



APPLICATION ACCEPTED: July 8, 2011  
APPLICATION AMMENDED: August 5, 2011  
PLANNING COMMISSION HEARING: October 13, 2011

# County of Fairfax, Virginia

---

September 29, 2011

## STAFF REPORT

### APPLICATION CSP 85-P-038

#### PROVIDENCE DISTRICT

**APPLICANT:** MACW Property Management LLC

**PRESENT ZONING:** PDC, HC, and SC

**PARCEL:** 39-2 ((1)) 1A

**ACREAGE:** 2.44 acres

**PLAN MAP:** Mixed Use

**PROPOSAL:** The applicant seeks approval of a Comprehensive Sign Plan for the 1861 International Drive Office Building.

#### STAFF RECOMMENDATIONS:

Staff recommends approval of CSP 85-P-038 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.

---

St. Clair Williams

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

*O:\SWILL\CSP\CSP 85-P-038\Staff Report\Cover.doc*



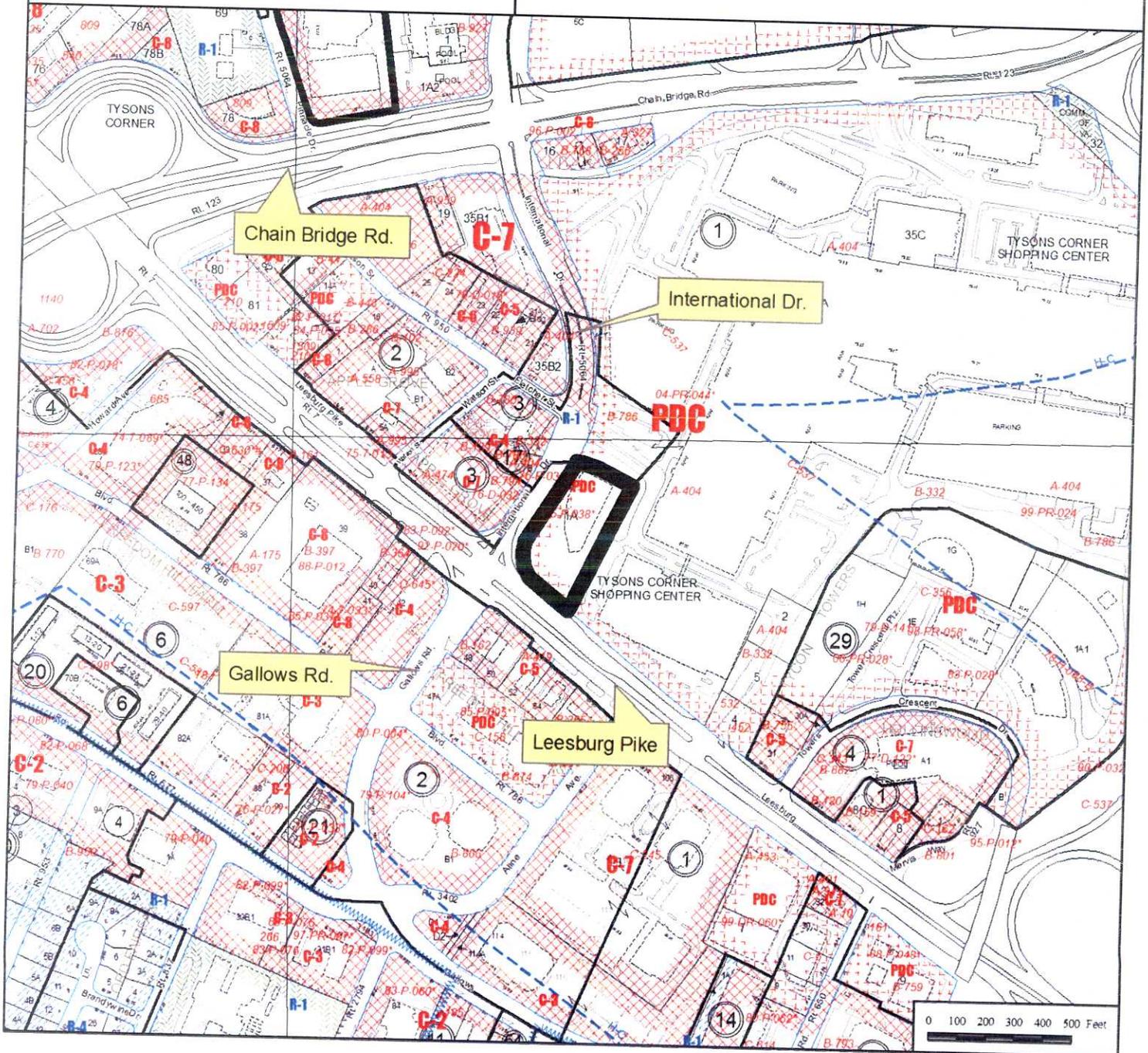
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Comprehensive Sign Plan

## CSP 85-P-038



Applicant: MACW PROPERTY MANAGEMENT LLC  
 Accepted: 07/08/2011  
 Proposed: COMPREHENSIVE SIGN PLAN  
 Area: 2.4 AC OF LAND; DISTRICT - PROVIDENCE  
 Located: NORTHEAST QUADRANT OF THE INTERSECTION OF LESSBURG PIKE AND INTERNATIONAL DRIVE  
  
 Zoning: PDC  
 Overlay Dist: SC, HC  
 Map Ref Num: 039-2- /01/ /0001A



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

**DESCRIPTION OF THE APPLICATION**

The applicant, MACW Property Management LLC, is requesting approval of a Comprehensive Sign Plan (CSP) for a previously approved office building with approximately 177,500 square feet of gross floor area, located at 1861 International Drive in the northeast quadrant of the intersection of Leesburg Pike and International Drive in Tysons Corner. The applicant filed CSP 85-P-038 to allow signage area in excess of the signage area permitted by-right under the Zoning Ordinance.

The property is governed by PCA/FDPA 85-P-038-2, approved by the Board of Supervisors on May 24, 1999, permitting office use and retail/restaurant supporting uses on the subject site. The existing six-story office building previously had one primary tenant occupying most of the building along with secondary tenants occupying smaller spaces within the building. The primary tenant recently relocated to another building in Tysons Corner, and the building is now available for occupancy with a number of new tenants.

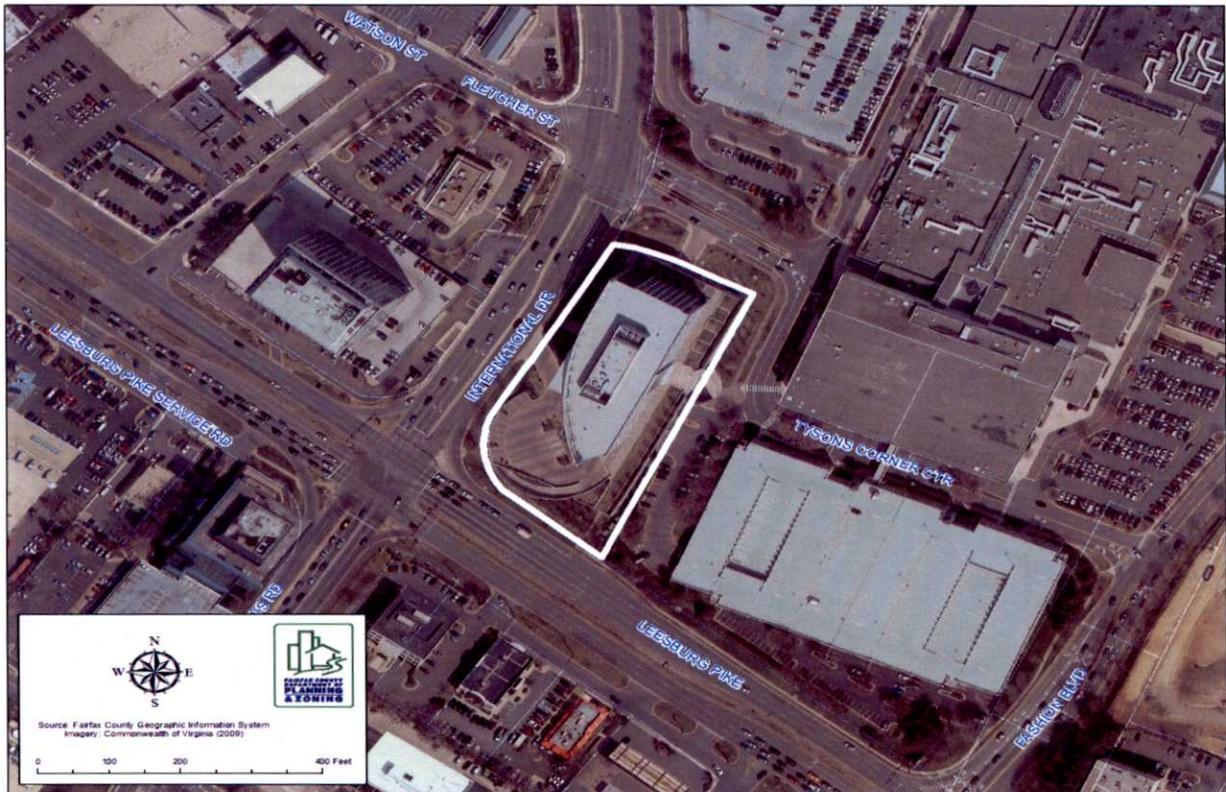
Based on the allowable signage square footage calculations for the building, a total of 376.65 square feet (SF) of signage is permitted. There are seven existing signs on the building totaling 375.65 SF. With the influx of additional tenants, MACW Property Management LLC is requesting approval of a CSP to permit two additional signs (up to 200 SF combined) for a total of nine signs and a maximum of 576.65 SF of allowable signage area.

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 respectively.

**LOCATION AND CHARACTER**

**Site Description**

The 2.40 acre property in the northeast quadrant of the intersection of International Drive and Leesburg Pike (Tysons Corner) in the Providence District, and is zoned Planned Development Commercial (PDC) District.



SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Mixed Use (Tysons Corner Shopping Center)	PDC	Mixed Use
South	Office & Retail	C-5	Retail & Other
East	Mixed Use (Tysons Corner Shopping Center)	PDC	Mixed Use
West	Restaurant & Office	C-4 & C-7	Mixed Use

**BACKGROUND**

The subject property was rezoned from the R-1 District (Residential-One Dwelling Unit per Acre) to the PDC District (Planned Development Commercial), subject to the proffers dated May 5, 1987 on May 18, 1987, pursuant to RZ 85-P-038. A Final Development Plan (FDP) was approved on December 11, 1986, with development conditions dated December 2, 1987, subject to the Board's approval of the rezoning. The proffered development plan was for a seven-story office building with a floor area ratio (FAR) of 1.50.

Only July 8, 1996, the Board of Supervisors approved PCA 85-P-038 which added an option for retail and restaurant uses on the subject site with a FAR of 0.72. The FDPA was approved by the Planning Commission on June 18, 1996. The previously approved plan for the un-built office building was retained as an option.

On May 24, 1999, the Board of Supervisors approved PCA 85-P-038-2, to permit the option to add ground floor restaurant and secondary retail and service uses to an office building and to delete a previously approved option for development of the site as a retail/restaurant use.

### **COMPREHENSIVE PLAN PROVISIONS (Appendix 4)**

<b>Plan Area:</b>	II
<b>Planning District:</b>	South Tysons Central 123
<b>Planning Sector:</b>	Subarea 2: Northeast International/Route 7
<b>Plan Map:</b>	Mixed-Use

Relevant Plan text can be found in Appendix 4.

### **ANALYSIS**

#### **Comprehensive Sign Plan (Appendix 1)**

<b>Title of Plan:</b>	1861 International Drive Office Building, Building Mounted Signage
<b>Prepared By:</b>	RTKL
<b>Original and Revision Dates</b>	July 1, 2011

The submitted Comprehensive Sign Plan (CSP) consists of six sheets containing project information, signage area calculations, descriptions, locations and styles of the proposed signs, along with building frontage calculations.

The applicant seeks approval of the CSP to permit a total of nine building mounted signs and a maximum of 576.65 SF of allowable signage area. This exceeds the sign area than permitted in Article 12 of the Zoning Ordinance (approximately 200 square feet of additional sign area, not including temporary signage, above the Zoning Ordinance requirements), but which may be approved in a P District subject to a CSP. Sheet 3 includes a chart that summarizes the proposed signs by 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 1861 International Drive Office Building:**

■ EXISTING BUILDING-MOUNTED SIGNS

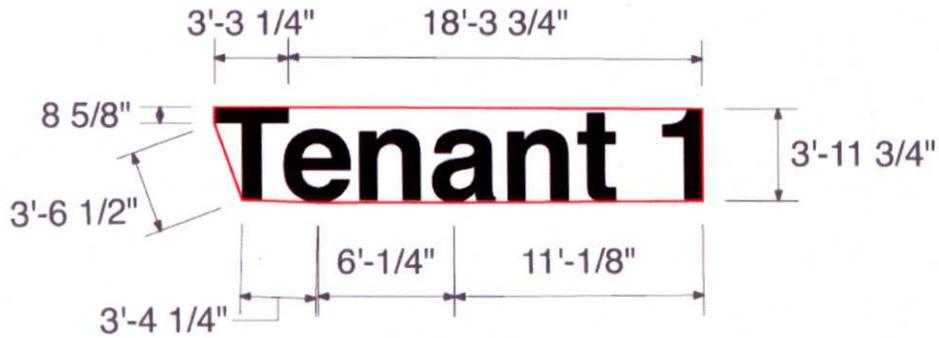
■ NEW BUILDING-MOUNTED SIGNS

<b>1861 INTERNATIONAL DRIVE</b>
<b>Exterior Building Mounted Sign Survey - Existing</b>

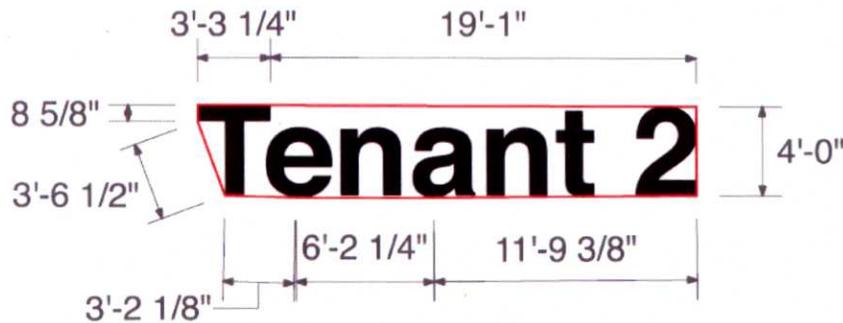
No.	Sign Text	Height	Actual Sq. Ft.
1	Fidelity Investment Services, Inc. (North-West)	42"	81
2	Capital Grille (Awning) (North-West)	32.9"	16.2
3	Capital Grille (Building) (North-West)	27.5"	64.12
4	Presidential Savings Bank (North-West)	18"	39.5
5	NEO (North)*	**TBD	50
6	CBRE (North-West)*	38"	52.83
7	Targus Info (North-West)*	**TBD	72
<b>Total</b>		TBD	375.65

<b>Exterior Building Mounted Sign Survey - Proposed</b>
---

No.	Sign Text	Height	Width	Maximum Sq. Ft.
8	Tenant 1 (North)	49.75"	259"	100
9	Tenant 2 (North-West)	49.75"	268.375"	100
<b>Total</b>		99.5"	527.375"	200

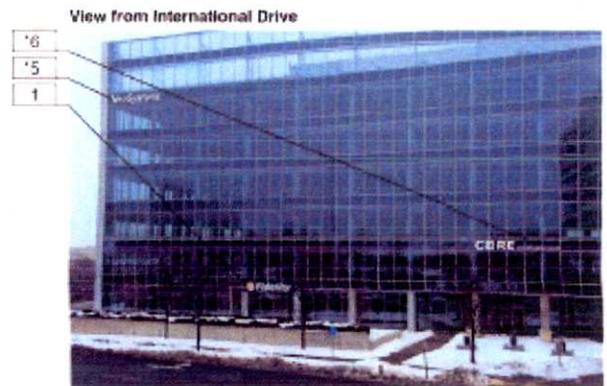
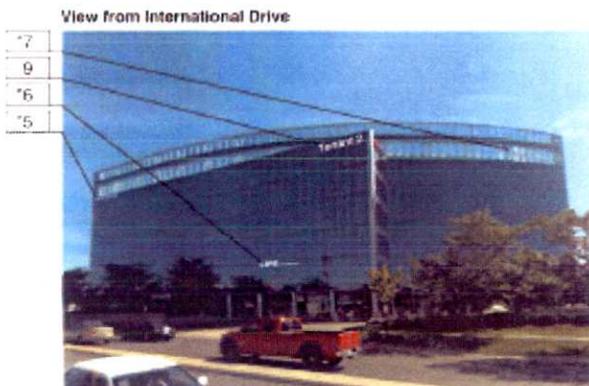
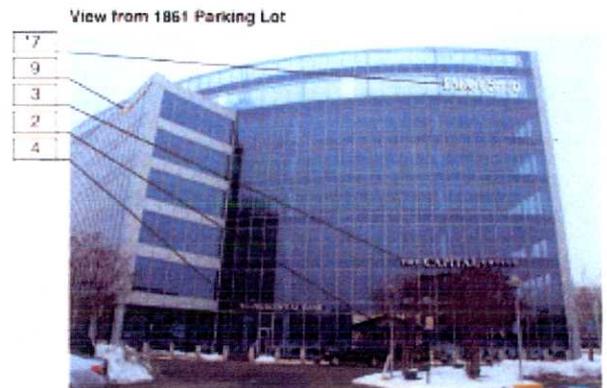
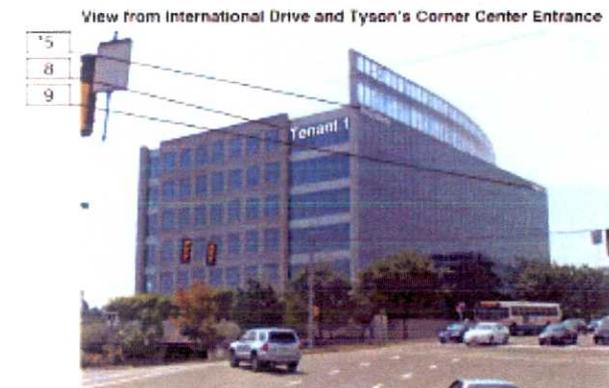
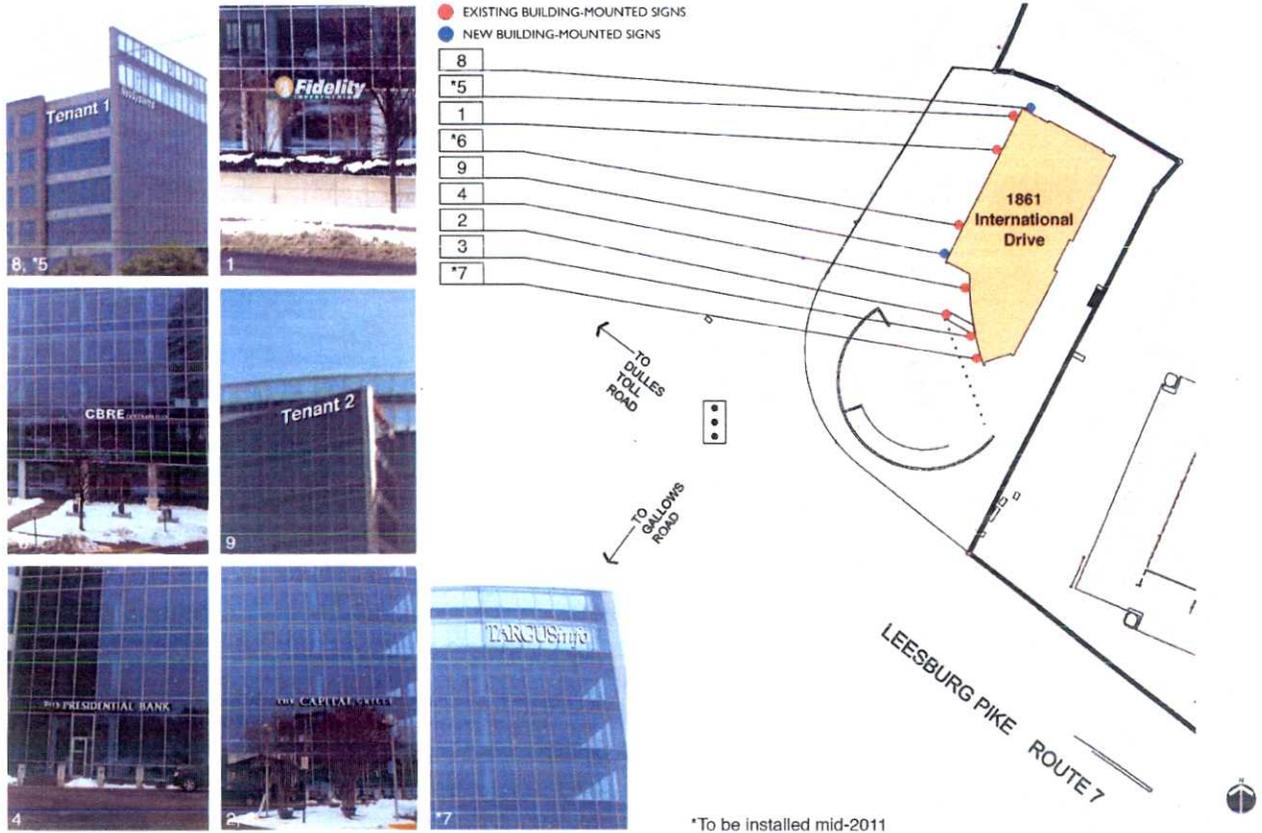


**Proposed Sign # 8**  
 Scale: 1/8" = 1'- 0"



**Proposed Sign # 9**  
 Scale: 1/8" = 1'- 0"

The charts above and on Sheet 3 show that the total building mounted signage area for the seven existing signs is within the limits permitted by the Zoning Ordinance. With the addition of the two new building mounted signs (Tenant 1 and Tenant 2) the total amount of requested sign area is 576.5 SF, which is approximately 200 square feet (35%) above the maximum allowed in Article 12 of the Zoning Ordinance. Staff feels that the proposed 576.65 SF of sign area is not uncommon for mixed use developments and the proposed designs would be contextual to the architecture of the buildings. The P District standards, including the standards for signs in a P District allow for the flexibility in the design of planned developments from the basic requirements of conventional districts. The additional 200 SF of building signage would help identify the tenants within the building without creating clutter. Staff finds that the difference in sign area from the Zoning Ordinance is acceptable.



\*To be installed mid-2011

**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 application does not propose any ground signs; therefore, there are no transportation issues associated with this application.

**ZONING ORDINANCE PROVISIONS (Appendix 6)**

Section 12-210 (Uses in P Districts) of the Zoning Ordinance states that "*signs may be permitted in a district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission*" as an alternative to Section 12-203 and other applicable signage regulations.

The Zoning Ordinance provides guidelines for review of comprehensive sign plans, including Section 12-101 (Purpose and Intent) and Sections 16-101 and 16-102 (General and Design Standards for All Planned Developments). Paragraph 1 of Section 12-210 requires that the location, size, height and extent of all proposed signs within the P-District, as well as the nature of the information of the proposed signs, be part of the CSP. Additionally, the Zoning Ordinance notes that the proposed signs should be in scale with the development and should be located and sized to not distract and inconvenience the user within the planned development.

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

With regard to the building-mounted signage, the CSP provides the dimensions and the locations of the proposed signage. Staff believes that the new signage will be proportional and harmonious with the existing signage and with the architecture and massing of the existing building. The proposed signage will not conflict with the overall design and function of the development. Staff believes that the existing and proposed signage will satisfy the Zoning Ordinance provisions.

**Summary of Zoning Ordinance Provisions**

All applicable standards have been satisfied with the proposed development conditions.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The proposed Comprehensive Sign Plan 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 85-P-038 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. Comprehensive Sign Plan
2. Proposed Development Conditions
3. Statement of Justification
4. Relevant Comprehensive Plan Text
5. Transportation Analysis
6. Applicable Zoning Ordinance Provisions
7. Glossary of Terms

# **Comprehensive Sign Plan**

## **1861 International Drive Office Building**

### **Building-Mounted Signage**

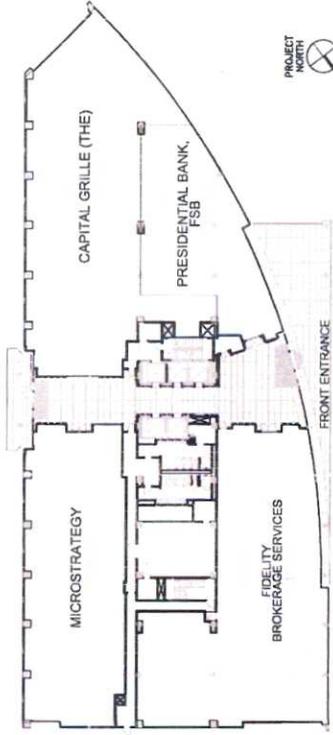
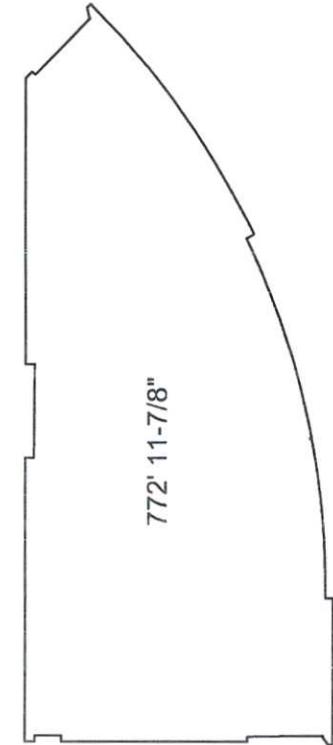


**RTKL**  
July 1, 2011





NO.	DATE	ITEM



**FIRST FLOOR**  
1861 INTERNATIONAL DRIVE

EAST 270' 7-13/16"

SOUTH 42' 8-1/2"

NORTH 133' 0-3/16"

$(100 \text{ ft} \times 1.5 \text{ ft}^2) + 226.5 \text{ ft} \times 1.0 \text{ ft}^2 = 376.5 \text{ ft}^2$

WEST 326' 7-5/16"

**1861 International Drive Office Building  
Building-Mounted Signage**



**NOT FOR CONSTRUCTION**

These drawings express Design Intent Only and are Not For Construction.

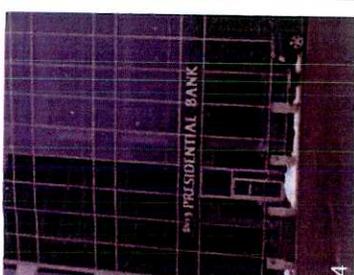
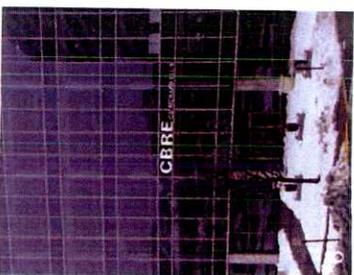
**Contractor is responsible for:**  
 • Final design and engineering of components including but not limited to lighting, structural, communications and landscaping elements.  
 • Coordination with Owner's requirements, subcontractors and other trades.  
 • Submission of shop drawings and samples for review and approval by RTKL prior to fabrication and installation, including but not limited to shop drawings and samples with material, color, appearance and finishes.

These drawings express Design Intent Only and are Not For Construction.

NO.	DATE	ITEM

● EXISTING BUILDING-MOUNTED SIGNS  
● NEW BUILDING-MOUNTED SIGNS

- 8
- \*5
- 1
- \*6
- 9
- 4
- 2
- 3
- \*7



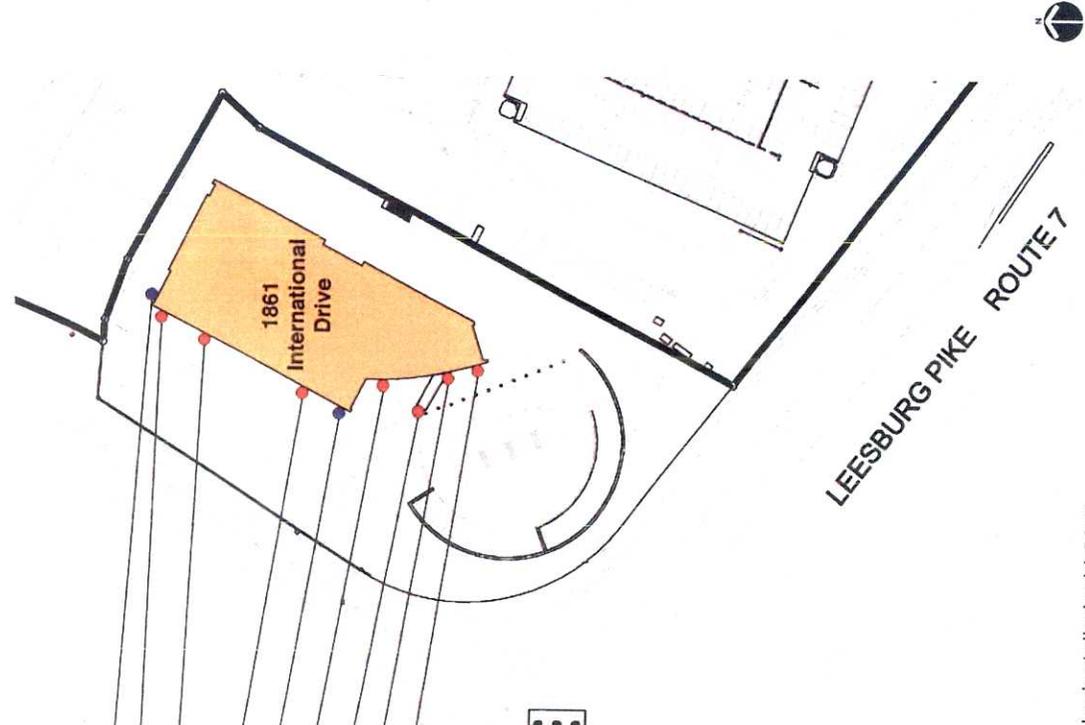
These drawings express Design Intent Only and are Not For Construction.

**Contractor is responsible for:**

- Final design and engineering of components, including but not limited to lighting, structural, mechanical, electrical, and other trades.
- Coordination with Contractor and other trades.
- Obtaining all necessary permits and approvals.
- Submission of shop drawings and samples.
- Selection of materials, colors, applications and finishes.
- Installation of signs in field prior to construction.
- Verification of conditions in field prior to construction and landscaping elements.
- Coordination with Contractor and other trades.
- Obtaining all necessary permits and approvals.
- Final design and engineering of components, including but not limited to lighting, structural, mechanical, electrical, and other trades.
- Coordination with Contractor and other trades.
- Obtaining all necessary permits and approvals.
- Submission of shop drawings and samples.
- Selection of materials, colors, applications and finishes.
- Installation of signs in field prior to construction.
- Verification of conditions in field prior to construction and landscaping elements.
- Coordination with Contractor and other trades.
- Obtaining all necessary permits and approvals.

**Contractor is responsible for:**

- Final design and engineering of components, including but not limited to lighting, structural, mechanical, electrical, and other trades.
- Coordination with Contractor and other trades.
- Obtaining all necessary permits and approvals.
- Submission of shop drawings and samples.
- Selection of materials, colors, applications and finishes.
- Installation of signs in field prior to construction.
- Verification of conditions in field prior to construction and landscaping elements.
- Coordination with Contractor and other trades.
- Obtaining all necessary permits and approvals.
- Final design and engineering of components, including but not limited to lighting, structural, mechanical, electrical, and other trades.
- Coordination with Contractor and other trades.
- Obtaining all necessary permits and approvals.
- Submission of shop drawings and samples.
- Selection of materials, colors, applications and finishes.
- Installation of signs in field prior to construction.
- Verification of conditions in field prior to construction and landscaping elements.
- Coordination with Contractor and other trades.
- Obtaining all necessary permits and approvals.



\*To be installed mid-2011

**1861 International Drive Office Building  
Building-Mounted Signage**



**PROPOSED DEVELOPMENT CONDITIONS**

**CSP 85-P-038**

**September 29, 2011**

If it is the intent of the Planning Commission to approve CSP 85-P-038, located at Tax Maps 39-2((1)) 1A, 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 "1861 International Drive Office Building, Building-Mounted Signage" Comprehensive Sign Plan prepared by RTKL dated July 1, 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. Prior to the issuance of any sign permit following the date of approval of this CSP, a matrix shall be provided to the Zoning Administrator 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. Except for the first floor of the building, no more than three sign shall be located on any one level of the office building.
5. 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.

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.

JUL 06 2011

Zoning Evaluation Division

**Tysons Corner Property LLC**  
**1861 International Drive**  
**Comprehensive Sign Plan Statement of Justification**  
**July 5, 2011**

**I. Introduction**

Tysons Corner Property LLC is the owner of the office building located at 1861 International Drive (the "Property") in the southeast quadrant of the intersection of Leesburg Pike and International Drive in Tysons Corner. The Property identified on the Fairfax County Tax Map as 39-2 ((1)) 1A is 2.43969 acres in size and currently developed with approximately 177,500 square feet of office, including a restaurant use (Capital Grille) in the ground floor.

The Property is governed by PCA/FDPA 85-P-038-2, which the Board of Supervisors approved on May 24, 1999. The original Rezoning and subsequent PCA/FDPA allowed for establishment of office use and retail/restaurant supporting uses. Until recently, the office building has had one primary tenant occupying most of the building as well as secondary tenants occupying smaller spaces within the building. The large tenant recently relocated to another building in Tysons Corner, which allowed for occupancy of the 1861 International Drive office with a number of new tenants. These new tenants required building-mounted signage on the building to identify the on-site uses. With the influx in new tenants, and the existing tenants that will remain, Macerich (the "Applicant") has no allowable signage remaining under the Zoning Ordinance and is seeking allocation of signage for two additional future signs.

**II. Comprehensive Sign Plan Proposal**

The Property is zoned PDC and is located in Highway Corridor and Sign Control Overlay Districts. Signage on the Property is, therefore, governed by Section 12-204 of the Zoning Ordinance. Based on the linear measurement of the office building frontage, 376.5 SF of building-mounted allowable sign area is allocated to the building. Measurement of the building frontage and calculation of sign area are indicated on Sheets 3 and 4 of the Comprehensive Sign Plan.

Sheet 3 of this proposed Comprehensive Sign Plan provides a table of the existing building-mounted signage. This table includes signs that are currently located on the building (with required Fairfax County sign permits). This table also includes three signs that are noted as "To be installed in early 2011." These three signs belong to three new tenants, who will be moving into the office building in mid 2011. The signage for these tenants will be located on the building after each tenant receives the required Fairfax County sign permit.

With the three new tenant signs, the 1861 International Drive office building will have six building-mounted signs on the building and one awning sign at the Capital Grille restaurant entrance. The sum of the square footage of these signs is 375.65SF, leaving only .85SF of additional building-mounted sign area remaining for future tenants.

The photos on Page 6 of the Comprehensive Sign Plan illustrate the locations of the existing signage (including the three new tenant signs that will be installed this year). A number of these

signs are small and located on the lower half of the building, where they are only visible to people already on the Property or in close proximity to the Property.

The Applicant requests approval of two additional signs at 100 SF each that could be provided on the office building in the future. This approval would increase the allowable signage square footage for the building from 376.5SF to 576.5SF.

The Applicant seeks the ability to relocate existing and proposed signs to different locations on the building and revise the shape or size of the tenants signs as long as the total square footage of the signs will not exceed the approved cumulative sign area for 1861 International Drive and as long as no individual sign exceeds the Zoning Ordinance limit of 200 SF.

With this additional signage, the Applicant will be able to provide adequate signage to the tenants in the building, which results in much-needed visibility of the tenant location. As Tysons Corner continues to grow and evolve, signage becomes increasingly important to tenants and visitors. Tenants seek prominent signage to ensure their location is obvious, and visitors hope to find visible signage to ensure they can easily navigate Tysons Corner to reach desired destinations. By ensuring that office buildings are clearly marked with tenant names, Tysons Corner will continue to grow while also allowing for ease of circulation and identification of a destination whether by pedestrian, bicyclist, transit rider or driver.

Utilizing a Comprehensive Sign Plan to manage the signage on the Property will result in a cohesive signage plan that the owner can easily manage. The Comprehensive Sign Plan will also provide the County with a definitive reference for use when issuing sign permits to tenants. Once approved, the Plan will establish the allowable signage square footage allotment for the office building, providing certainty to the Applicant and future tenants. The CSP will also provide the Applicant with an approved plan that can be utilized during future discussions with prospective tenants seeking to relocate to Fairfax County and Tysons Corner. Tenants will understand the allowable signage as they consider occupancy of the 1861 International Drive property.

#### **IV. Conformance with the Comprehensive Plan**

The Property is located in Subarea 2: Northeast International/Route 7 area of the Tysons Central 123 District. The Plan language provides guidance for the base plan, which describes the existing office building as well as a potential redevelopment option. The Plan does not provide detail with respect to building-mounted signage; however, with the urbanization of Tysons Corner, the Applicant anticipates that additional signage will be needed and provided through the Tysons area.



Hillary Katherine Zahm, AICP  
Senior Development Manager, Macerich

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2011 EDITION  
AREA II TYSONS CORNER URBAN CENTER AMENDED THROUGH JUNE 22, 2010.**

**SOUTH TYSONS CENTRAL 123 SUBDISTRICT**

The South Tysons Central 123 Subdistrict is comprised of about 130 acres and is bounded by Route 123 on the north, the Capital Beltway on the east and Route 7 on the southwest. The subdistrict contains five subareas: Tysons Corner Center, Northeast International/Route 7, Towers Crescent North, Tower Crescent South and Watson Street subareas.

Existing development is predominantly retail and office use, including Tysons Corner Center, the region's first super-regional mall which draws millions of shoppers from the metropolitan area and beyond. The subdistrict also contains a hotel and Tycon Tower, currently the largest office building in Tysons Corner. The vision for this subdistrict is to transform it into a significantly more intense mixed use area on the south side of the Tysons Central 123 Metro station.

**Subarea 2: Northeast International/Route 7**

This subarea is comprised of 2.4 acres and is located at the northeast corner of the intersection of Route 7 and International Drive.

**Base Plan**

It is planned for and developed with an office building with support retail and service uses up to 1.5 FAR. The existing development resulted from implementing a Plan option which provided the following:

Sidewalks or other appropriate pedestrian facilities to create a strong linkage from this property to the Tysons Corner Center's nearest entrances and provide visible access for pedestrians coming into Subarea 2 from other areas.

Building(s) oriented to International Drive or to a major circulation feature, with parking provided primarily underground or in a structure.

**Redevelopment Option**

Redevelopment to higher intensity office or mixed use building may be considered if the property is within 1/2 mile distance of a Metro station. See the Intensity section of the Areawide Land Use Recommendations. In addition, if redevelopment is to be considered:

The maximum building height should not exceed 175 feet (See the Building Heights Map and Building Height Guidelines in the Areawide Urban Design Recommendations).

If additional residential uses are provided, they should include recreational facilities and other amenities for the residents and provide for affordable/workforce housing as indicated under the Land Use guidelines.

Publicly accessible open space and urban design amenities should be provided consistent with the Areawide Urban Design recommendations and the urban park and open space standards in the Areawide Environmental Stewardship Recommendations.

A potential circulator route, as described in the Areawide Transportation recommendations, extends through or abuts portions of this subarea. In addition to the above guidance for this area, redevelopment proposals along the circulator route should provide right-of-way or otherwise accommodate the circulator and should make appropriate contributions toward its construction cost. See the Intensity section of the Areawide Land Use Recommendations.

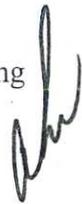


# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 4, 2011

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

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

**FILE:** 3-4

**SUBJECT:** Transportation Impact

**REFERENCE:** CSP 85-P-038; MACERICH  
Land Identification Map: 39-2((1))0001A

The following comments reflect the position of the Department of Transportation and are based on the Comprehensive Sign Plan dated July 1, 2011 and received on July 25, 2011.

The applicant is seeking approval to relocate and revise existing building signage and install additional building fascia signage to a commercial building. Considering the Comprehensive Sign Plan is not proposing ground signs, this Department would not object to the approval of the subject application.

AKR/mdd

## ARTICLE 12

### SIGNS

#### 12-101 Purpose and Intent

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

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

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

#### 12-210 Uses in P Districts

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

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

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

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

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

## GLOSSARY

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

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

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

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

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

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

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

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

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

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted 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.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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