is permitted under Article 12 of the Fairfax County Zoning Ordinance.

The Applicant has carefully designed the signage to identify the Subject Property and direct both pedestrians and motorists through the Halstead Square development. Much of the signage is unified by the Halstead Square logo to provide a coordinated and complementary identity for the development. Retail signage will be critical to the branding of the tenants and the success of the retail component. Directional signage will efficiently guide patrons, residents, and visitors through the Subject Property while building-mounted signage and blade signs will allow for quick identification of individual retail tenants. Seasonal banners will create and enhance Halstead Square's sense of place. In sum, the Applicant's proposed signage program is vital to the creation of a community and the success of the uses at Halstead Square.

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

Very truly yours,

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

A handwritten signature in cursive script that reads "Sara V. Mariska".

Sara V. Mariska

cc: Brian Selfe
Browyn Thomas
Elizabeth D. Baker
Martin D. Walsh

to the existing residential development in Sub-unit B4. This landscaped area should be addressed by the provision of the “cross street” streetscape with additional plantings between the sidewalk and any parking or buildings. See guidance for Cross Street Streetscape in the Urban Design section.

Option: As an option, this sub-unit may be appropriate for use as a public park.

Height Limit: Under any development proposal, the maximum building height is 50 feet when development is not integrated with structured parking. In order to encourage structured parking to be located under buildings, a height bonus of up to 20 feet (or a maximum height of 70 feet) is appropriate when at least 2 levels of structured parking are provided under the building, either at or below grade. Building heights should vary with the tallest buildings oriented toward Lee Highway. Building heights should decrease towards Providence Forest Drive to provide a transition to the townhouse development in Sub-Unit B4. The building height bonus should be contingent on increasing the amount of open space amenities. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

Sub-Unit B7:

Sub-unit B7 is located at the northwest quadrant of Hartland Road and Lee Highway and is developed with a mix of uses including a cemetery, a warehouse, and retail uses. This area is planned as currently developed. Any modification, expansion, and /or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section.

Height Limit: The maximum building height in this sub-unit is 50 feet. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

LAND UNIT C

Land Unit C is comprised of approximately 106 acres and is bounded by Gallows Road on the east, Route 29 and Hilltop Road on the south, Prosperity Avenue on the north, and Land Unit D on the west (see Figure 24). Existing development is generally retail and industrial uses along Route 29 and Gallows Road and industrial and office uses in the remainder.

The northern portion of Land Unit C is located within close proximity to the Dunn Loring-Merrifield Transit Station and is envisioned to change to a mix of uses including office, hotel, and residential uses. The highest intensity is envisioned to develop on the northern portion, closest to the Metro station, with intensity decreasing toward the southern portion of the land unit.

The major circulation improvements for this land unit includes the realignment of Merrilee Drive with Eskridge Road. Both of these improvements are needed to facilitate Merrilee Drive with Eskridge Road. This improvement is needed to facilitate Merrilee Drive as the “Main Street” for the Merrifield Suburban Center, which will link the Metro station to the Merrifield “Town Center.” The other major circulation improvement within this land unit is the East-West Connector Road that extends Merrifield Avenue to the east, generally aligning with Providence Forest Drive, and to the west intersecting with Prosperity Avenue. See the Transportation Map, Figure 18, located in the Transportation Section of the Area-Wide Recommendations. The major arterial improvements are the widening of Route 29 and Gallows Road, and the planned improvements at the intersection of the two roads.



FIGURE 24

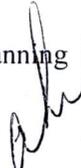


County of Fairfax, Virginia

MEMORANDUM

DATE: March 8, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Comprehensive Planning

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

FILE: 3-4 (RZ 2007-PR-001)

SUBJECT: Transportation Impact (Comprehensive Sign Plan)

REFERENCE: CSP 2007-PR-001; DSF Halstead
Traffic Zone: 1575
Land Identification Map: 49-1 ((16)) 14, 15, 16
49-2 ((01)) 18A, 19A

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the submitted Comprehensive Sign Plan dated December 1, 2010.

This department does not object to the subject request but mentions that the freestanding signs (HG.1) should be located outside the VDOT right-of-way and should not obstruct any sight distance lines.

AKR/ak C:CSP2007PR001DSFHalstead



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

March 18, 2011

GREGORY A. WHIRLEY
COMMISSIONER

Ms. Barbara Berlin
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: RZ/FDP 2007-PR-001 DSF Long Metro II & III (Halstead 3) Sign Plan
Tax Map # 49-1((16))0014, 15 & 16, ((29))0001-0452, ((30))0001-458 &
49-2((01))0018 & 19
Fairfax County

Dear Ms. Berlin:

I have reviewed the above plan submitted on February 24, 2011, and received on March 2, 2011. The following comments are offered:

1. All signs shall conform to the regulations related to outdoor advertising along Interstates and public streets.
2. The applicant shall refer to the "Laws of Virginia Relating To Outdoor Advertising". Specifically § 33.1-348, 33.1-351 to 33.1-378 and 33.1-379 to 33.1-381. The specific rules and regulations can be found in the following Virginia Administrative Code sections: § 24 VAC 30-120-10 to 30-120-70, 30-120-80 to 30-120-150 and 30-120-160 to 30-120-190.

A copy of the approval by the County is required prior to application for a VDOT permit. VDOT has a booklet explaining these sections of the code if the applicant would like to request a copy.

If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
fairfaxrezoning2007-PR-001csp1DSFLongMetro2&3.3-18-11BB



County of Fairfax, Virginia

MEMORANDUM

DATE: April 4, 2011

TO: Barbara Berlin, Director,
Zoning Evaluation Division
Department of Planning & Zoning

FROM: 
Barbara A. Byron, Director
Office of Community Revitalization and Reinvestment

SUBJECT: Halstead – CSP 2007-PR-001

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the above Comprehensive Sign Plan date stamped as “Received Department of Planning and Zoning, March 22, 2011”. The submitted plans help to provide a cohesive appearance of the site and will help further the design and urban character of the site.

CC: William O'Donnell, Staff Coordinator, DPZ/ZED
OCRR File



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.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

L_{dn}: 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. L_{dn} represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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