



**APPLICATION ACCEPTED:** December 12, 2011  
**PLANNING COMMISSION HEARING:** April 18, 2012

## County of Fairfax, Virginia

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April 3, 2012

### STAFF REPORT

#### APPLICATION CSPA 2004-PR-044

#### PROVIDENCE DISTRICT

**APPLICANT:** MACW Property Management LLC

**ZONING:** PDC (Planned Development Commercial),  
SC (Sign Control Overlay),  
HC (Highway Corridor Overlay)

**PARCEL:** 29-4 ((1)) 35A, 35C  
39-2 ((1)) 2, 4, 5

**ACREAGE:** 78.64 acres

**PLAN MAP:** Retail Mixed Use

**PROPOSAL:** Amend the approved comprehensive sign plan for the Tysons Corner Center to permit revisions to the wayfinding signs, building and garage mounted signs and provide new building mounted signage for a new office building.

#### STAFF RECOMMENDATIONS:

Staff recommends approval of CSPA 2004-PR-044, subject to the proposed development conditions contained 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.

William Mayland, AICP

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

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

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

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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 Amendment

## CSPA 2004-PR-044



Applicant:  
Accepted:  
Proposed:

MACW PROPERTY MANAGEMENT LLC  
12/12/2011  
TO AMEND PERVIOUSLY APPROVED  
CSP-2004-PR-044

Area:

78.64 AC OF LAND;  
DISTRICT - PROVIDENCE  
ZIP - 22182

Located:

SOUTH SIDE OF CHAIN BRIDGE ROAD, EAST  
OF INTERNATIONAL DRIVE, NORTH OF  
LEESBURG PIKE AND WEST OF I-495

Zoning:

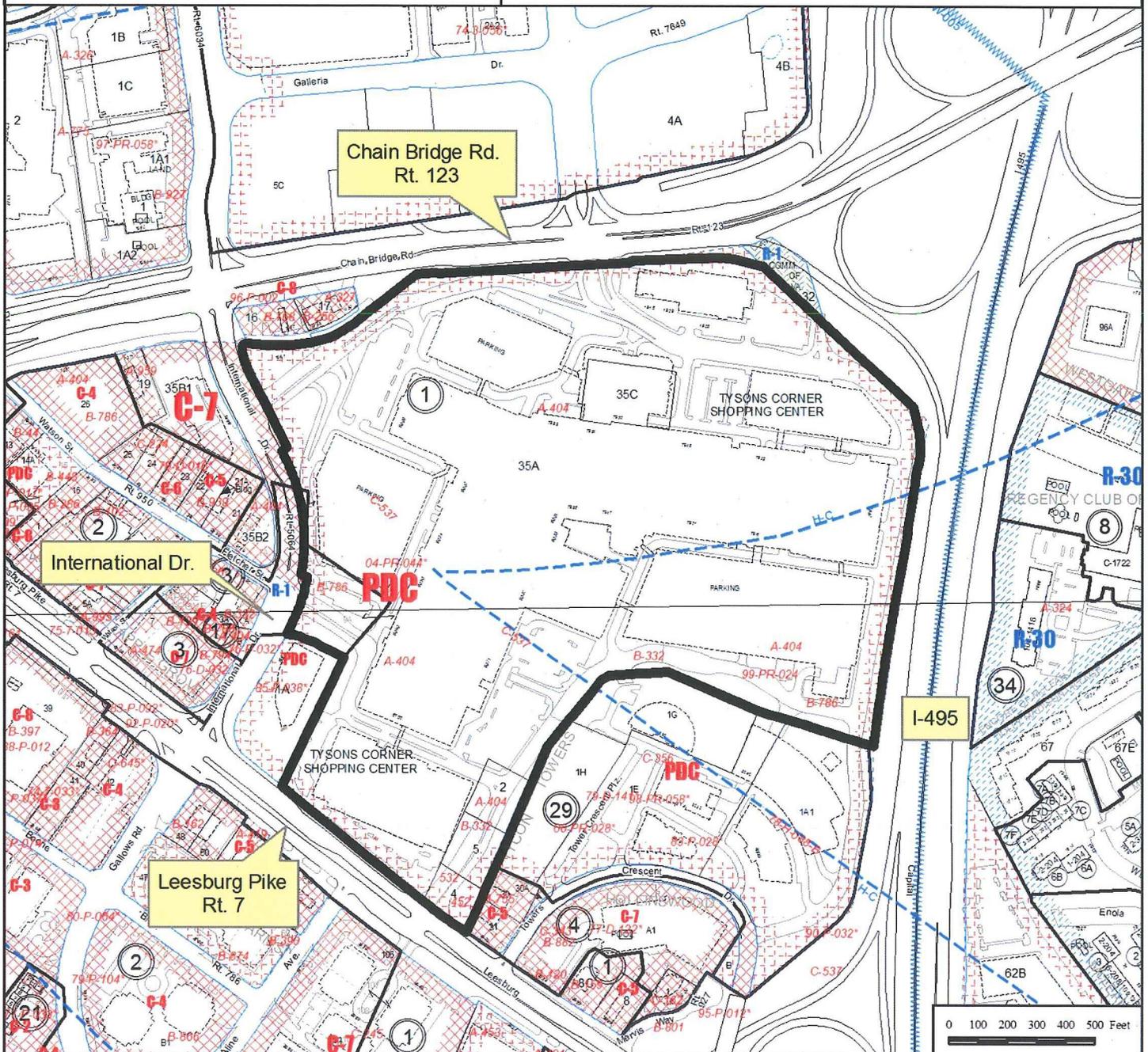
PDC

Overlay Dist:

SC, TYS, HC

Map Ref Num:

029-4 /01/ /0035A /01/ /0035C  
039-2 /01/ /0002 /01/ /0004  
/01/ /0005



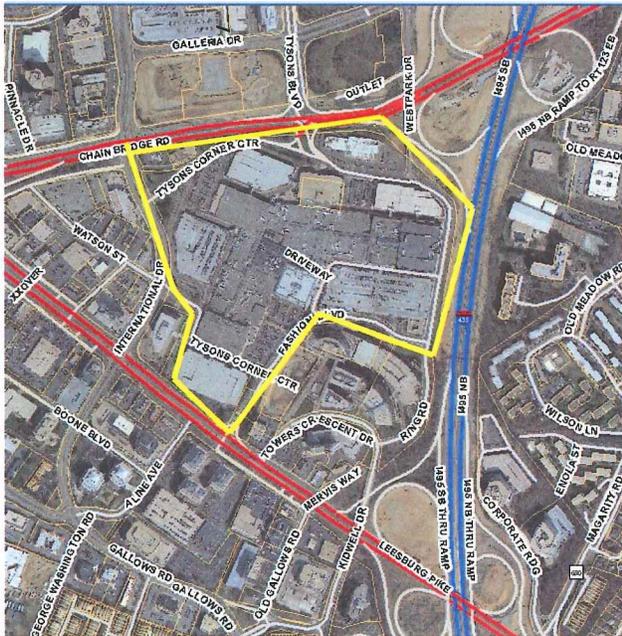
## DESCRIPTION OF THE APPLICATION

The applicant, MACW Property Management LLC, is requesting approval of a Comprehensive Sign Plan Amendment (CSPA) for the Tysons Corner Mall and adjacent office building. The comprehensive sign plan is presented in three packages for the site. The "Wayfinding Signage" and "Building-Mounted and Garage Mounted Signage" plans are proposing minor amendments to the previously approved comprehensive sign plan. The "Office Tower Signage" plan is a new sign plan for the office building approved as part of RZ 2004-PR-044. This report focuses on the office building signage and the minor changes to the other sign plans. Section 12-210 of the Zoning Ordinance allows the Planning Commission to approve, and subsequently amend, a comprehensive sign plan for developments in a "P" District as an alternative to the provisions for signs contained in Article 12 of the Zoning Ordinance.

A copy of the CSPA is contained in Appendix 2. The proposed development conditions and the applicant's statement of justification are contained Appendices 1 and 3 respectively.

## LOCATION AND CHARACTER

The 78.64 acre subject property consist of the Tysons Corner Center, a regional shopping center that occupies the majority of the triangle formed by the Capital Beltway (I-495) on the east, Chain Bridge Road (Rt. 123) on the north and Leesburg Pike (Rt. 7) on the south.



**North:** Mixed Use -Tysons II (Across Chain Bridge Road); Zoned PDC; Plan: Transit Station and Residential Mixed Use.

**Southeast:** Office; Zoned: C-5, C-7; PDC Plan: Transit Station Mixed Use

**East:** Multi-Family (Across I-495) Zoned: R-30; Plan: Residential Mixed Use

**West:** Office, Retail; Zoned: C-5, C-7, PDC; Plan: Residential Mixed Use

**BACKGROUND**

On April 26, 1988, the Board of Zoning Appeals approved SP 88-P-006 for an 18.83 acre portion of the site to allow two signs in excess of 200 square feet. Copies of the approval are available at the Zoning Evaluation Division of the Department of Planning and Zoning.

On October 24, 1989, the Board of Zoning Appeals approved a SP 89-P-034 for the subject site for 905 square feet of additional signage, including two additional signs in excess of 200 square feet. Copies of the approval are available at the Zoning Evaluation Division of the Department of Planning and Zoning.

On May 10, 2005, the Board of Zoning Appeals approved SPA 89-P-034 for additional signage. The special permit carried forward the previously approved signs and allowed for four new signs in excess of 200 square feet, six signs on parking garages and wayfinding signs above two square feet. Copies of the approval are available at the Zoning Evaluation Division of the Department of Planning and Zoning.

On January 22, 2007, the Board of Supervisors approved RZ 2004-PR-044 to rezone the subject site to the PDC District. This approval retained the 2.5 million square foot regional mall and approved the addition of 3.5 million square feet of residential, office, hotel and support retail uses. An excerpt of the approved development plan is contained in Appendix 4. Copies of the entire approval are available at the Zoning Evaluation Division of the Department of Planning and Zoning.

On March 7, 2007, the Planning Commission approved CSP 2004-PR-044 for the subject site. This approval superseded the previous special permit approvals for increase in sign areas. The comprehensive sign plan was required because the site was rezoned from a conventional district to a planned district. With the rezoning the existing 758 square foot marquee signs were proposed to be displaced and the CSP application approved two 415 square foot replacement signs at 25 feet 9 inches tall. The application re-approved the buildings and wayfinding signs from the previous special permit. A copy of the approved sign plan and conditions are contained in Appendix 5.

**COMPREHENSIVE PLAN PROVISIONS (Appendix 6)**

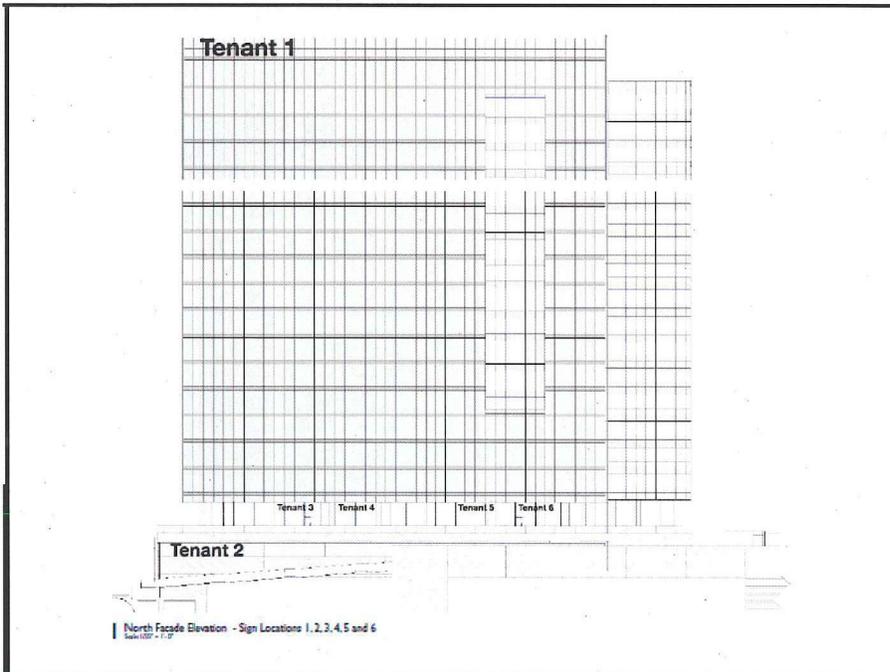
The Fairfax County Comprehensive Plan, 2011 Edition; Area II; Tysons Corner Urban Center, as amended through June 22, 2010, Tysons Central 123 Planning District, South Tysons Central 123 Sub-district, Sub Area 1 is planned for retail mixed use. The complete text is in Appendix 6.

**COMPREHENSIVE SIGN PLAN AMENDMENT (Appendix 2)**

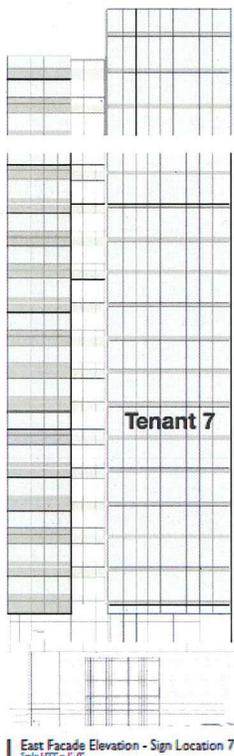
The Comprehensive Sign Plan Amendment is presented in three packages prepared by RTKL. Each package is reviewed below with an emphasis on those areas that are proposed to be amended.

“Office Tower Signage” dated March 5, 2012 consisting of 9 sheets, including the cover page.

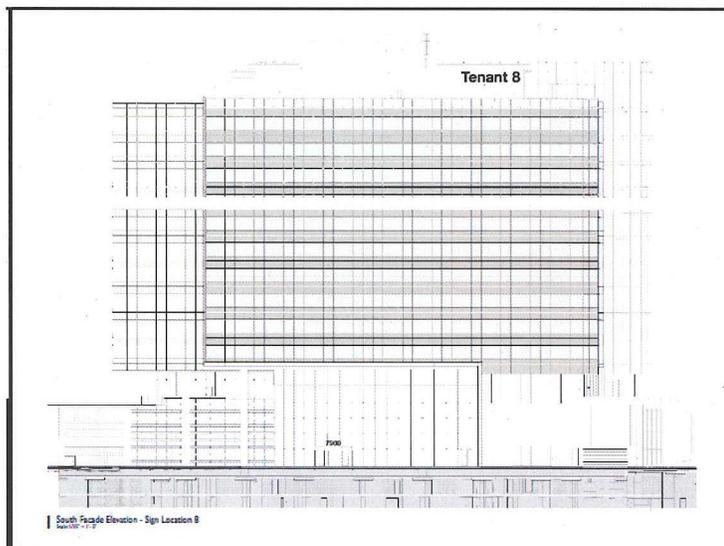
The proposed 18-story (320 foot tall) office building is located in the northeast portion of the site. According to the Zoning Ordinance the office building would be limited to 289.29 square feet of signage with a single sign not to exceed 200 square feet (signage is based on the length of the entrance façade.) The applicant proposes eight signs for a total of 1,125 square feet of signage.



The north façade would have six of the proposed eight signs. Tenant 1 sign would be 325 square feet located at the top of the building, Tenant 2 sign would be 200 square feet located at the base of the building and Tenants 3-6 signs would be 50 square feet each for retail tenants located on the ground floor of the building.

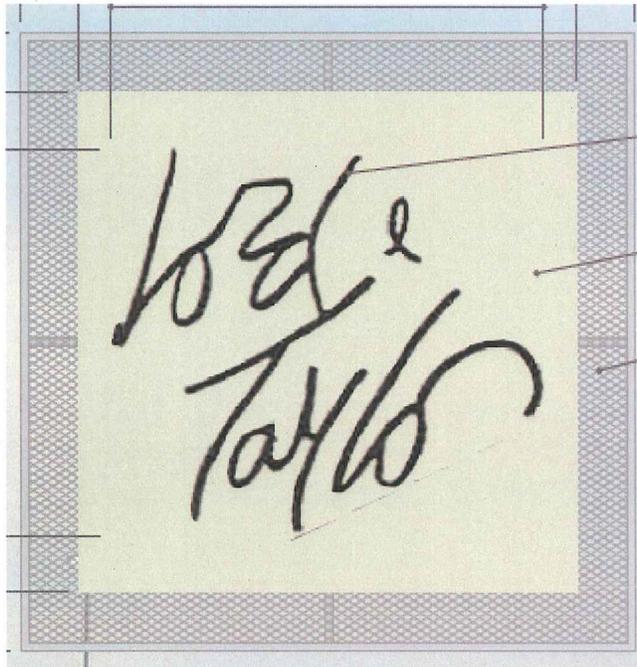


The east façade would have one 200 square foot sign for Tenant 7 located between the sixth floor and top of the building. The south façade would have one 200 square foot sign for Tenant 8 located at the top of the building.



“Building-Mounted and Garage Mounted Signage” dated March 5, 2012, consisting of 23 sheets, including the cover page.

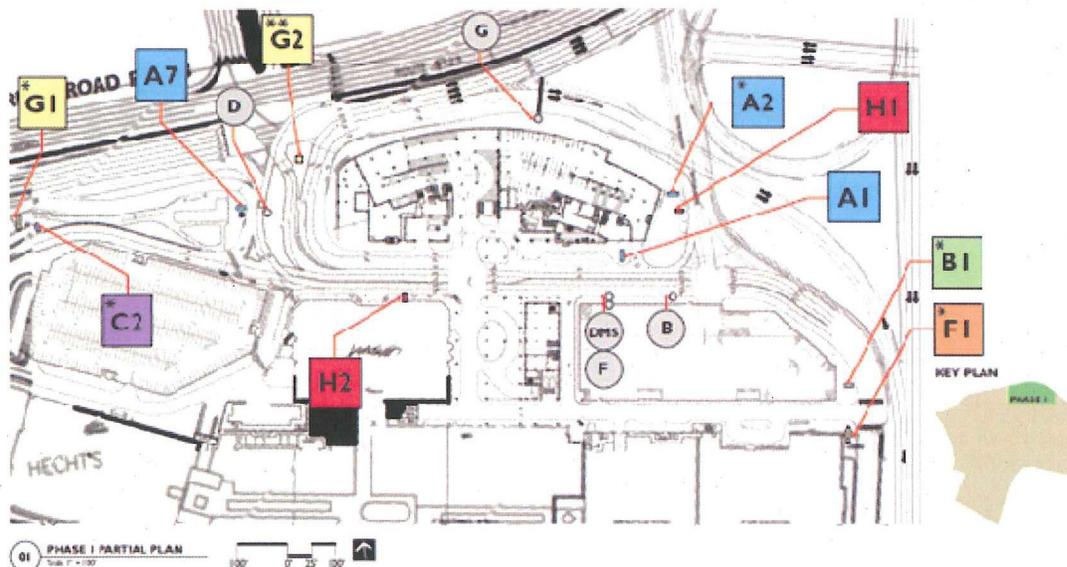
This package depicts 65 mall signs for a total of 6,075.67 square feet. All of the signs except sign #64 for Lord and Taylor and #65 a potential replacement for Macy’s (sign #21) are existing.

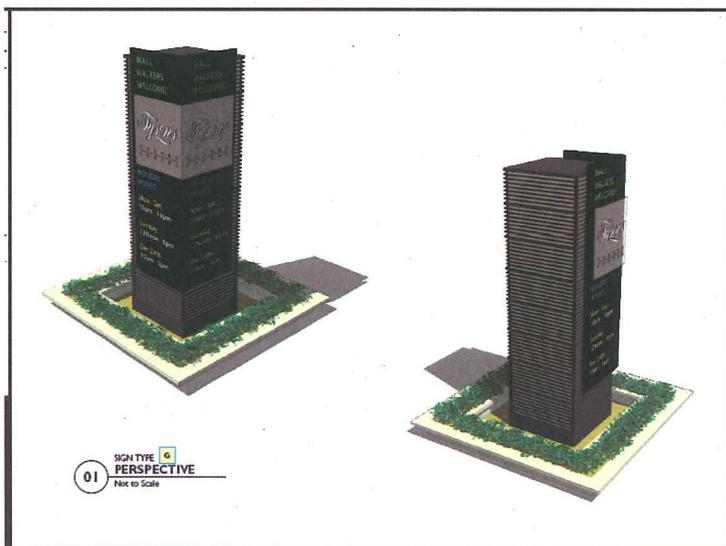
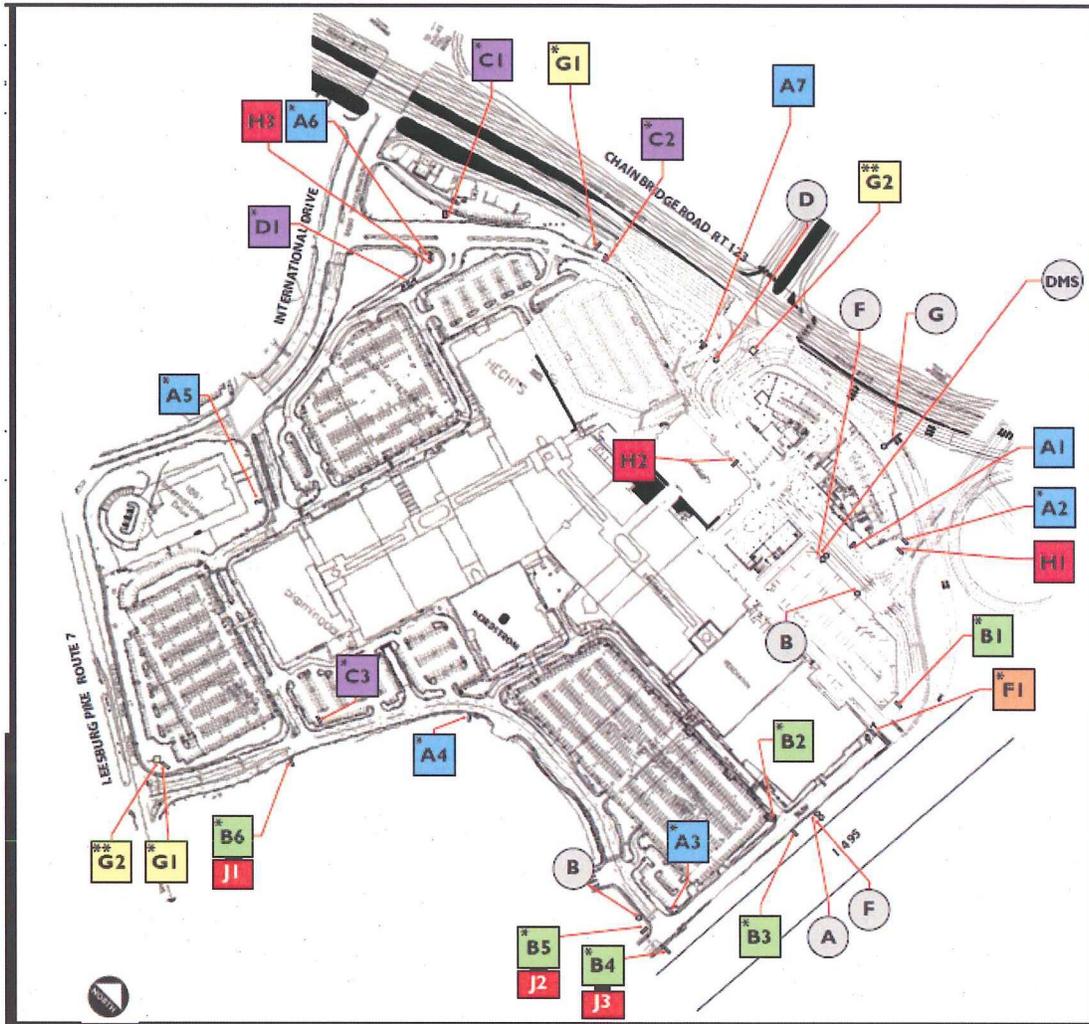


The Lord and Taylor sign was previously approved on the special permit but inadvertently left off of the comprehensive sign plan application that was recently approved. The proposed sign is 164 square feet and located on the side of the parking garage located west of Lord and Taylor. The Lord and Taylor sign is a different design then previously approved, but is consistent with the design request by Office of Community Revitalization. At staff’s request the applicant has reserved the option to replace the Macy’s (#21) sign located on the parking garage. If replaced the proposed Macy’s sign would have the same size and design as the Lord and Taylor sign.

“Wayfinding Signage” dated March 5, 2012, consisting of 17 sheets, including the cover sheet.

The signs denoted on the plans with an asterisk are existing.

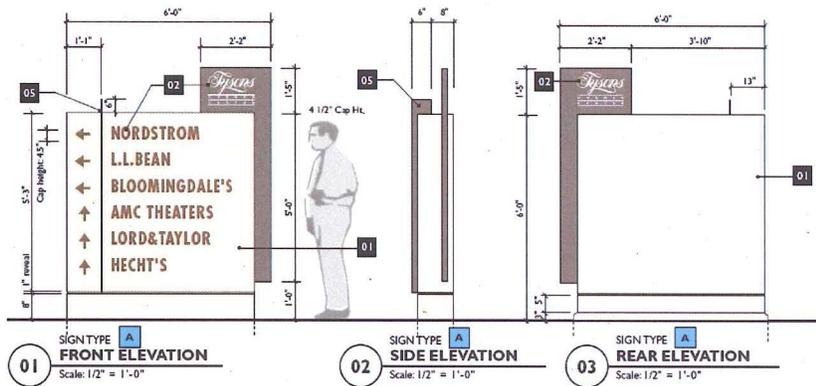




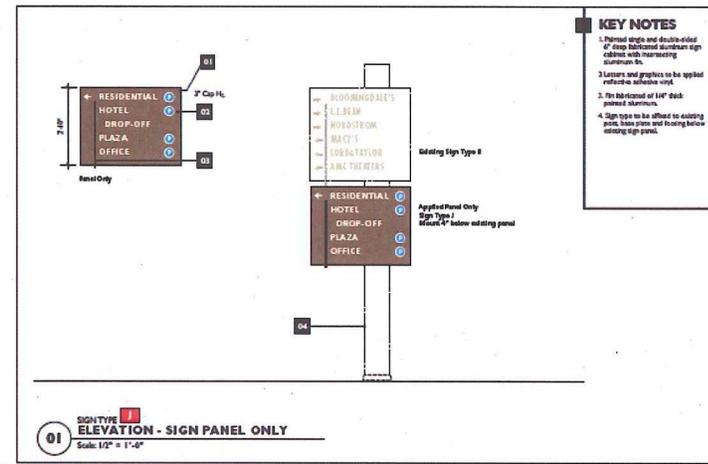
The approved 415 square foot entry marquee sign (G2) located at the northern and southern entrances is approved but not existing. This sign is not proposed to be modified by this application. These signs will be replacing an existing 758 square foot marquee sign (G1).

Sign A1 is a 38.75 square foot single sided pylon directional sign. This sign is being relocated from the previous approval. Sign A7 is a new 38.75 square foot single sided pylon directional sign. Signs H1, H2 and H3 are new small pole mounted directional signs of 11 square feet each. Signs J1, J2 and J3 are new single sided directional blade signs that will be mounted on existing poles and are 11 square feet each. Three valet directional signs at 23 square feet each are proposed to be removed. With the revisions there will be a total of four new wayfinding signs for a total increase of 35.75 square feet from the previous approval.

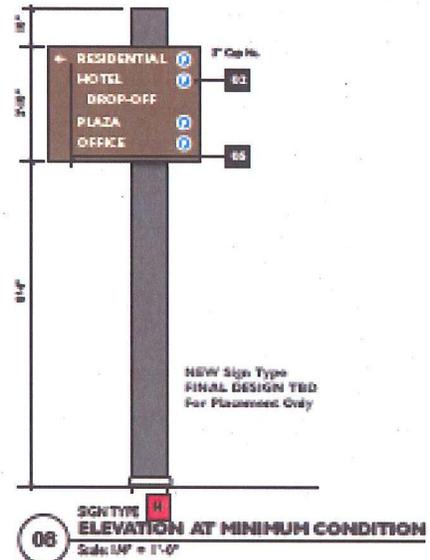
Sign Type A



Sign Type J



Sign Type H



## ANALYSIS

### Land Use Analysis (Appendices 6-9)

The land use analysis is based on staff's review of the application in context with the Comprehensive Plan and Tysons Corner Urban Design Guidelines. Below are excerpts from the Urban Design Guidelines. The entire guideline is available at [http://www.fairfaxcounty.gov/tysons/design/download/tysons\\_udg.pdf](http://www.fairfaxcounty.gov/tysons/design/download/tysons_udg.pdf) and excerpts are included as part of Appendix 5. Reviews from the Office of Community Revitalization and the Zoning Inspections Branch are included in Appendices 6 and 7, respectively.

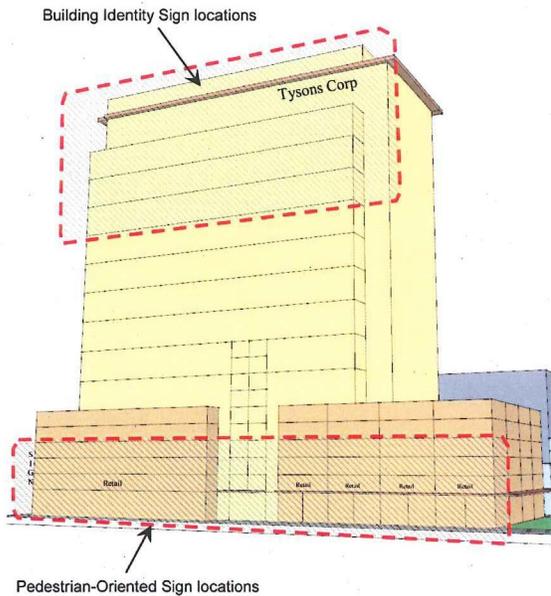
The request is to amend the comprehensive sign plan in order to permit modifications to the approved signs and new signage for an approved office building. The Tysons Corner Urban Design Guidelines in Section 5 for "Signage and Wayfinding" on page 5-4 states:

*"When Article 12 was developed, it did not envision the signage needs of a high-density urban environment such as Tysons. To address these needs, it is expected that innovative signage design will emerge in Tysons as the urban form is built. It is recommended that a Comprehensive Sign Plan (CSP) be submitted for all redevelopment applications. It is further recognized that the signage requested pursuant to such CSPs may deviate significantly from that permitted under Article 12."*

Section 5.1 and 5.2 of the Tysons Corner Urban Design Guidelines states:

*"Building identity signs are generally auto-oriented and intended to be seen from a distance. As such, they are usually located in the top half of the building, closer to the roofline, and are the largest signs in an urban area. Signs should be sized for legibility, but also appropriate to the scale of larger urban buildings. They are intended to identify the name of a building or the name of a major tenant within the building. Building identity signs can also contribute to the identity of the skyline by providing visual interest when they are well-integrated into the building architecture."*

*Building identity signs should be sized proportionally to the height of the building and the size of the building façade. In general, building identity signs should not be taller than one story in height, although some variation for stand-alone logos may be considered."*



The proposed office signage (1,125 square feet) is higher than permitted (289 square feet) by the Zoning Ordinance. In staff's opinion, the applicant has proposed signage that is proportionally sized to the building and properly located. The signage will clearly identify the office tenants and in staff's opinion will not produce visual clutter. Staff notes that the calculation for permitted signage for an entire building is based on the linear feet of the front of the building. In Tysons Corner applicants are encouraged to provide taller buildings with smaller footprints and thus a smaller linear frontage. The bulk of the building in terms of height is not factored into the permitted signage by the Zoning Ordinance. As previously stated, the Tysons Master Plan anticipates the need for increased signage

with new development that would be proportioned to the building.

The proposed amendment to the mall building mounted signs is the addition of one sign (Lord and Taylor) on the parking garage and the option to replace another sign (Macy's) to match the design of the proposed sign. As previously stated the Lord and Taylor sign had been previously approved. The applicant revised the design of the Lord and Taylor and Macy's sign at staff's request to create a more appealing appearance.

Section 5.4 of the Tysons Corner Urban Design Guidelines states:

*"As the character of districts and subdistricts emerges, and as parks, museums, entertainment and dining areas are developed, wayfinding signage will help pedestrians and motorists navigate throughout Tysons.*

*Wayfinding elements are most effective when used on a sub-district and district level and indicate routes and events throughout Tysons. A Tysons-wide strategy for wayfinding should be considered, and could act as a branding tool. It is expected that stakeholder groups, such as the Tysons Partnership, will undertake and implement these wayfinding strategies as a collective vision that will complement and connect all of the redevelopment projects in Tysons."*

The guidelines provides design suggestions for wayfinding signs that include providing appropriately scaled elements; clearly conveying information without unnecessary clutter or detail; all complement the color and finish of streetscape; and signs should not obstruct pedestrian traffic. In staff's opinion, the wayfinding signs continue to provide adequate direction for the development without providing

unnecessary clutter or detail. The signs complement the streetscape and would not obstruct pedestrian traffic.

### **Environmental Analysis**

There were no environmental issues identified with this application.

### **Transportation Analysis (Appendix 10)**

The proposed freestanding signs will be required to be located so they have no negative impact on sight distance. All traffic regulatory signs will be required to conform with the Manual of Uniform Traffic Control Devices and Virginia Department of Transportation (VDOT) standards.

### **ZONING ORDINANCE PROVISIONS (Appendix 11)**

In accordance with Section 12-101 of the Zoning Ordinance the purpose and intent of the sign ordinance 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. 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."

Section 12-210 of the Zoning Ordinance allows for alternatives to the requirements of the Zoning Ordinance when submitted as part of a comprehensive sign plan. "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."

In accordance with Section 7-501 of the Zoning Ordinance the purpose and intent of the Sign Control Overlay District is to restrict freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions and interference with traffic control signals and mechanisms and where the speed of traffic does not warrant the freestanding signs otherwise permitted by the provisions of Article 12. Section 12-204 of the Zoning Ordinance further limits the allowed freestanding monument sign to 40 square feet and 20 feet in height instead of 80 square feet. The applicant's two existing 17 foot 10 inch tall freestanding signs are 758 square feet each and the approved replacements are 415 square feet and 25 feet 9 inches tall. The Zoning Ordinance does allow for the two proposed monument signs. This amendment does not propose a change to the free standing signs from the previous approval.

In staff's opinion, the existing and proposed building mounted, garage mounted and wayfinding signs provide a visitor to the site with the location information regarding Tysons Corner Center as a whole and individual stores within the center. Once on the property, the wayfinding and building signs, allow a visitor to find individual stores and assist in finding their way out of the property. The proposed freestanding sign will not distract from the planned development because the signs allow passers-by to identify Tysons Corner Center at its major intersections, in locations that have traditionally included large freestanding signs. The applicant has provided a coordinated signage plan that is encouraged to emphasize the complex's identity and provide a harmonious appearance.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff believes that the proposed signage will be proportional and harmonious with the architecture and massing of the approved office building. The proposed signage will not conflict with the overall design and function of the development. The modification to the mall building signage is in keeping with the previous approval that permitted the sign for Lord and Taylor for the parking garage. The wayfinding signage modifications are minimal in terms of additional signs and sign area.

In staff's opinion, the proposed Comprehensive Sign Plan Amendment is consistent with the adopted Comprehensive Plan, and meets applicable provisions of the Zoning Ordinance and Tysons Corner Urban design Guidelines with the adoption of the proposed development conditions.

### **Recommendation**

Staff recommends approval of CSPA 2004-PR-044 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 comprehensive sign plan amendment 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 Amendment
3. Statement of Justification
4. RZ/FDP 2004-PR-044 Conceptual/Final Development Plan Excerpt
5. CSP 2004-PR-044 Sign Plans
6. Relevant Comprehensive Plan Text
7. Relevant Tysons Corner Urban Design Guidelines
8. Office of Community Revitalization Review
9. Zoning Inspection Branch Review
10. Transportation Analysis
11. Applicable Zoning Ordinance Provisions
12. Glossary of Terms

**Proposed Development Conditions**

**CSPA 2004-PR-044**

**April 3, 2012**

If it is the intent of the Planning Commission to approve CSPA 2004-PR-044 for a Comprehensive Sign Plan Amendment located at Tax Map 29-4 ((1)) 35A and 35C; 39-2 ((1)) 2, 4 and 5 pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions associated with CSP 2004-PR-044 (an asterisk identifies those conditions carried forward from CSP 2004-PR-044 with minor modifications to update page references):

1. This Comprehensive Sign Plan Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan Amendment.\*
2. This Comprehensive Sign Plan Amendment is granted to permit the signs that would not otherwise be permitted by Article 12, Signs, as depicted on the three parts of the Comprehensive Sign Plan submitted with this application and prepared by RTKL dated March 5, 2012, which are respectively entitled; "Tysons Corner Center Wayfinding Signage"; "Tysons Corner Center Building-Mounted and Garage-Mounted Signage"; and "Tysons Corner Center Office Tower Signage", and approved with this application, 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 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. Building and/or garage mounted signage shall not project more than three feet from the building face except as follows. The panel sign mounted on the north side of Parking Terraces D and E may extend up to five feet from the face of that garage.\*
5. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and the Virginia Department of Transportation (VDOT) standards.\*

6. The AMC sign (#33) and the Barnes and Noble sign (#32) on the eastern face of the mall building and the illumination associated with the architectural panels on the southern and eastern facades shall be lit only between 8:00 a.m. and 12:00 midnight.\*
7. No additional signage other than that shown on the "Building-Mounted and Garage-Mounted Signage" plan shall be located on the eastern façade of the mall building 48.5 feet above the finished first floor level as indicated on Sheet 5 of this plan.\*
8. Notwithstanding the illustrations on Sheets 10, 11, 12 of the Building-Mounted and Garage Mounted Signage plan, the number of individual signs on the panel sign of the northern elevation of the Parking Terrace E listed as #39-46 on the matrix on Sheet 2 of this signage plan shall be limited to ten. The area of this panel shall be limited to 948 square feet.\*
9. This approval shall not preclude the installation of additional signs on the mall building or future buildings built pursuant to RZ/FDP 2004-PR-044 that comply with the provisions of Article 12 of the Zoning Ordinance.\*
10. The "Proposed Replacement Marquee Signs" (Sign G2) shall be set back from the edge of the right-of-way by a minimum of five feet and shall not be located within the required lines of sight at the entrance where these signs are placed. The "Proposed Replacement Marquee Signs" shall not include flashing or streaming text, symbol and/or lights.\*
11. Sheet 2 of the "Wayfinding Sign" plan includes a depiction of the existing signs on the site that direct vehicles to appropriate egresses from the property to the surrounding major thoroughfares. Additional signage, in the form of new signs and/or additional sign text in the existing directional signs shall be added to the site to identify Westpark Drive and to direct vehicles to Westpark Drive and to Gallows Road. The signs for Gallows Road should read "Bridge to Gallows Road" or equivalent. Signs providing direction to Westpark Drive shall be installed on Tysons One Place (formerly Shop Tysons Boulevard) on either side of Westpark Drive. These directional signs shall be installed prior to issuance of the permits for the "Proposed Replacement Marquee Signs".\*
12. Lighting associated with all signs shall conform with the requirement of Part 9, Outdoor Lighting Standards, of Article 14, Performance Standards, of the Fairfax County Zoning Ordinance.\*
13. This approval shall not preclude the installation of additional wayfinding signs on the site provided that the wayfinding signs are not visible from public right-of-way or from an adjoining property.

14. Signage on the office building shall be limited to the eight signs depicted and the maximum square footage for each sign. Reduction in sign area for a sign shall not allow another sign to increase in size or for additional signage to be added.
15. All free standing signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.
16. Sign #21 (Macy's) may be replaced with a 164.16 square foot sign (#65) that has a design similar to sign #64 (Lord and Taylor).

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

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards. Sign Permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan Amendment. The applicant shall be responsible for obtaining the required Sign Permits through established procedures, and sign plan shall not be valid until this has been accomplished.

*Tyson's*

C O R N E R  
C E N T E R

**Comprehensive Sign Plan Amendment**  
**Tyson's Corner Center**

**Office Tower Signage**  
**March 5, 2012**

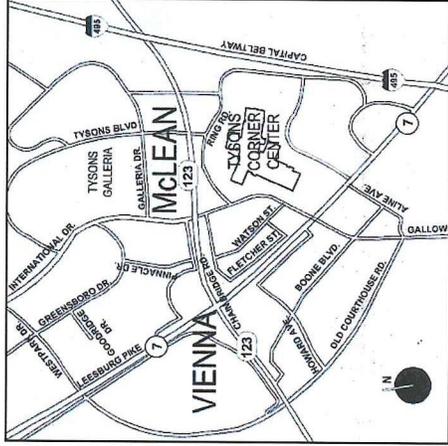
Project #: 10-10010.01  
Plan #: CSPA 2004-PR-044  
Tax Map #: 29-4 ((1)) 35A



### Project Information

**Project Address**  
 Tysons Corner Center  
 1961 Chain Bridge Road  
 Suite 105  
 McLean, VA 22102  
 703.847.7323  
 Fax 703.893.1053  
 Hillary Zahm, AICP

Area Map



Site Location Map



$(100 \text{ ft} \times 1.5 \text{ ft}) + (139,292 \text{ ft} \times 1.0 \text{ ft}) = 289,292 \text{ ft}^2 \text{ Maximum Area}$

Facade Dimensions Plan

Scale: NTS

**RTKL**  
 AN ARCADIS COMPANY  
 1717 Pacific Avenue  
 Dallas, Texas 75201  
 214.468.7600 Phone  
 214.468.7601 Fax

*Tysons*

**MACERICH**

PROJECT #: 10-10010.01  
 PLAN #: CSP 2004-PR-044

REVISIONS	
NO.	DATE
1	3/5/12

ISSUE DATE

October 28, 2011

SHEET TITLE

Project Information and Building Frontage

SHEET NO.

1

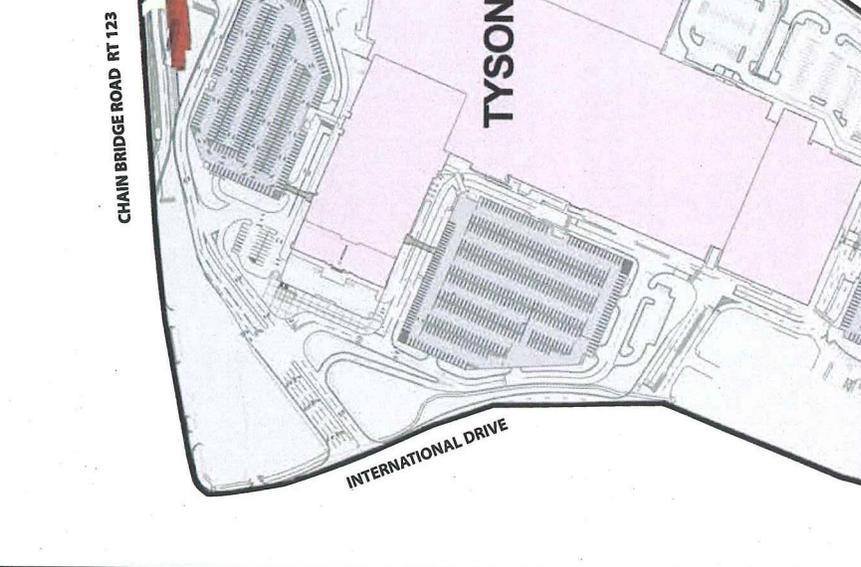
These drawings express Design Intent. Only and are Not For Construction. Contractor is responsible for:  
 • Final design and engineering of components including but not limited to lighting, electrical, mechanical, and anchoring and attachment.  
 • Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.  
 • Verification of conditions in field prior to submission of shop drawings and samples.  
 • Coordination with Contractor and other trades.  
 • Submittals for approval by IDB/RTKL prior to fabrication and installation. Including but not limited to shop drawings, including but not limited to shop drawings and samples of all materials, colors, applications and finishes.  
 • Submission of shop drawings and samples.

**NOT FOR CONSTRUCTION**

**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, acoustics, fire alarm, and other systems.
- Coordination with Contractor and other trades.
- Fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes.
- Submission of shop drawings and samples.



**RTKL**  
AN ARCADIS COMPANY

1717 Pacific Avenue  
Dallas, Texas 75201  
214.468.7600 Phone  
214.468.7601 Fax

**tysons**  
CORNER  
CENTER

**MACERICH**

PROJECT #: 10-10010.01  
PLAN #: CSP 2004-PR-044

REVISIONS

NO.	DATE	ITEM
1	3/5/12	

ISSUE DATE  
October 28, 2011

SHEET TITLE  
**Site Plan**

SHEET NO.  
**2**

Site Plan  
Scale: NTS

**NOT FOR CONSTRUCTION**

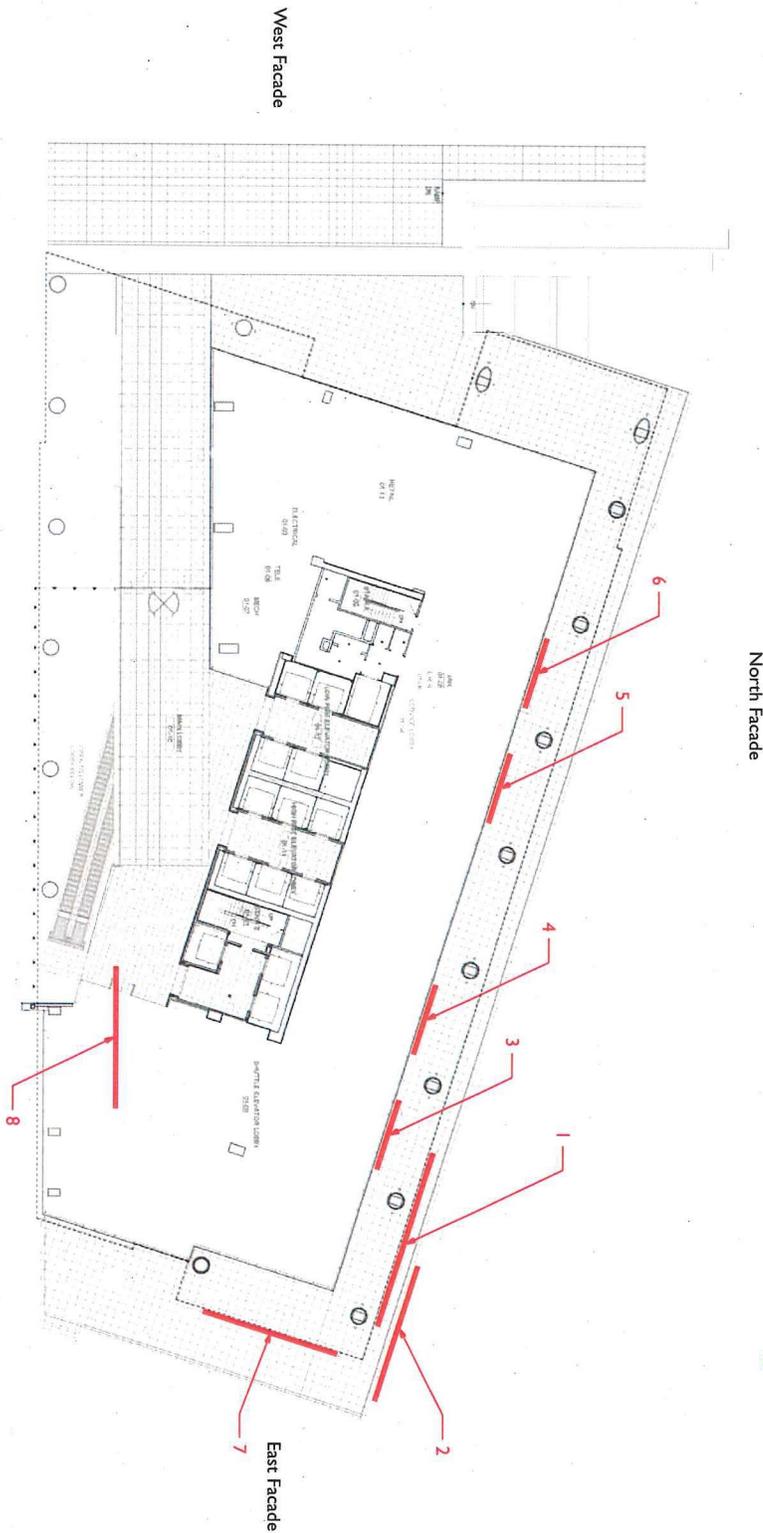
These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for:

- Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachment.
- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.
- Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.
- Submittals for approval by IDB/RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes, submission of shop drawings and samples.

Sign Location Plan  
SCHEDULES

SHORTSONS BOULEVARD BELOW

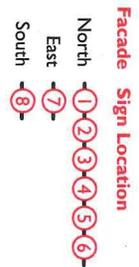
South Facade



North Facade

West Facade

East Facade



AN ARCADIS COMPANY

1717 Pacific Avenue  
Dallas, Texas 75201  
214.468.7600 Phone  
214.468.7601 Fax

**RTKL**<sup>SM</sup>

*Tyson's*  
C O R N E R  
C E N T E R

**MACERICH**

PROJECT # 10-10010.01  
PLAN # CSP 2004+PR-044

REVISIONS

NO.	DATE	ITEM
1	3/5/12	

ISSUE DATE

October 28, 2011

SHEET TITLE

Sign Location Plan

SHEET NO.

3

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- Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachment.
- Structural integrity, electrical function and connections to power and communications services to satisfy Owner's requirements.

- Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and handpiping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.

- Submission for approval by RTKCL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes.
- Submission of shop drawings and samples.

**7900 Tysons One Place  
Exterior Building Mounted Sign Survey - Proposed**

Sign Location	Sign Text	Facade	Height	Width	Actual S.F.
1	Tenant 1	North	8'-6 1/2"	45'-1 1/4"	325 S.F.
2	Tenant 2	North	6'-6"	35'-7 5/8"	200 S.F.
3	Tenant 3	North	3'-3"	17'-9 1/4"	50 S.F.
4	Tenant 4	North	3'-3"	17'-9 1/4"	50 S.F.
5	Tenant 5	North	3'-3"	17'-9 1/2"	50 S.F.
6	Tenant 6	North	3'-3"	17'-9 3/8"	50 S.F.
7	Tenant 7	East	6'-6"	35'-5 1/8"	200 S.F.
8	Tenant 8	South	6'-6"	35'-7 3/4"	200 S.F.
<b>Total Square Footage</b>					<b>1125 S.F.</b>

\* Applicant reserves the right to modify the location, dimensions, text and corporate identification information of signs 1-8 as long as no sign exceeds 200 S.F. Any sign that exceeds 200 S.F. requires a variance.

**Notes:**

The applicant reserves the right to install other signage not included in this sign package as may be allowed in accordance with Article 12 of the Zoning Ordinance.

The applicant reserves the right to alter the location, text, font or colors of the signs permitted by Article 12 as long as the signage complies with the design guidelines and size limitations of this sign program.

The applicant reserves the right to alter the name, logo or other corporate identification as long as the signage complies with this Comprehensive Sign Plan.

Signs that are not visible from adjoining properties or the public right-of-way do not meet the Zoning Ordinance definition of a sign per Article 20 ("non-Signs"). Signage indicated in this plan does not include Non-Signs. Non-Signs are not included in this Comprehensive Sign Plan, and the square footage of Non-Signs is not removed from the allowable square footage.

All Office Tower signage shall be internally backlit.

**Allowable Square Footage Calculations**

First 100 L.F. of Frontage Multiplier	100 L.F. x 1.50
<b>Subtotal</b>	<b>150 S.F.</b>
Remaining Frontage Multiplier	139,292 L.F. x 1.0
<b>Subtotal</b>	<b>139,292 S.F.</b>
<b>Total</b>	<b>150 + 139,292</b>
<b>Allowable Square Footage</b>	<b>289,292 S.F.</b>

Length of the Primary Entrance Facade = 239.292'

See page 5 for sign locations.

**RTKL**

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*tysons*  
CENTER

**MACERICH**

PROJECT #: 10-10010.01  
PLAN #: CSP 2004-PR-044

**REVISIONS**

NO.	DATE	ITEM
△	3/5/12	
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**ISSUE DATE**

October 28, 2011

**SHEET TITLE**

**Sign Schedule  
Calculations**

**SHEET NO.**

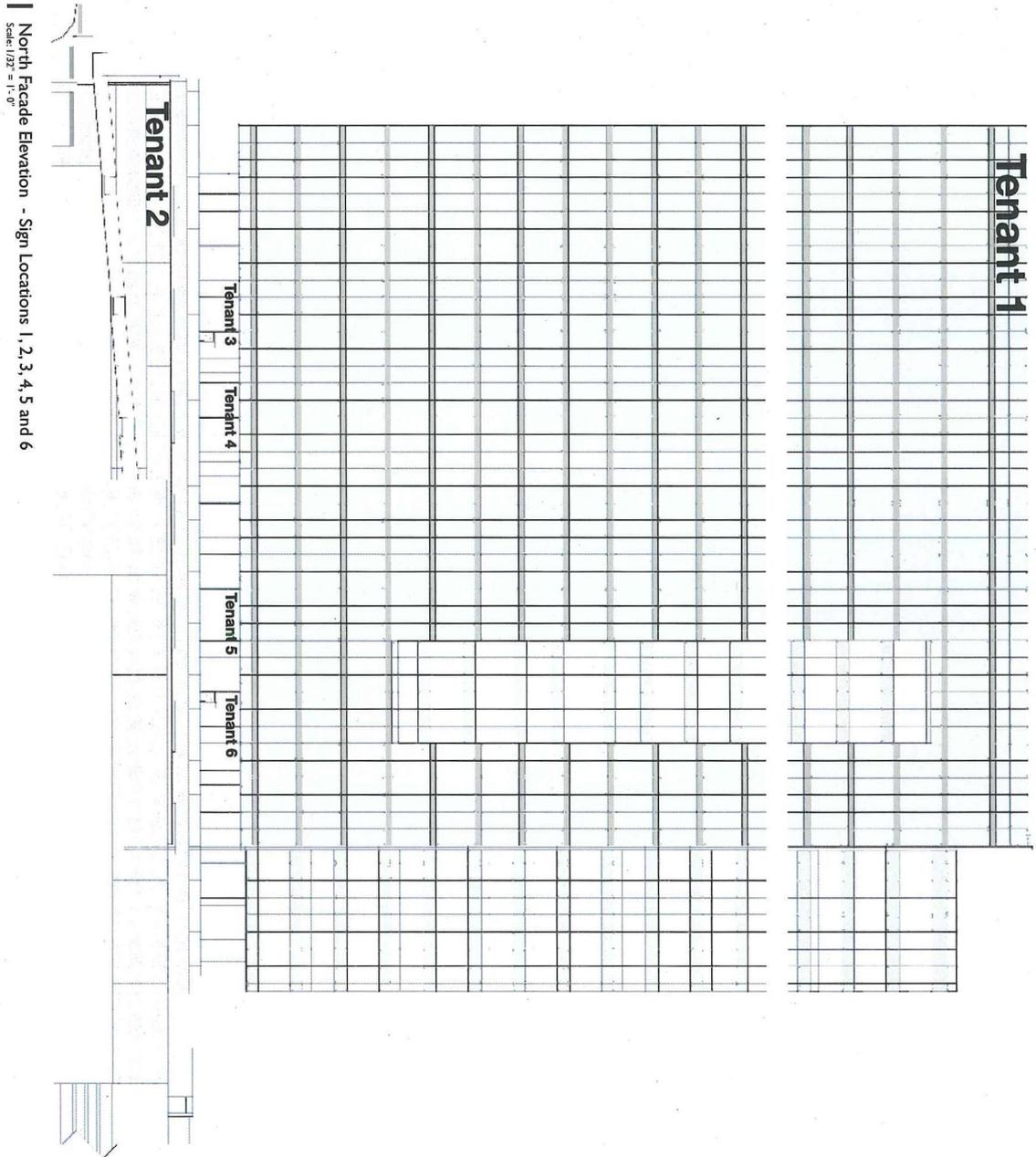
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- Final design and engineering of components indicated, including all aspects of mounding, erection, anchoring and attachment.
- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.
- Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.
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Tenant 1

Tenant 2

Tenant 3

Tenant 4

Tenant 5

Tenant 6

**RTKL**  
TM

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Dallas, Texas 75201  
214-468-7600 Phone  
214-468-7601 Fax

*Tyson's*  
C O R N E R  
C E N T E R

**MACERICH**

PROJECT #: 10-10010.01  
PLAN #: CSP 2004-PR-044

REVISIONS

NO.	DATE	TECH
1	3/5/12	
2		
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ISSUE DATE  
October 28, 2011

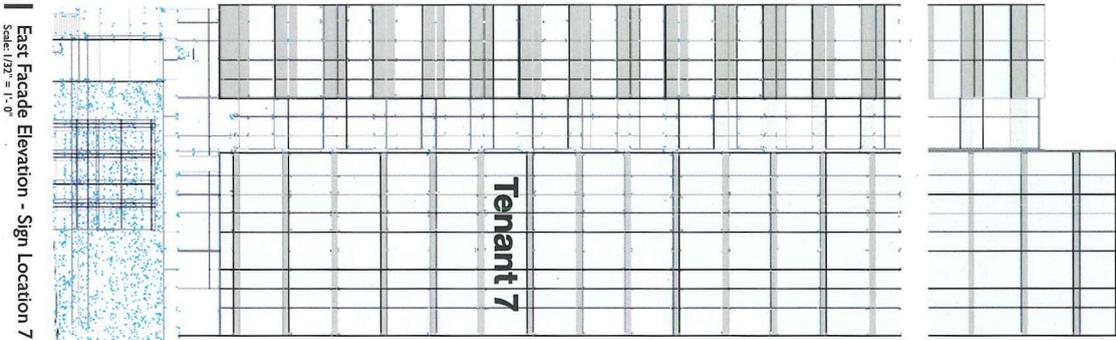
SHEET TITLE  
North Elevation  
Sign Locations

SHEET NO.  
6

**NOT FOR  
CONSTRUCTION**

These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for:

- Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachment.
- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.
- Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.
- Submittals for approval by IDB/RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes, submission of shop drawings and samples.



East Facade Elevation - Sign Location 7  
Scale: 1/32" = 1'-0"

**Note:**

Tenant seven signage will be located between the sixth story and the top of the building on the East Facade of the Office Tower.

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PROJECT #: 10-10010.01  
PLAN #: CSP 2004-PR-044

REVISIONS

NO.	DATE	ITB#
1	3/5/12	

ISSUE DATE

October 28, 2011

SHEET TITLE

East Elevation  
Sign Location

SHEET NO.

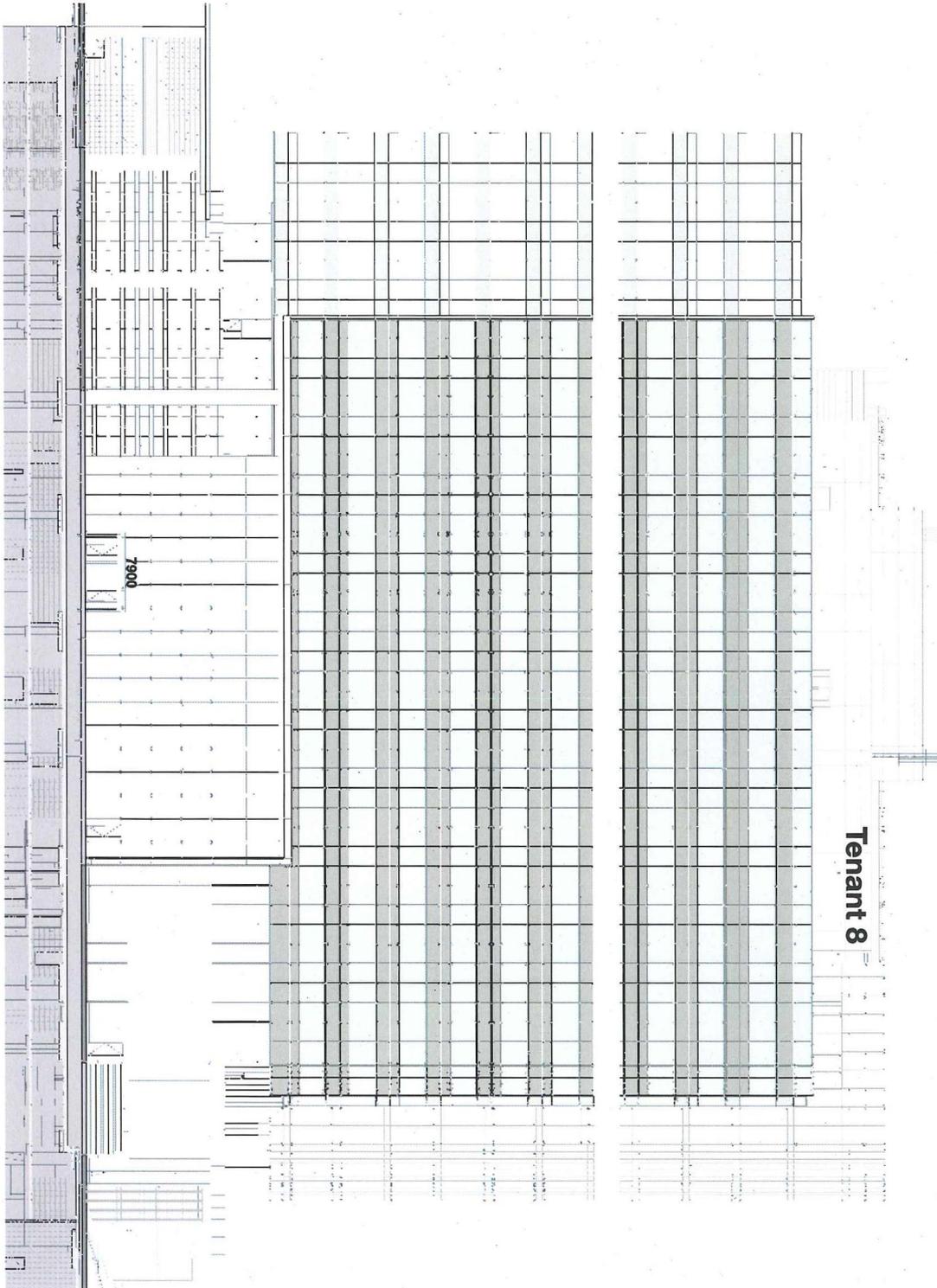
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**NOT FOR CONSTRUCTION**

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- Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachment.
- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.
- Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.
- Submittals for approval by IDB/RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes. submission of shop drawings and samples.

South Facade Elevation - Sign Location 8  
Scale: 1/32" = 1'-0"



**MACERICH**

PROJECT #: 10-10010.01  
PLAN #: CSP 2004-PR-044

REVISIONS

NO.	DATE	TTM
1	3/5/12	

TYSONS  
CORNER  
CENTER

AN ARCADIS COMPANY

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Dallas, Texas 75201  
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214-468-7601 Fax

ISSUE DATE: October 28, 2011

SHEET TITLE: South Elevation Sign Location

SHEET NO.: 8

*Tyson's*

C O R N E R  
C E N T E R

**Comprehensive Sign Plan Amendment**  
**Tyson's Corner Center**

**Wayfinding Signage**  
**March 5, 2012**

**Building Mounted Signage is Indicated in a Separate Set**

Project #: 00-05037.11  
Plan #: CSPA 2004-PR-044  
Tax Map #: 29-4 ((1)) 35A and 39-2 ((1)) 2,4 and 5



**NOT FOR  
CONSTRUCTION**

These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for:

- Final design and engineering of components indicated, including all aspects of mounting, including but not limited to lighting, structural, and electrical.
- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.

- Coordination with Contractor and other trades, including but not limited to lighting, structural, and electrical, in an ongoing manner.
- Verification of installation and submission of shop drawings and samples.

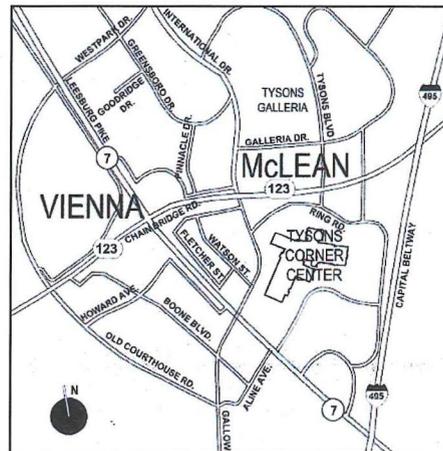
- Submit for approval by (DB)RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with materials, colors, applications and finishes.
- Submission of shop drawings and samples.

## PROJECT INFORMATION

**ARCHITECT**  
 RTKL Associates Inc.  
 1717 Pacific Avenue  
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 214.468.7714  
 Fax 214.871.7023  
 Scott Schwieterman

**PROJECT ADDRESS**  
 Tysons Corner Center  
 1961 Chain Bridge Road  
 Suite 105  
 McLean, VA 22102  
 703.847.7323  
 Fax 703.893.1053  
 Hillary Zahm, AICP

AREA MAP



SITE LOCATION MAP



**RTKL**

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*Tysons*  
 CORNER  
 CENTER

**MACERICH**

PROJECT #: 00-05037.11  
 PLAN #: CSP 2004-PR-044

REVISIONS

NO.	DATE	ITEM
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△	3/5/12	
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ISSUE DATE

October 28, 2011

SHEET TITLE

**Project  
 Information**

SHEET NO.

1

REVISIONS	
NO.	DATE
1	1/5/12
2	3/5/12

ISSUE DATE	October 28, 2011
SHEET TITLE	Site Sign Location Plan
SHEET NO.	2

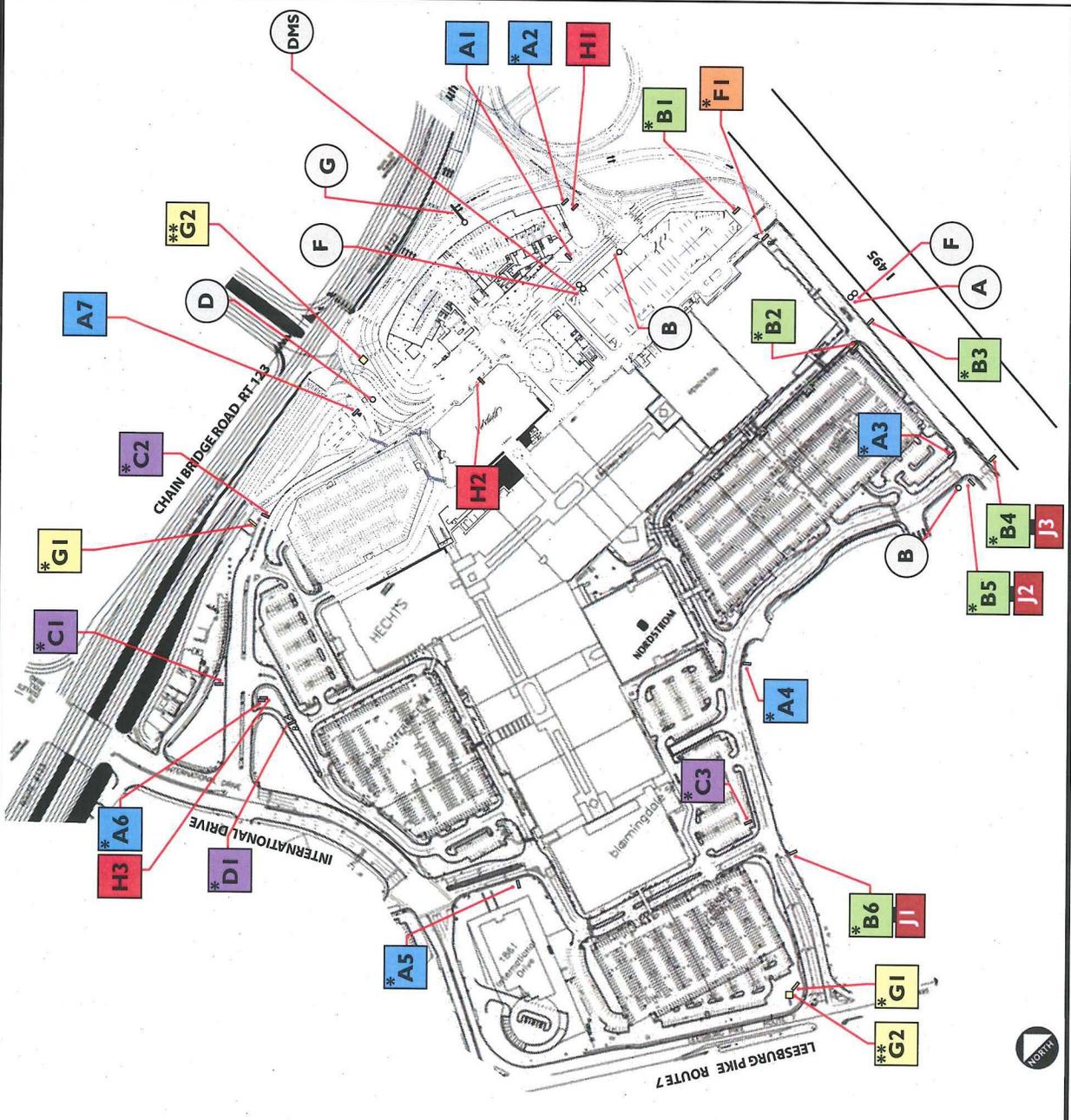
- LEGEND**
- A** PYLON DIRECTIONAL SINGLE-SIDED
  - B** LARGE POLE MOUNTED DIRECTIONAL SINGLE-SIDED
  - C** SMALL POLE MOUNTED DIRECTIONAL SINGLE-SIDED
  - D** SMALL POLE MOUNTED DIRECTIONAL DOUBLE-SIDED
  - F** VALET
  - G** PYLON DIRECTIONAL DOUBLE-SIDED
  - H** EXTERIOR SITE ENTRY MARQUEE
  - I** SMALL POLE MOUNTED DIRECTIONAL SINGLE-SIDED (RESIDENTIAL HOTEL, PLAZA OFFICE)
  - J** SIGN PANEL ONLY BASED ON SIGN TYPE H (RESIDENTIAL HOTEL, PLAZA OFFICE)
  - \*** EXISTING SIGN AS PER 2006 LOCATION DIAGRAM
  - ||** DENOTES SIDE WITH MESSAGE
  - A||B** MESSAGE ON BOTH SIDES

**VDOT HOT LANES SIGNAGE**

TRAILBLAZER SIGN (2'-0" x 3'-0")

REGULATORY SIGN (5'-5" x 3'-6")

MACERICH DMS (10'-10" x 6'-11")



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These drawings express Design Intent. Contractor is responsible for: Only and are Not For Construction.

Final design and engineering of components including but not limited to lighting, structure, fabrication and installation, including but not limited to shop drawings and samples with seal of registered engineer or architect with submission of shop drawings and samples. Verification of conditions in field prior to construction and indicating dimensions and connections to power and communications sources to satisfy Owner's requirements. Structural integrity, electrical function and connections, anchoring and attachment. Includes, including all aspects of mounting, including but not limited to lighting, structure, fabrication and installation, including but not limited to shop drawings and samples with seal of registered engineer or architect with submission of shop drawings and samples.

Submittals for approval by IDB/RTKL prior to materials, colors, applications and finishes. Submission of shop drawings and samples.

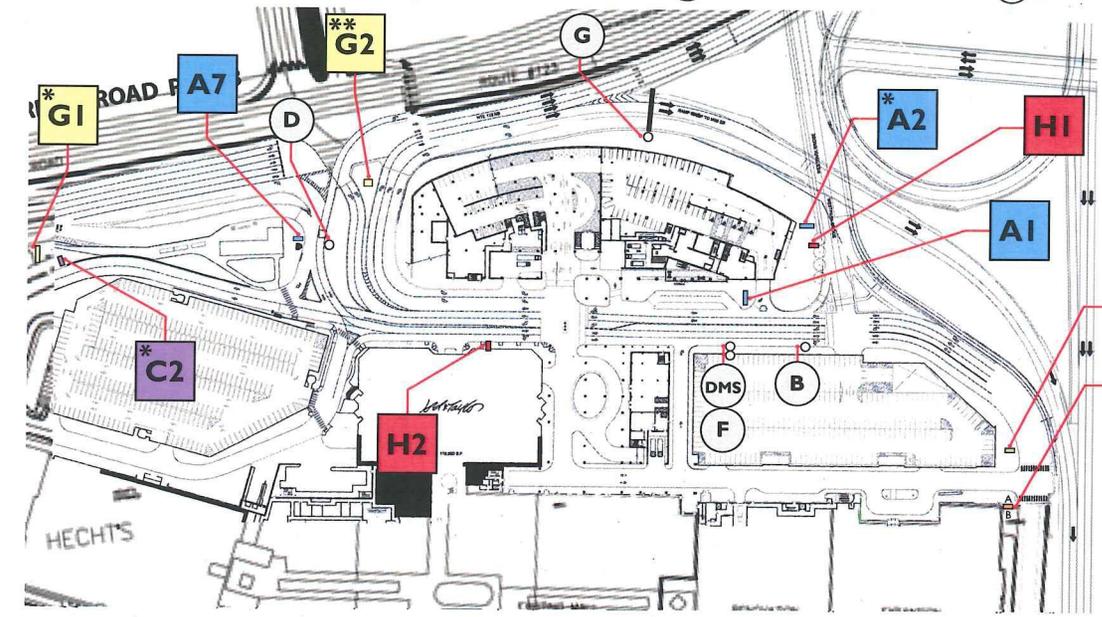
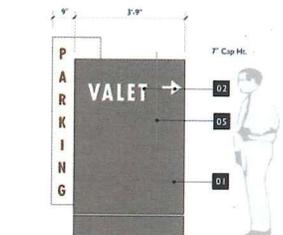
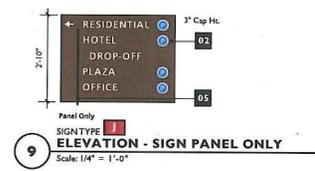
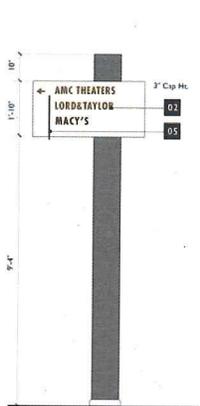
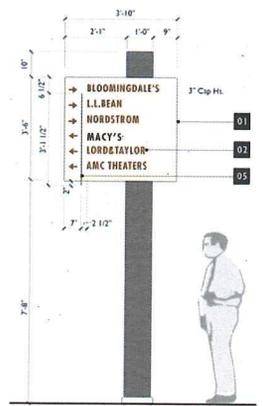
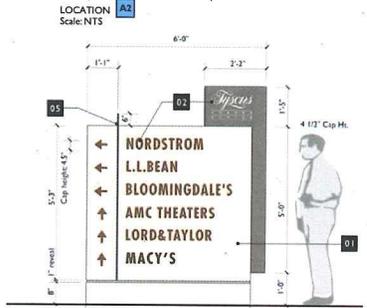
NOT FOR CONSTRUCTION

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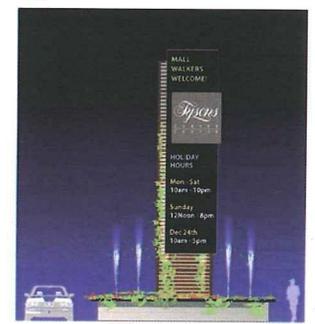
- Final design and engineering of components including all aspects of mounting, structural, electrical and communications connections to power and communications sources to satisfy Owner's requirements.

- Coordination with Contractor and other trades, including but not limited to lighting, structural, mechanical, electrical and communications.
- Verification of conditions in field prior to submission of final drawings and samples.

- Submittals for approval by DB/RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with materials, colors, applications and finishes. Submission of shop drawings and samples.



**01 PHASE I PARTIAL PLAN**  
Scale: 1" = 100'



REVISIONS

NO.	DATE	ITEM
1	1/5/12	
2	3/5/12	

ISSUE DATE  
**October 28, 2011**

SHEET TITLE  
**Phase I Sign Location Plan**

SHEET NO.  
**3**

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, utility, erection, anchoring and attachment.
- \* Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.

- \* Coordination with Contractor and other trades, including, but not limited to, utility, communications and landscaping schemes.
- \* Verification of conditions in field prior to submission of shop drawings and samples.

- \* Submittals for approval by DB/RTKL prior to fabrication and installation. All submittals limited to shop drawings of all materials with seal of registered engineer and samples of all materials, colors, applications and finishes. Submission of shop drawings and samples.

### WAYFINDING SITE SIGNS

SIGN TYPE	SIGN DESCRIPTION	OVER ALL DIMENSIONS	AREA - SQ. FT. 8-LINE	SIGN MESSAGE
A1	PYLON DIRECTIONAL SINGLE-SIDED	6'-0"Wx7'-5"H	38.75	↑ I-495 Chain Bridge Road Lord & Taylor Macy's Bloomingdale's
A2	PYLON DIRECTIONAL SINGLE-SIDED	6'-0"Wx7'-5"H	38.75	→ Lord & Taylor Macy's Bloomingdale's Nordstrom AMC Theaters L.L. Bean
A3	PYLON DIRECTIONAL SINGLE-SIDED	6'-0"Wx7'-5"H	38.75	→ Nordstrom L.L. Bean Bloomingdale's
A4	PYLON DIRECTIONAL SINGLE-SIDED	6'-0"Wx7'-5"H	38.75	← Nordstrom AMC Theaters Lord & Taylor
A5	PYLON DIRECTIONAL SINGLE-SIDED	6'-0"Wx7'-5"H	38.75	→ Bloomingdale's L.L. Bean Nordstrom Macy's Lord & Taylor AMC Theaters
A6	PYLON DIRECTIONAL SINGLE-SIDED	6'-0"Wx7'-5"H	38.75	→ Bloomingdale's Macy's Lord & Taylor AMC Theaters
A7	PYLON DIRECTIONAL SINGLE-SIDED	6'-0"Wx7'-5"H	38.75	→ Macy's Bloomingdale's
B1	LARGE POLE MTD DIRECTIONAL - SINGLE-SIDED	3'-10"Wx3'-6"H	13.65	→ AMC Theaters Nordstrom L.L. Bean Bloomingdale's
B2	LARGE POLE MTD DIRECTIONAL - SINGLE-SIDED	3'-10"Wx3'-6"H	13.65	→ Nordstrom L.L. Bean Bloomingdale's
B3	LARGE POLE MTD DIRECTIONAL - SINGLE-SIDED	3'-10"Wx3'-6"H	13.65	↑ AMC Theaters Lord & Taylor Macy's
B4	LARGE POLE MTD DIRECTIONAL - SINGLE-SIDED	3'-10"Wx3'-6"H	13.65	← Nordstrom L.L. Bean Bloomingdale's AMC Theaters Lord & Taylor Macy's
B5	LARGE POLE MTD DIRECTIONAL - SINGLE-SIDED	3'-10"Wx3'-6"H	13.65	← AMC Theaters Lord & Taylor Macy's
B6	LARGE POLE MTD DIRECTIONAL - SINGLE-SIDED	3'-10"Wx3'-6"H	13.65	← Bloomingdale's Macy's L.L. Bean Nordstrom AMC Theaters Lord & Taylor

SIGN TYPE	SIGN DESCRIPTION	OVER ALL DIMENSIONS	AREA - SQ. FT. 8-LINE	SIGN MESSAGE
C1	SMALL POLE MOUNTED DIRECTIONAL SINGLE-SIDED	3'-10"Wx1'-10"H	7.5	← Macy's Bloomingdale's
C2	SMALL POLE MOUNTED DIRECTIONAL SINGLE-SIDED	3'-10"Wx1'-10"H	7.5	↑ Bloomingdale's ← Macy's
C3	SMALL POLE MOUNTED DIRECTIONAL SINGLE-SIDED	3'-10"Wx1'-10"H	7.5	→ Bloomingdale's Macy's
D1	SMALL POLE MOUNTED DIRECTIONAL DOUBLE-SIDED	3'-10"Wx1'-10"H	7.5	A ↑ Bloomingdale's ← Macy's B → Macy's Lord & Taylor Residential Office Hotel
F1	VALET PYLON DIRECTIONAL DOUBLE-SIDED	4'-6"Wx5'-9"H	23	A → Valet Parking Retail Hotel ↑ B ← Valet Parking Retail Hotel
G1	MARQUEE ENTRY SIGN DOUBLE-SIDED	34'-0"Wx8'-4"H	758	SITE IDENTITY AND INFORMATIONAL MESSAGE
G2	MARQUEE ENTRY SIGN DOUBLE-SIDED <i>G2 signs to replace G1 signs in the future</i>	8'-3"Wx24'-9"H	415	SITE IDENTITY AND INFORMATIONAL MESSAGE
H1	SMALL POLE MOUNTED DIRECTIONAL SINGLE-SIDED	3'-10"Wx2'-10"H	11	→ RESIDENTIAL OFFICE PLAZA HOTEL
H2	SMALL POLE MOUNTED DIRECTIONAL SINGLE-SIDED	3'-10"Wx2'-10"H	11	← RESIDENTIAL HOTEL DROP-OFF PLAZA OFFICE
H3	SMALL POLE MOUNTED DIRECTIONAL SINGLE-SIDED	3'-10"Wx2'-10"H	11	↑ RESIDENTIAL HOTEL DROP-OFF PLAZA OFFICE

CONTINUED ON NEXT PAGE

- \* EXISTING SIGN AS APPROVED WITH CSP 2004-PR-004
- \*\* SIGN NOT YET INSTALLED BUT APPROVED WITH CSP 2004-PR-004

**RTKL**

AN ARCADIS COMPANY

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C O R N E R  
C E N T E R

**MACERICH**

PROJECT #: 00-05037.11  
PLAN #: CSP 2004-PR-044

REVISIONS

NO.	DATE	ITEM
△	1/5/12	
△	3/5/12	
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ISSUE DATE

October 28, 2011

SHEET TITLE

Site Wayfinding Sign Matrix

SHEET NO.

4

**NOT FOR CONSTRUCTION**

These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for:

- Final design and engineering of components indicated, including all aspects of mounting, erection, hoisting and installation.
- Selection of materials, finishes and connections to power and communications sources to satisfy Owner's requirements.

- Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.
- Submission of shop drawings and samples.

- Submittals for approval by RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with materials, colors, applications and finishes.
- Submission of shop drawings and samples.

### WAYFINDING SITE SIGNS

SIGN TYPE	SIGN DESCRIPTION	OVER ALL DIMENSIONS	AREA - SQ. FT. 8-LINE	SIGN MESSAGE
J1	SINGLE-SIDED DIRECTIONAL BLADE ONLY	3'-10"Wx2'-10"H	11	↑ RESIDENTIAL HOTEL DROP-OFF PLAZA OFFICE
J2	SINGLE-SIDED DIRECTIONAL BLADE ONLY	3'-10"Wx2'-10"H	11	← RESIDENTIAL HOTEL DROP-OFF PLAZA OFFICE
J3	SINGLE-SIDED DIRECTIONAL BLADE ONLY	3'-10"Wx2'-10"H	11	↑ RESIDENTIAL HOTEL DROP-OFF PLAZA OFFICE
TOTAL SQUARE FOOTAGE OF EXISTING SIGNS				2705.15 SF
TOTAL SQUARE FOOTAGE OF EXISTING AND PROPOSED SIGNS				2848.65 SF
TOTAL SQUARE FOOTAGE OF EXISTING AND PROPOSED SIGNS WITH SIGN TYPE G2 INSTALLED				* 1332.65 SF

\* EXISTING SIGN AS APPROVED WITH CSP 2004-PR-004

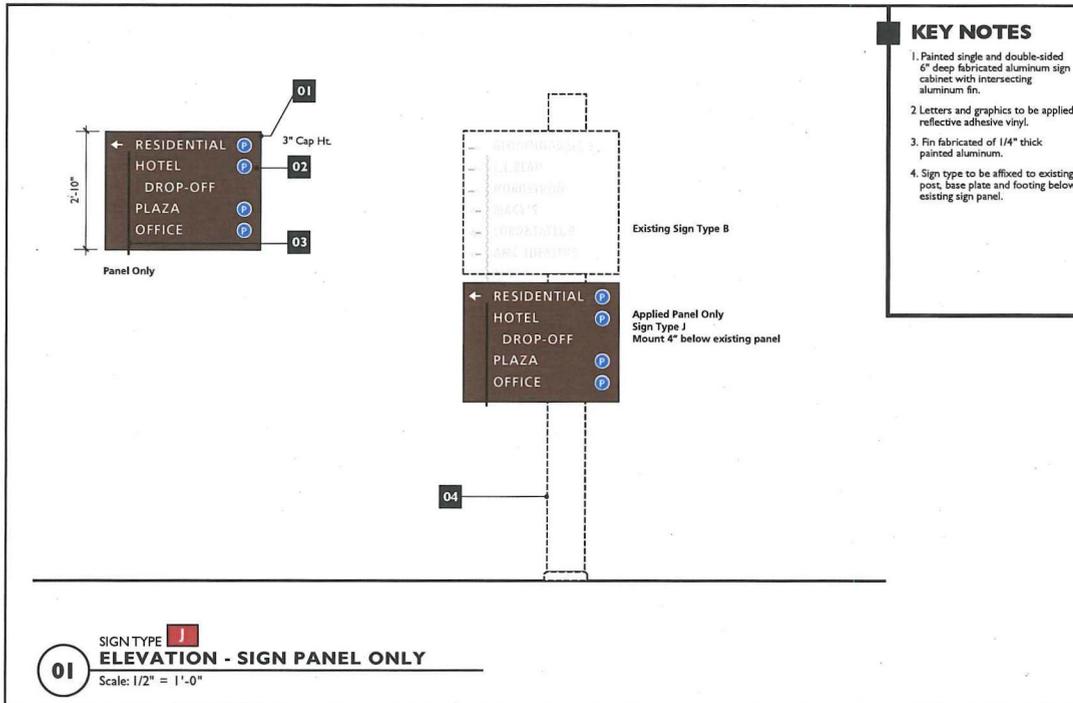
\*\* SIGN NOT YET INSTALLED BUT APPROVED WITH CSP 2004-PR-004

\* Sign type G1 will be removed at such time when G2 is installed. Area calculation reflects this accordingly.

#### GENERAL NOTES:

- 1) The applicant reserves the right to install other signage not included in this sign package in accordance with Article 12 of the Zoning Ordinance.
- 2) The applicant reserves the right to alter the location, text, font, or colors of the signs as long as the signage complies with the design guidelines and size limitations of this sign program.
- 3) The applicant reserves the right to alter the name, logo or other corporate identification as long as the signage complies with the sign package.
- 4) At the time of final site plan submission, sign locations may change based on site constraints, sight distance, safety, utility locations, topography, etc.
- 5) All Sign Type J's are a panel only, attached to the existing sign.

6) Signs that are not visible from adjoining properties or the public right-of-way do not meet the Zoning Ordinance definition of a sign per Article 20 ("non-signs"). Non-Signs may be included in the Wayfinding Sign Survey for information only as a courtesy to the county. Non-Signs will not require county approval or issuance of county sign permits.



**RTKL**

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*Rayson*  
CONTRACTOR

**MACERICH**

PROJECT #: **00-05037.11**  
PLAN #: **CSP 2004-PR-044**

#### REVISIONS

NO.	DATE	ITEM
△	1/5/12	
△	3/5/12	
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#### ISSUE DATE

October 28, 2011

#### SHEET TITLE

**Wayfinding Sign Notes**

#### SHEET NO.

**5**

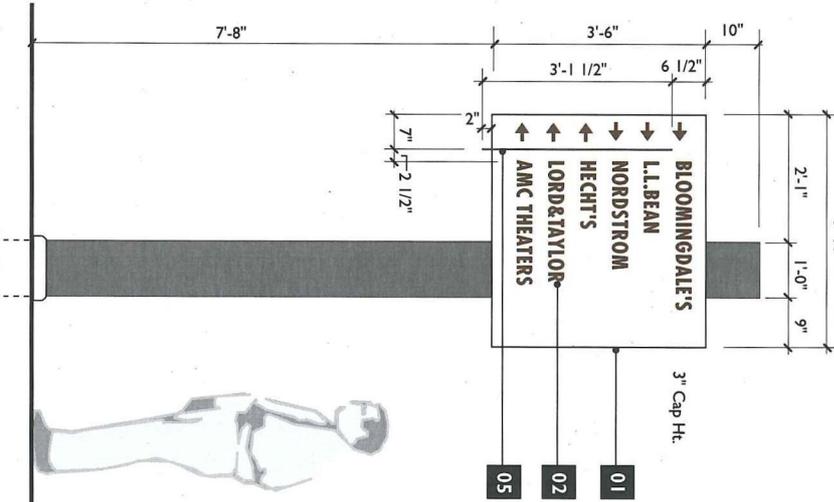


# NOT FOR CONSTRUCTION

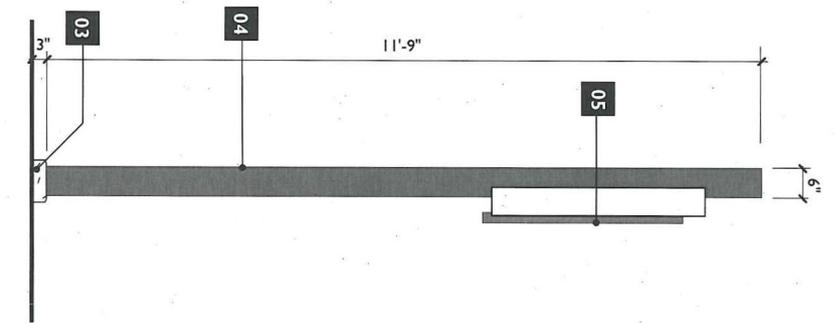
These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for:

- Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachment.
- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.
- Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.
- Submittals for approval by ID8/RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes, submission of shop drawings and samples.

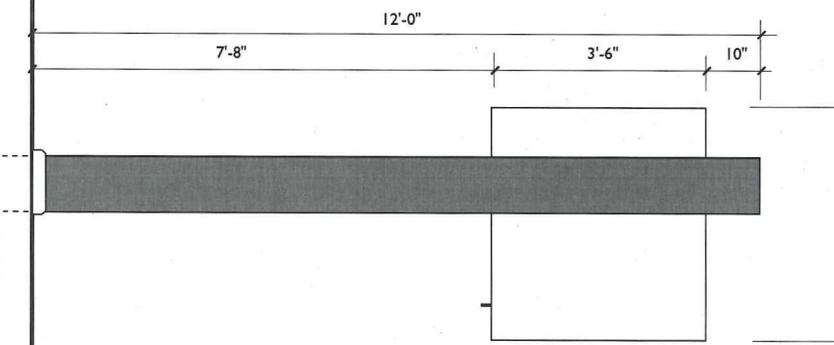
**01** SIGN TYPE **B**  
**FRONT ELEVATION**  
Scale: 1/2" = 1'-0"



**02** SIGN TYPE **B**  
**SIDE ELEVATION**  
Scale: 1/2" = 1'-0"



**03** SIGN TYPE **B**  
**REAR ELEVATION**  
Scale: 1/2" = 1'-0"



## KEY NOTES

1. Painted single and double-sided 6" deep fabricated aluminum sign cabinet with intersecting aluminum fin.
2. Letters and graphics to be applied reflective adhesive vinyl.
3. Footings and base plate as engineered. Aluminum post to be mechanically anchored to manner. Hardware to be accessible through a concealed panel located at the base of the pole structure. Concrete base to be 3" min. above ground level as shown for ground maintenance.
4. Pole to be painted aluminum.
5. Fin fabricated of 1/4" thick painted aluminum.



AN ARCADIS COMPANY  
1717 Pacific Avenue  
Dallas, Texas 75201  
214.468.7600 Phone  
214.468.7601 Fax



PROJECT #: 00-05037.11	
PLAN #: CSP 2004-PR-044	
REVISIONS	
NO.	DATE
1	1/5/12
2	3/5/12
3	
4	
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7	
ISSUE DATE	
October 28, 2011	
SHEET TITLE	
B - Large Pole Mounted Directional	
SHEET NO.	
7	

NO.	DATE	ITEM
1	1/5/12	
2	3/5/12	
3		
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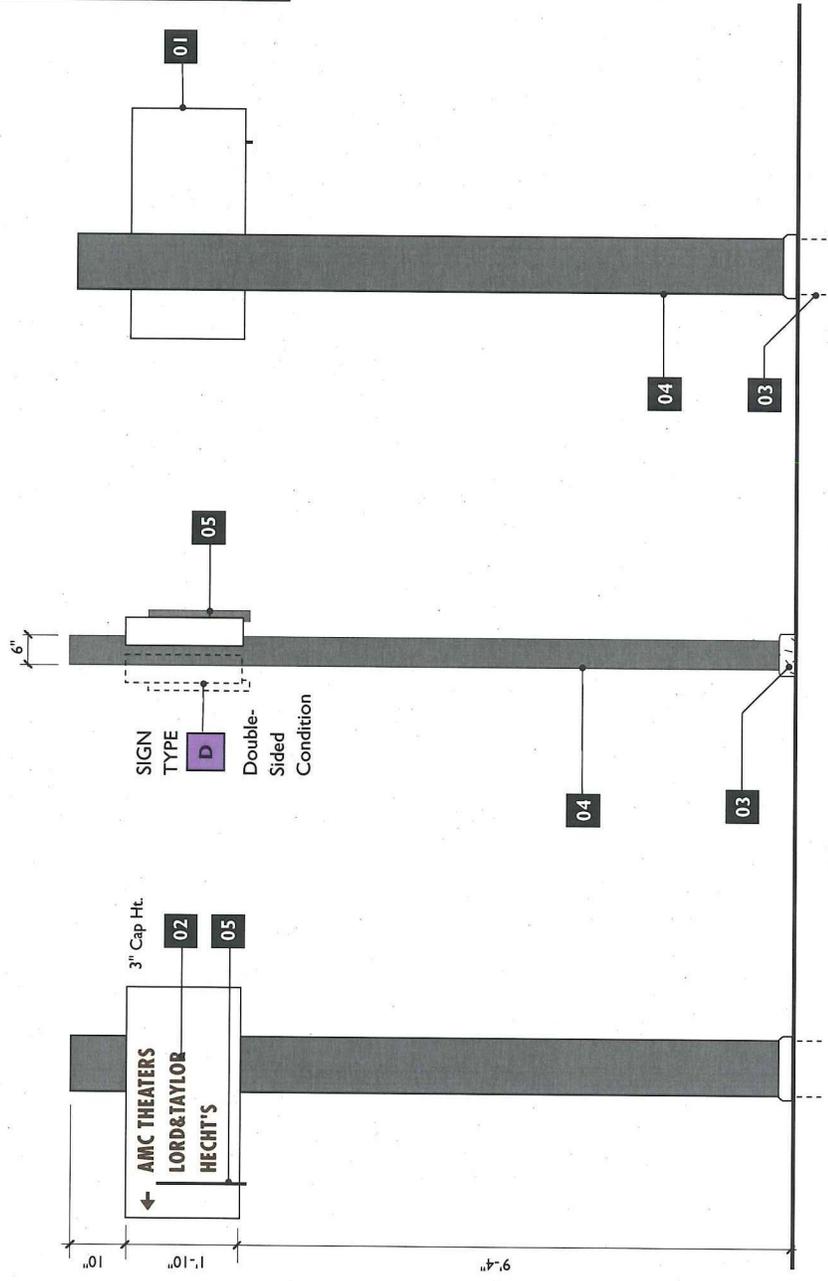
ISSUE DATE  
October 28, 2011

SHEET TITLE  
C/D - Small Pole Mounted Directional

SHEET NO.  
8

**KEY NOTES**

1. Painted single and double-sided 6" deep fabricated aluminum sign cabinet with intersecting aluminum fin.
2. Letters and graphics to be applied reflective adhesive vinyl.
3. Footings and base plate as engineered. Aluminum post to be mechanically anchored to engineered footing in a concealed manner. Hardware to be accessible through a concealed panel located at the base of the pole structure.
4. Pole to be painted aluminum.
5. Fin fabricated of 1/4" thick painted aluminum.



SIGNTYPE **C**  
**ELEVATIONS AT MINIMUM CONDITION**  
Scale: 1/2" = 1'-0"

**01**

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 • Final design and engineering of components including all aspects of mounting, including but not limited to lighting, electrical, and attachment.  
 • Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.  
 • Coordination with Contractor and other trades.  
 • Submission of shop drawings and samples, including but not limited to lighting, electrical, and attachment.  
 • Verification of conditions in field prior to submission of shop drawings and samples.  
 • Materials, colors, applications and finishes, seal of registered engineers and samples of all limited to shop drawings of all graphics with fabrication and installation, including but not limited to shop drawings and samples.  
 • Submittals for approval by ICB/RTKL prior to submission of shop drawings and samples.

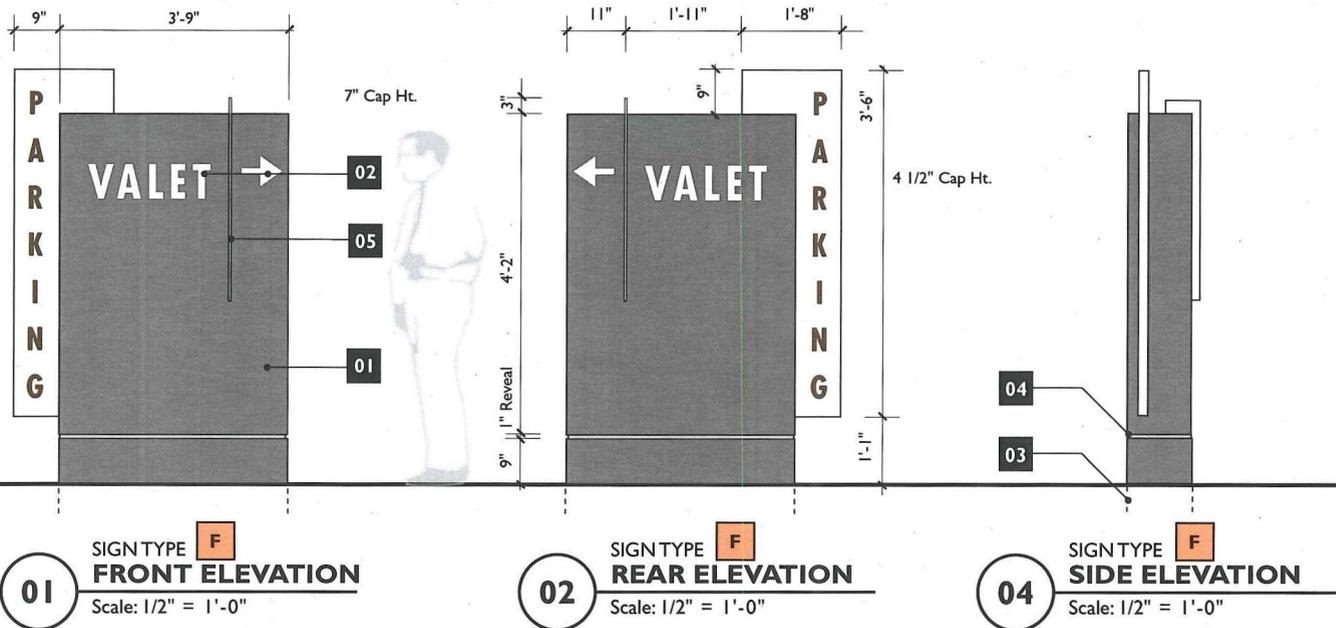
**NOT FOR  
CONSTRUCTION**

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- Final design and engineering of components indicated, including all aspects of mounting.
- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.

- Coordination with Contractor and other trades, including but not limited to lighting, structural, and electrical.
- Verification of conditions in field prior to submission of shop drawings and samples.

- Submittals for approval by RTKCL prior to fabrication and installation, including but not limited to shop drawings and samples of all materials, colors, applications and finishes.
- Submission of shop drawings and samples.



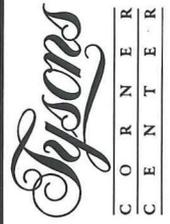
**KEY NOTES**

1. Double-sided 12" deep painted fabricated aluminum cabinet, with intersecting aluminum cabinet and aluminum fin.
2. Letters and graphics to be applied reflective adhesive vinyl.
3. Footings and base plate as engineered. Fabricated aluminum cabinet to be mechanically anchored to base plate and footing in a concealed manner. Hardware to be accessible through a concealed panel located at the base of the sign structure.
4. 1" deep x 1" high reveal.
5. Fin fabricated of 1/2" thick painted aluminum.



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214.468.7600 Phone  
214.468.7601 Fax



PROJECT #: 00-05037.11  
PLAN #: CSP 2004-PR-044

REVISIONS		
NO.	DATE	ITEM
△	1/5/12	
△	3/5/12	
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ISSUE DATE

October 28, 2011

SHEET TITLE

**E/F - Valet  
Directional  
Pylon**

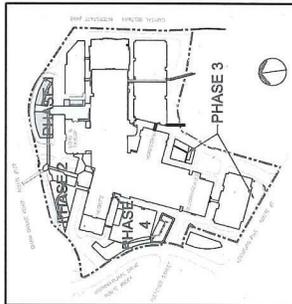
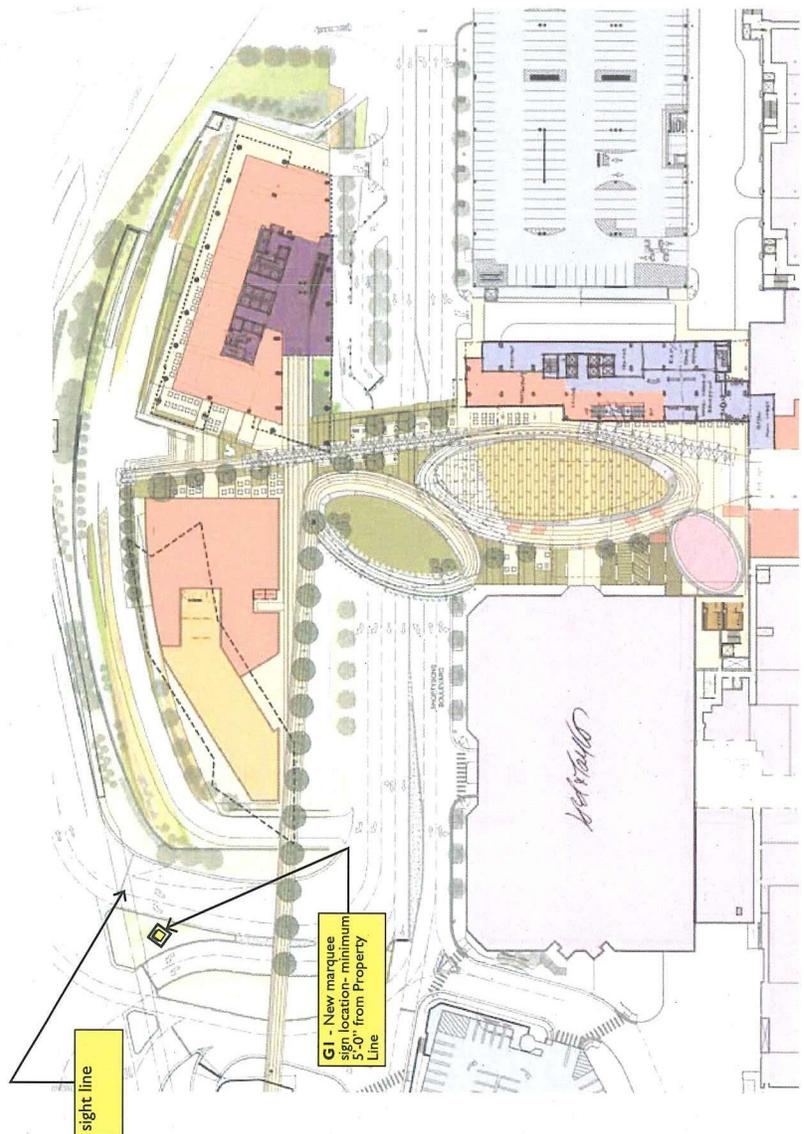
SHEET NO.

# 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, electrical, communications and landscaping schemes.
- Coordination with Contractor and other trades.
- Submittals for approval by IDB/RTKL prior to fabrication and installation, including, but not limited to shop drawings and samples of all materials, color, finishes, applications and samples of all seal of registered engineer and samples of all submission of shop drawings and samples.
- Verification of conditions in field prior to connectors to power and communications sources to satisfy Owner's requirements.
- Structural integrity, electrical function and communication and landscaping schemes.
- Including but not limited to lighting, electrical, communications and landscaping schemes.
- Final design and engineering of components including, but not limited to lighting, electrical, communications and landscaping schemes.

## 01 PHASE I PARTIAL PLAN



KEY REFERENCE DIAGRAM

**RTKL**  
AN ARCADIS COMPANY  
1717 Pacific Avenue  
Dallas, Texas 75201  
214.468.7600 Phone  
214.468.7601 Fax

*Shyams*  
CORNER  
CORNER

**MACERICH**

PROJECT #: 00-05037.11  
PLAN #: CSP 2004-PR-044

NO.	DATE	ITEM
1	1/5/12	
2	3/5/12	
3		
4		
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ISSUE DATE  
October 28, 2011

SHEET TITLE  
G1 - Marquee Location Phase I Plan

SHEET NO.  
10

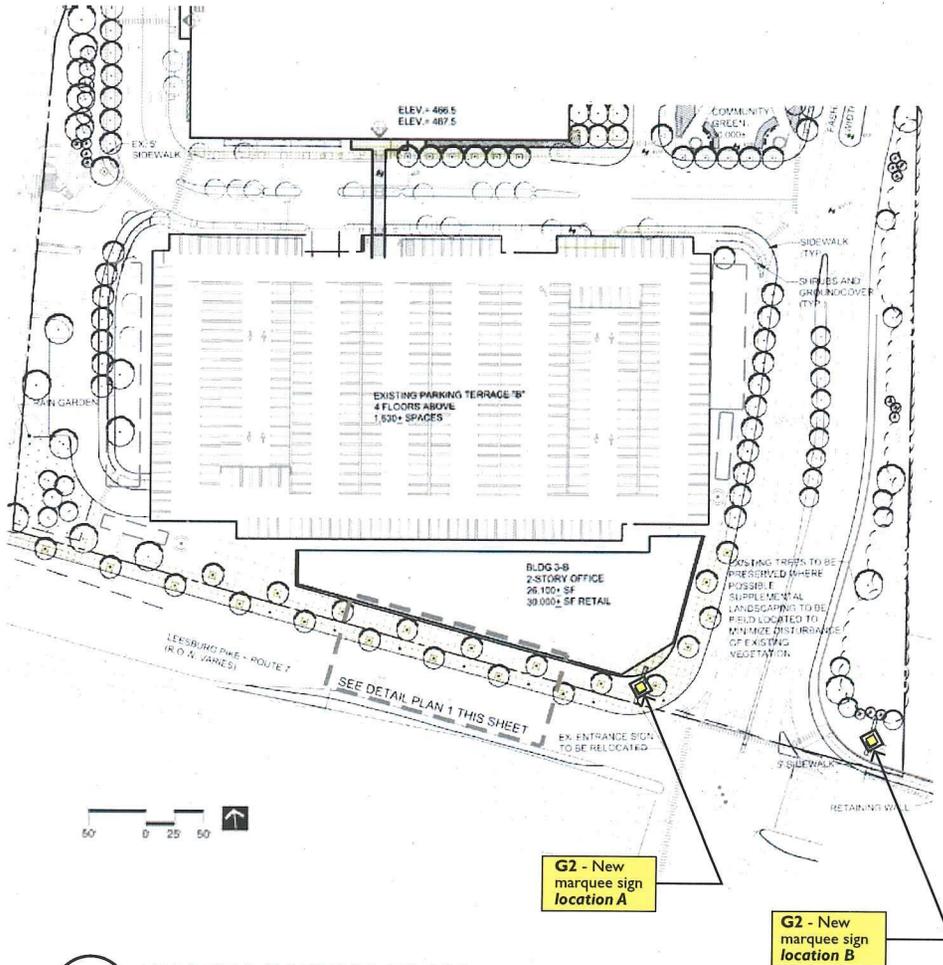
**NOT FOR  
CONSTRUCTION**

These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for:

- Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachment.
- Structural integrity, electrical function and connections to utility. Owner's representative sources to verify Owner's representations.

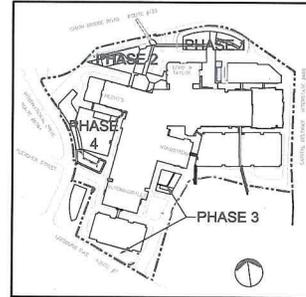
- Coordination with Contractor and other trades, including but not limited to lighting, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.

- Submittals for approval by IDBTRKCL prior to fabrication.
- Limited to shop drawings of all samples with seal of registered engineer and samples of all materials, colors, applications and finishes.
- Submission of shop drawings and samples.



01

**PHASE 3 PARTIAL PLAN**



KEY REFERENCE DIAGRAM

**NOTE:**  
Applicant maintains ability to locate a new marquee sign in location A or B as indicated on this sheet.

**RTKL**<sup>SM</sup>

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*Stinson*  
CORNER  
CENTER

**MACERICH**

PROJECT #: 00-05037.11  
PLAN #: CSP 2004-PR-044

REVISIONS

NO.	DATE	ITEM
1	1/5/12	
2	3/5/12	
3		
4		
5		
6		

ISSUE DATE

October 28, 2011

SHEET TITLE

**G2 - Marquee  
Location  
Phase 3 Plan**

SHEET NO.

11

**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, site location, anchoring and attachment.
- Structural integrity, electrical function and connections to power and communications sources to satisfy owner's requirements.

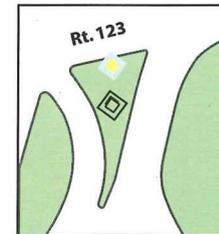
- Coordination with Contractor and other trades, including, but not limited to, utility, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.

- Submittals for approval by RTKCL prior to fabrication and installation. All submittals limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes.
- Submission of shop drawings and samples.

01

SIGN TYPE **G**  
**ELEVATION**

Scale: 3/16" = 1'-0"



**NOTE:**

Square footage of entire marquee  
tower: 415 sq ft

This represents the 2 sign facades that face the highway, which includes the Tysons logo, the tower structure and the LED display panel.

**KEY NOTES**

1. LED monochrome display panel on two sides wrapping front corner facing highway, controlled by computer from within the mall offices. **Message to be changed no more than once every 24 hours. No streaming or flashing type.**
2. Tysons logo to be push through acrylic in painted metal background panel, wrapping front corner facing highway (internally illuminated). **Background painted metal panel is opaque, with only the Tysons Corner Center being translucent acrylic illuminated letters in accordance with Fairfax County Outdoor Lighting Standards.**
3. Base tower to be metal arbor structure backed with acrylic panels. Whole tower to glow. Tower to sit within planting bed.
4. The lighting associated with all signs shall conform with the requirement of Part 9, Outdoor Lighting Standards, of Article 14, Performance Standards, of the Fairfax County Zoning Ordinance

**RTKCL**<sup>SM</sup>

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Dallas, Texas 75201  
214.468.7600 Phone  
214.468.7601 Fax

*Tysons*  
C O R N E R  
C E N T E R

**MACERICH**

PROJECT #: 00-05037.11  
PLAN #: CSP 2004-PR-044

REVISIONS

NO.	DATE	ITEM
△	1/5/12	
△	3/5/12	
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ISSUE DATE

October 28, 2011

SHEET TITLE

**G - Exterior  
Site Entry  
Marquee**

SHEET NO.

12



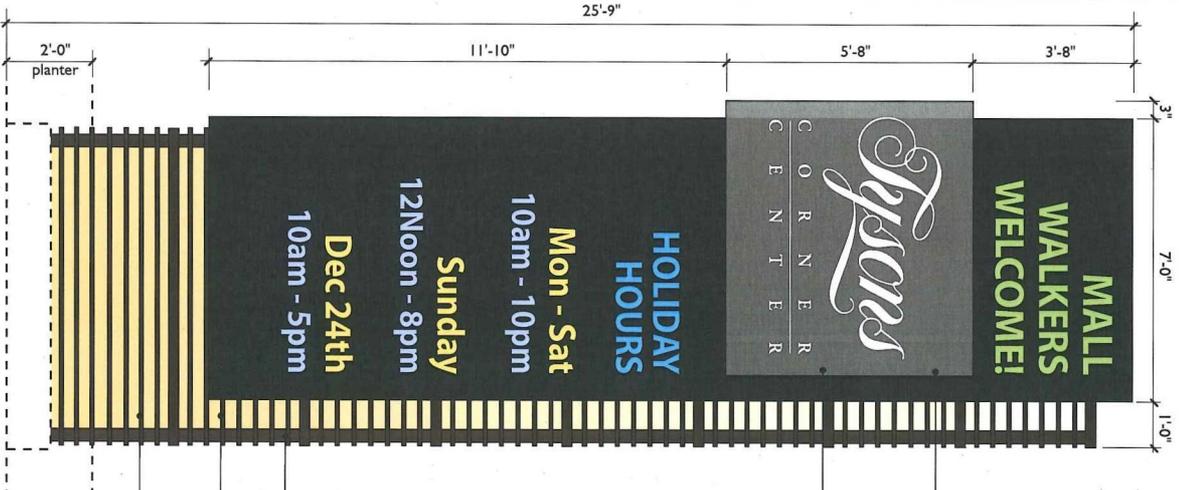
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- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.

- Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.

- Submittals for approval by IDB/RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes. Submission of shop drawings and samples.



**NOTE:**  
 Square footage of entire marquee tower: 415 sq ft  
 This represents the 2 sign facades that face the highway, which includes the Tysons logo, the tower structure and the LED display panel.

**01** SIGNTYPE **G**  
**ELEVATION**  
 Scale: 3/8" = 1'-0"

**02** SIGNTYPE **G**  
**ELEVATION**  
 Scale: 3/8" = 1'-0"

**KEY NOTES**

1. LED monochrome display panel on two sides wrapping front corner facing highway, controlled by computer from within the mall offices. Message to be changed no more than daily. No streaming or flashing type.
2. Tysons logo to be translucent acrylic letters pushed through opaque painted metal panel, wrapping front corner facing highway (Internally illuminated). Metal panel to be pinned off 3".
3. Base tower to be metal arbor structure backed with acrylic panels. Whole tower to glow. Tower to sit within planting bed.
4. 1" square painted metal tube.
5. 3 1/2" square painted metal tube.

**RTKL**  
 AN ARCADIS COMPANY  
 1717 Pacific Avenue  
 Dulles 20009  
 214,458,7600 Phone  
 214,458,7601 Fax

**MACERICH**  
 PROJECT #: 00-05037.11  
 PLAN #: CSP 2004-PR-044

NO.	DATE	ITEM
1	11/5/12	
2	9/5/12	
3		
4		
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ISSUE DATE  
 October 28, 2011

SHEET TITLE  
 G - Exterior  
 Site Entry  
 Marquee

SHEET NO.  
 14

NO.	DATE	ITEM
1	11/5/12	
2	3/5/12	

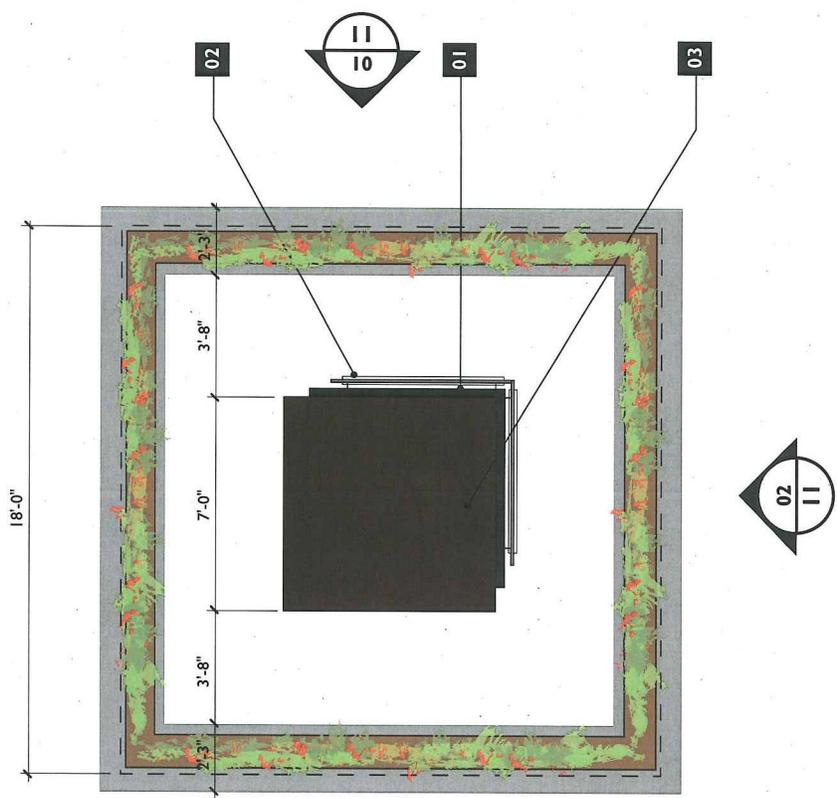
ISSUE DATE
October 28, 2011

SHEET TITLE  
**G - Exterior  
 Site Entry  
 Marquee**

SHEET NO.  
**15**

**KEY NOTES**

- LED monochrome display panel on two sides wrapping front corner facing highway, controlled by computer from within the mall offices. **Message to be changed no more than once every 24 hours. No streaming or flashing type.**
- Tyson's logo to be push through acrylic in painted metal background panel, wrapping front corner facing highway (internally illuminated), pinned off 3". **Background painted metal panel is opaque, with only the Tyson's Corner Center being translucent acrylic illuminated letters in accordance with Fairfax County Outdoor Lighting Standards.**
- Base tower to be metal arbor structure backed with acrylic panels. Whole tower to glow. Tower to sit within planting bed.



**01** SIGNTYPE PLAN  
 Scale: 1/4" = 1'-0"

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- Final design and engineering of components
- Coordination with Contractor and other trades.
- Verification of conditions in field prior to fabrication or installation, including but not limited to lighting, structural, communications and landscaping schemes.
- Lead of registered engineer and samples of all materials, colors, applications and finishes.
- Submission of shop drawings and samples.
- Submission of shop drawings and samples.
- Verification of conditions in field prior to fabrication or installation, including but not limited to lighting, structural, communications and landscaping schemes.
- Lead of registered engineer and samples of all materials, colors, applications and finishes.
- Submission of shop drawings and samples.

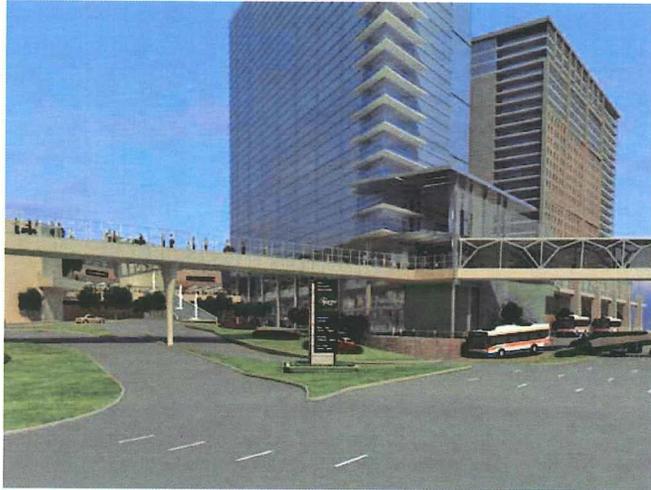
**NOT FOR  
CONSTRUCTION**

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- Structural integrity, electrical function and sources to satisfy Owner's requirements.

- Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.

- Submittals for approval by (RTKL) refer to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes.
- Submission of shop drawings and samples.



01

SIGN TYPE **G**  
**PERSPECTIVE AT 123**  
Not to Scale



02

SIGN TYPE **G**  
**PERSPECTIVE AT 7** New sign location A  
Not to Scale



03

SIGN TYPE **G**  
**ELEVATION AT 7** New sign location B  
Not to Scale

**RTKL**<sup>SM</sup>

AN ARCADIS COMPANY

1717 Pacific Avenue  
Dallas, Texas 75201  
214.468.7600 Phone  
214.468.7601 Fax

*Tyson's*  
CORNER  
CENTER

**MACERICH**

PROJECT #: 00-05037.11  
PLAN #: CSP 2004-PR-044

REVISIONS		
NO.	DATE	ITEM
△	1/5/12	
△	3/5/12	
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ISSUE DATE  
October 28, 2011

SHEET TITLE  
**G - Exterior  
Site Entry  
Marquee**

SHEET NO.  
**16**

*Tyson's*

C O R N E R  
C E N T E R

**Comprehensive Sign Plan Amendment**  
**Tyson's Corner Center**

**Building-Mounted and**  
**Garage-Mounted Signage**  
**March 5, 2012**

**Wayfinding Signage is Indicated in a separate Wayfinding Plan Set**

Project #: 00-03072.10  
Plan #: CSPA 2004-PR-044  
Tax Map #: 29-4 ((1)) 35A and 39-2 ((1)) 2,4 and 5



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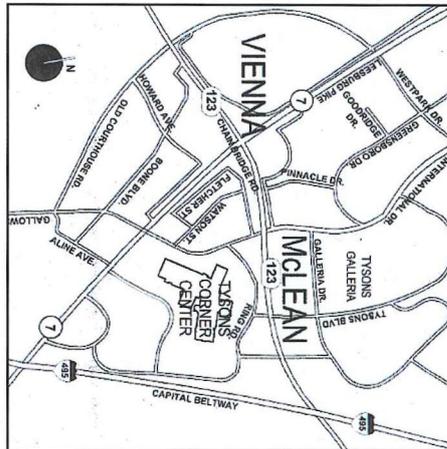
- Submittals for approval by ID&RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes. Submission of shop drawings and samples.

**PROJECT INFORMATION**

**ARCHITECT**  
 RTKL Associates Inc.  
 1717 Pacific Avenue  
 Dallas, TX 75201-4688  
 214.468.7714  
 Fax 214.871.7023  
 Scott Schwieterman

**PROJECT ADDRESS**  
 Tysons Corner Center  
 1961 Chain Bridge Road  
 Suite 105  
 McLean, VA 22102  
 703.847.7323  
 Fax 703.893.1053  
 Hillary Zahm, AICP

**AREA MAP**



**SITE LOCATION MAP**



**RTKL**

AN ARCADIS COMPANY

1717 Pacific Avenue  
 Dallas, Texas 75201  
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 214.468.7601 Fax

*Tyson's*  
 C O R N E R  
 C E N T E R

PROJECT #: 00-03072.10  
 PLAN #: CSP 2004-PR-044

**REVISIONS**

NO.	DATE	ITEM
1	3/5/12	

ISSUE DATE

October 28, 2011

SHEET TITLE

Project Information

SHEET NO.

1

**NOT FOR CONSTRUCTION**

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- Coordination with Contractor and other trades, including, but not limited to, utility, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.

- Submitted for approval by RTKCL prior to field installation.
- Limited to shop drawings of all trades with seal of registered engineer and samples of all materials, colors, applications and finishes.
- Submission of shop drawings and samples.

**TYSONS CORNER CENTER**  
Exterior Building-Mounted Sign Survey

Sign No.	Sign Text	Actual S.F.
1	Parking Terrace C (South-West)	22.00
2	Parking Terrace C (South-East)	22.00
3	Nordstrom (East)	236.50
4	Nordstrom (South)	236.50
5	L.L. Bean	108.50
6	Bloomingdale's (East)	106.00
7	Bloomingdale's (South Bridge)	40.00
8	Tyson's Corner Center	32.50
9	Bloomingdale's (South Parking Terrace B)	40.00
10	Parking Terrace B (West)	22.00
11	Bloomingdale's (West Parking Terrace B)	40.00
12	Bloomingdale's (West)	106.00
13	Parking Terrace A (South-East)	22.00
14	Parking Terrace A (South-West)	22.00
15	Parking Terrace A (West-South)	22.00
16	Parking Terrace A (West-North)	22.00
17	Macy's	7.71
18	Macy's	170.45
19	Macy's	170.45
20	Parking Terrace D (West)	22.00
21	Macy's	39.00
22	Lord and Taylor (West)	261.60
23	Lord and Taylor (North)	261.60
24	Lord and Taylor (East)	261.60
25	Tyson's Corner Center (Proposed) [Identical to Sign #36]	210.67
26	Neisha Thai	42.00
27	Modern Nails	14.00
28-31	Signs #28-31 removed	0.00
32	Barnes & Noble (East)	274.90
33	AMC (East)	250.00
34	Restaurant #3 (East)	112.80
35	Old Navy (East)	50.00
36	Tyson's Corner Center	210.67
37	AMC (South)	199.90
38	Restaurant #6 (South)	112.00
39-46	Panel with signs as indicated on Sheets 9 and 10	947.92
47	Tyson's Corner Center	80.00
48	Parking Terrace E (North)	49.50
49	AMC (Parking Terrace C South)	25.47
N/A	Site Wayfinding Signage	436.40
50	Macy's	170.45
51	Macy's	7.71
52	Macy's	7.71
53	Macy's	7.71
54	Macy's	7.71
55	Macy's	7.71
56	IMAX	65.80
57	American Girl (ST-1 West) includes star logo	97.87
58	American Girl (ST-2 West) star logo	5.96
59	American Girl (ST-2 South) star logo	5.96
60	American Girl (ST-3 South) star logo	37.31
61	American Girl (ST-3 North) star logo	37.31
62	American Girl (ST-8 West) star logo	8.25
63	American Girl (ST-8 West) star logo	8.25
64	Lord and Taylor (Parking Terrace D North)	164.16 *
65	Macy's (Parking Terrace D North)	164.16 **

<b>Total (Excluding Sign #65)</b>	<b>5950.51</b>
<b>Total (Replacing Sign #21 with Sign #65)</b>	<b>6075.67</b>

SEE PAGE 3 FOR LOCATION PLAN RELATED TO SIGNS

\* All signs included in this Sign Survey (except Sign #64) were approved with CSP 2004-PR-044 or are permitted per the Zoning Ordinance and were added subsequent to approval of CSP 2004-PR-044. Sign #64 was previously approved with SP 83-P-034 but inadvertently omitted from CSP 2004-PR-044.

\*\*At such time as Sign #21 (39 S.F. Macy's) is replaced, if the tenant agrees to provide a sign design similar to Sign #64 (with a mesh background), the applicant shall endeavor to work with the tenant to provide the sign indicated as Sign #65 with the exact dimensions of the sign to be determined at the time of permit and the total square footage not to exceed 164.16 S.F.

<b>Allowable Square Footage</b> Approved via SP-89-P-034	<b>6,926.00</b>	S.F.
<b>Current Special Permit Application Calculations</b>		
Total Building Frontage (1)	4,258.00	L.F.
Multiplier (12-203-9)	x 1.50	
Subtotal	<u>6,387.00</u>	S.F.
Multiplier (Regional Center)	x 6,387.00	L.F.
Total	<u>7,983.75</u>	S.F.
<b>Requested Square Footage</b>	<b>5950.51</b>	S.F.
<b>Remaining Available S.F.</b>	<b>2033.24</b>	S.F.

**NOTES:**

The applicant reserves the right to install other signage not included in this sign package as may be allowed in accordance with Article 12 of the Zoning Ordinance.

The applicant reserves the right to alter the location, text, font or colors of the signs permitted by Article 12 as long as the signage complies with the design guidelines and size limitations of this sign program.

The applicant reserves the right to alter the name, logo or other corporate identification as long as the signage complies with this Comprehensive Sign Plan.

Signs that are not visible from adjoining properties or the public right-of-way do not meet the Zoning Ordinance definition of a sign per Article 20 ("non-Signs"). Signage indicated in this plan does not include Non-Signs. Non-Signs are not included in this Exterior Building Mounted Sign Survey on this sheet, and the square footage of Non-Signs is not removed from the allowable square footage.



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PROJECT #: **00-03072.10**  
PLAN #: **CSP 2004-PR-044**

REVISIONS		
NO.	DATE	ITEM
△	3/5/12	
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ISSUE DATE

October 28, 2011

SHEET TITLE  
**Sign Schedule Calculations**

SHEET NO.

**NOT FOR  
CONSTRUCTION**

These drawings express Design Intent  
Only and are Not For Construction.  
Contractor is responsible for:

- Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachment.
- Structural integrity, electrical function and safety on power and communications sources to satisfy Owner's requirements.

- Coordination with Contractors and other trades, including but not limited to lighting, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.

- Submit for approval by (DR)RTKL prior to construction. All drawings shall be limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes, submission of shop drawings and samples.



**RTKL**<sup>SM</sup>

AN ARCADIS COMPANY

1717 Pacific Avenue  
Dallas, Texas 75201  
214.468.7600 Phone  
214.468.7601 Fax

*Tyson's*  
C O R N E R  
C E N T E R

PROJECT # 00-03072.10  
PLAN # CSP 2004-PR-044

REVISIONS		
NO.	DATE	ITEM
△	3/5/12	
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ISSUE DATE  
October 28, 2011  
SHEET TITLE  
**Proposed and Existing Building-Mounted Signs**  
SHEET NO.  
**3**





These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for:  
 • Final design and engineering of components including site notations, including but not limited to shop drawings of all graphics with fabrications and installation, including but not limited to shop drawings of all graphics with materials, colors, applications and finishes. • Submission of shop drawings and samples. • Coordination with Contractor and other trades, including site notations, including but not limited to shop drawings and samples. • Verification of conditions in field prior to submission of power and communication connectors to satisfy Owner's requirements. • Structural integrity, electrical function and erection, anchoring and electrical function indicated, including all aspects of mounting, including site notations, including but not limited to shop drawings of all graphics with materials, colors, applications and finishes. • Submission of shop drawings and samples.

**NOT FOR CONSTRUCTION**

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 AN ARCADIS COMPANY  
 1717 Pacific Avenue  
 Dallas, Texas 75201  
 214.468.7600 Phone  
 214.468.7601 Fax

*Lysiana*

PROJECT #: 00-03072.10  
 PLAN #: CSP 2004-PR-044

REVISIONS	
NO.	DATE
1	3/5/12

ISSUE DATE  
 October 28, 2011

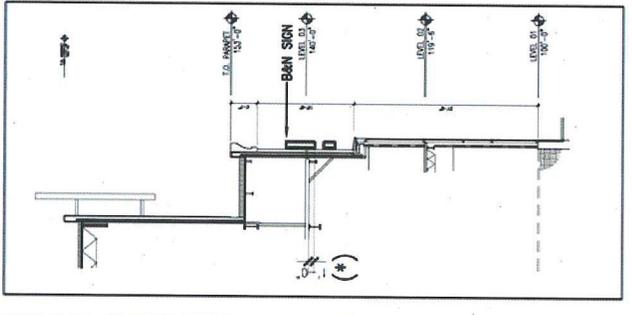
SHEET TITLE  
**Signs 32 and 33**

SHEET NO.  
**6**



**"8-LINE" CALCULATION  
SIGN AREA: 274.9 s.f.**

EAST ELEVATION  
BARNES & NOBLE



SECTION A-A  
BARNES & NOBLE

EAST ELEVATION  
BARNES & NOBLE

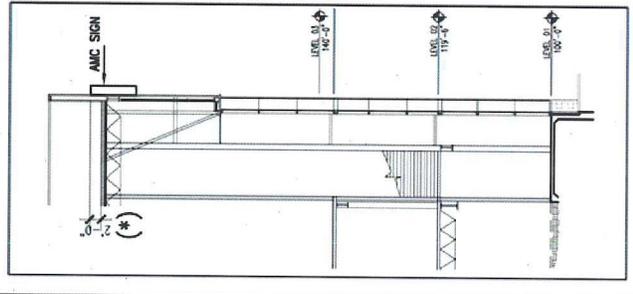
**32** BARNES & NOBLE

(\*) Field verify to insure adequate clearance for power connection directly from demised premises  
 Revised 3.16.05



**"8-LINE" CALCULATION  
SIGN AREA: 25000 s.f.**

EAST ELEVATION / E. DETAIL 2  
AMC



SECTION B-B  
AMC

EAST ELEVATION / E. DETAIL 2  
AMC

**33** AMC

(\*) Field verify to insure adequate clearance for power connection directly through roof parapet.  
 Revised 3.16.05

Note: Graphic Issued February 5, 2007



**NOT FOR  
CONSTRUCTION**

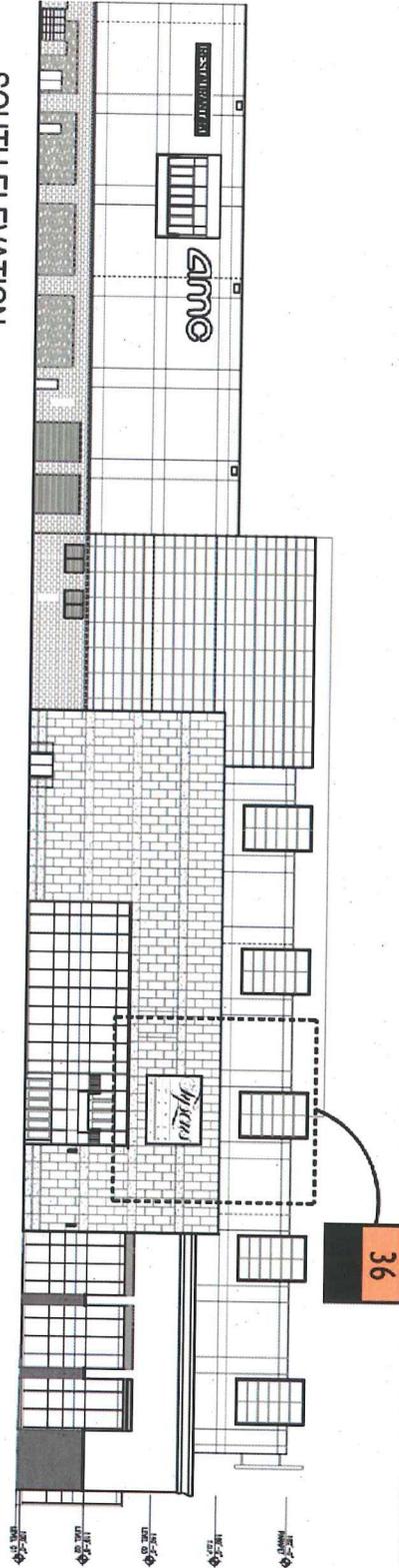
These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for:

- Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachment.
- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.

- Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.

- Submittals for approval by IDB/RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes, submission of shop drawings and samples.

**SOUTH ELEVATION**



Note: Graphic issued February 5, 2007

**RTKL**  
200

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PROJECT # 00-03072.10  
PLAN # CSP 2004-PR-044

REVISIONS

NO.	DATE	ITEM
1	3/5/12	

ISSUE DATE

October 28, 2011

SHEET TITLE

South Elevation  
Key

SHEET NO.

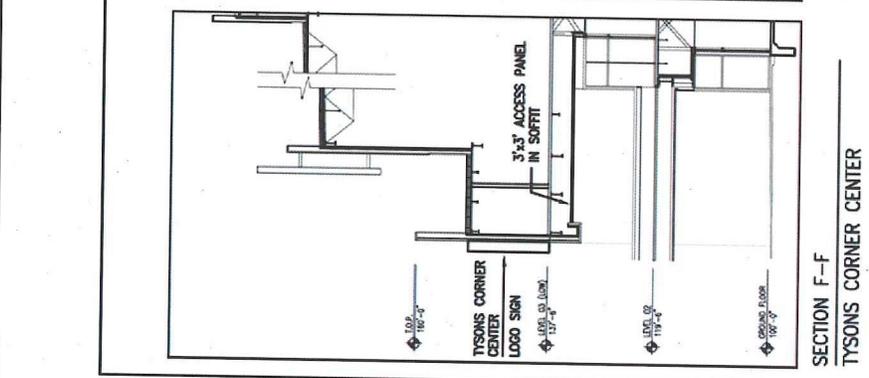
8

Final design and engineering of components indicated, including all aspects of mounting, erection, including and attachment, location, including and attachment, structural testing, electrical function and connections to power and communications sources to satisfy Owner's requirements.

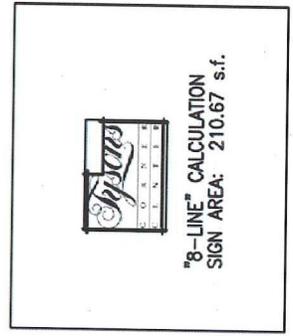
Contractor is responsible for:  
 Only and are Not For Construction Intent  
 These drawings express Design Intent

**NOT FOR CONSTRUCTION**

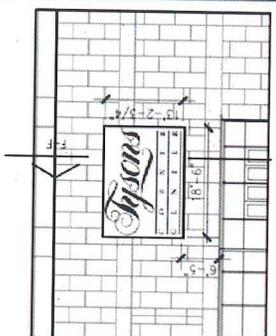
Note: Graphic issued February 5, 2007



SECTION F-F  
 TYSONS CORNER CENTER



TYSONS CORNER CENTER LOGO SIGN



SOUTH ELEVATION  
 TYSONS CORNER CENTER LOGO SIGN

**36** TYSONS CORNER CENTER SOUTH ELEVATION

NOTE: THE WORD "TYSONS" TO BE BACKLIT.

**RTKL**  
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 Dallas, Texas 75201  
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 214.468.7601 Fax

*Tyson's*  
 C O R N E R  
 C E N T E R

PROJECT #: 00-03072.10  
 PLAN #: CSP 2004-PR-044

NO.	DATE	ITEM
1	3/5/12	
2		
3		
4		
5		
6		

ISSUE DATE  
 October 28, 2011

SHEET TITLE  
 Sign 36

SHEET NO.  
 9

# NOT FOR CONSTRUCTION

These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for:

- Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachment.
- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.

- Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.

- Submittals for approval by IDB/RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes, submission of shop drawings and samples.



## North Garage Elevation

**RTKL**

Note: Graphic Issued February 5, 2007

AN ARCADIS COMPANY

**RTKL**

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214.468.7601 Fax

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PROJECT # 00-03072.10  
PLAN # CSP 2004-PR-044

REVISIONS

NO.	DATE	ITEM
1	3/5/12	

ISSUE DATE

October 28, 2011

SHEET TITLE

Parking Terrace  
E North  
Elevation

SHEET NO.

10

**NOT FOR CONSTRUCTION**

These drawings express Design Intent. Contractor is responsible for:

- Find design and engineering of components
- Indicated, including all aspects of mounting, erection, anchoring and attachment
- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.
- Verification of conditions in field prior to materials, colors, applications and finishes.
- seal of registered engineers and finishes limited to shop drawings of all graphics with fabrication and installation, including but not
- Submittals for approval by IDB/RTKL prior to
- Coordination with Contractor and other trades, including but not limited to lighting, structural, fireproofing and insulation, including but not
- Verification of conditions in field prior to materials, colors, applications and finishes.
- seal of registered engineers and finishes limited to shop drawings of all graphics with fabrication and installation, including but not
- Submittals for approval by IDB/RTKL prior to

C O R N E R C E N T E R

Lysnas

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PROJECT #: 00-03072.10  
PLAN #: CSP 2004-PR-044

NO.	DATE	ITEM
1	3/5/12	

ISSUE DATE

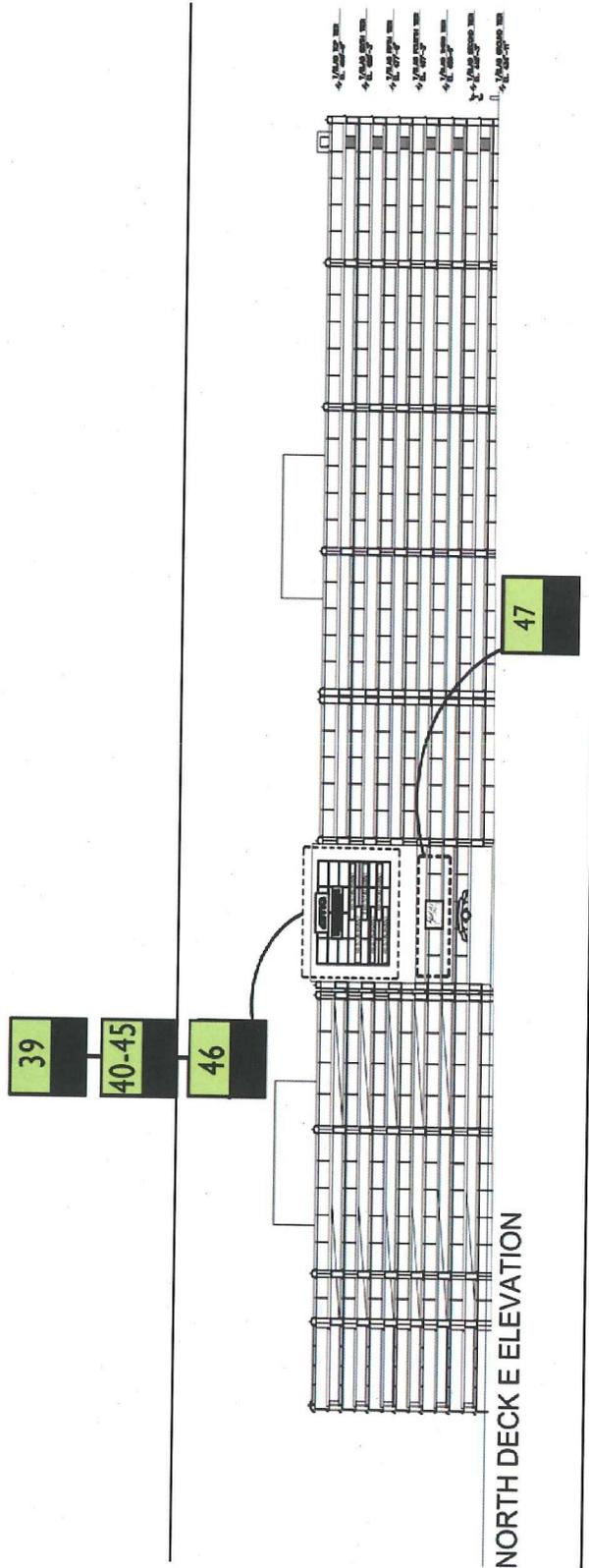
October 28, 2011

SHEET TITLE

Parking Terrace  
E North  
Elevation Key

SHEET NO.

11



NORTH DECK ELEVATION

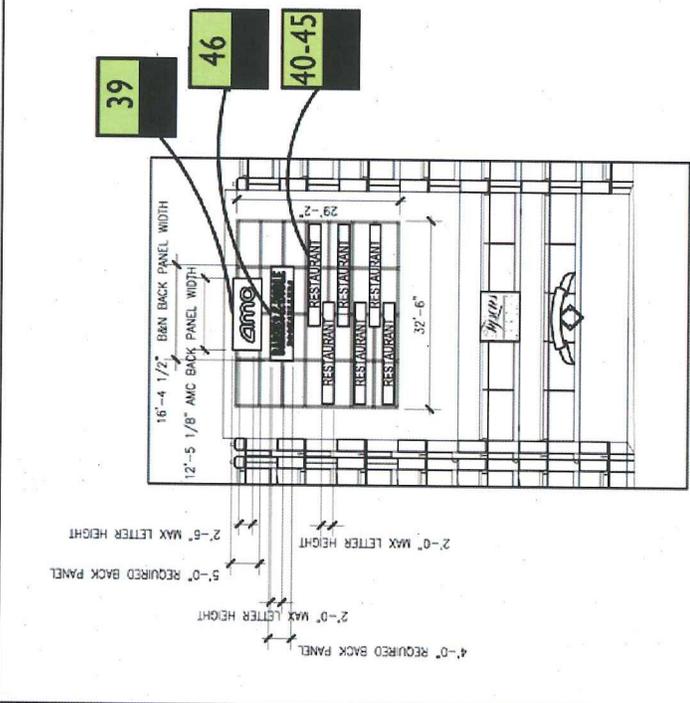
Note: Graphic Issued February 5, 2007

These drawings express Design Intent. Only and are Not For Construction. Contractor is responsible for:

- Final design and engineering of components
- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.
- Verification of conditions in field prior to submission of shop drawings and samples.
- Materials, colors, applications and finishes.
- Substitution of shop drawings and samples.
- Installation and inspection, including but not limited to shop drawings or all graphics with seal of registered engineer and samples with fabrication and installation, including but not limited to shop drawings or all graphics with
- Submittals for approval by IDB/RTKL prior to

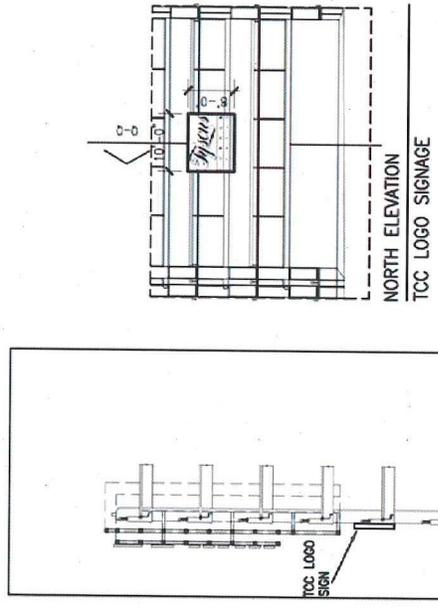
**NOT FOR CONSTRUCTION**

Note: Graphic Issued February 5, 2007



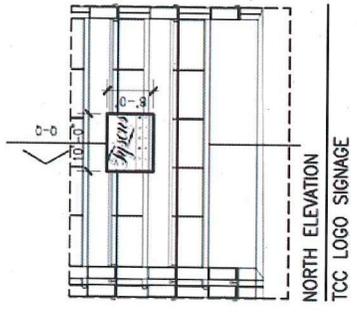
**39** TENANT SIGNAGE  
**46** PARKING TERRACE E NORTH ELEVATION

MAX SIGN AREA:  
RESTAURANTS: 6 x 35.2 s.f. = 211.2 s.f.  
AMC THEATRE: 25.47 s.f.  
BARNES & NOBLE: 37.0 s.f.  
SIGN STRUCTURE: 947.92 s.f.



**47** TCC LOGO SIGNAGE  
SECTION Q-Q  
TCC LOGO SIGNAGE

**47** TCC LOGO SIGNAGE  
PARKING TERRACE E NORTH ELEVATION



NORTH ELEVATION  
TCC LOGO SIGNAGE  
SIGN AREA: 80.0 s.f.

REVISIONS	
NO.	DATE
1	3/5/12

ISSUE DATE  
October 28, 2011

SHEET TITLE  
Signs 39, 40-45,  
46 and 47

SHEET NO.  
12





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 Dallas, Texas 75201  
 214.468.7600 Phone  
 214.468.7601 Fax

CONSTRUCTION  
*Systems*

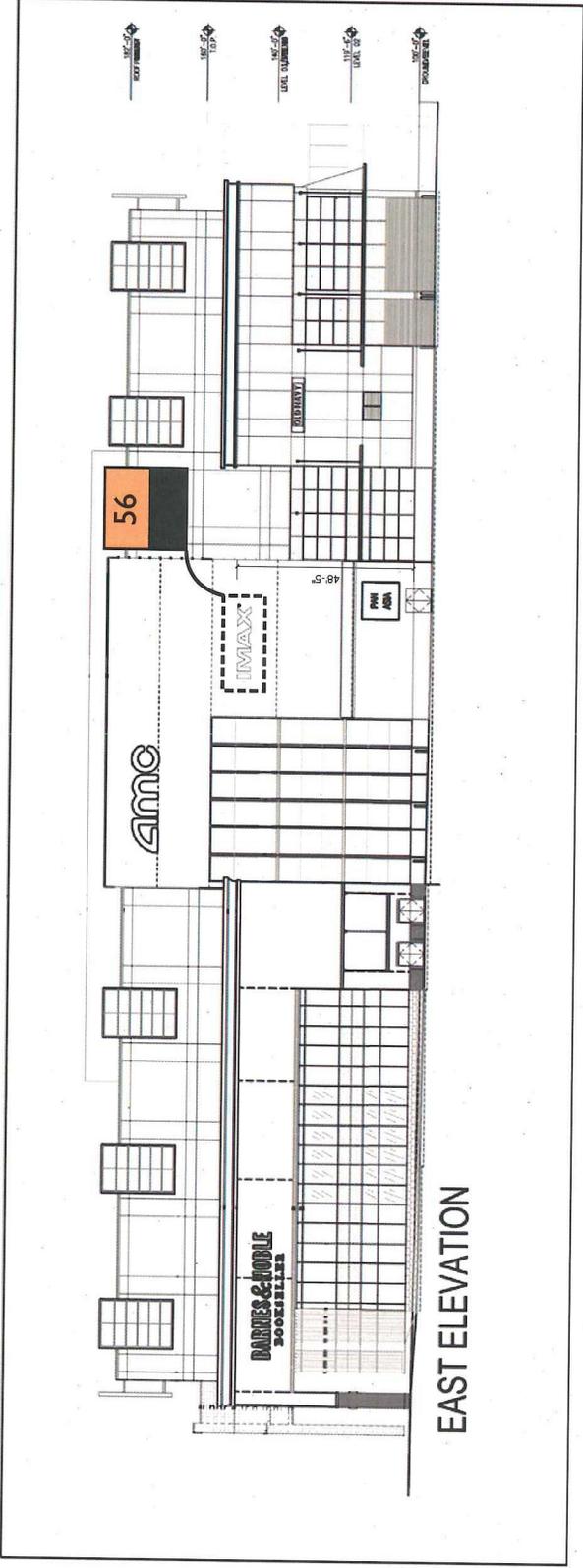
PROJECT # 00-03072.10  
 PLAN # CSP 2004-PR-044

NO.	DATE	ITEM
1	3/5/12	

ISSUE DATE  
 October 28, 2011

SHEET TITLE  
 East Elevation  
 Key

SHEET NO.  
 14



**NOT FOR CONSTRUCTION**

These drawings express Design Intent. Contractor is responsible for:  
 • Final design and engineering of components  
 • Coordination with Contractor and other trades.  
 • Fabrication and installation, including but not limited to lighting, structural, ventilation, fire, and other trades.  
 • Verification of conditions in field prior to construction.  
 • Submission of shop drawings and samples of all materials, colors, finishes, and fixtures.  
 • Submission of shop drawings and samples of all materials, colors, finishes, and fixtures.  
 • Verification of conditions in field prior to construction.  
 • Submission of shop drawings and samples of all materials, colors, finishes, and fixtures.  
 • Final design and engineering of components  
 • Coordination with Contractor and other trades.  
 • Fabrication and installation, including but not limited to lighting, structural, ventilation, fire, and other trades.  
 • Verification of conditions in field prior to construction.  
 • Submission of shop drawings and samples of all materials, colors, finishes, and fixtures.  
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**NOT FOR  
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- Verification of conditions in field prior to submission of shop drawings and samples.
- Submittals for approval by IDB/RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes, submission of shop drawings and samples.



WEST/SOUTH ELEVATIONS - AMERICAN GIRL

**RTKL**<sup>SM</sup>

AN ARCADIS COMPANY

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Dallas, Texas 75201  
214.468.7600 Phone  
214.468.7601 Fax

*Tyson's*  
C O R N E R  
C E N T E R

PROJECT # 00-03072.10  
PLAN # CSP 2004-PR-044

REVISIONS

NO.	DATE	ITEM
1	3/5/12	

ISSUE DATE

October 28, 2011

SHEET TITLE

West/South Elevations

SHEET NO.

16

**NOT FOR  
CONSTRUCTION**

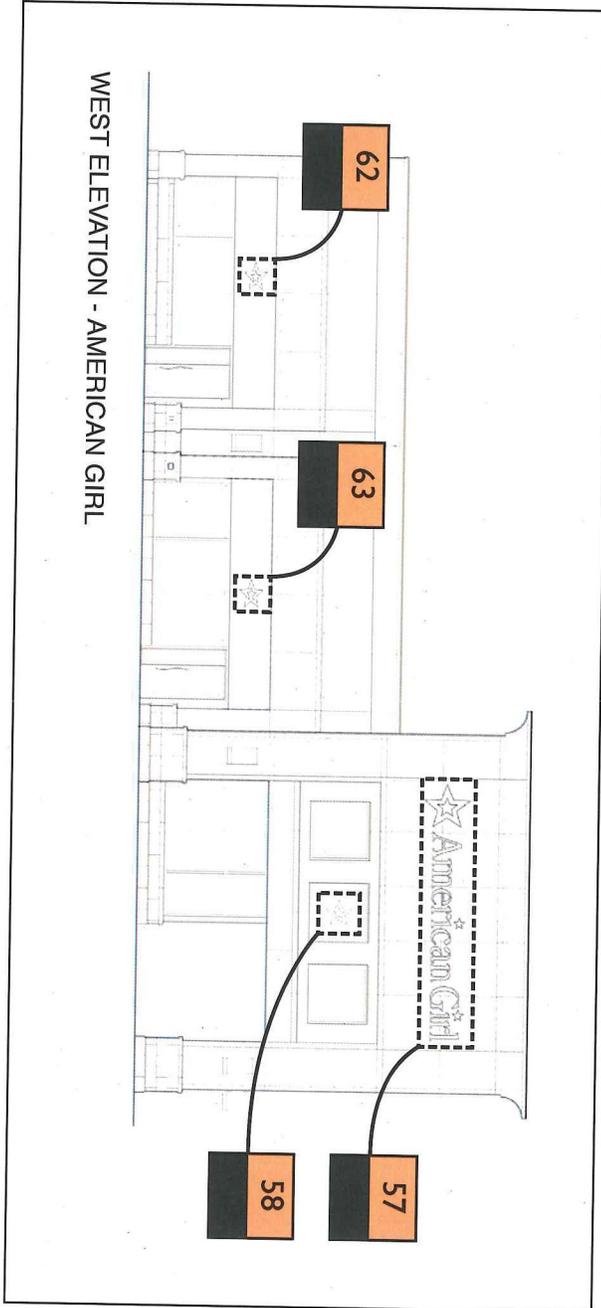
These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for:

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- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.

- Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.
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WEST ELEVATION - AMERICAN GIRL



**Tyson's**  
CORNER  
CENTER

1717 Pacific Avenue  
Dallas, Texas 75201  
214.468.7600 Phone  
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AN ARCADIS COMPANY

**RTKL**  
50

PROJECT #: 00-03072.10  
PLAN #: CSP 2004-PR-044

REVISIONS

NO.	DATE	ITEM
1	3/5/12	
2		
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ISSUE DATE

October 28, 2011

SHEET TITLE

West Elevation  
Key

SHEET NO.

17





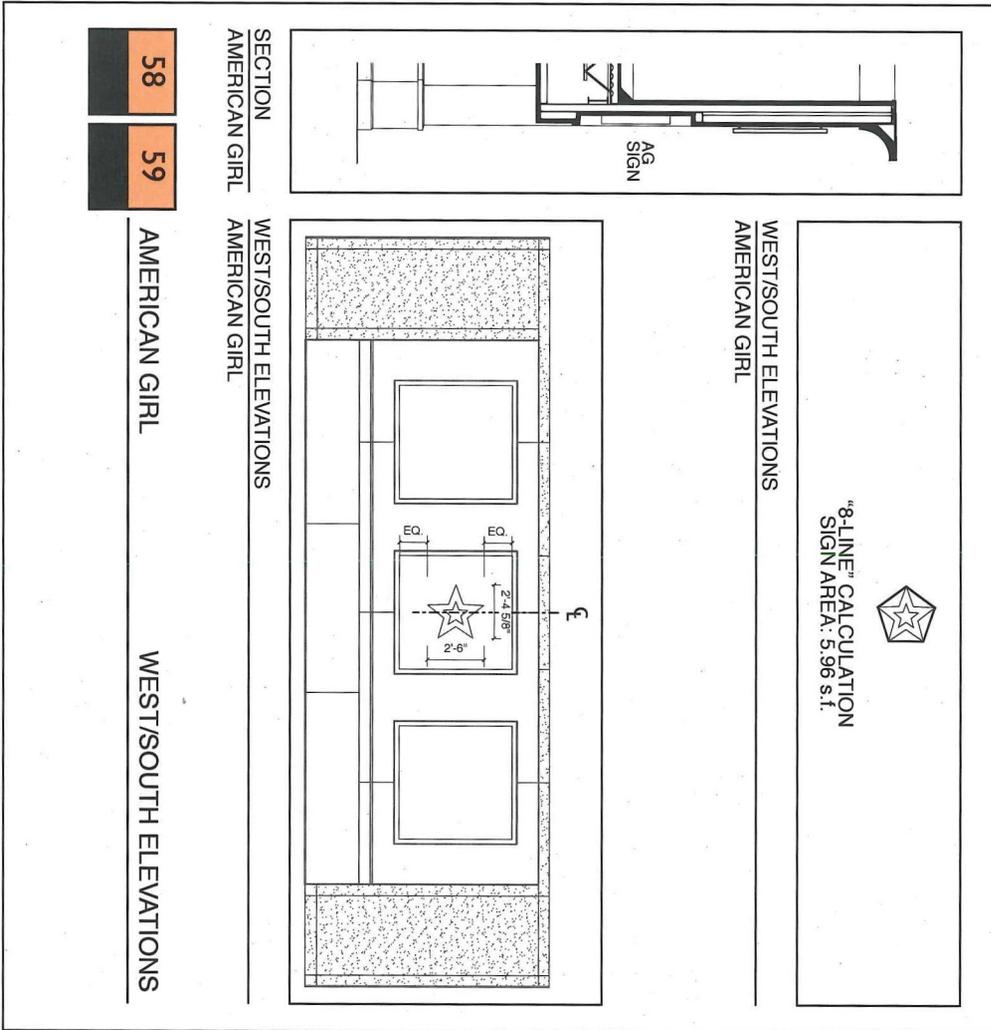
**NOT FOR CONSTRUCTION**

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58 59

AMERICAN GIRL

WEST/SOUTH ELEVATIONS

SECTION AMERICAN GIRL

WEST/SOUTH ELEVATIONS AMERICAN GIRL



PROJECT #: 00-03072.10  
PLAN #: CSP 2004-PR-014

REVISIONS

NO.	DATE	ITEM
1	3/5/12	

ISSUE DATE

October 28, 2011

SHEET TITLE

Signs 58 and 59

SHEET NO.

20



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214.468.7600 Phone  
214.468.7601 Fax

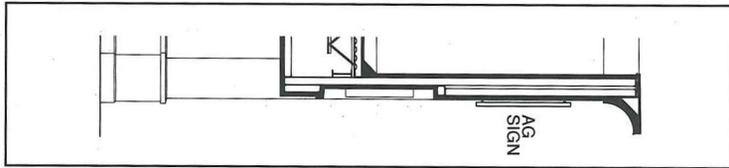
**NOT FOR CONSTRUCTION**

These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for:

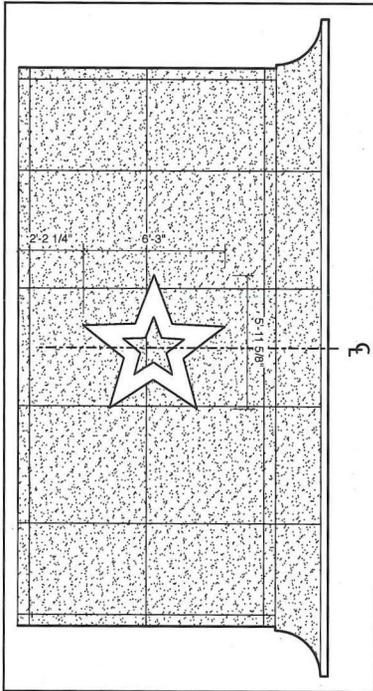
- Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachment.
- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.

- Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.
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SECTION  
AMERICAN GIRL



NORTH/SOUTH ELEVATIONS  
AMERICAN GIRL

AMERICAN GIRL NORTH/SOUTH ELEVATIONS



NORTH/SOUTH ELEVATIONS  
AMERICAN GIRL

*Tyson's*  
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C E N T E R

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Dallas, Texas 75201  
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AN ARCADIS COMPANY

**RTKL**<sup>TM</sup>

PROJECT #: 00-03072.10  
PLAN #: CSP 2004-PR-044

REVISIONS

NO.	DATE	BY	APP.
1	3/5/12		

ISSUE DATE

October 28, 2011

SHEET TITLE

Signs 60 and 61

SHEET NO.

21

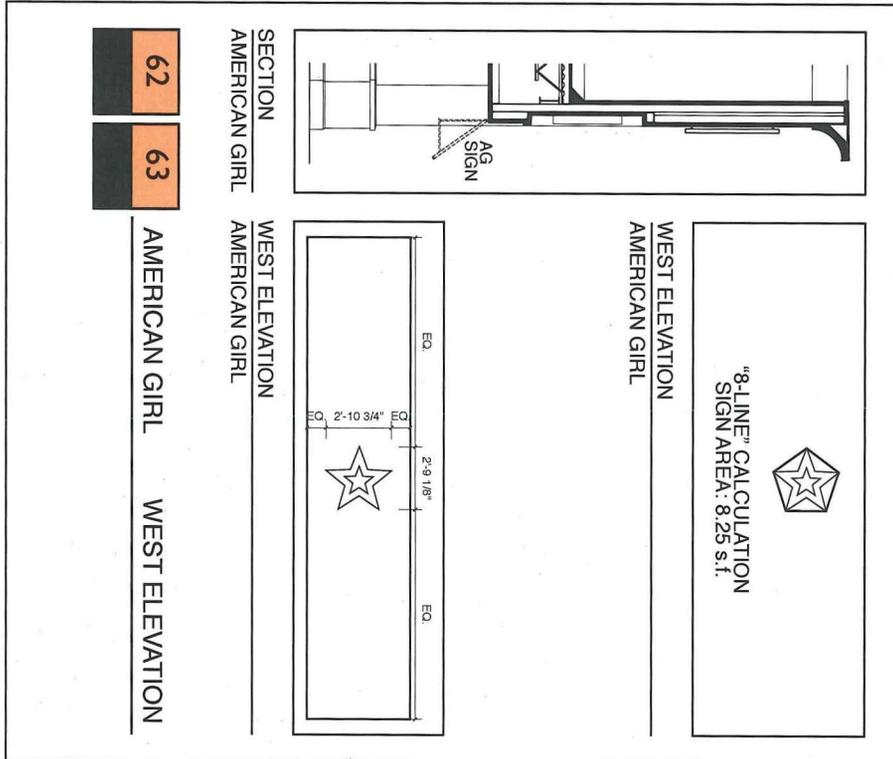
**NOT FOR CONSTRUCTION**

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- Submittals for approval by ID&RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes. submission of shop drawings and samples.



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214.468.7601 Fax

PROJECT #: 00-03072.10  
PLAN #: CSP 2004-PR-044

NO.	DATE	ITEM
1	3/5/12	

ISSUE DATE  
October 28, 2011

SHEET TITLE  
Signs 62 and 63

SHEET NO.  
22

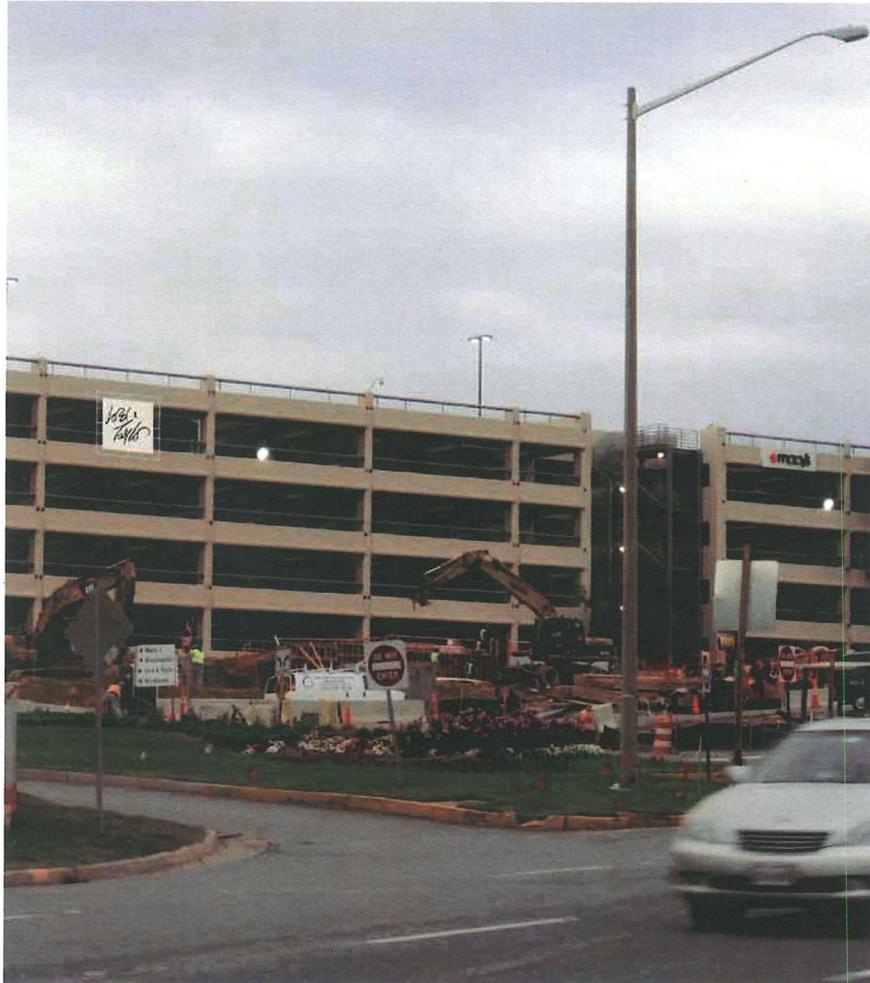
**NOT FOR  
CONSTRUCTION**

These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for:

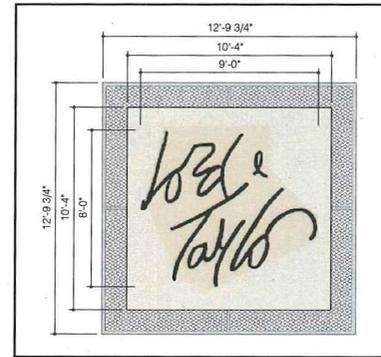
- Full design and engineering of components indicated, including framing, erection, anchoring and attachment.
- Structural integrity, electrical function and connections to power and communications sources to justify Owner's requirements.

- Coordination with Contractor and other trades, including, but not limited to, framing, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.

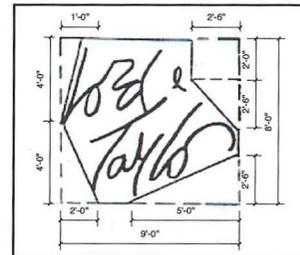
- Submittals for approval by IDBRTKL prior to fabrication and installation. All shop drawings are limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes.
- Submission of shop drawings and samples.



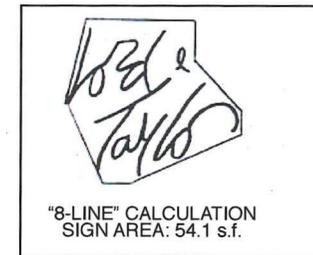
NORTH ELEVATION - PARKING TERRACE D



NORTH ELEVATION  
LORD & TAYLOR



NORTH ELEVATION  
LORD & TAYLOR



NORTH ELEVATION  
LORD & TAYLOR

**64** LORD & TAYLOR NORTH ELEVATION

NOTE: S.F. OF THE MESH PANEL IS USED FOR THE CALCULATIONS IN THE EXTERIOR BUILDING-MOUNTED SIGN SURVEY ON SHEET #2.

**RTKL**<sup>SM</sup>

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Dallas, Texas 75201  
214.468.7600 Phone  
214.468.7601 Fax

*Rayson*  
CORNER  
CENTER

PROJECT # **00-03072.10**  
PLAN # **CSP 2004-PR-044**

REVISIONS		
NO.	DATE	ITEM
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ISSUE DATE  
**October 28, 2011**  
SHEET TITLE  
**Sign 64**

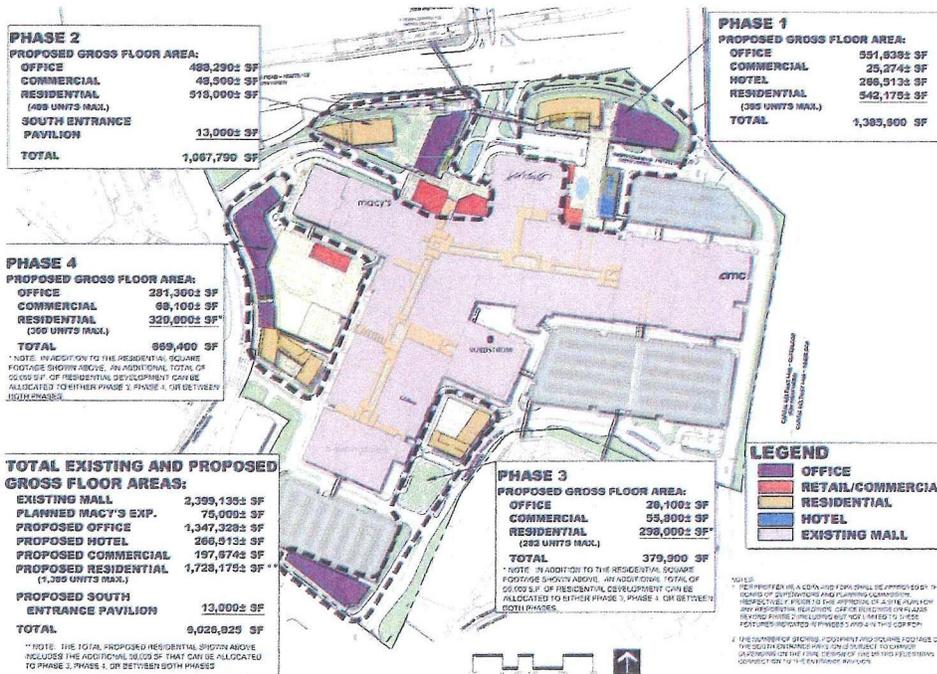
SHEET NO.  
**23**

## Tysons Corner Property Holdings LLC & Tysons Corner Holdings LLC Comprehensive Sign Plan Amendment Statement of Justification October 28, 2011

### I. Introduction

Tysons Corner Property Holdings LLC and Tysons Corner Holdings LLC (collectively the "Owners") are the owners of the Tysons Corner Center Mall, the premier shopping center in Tysons Corner and Fairfax County. The Owners have authorized MACW Property Management LLC (the "Applicant") to serve as the applicant for this Comprehensive Sign Plan Amendment ("CSPA") application.

Tysons Corner Center (the "Center" or the "Mall") is located east of International Drive, north of Leesburg Pike/Route 7, north and west of the Towers Crescent development, west of the Capital Beltway/I-495 and south of Chain Bridge Road/Route 123. The Center is identified on the Fairfax County Tax Map as 29-4 ((1)) 35A and 35C and 39-2 ((1)) 2, 4, and 5 (the "Property"). The Property is approximately 78 acres in size and is currently developed with 2,442,480 square feet of shopping center.



In 2007, the Fairfax County Board of Supervisors approved RZ 2004-PR-044 (the "Rezoning") to create an urban, mixed-use development at the future Tysons I&II/Tysons Central 123 Metro Station. The Board of Supervisors approved a Conceptual/Final Development Plan ("CDP/FDP") and proffers ("Proffers") associated with the Rezoning. The Board

approved a total of 3,552,690 SF of development in addition to the existing shopping center ("Mall"). This future development was separated into four phases. The Board granted CDP/FDP approval to Phases 1 and 2 and permitted these phases to proceed subject to Metro-related triggers. Prior to proceeding with Phases 3 and 4, the Proffers require that a Conceptual/Final Development Plan Amendment ("CDPA/FDPA") be secured.

RECEIVED  
Department of Planning & Zoning

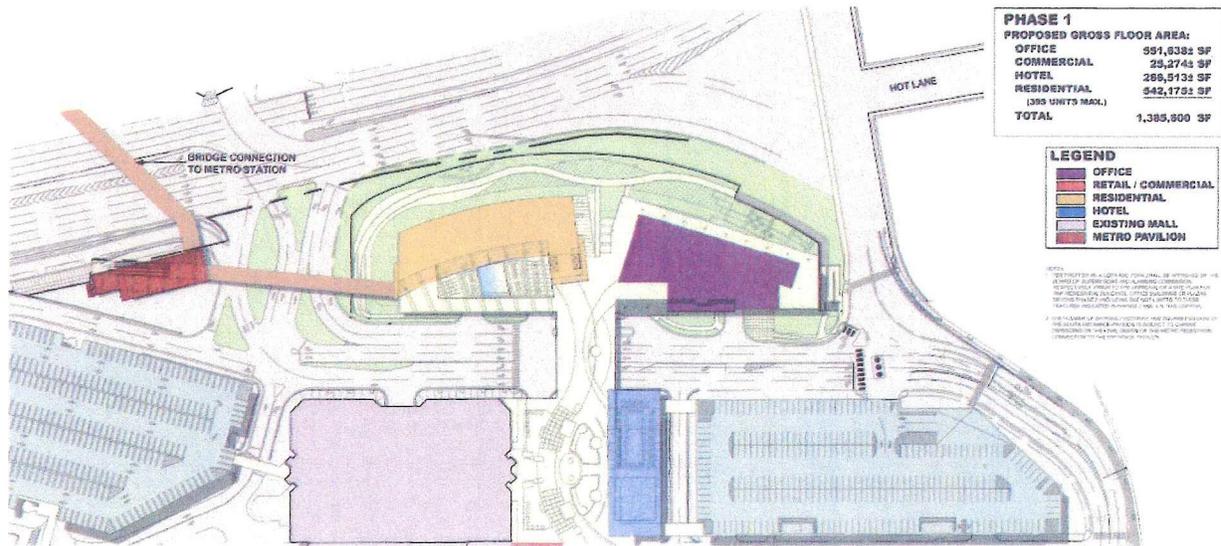
OCT 31 2011

Zoning Evaluation Division

A series of site plans are currently under review or approved by Fairfax County to permit the development of Phase 1, which includes an office, residential and hotel towers, ancillary retail as well as a large elevated plaza. The sign plans associated with this application include the following:

1. Wayfinding for the existing shopping center and future Phase 1 uses,
2. Building-Mounted signage for the shopping center, and
3. Building-Mounted signage for the future Phase 1 office tower.

The building-mounted signage associated with the residential and hotel towers is not included with this application. Signage for these two buildings will comply with the Fairfax County Zoning Ordinance, or the Applicant will seek additional approval as necessary.



## II. Governing Comprehensive Sign Plan

The signage existing throughout the Property is currently governed by Comprehensive Sign Plan CSP 2004-PR-044, which the Planning Commission approved on March 7, 2007, following the board of Supervisors approval of the Rezoning.. This CSP application provided for building, garage-mounted and wayfinding signage in excess of the Zoning Ordinance sign limitations for the existing shopping center. The Comprehensive Sign Plan included two separate sign packages that were both approved with the CSP:

1. The Building-Mounted and Garage-Mounted Signage package permits up to 7,983.75 SF of signage on the Property’s shopping center and parking garage frontage.
2. The Wayfinding Signage package allowed for the addition of a number of wayfinding signs to direct people through the Property as well as two new marquee signs.

### III. Comprehensive Sign Plan Amendment Proposal

This proposed CSPA include three separate plans that seek to enhance the overall wayfinding on the Property and help to direct visitors to the appropriate building and use on the mixed-use property. The Applicant proposes to replace the 2007 approved wayfinding and building/garage-mounted sign plans with the three sign plans associated with this application.

Proffer # 27.B. of the Rezoning states that with each site plan, a wayfinding sign plan should be submitted to the County. The Applicant is currently pursuing a site plan for the Phase 1 office, residential and hotel development; therefore, the Applicant proposes to enhance the on-site signage to provide guidance to visitors of the future Phase 1 uses.

#### *SIGNAGE*

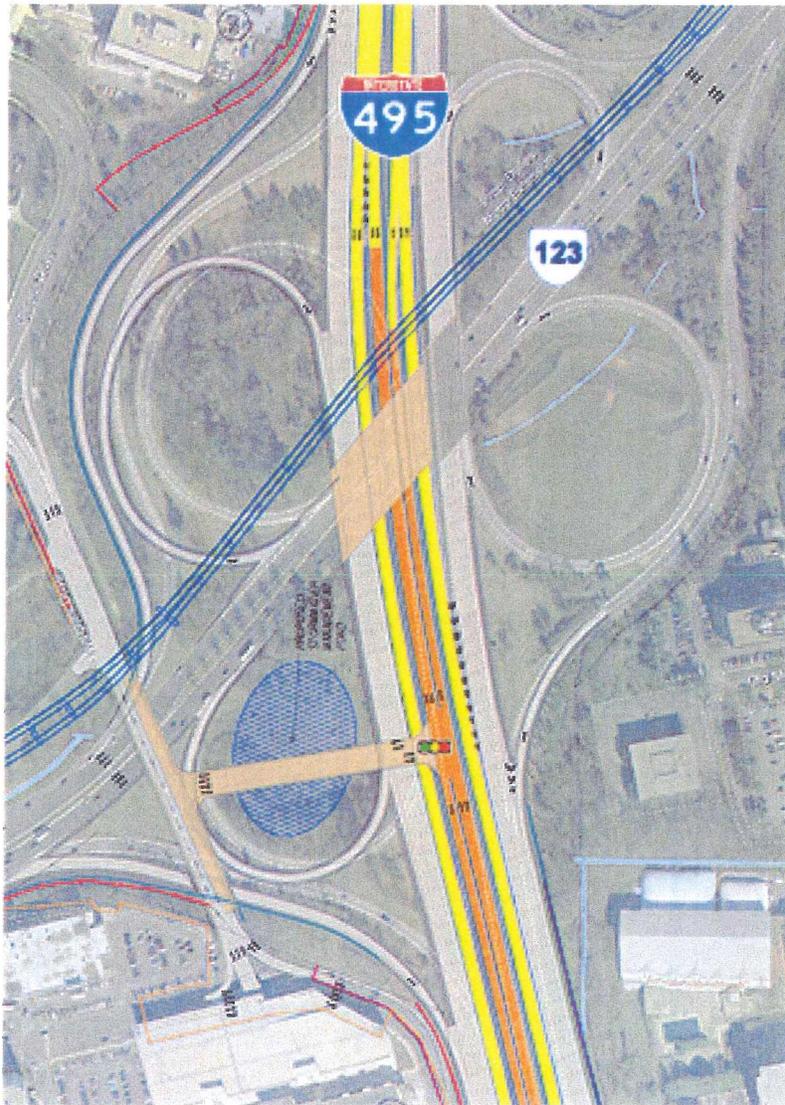
#### 27. Signage.

- A. Advertising/Store Signage. *The Applicant shall provide signage as permitted by Article 12 of the Zoning Ordinance and SPA 89-P-034 until and unless SPA 89-P-034 is replaced with an approved Comprehensive Sign Plan or similar approval, at which time signage will be governed by such approval.*
- B. Wayfinding Signage. *The Applicant shall provide DPZ Staff and the Planning Commission with a wayfinding sign plan at the time of review of each site plan. The Planning Commission shall be permitted to review and comment on the location of the signs proposed around the site, the size of the proposed signs and the information proposed to be provided on the signs. Such wayfinding sign plan shall depict the signs proposed within the area subject to the site plan and any modifications to signs outside the site plan area. The Applicant shall implement the wayfinding sign plan for each phase by installing all wayfinding signs for that phase prior to the issuance of the first RUP or Non-RUP for that phase. The wayfinding signage plan shall include provision of signage to direct those traveling on the Property to the parking locations associated with each of the uses on the Property. The wayfinding signage shall be limited to those signs as permitted by Article 12 of the Zoning Ordinance and any other governing signage regulations.*
- C. Temporary Signs. *No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia, shall be placed on or off-site to assist in the initial sale of residential units on the Property. Furthermore, agents and employees involved in the marketing and sale of the residential units on the Property shall be directed to adhere to this policy.*

#### Wayfinding Signage

The additional signage proposed with this CSPA will help to direct tenants and visitors to the new uses soon to be added to the Property. New proposed signage is indicated without an

asterisk on the enclosed wayfinding sign plan on sheets 2 and 3. Note that many wayfinding signs were already approved with CSP 2004-PR-044; these signs are indicated in the plan set well. The Property currently accommodates traffic related to the existing shopping center as well as through traffic circulating on the ring road. In the future, the Property will also accommodate traffic traveling to the Phase 1 uses and traffic traveling to/from the I-495 HOT Lanes.



HOT Lanes  HOT Lanes Access Ramps

VDOT/Fluor is completing construction of a I-495 HOT Lanes connection to the Westpark Bridge, which is directly connected to the Property's ring road. This future roadway connection will bring many new vehicles to the Property each day.

VDOT/Fluor has provided information on the signage that will be provided on the Property's ring road to direct drivers to the HOT Lanes access on the Westpark Bridge. The VDOT HOT Lanes signage is included on the CSPA plans in gray for information only. The Applicant will not be installing or maintaining these Commonwealth of Virginia signs.

#### Tysons Corner Center Building-Mounted Signage

In 2007, the Applicant filed a Comprehensive Sign Plan to obtain Planning Commission approval of signage already approved in 2005 with SPA 89-P-034 (the "SPA"). Through CSP 2004-PR-044, the Planning Commission approved a garage and building-mounted signage plan. A CSP was necessary, because the 2007 Rezoning rezoned the Property to the Planned

Development Commercial ("PDC") District, which requires a Comprehensive Sign Plan rather than a Special Permit for a sign plan.

The CSP included existing signage and attempted to incorporate signage approved through previous Special Permit applications (SPA 89-P-034, SP 89-P-034 and SP 88-P-006). One sign that was approved with SP 88-P-006 appears to have been inadvertently omitted from CSP 2004-PR-044. A 54.1 SF Lord & Taylor sign previously approved for the northern façade of Terrace D (sign # 64 on attached Tysons Corner Center Building-Mounted and Garage-Mounted Signage plan). This sign was previously approved with the Special Permit but never installed. The Applicant would like the ability to install this sign and, therefore, seeks Planning Commission approval of this additional signage.

In addition to the aforementioned additional sign, a number of changes have been made to the CSP that were not previously indicated in the CSP application. The Chipotle and Alase signage that has been removed from the shopping center is no longer included in the tabs on Sheet #2; this signage is now indicated as removed. With the opening of American Girl and the new AMC IMAX theatre, additional signage was added to the shopping center. This signage was provided in accordance with the Zoning Ordinance, the signage was installed with the appropriate sign permits, and these existing signs are now included in the tabs on Sheet #2. No additional changes have been made to the Tysons Corner Center Building-Mounted and Garage-Mounted Signage plan since the 2007 approval.

#### Phase 1 Office Building-Mounted Signage

The Applicant has completed much of the design for the Phase 1 office building. With the building architecture, mass and height essentially decided, the Applicant seeks Planning Commission approval of the building-mounted tenant signage. Approval of this signage is critical to the marketing/leasing process for this office tower.

The Applicant seeks tenant signage on the tower to provide visibility to the major office tenants as well the retail/restaurant tenants provided at-grade and at the plaza level. As indicated in the tabulations on Sheet 4 of the Office Tower Signage plan, the measurement of signage area based on the frontage of the building is inadequate to accommodate signage for an office tower over .5 Million square feet in size. The Applicant requests signage of a size appropriate for the 20-story office tower and with a quantity of signage such that the tenants will have visibility from the major surrounding roads. This visibility is critical as Tysons redevelops with new towers and roadways to ensure that visitors to new and existing tenants can easily locate their destination.

Two office tenant signs are proposed on the north façade of the office tower. One sign is proposed at the top of the building and the other on the parking podium. Both locations provide high visibility, and the placement of these signs on the large building achieves the goal of alerting visitors of their destination while also complementing the building design.

Four retail/commercial tenant signs are proposed on the north façade of the building at the plaza level above the parking podium. These smaller signs would provide visibility to drivers, Metro riders and pedestrians on Route 123 of the retail and restaurant uses in the Phase 1 office building.

Two additional office tenant signs are proposed on the Phase 1 office tower. One sign is proposed on the eastern façade and another on the southern façade. These signs will provide visibility to areas that would not have visibility of the northern façade, and they will allow signage for those tenants not granted signage on the northern façade. Providing one large tenant sign on the eastern and southern facades will allow the signage to be distributed around the building without providing excessive signage on any one façade. Again, the Applicant believes this proposed signage is tasteful and will complement the office tower architecture and materials.

No building-mounted signage is currently proposed on the western façade of the Phase 1 office tower.

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

##### 1994 Tysons Corner Comprehensive Plan

The Property was rezoned to the PDC District in 2007. At this time, the rezoning application was reviewed based on the 1994 Comprehensive Plan in effect at the time. The Property was located in Land Unit P-1 of the Tyson's Corner Urban Center. The subunit Comprehensive Plan language included no references to signage on the Property; however, the Tysons Corner Urban Center area-wide language provided signage guidance. Specifically, Page 37 indicated that identity of shopping areas can be provided through cohesive design elements such as signage. Page 42 of the area-wide language indicated that good signage may contribute to good pedestrian-oriented design. Signs were encouraged to be provided along roadways and pedestrian paths, as the Applicant has provided and proposes to provide for Phase 1. The Applicant proposes to provide a comprehensive sign package to continue to provide a consistent cohesive sign program throughout the site—as recommended by the Comprehensive Plan.

##### 2010 Tysons Corner Comprehensive Plan

The Property is located in Subarea 1: Tysons Corner Center of the South Tysons Central 123 Subdistrict. The Plan language includes discussion of the planned and approved mixed-use development on the Property. The Plan provides no guidance on the signage recommended on the Property.

**PHASE 2**  
**PROPOSED GROSS FLOOR AREA:**

OFFICE (INCLUDING SOUTH ENTRANCE PAVILION)	498,290± SF
COMMERCIAL	48,500± SF
RESIDENTIAL (408 UNITS MAX.)	518,000± SF
<b>TOTAL</b>	<b>1,064,790 SF</b>

**PHASE 1**  
**PROPOSED GROSS FLOOR AREA:**

OFFICE	551,638± SF
COMMERCIAL	25,274± SF
HOTEL	266,513± SF
RESIDENTIAL (395 UNITS MAX.)	542,175± SF
<b>TOTAL</b>	<b>1,385,600 SF</b>

**PHASE 4**  
**PROPOSED GROSS FLOOR AREA:**

OFFICE	281,300± SF
COMMERCIAL	68,100± SF
RESIDENTIAL (300 UNITS MAX.)	320,000± SF*
<b>TOTAL</b>	<b>669,400 SF</b>

**TOTAL EXISTING AND PROPOSED GROSS FLOOR AREAS:**

EXISTING MALL	2,399,135± SF
PLANNED MACY'S EXP.	75,000± SF
PROPOSED OFFICE	1,357,328± SF
PROPOSED HOTEL	266,513± SF
PROPOSED COMMERCIAL	197,674± SF
PROPOSED RESIDENTIAL (1,385 UNITS MAX.)	1,728,175± SF**
<b>TOTAL</b>	<b>6,023,825 SF</b>

**PHASE 3**  
**PROPOSED GROSS FLOOR AREA:**

OFFICE	26,100± SF
COMMERCIAL	55,800± SF
RESIDENTIAL (282 UNITS MAX.)	298,000± SF*
<b>TOTAL</b>	<b>379,900 SF</b>

\* NOTE: IN ADDITION TO THE RESIDENTIAL SQUARE FOOTAGE SHOWN ABOVE, AN ADDITIONAL TOTAL OF 50,000 S.F. OF RESIDENTIAL DEVELOPMENT CAN BE ALLOCATED TO EITHER PHASE 3, PHASE 4, OR BETWEEN BOTH PHASES.

\*\* NOTE: THE TOTAL PROPOSED RESIDENTIAL SHOWN ABOVE INCLUDES THE ADDITIONAL 50,000 SF THAT CAN BE ALLOCATED TO PHASE 3, PHASE 4, OR BETWEEN BOTH PHASES.

\* NOTE: IN ADDITION TO THE RESIDENTIAL SQUARE FOOTAGE SHOWN ABOVE, AN ADDITIONAL TOTAL OF 50,000 S.F. OF RESIDENTIAL DEVELOPMENT CAN BE ALLOCATED TO EITHER PHASE 3, PHASE 4, OR BETWEEN BOTH PHASES.

- NOTES:
- PER PROFFER #6; THE DESIGN, LAYOUT, BUILDING FOOTPRINTS AND MIX OF USES INDICATED ON THE ODP FOR THE AREAS SHOWN AS PHASES 3 AND 4 ARE ILLUSTRATIVE ONLY. A CDPA AND FDP SHALL BE SUBMITTED FOR THESE AREAS AND SHALL BE APPROVED BY THE BOARD OF SUPERVISORS AND PLANNING COMMISSION, RESPECTIVELY, PRIOR TO THE APPROVAL OF ANY SITE PLANS FOR ANY OR ALL OF THE AREAS DESIGNATED AS PHASE 3 AND 4.
  - THE NUMBER OF STORIES, FOOTPRINT AND SQUARE FOOTAGE OF THE SOUTH ENTRANCE PAVILION IS SUBJECT TO CHANGE DEPENDING ON THE FINAL DESIGN OF THE METRO PEDESTRIAN CONNECTION TO THE ENTRANCE PAVILION.



PROFESSIONAL SEAL  
STATE OF VIRGINIA  
DEPARTMENT OF PROFESSIONAL REGULATION  
PROFESSIONAL ENGINEER  
PHRA  
1422 4th Floor  
1717 Pacific Avenue  
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P: 401.454.7274  
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PHASE-USE PLAN

PROJECT: CDP / FDP FOR PHASES 1 AND 2  
CDP FOR PHASES 3 AND 4  
TYSONS CORNER CENTER  
RZ 2004-FR-044  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DESIGN	PHRA-A
DRAWN	SME
CHECKED	DHS
SHEET	PHRA/PHASE-USE 4 OF 63
DATE	NOVEMBER 15, 2004
REVISION	NOV. 13, 2005
SCALE	1" = 120'
FILE NO.	D4256-G-5

**DEVELOPMENT CONDITIONS****CSP 2004-PR-044****Tysons Corner Center**

If it is the intent of the Planning Commission to approve CSP 2004-PR-044 for a Comprehensive Sign Plan located at Tax Map 29-4 ((1)) 35A and 35C; 39-1 ((1)) 2, 4, and 5 pursuant to Sect. 12-210 of the Fairfax County Zoning Ordinance, the staff recommends that the Commission condition the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions associated with SPA 89-P-034 (an asterisk identifies those conditions carried forward from SP 89-P-034):

1. This Comprehensive Sign 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 sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
2. This Comprehensive Sign Plan is granted to permit the signs that would not otherwise be permitted by Article 12, Signs, as depicted on the two parts of the Comprehensive Sign Plan submitted with this application and prepared by RTKL, which are respectively entitled "Tysons Corner Center Site Wayfinding Signage" dated February 5, 2007 and "Tysons Corner Center Building-Mounted and Garage-Mounted Signage" dated February 5, 2007 and approved with this application, as qualified by these development conditions. Accordingly, the signs regulated by this special permit approval include the following signs as listed in the sign packages:

**Wayfinding Signage**

Signs listed on the Existing Site Sign Matrix (Sheet 4): #1-#10,  
Signs listed on the Proposed Site Signs Matrix (Sheet 6): All Signs

**Building-Mounted and Garage-Mounted Signage**

Signs listed on Sign Schedule Calculations (Sheet 4): #3, #4, #7, #9, #11, #18, #19, #21, #22, #23, #24, #32, #33, #36, the panel with signs #39 - #46, #47, #48 and #49.

Any sign permit for the signs listed above submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor deviations in sign location; design, such as shape, font, text and colors; and sign area of the above listed signs may be permitted when the Zoning Administrator

determines that such deviations are minor and are in substantial conformance with this Comprehensive Sign Plan. Signs otherwise allowed by Article 12, Signs, in the Zoning Ordinance are also permitted, unless 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. This matrix shall be submitted with each sign permit whether or not the sign is listed in Condition Number 2 above.
4. \*Building and/or garage mounted signage shall not project more than three (3) feet from the building face except as follows. The panel sign mounted on the north side of Parking Terrace E may extend up to five feet from the face of that garage.
5. \*Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
6. \*The AMC sign (#33) and the Barnes and Noble sign (#32) on the eastern face of the mall building and the illumination associated with the architectural panels on the southern and eastern facades shall be lit only between 8:00 a. m. and 12:00 midnight.
7. \*No additional signage other than that shown on the Building-Mounted and Garage-Mounted Signage plan shall be located on the eastern façade of the mall building 48.5 feet above the finished first floor level as indicated on Sheet 7 of this plan.
8. \*Notwithstanding the illustrations on sheets 9, 10 and 11 of the Building-Mounted and Garage-Mounted Signage plan, the number of individual signs on the panel sign on the northern elevation of Parking Terrace E listed as # 38 - #46 on the matrix on Sheet 4 of this signage plan shall be limited to ten (10). The area of this panel sign shall be limited to 948 sq. ft.
9. \*This approval shall not preclude the installation of additional signs on the mall building or future buildings built pursuant to RZ/FDP 2004-PR-044 that comply with the provisions of Article 12 of the Zoning Ordinance.
10. The "Proposed Replacement Marquee Signs" shall be set back from the edge of the right-of-way be a minimum of five (5) feet and shall not be located within the

required lines of sight at the entrances where these signs are placed. The "Proposed Replacement Marquee Signs" shall not include flashing or streaming text, symbols and/or lights.

11. Sheet 3 of the "Wayfinding Sign" plan includes a depiction of the existing signs on the site that direct vehicles to appropriate egresses from the property to the surrounding major thoroughfares. Additional signage, in the form of new signs and/or additional sign text in the existing directional signs shall be added to the site to identify Westpark Drive and to direct vehicles to Westpark Drive and to Gallows Road. The signs for Gallows Road should read "Bridge to Gallows Road" or equivalent. Signs providing direction to Westpark Drive shall be installed on Shop Tysons Boulevard on either side Westpark Drive. These directional signs shall be installed prior to the issuance of the sign permits for the "Proposed Replacement Marquee Signs".
12. Notwithstanding the information included in the Sign Plan, the lighting associated with all signs shall conform with the requirement of Part 9, Outdoor Lighting Standards, of Article 14, Performance Standards, of the Fairfax County Zoning Ordinance.

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 responsible for obtaining the required Sign Permits through established procedures, and this special permit shall not be valid until this has been accomplished.

*Tyson's*

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C O R N E R  
C E N T E R

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**Comprehensive Sign Plan**  
**Tyson's Corner Center**

**Building-Mounted and  
Garage-Mounted Signage**

February 5, 2007

**Wayfinding Signage addressed in separate Wayfinding Plan Set**

**-RTKL**

Project # 00.03072.10

**NOT FOR  
CONSTRUCTION**

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

Contractor is responsible for:  
 • Field layout and placement of subsurface markers, including but not limited to lighting, structural, communications and landscaping elements.  
 • Verification of conditions in field prior to construction to assure field communication.

Contractor to supply Owner's requirements including but not limited to lighting, structural, communications and landscaping elements.  
 • Coordination with Contractor and other trades.  
 • Submittals for approval by DRITKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, finishes and textures.

Submission of shop drawings and samples.  
 • Submittals for approval by DRITKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, finishes and textures.

## PROJECT INFORMATION

### CLIENT

The Macerich Company  
 1175 Pittsford-Victor Road  
 Suite 220  
 Pittsford, NY 14534  
 585.249.4453  
 Fax 585.218.9849  
 Doug Morrow

### DESIGNER

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 901 South Bond Street  
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 410.537.6027  
 Fax 410.276.2136  
 Lark Pflieger

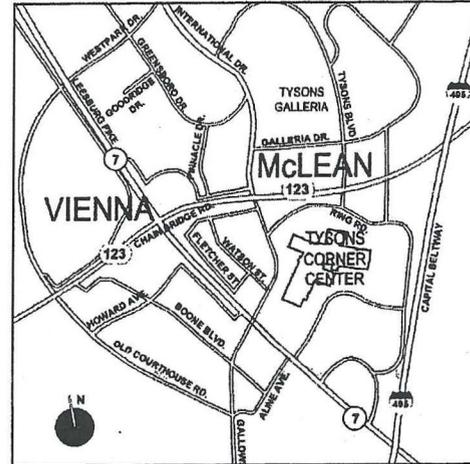
### ARCHITECT

RTKL Associates Inc.  
 1717 Pacific Avenue  
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 214.871.8877  
 Fax 214.871.7023  
 Harold Thompson

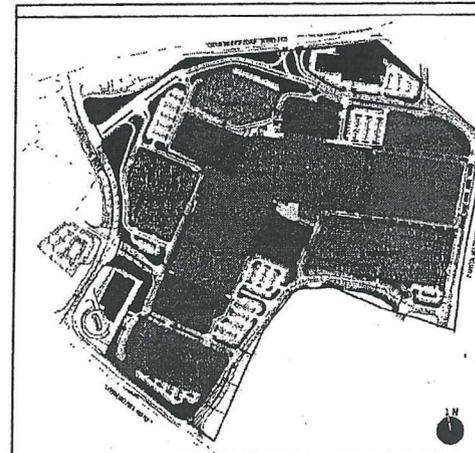
### PROJECT ADDRESS

Tysons Corner Center  
 1961 Chainbridge Rd.  
 Suite 105  
 McLean, Virginia 22102  
 703.893.9400  
 Fax 703.847.3089  
 Kevin Marroquin

AREA MAP



SITE LOCATION MAP



**Expansion  
Area**



**RTKL**

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 410.537.6298 FAX

*Tysons*  
 C O R N E R  
 C E N T E R

PROJECT NO. 00-03072.10

#### REVISIONS

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#### ISSUE DATE

FEBRUARY 5, 2007

#### SHEET TITLE

PROJECT  
 INFORMATION

#### SHEET NO

2



**NOT FOR CONSTRUCTION**

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

Contractor is responsible for:  
 • Field layout and repositioning of components including but not limited to: lighting, signage, communications and landscaping elements.  
 • Verification of conditions in field prior to construction to those shown on drawings.

Contractor is responsible for:  
 • Field layout and repositioning of components including but not limited to: lighting, signage, communications and landscaping elements.  
 • Verification of conditions in field prior to construction to those shown on drawings.

Submission of shop drawings and samples.  
 • Submittals for approval by RTKL prior to fabrication and installation, including but not limited to: lighting, signage, communications and landscaping elements.  
 • Verification of conditions in field prior to construction to those shown on drawings.

**TYSONS CORNER CENTER**  
**Exterior Building Mounted Sign Survey**

Sign Number	Sign Text	Actual S.F.
2	1 Parking Terrace C (South-West)	22.00
2	2 Parking Terrace C (South-East)	22.00
1	3 Nordstrom (East)	236.50
1	4 Nordstrom (South)	236.50
6	5 L.L. Bean	108.50
6	6 Bloomingdale's (East)	106.00
7	7 Bloomingdale's (South Bridge)	40.00
8	8 Tysons Corner Center	32.50
2	9 Bloomingdale's (South Parking Terrace B)	40.00
2	10 Parking Terrace B (West)	22.00
2	11 Bloomingdale's (West Parking Terrace B)	40.00
2	12 Bloomingdale's (West)	106.00
2	13 Parking Terrace A (South-East)	22.00
2	14 Parking Terrace A (South-West)	22.00
2	15 Parking Terrace A (West-South)	22.00
2	16 Parking Terrace A (West-North)	22.00
17	17 Macy's	7.71
18	18 Macy's	170.45
19	19 Macy's	170.45
2	20 Parking Terrace D (West)	22.00
2	21 Macy's	15.36
1	22 Lord and Taylor (West)	261.60
1	23 Lord and Taylor (North)	261.60
1	24 Lord and Taylor (East)	261.60
1	25 Tysons Corner Center (Proposed) (IDENTICAL DESIGN TO #35)	210.67
26	26 Neisha Thai	42.00
27	27 Modern Nails	14.00
28	28 Alase	25.00
29	29 Chipotle Sign #1	71.76
30	30 Chipotle Sign #2	45.73
31	31 Chipotle Sign #3	42.25
1	32 Barnes & Noble (East)	274.90
1	33 AMC (East)	250.00
34	34 Restaurant #3 (East)	112.80
35	35 Old Navy (East)	50.00
1	36 Tysons Corner Center	210.67
37	37 AMC (South)	199.90
38	38 Restaurant #6 (South)	112.00
1 & 2	39-46 Panel with signs as indicated on Sheets 9 and 10	947.92
2	47 Tysons Corner Center	80.00
2	48 Parking Terrace E (North)	49.50
2	49 AMC (Parking Terrace C South)	25.47
N/A	Site Wayfinding Signage	436.40
50	50 Macy's	170.45
51	51 Macy's	7.71
52	52 Macy's	7.71
53	53 Macy's	7.71
54	54 Macy's	7.71
55	55 Macy's	7.71
<b>TOTAL</b>		<b>5,680.74</b>

**SEE PAGE 5 FOR LOCATION PLAN RELATED TO SIGNS**

- 1 WILL REQUIRE COMPREHENSIVE SIGN PLAN APPROVAL DUE TO SIGN AREA OVER 200 S.F.
  - 2 WILL REQUIRE COMPREHENSIVE SIGN PLAN APPROVAL DUE TO LOCATION ON PARKING GARAGE.
- PREVIOUSLY APPROVED WITH SPA 83-P-034

<b>Allowable Square Footage</b>		
Approved via SP-88-P-034		<b>6,626.00 S.F.</b>
<b>Current Special Permit Application Calculations</b>		
Total Building Frontage (1)		4,256.00 L.F.
Multiplier (12-203-0)	x	1.50
Subtotal		6,387.00 S.F.
Multiplier (Regional Center)	x	125%
<b>TOTAL</b>		<b>7,983.75</b>
<b>Requested Square Footage</b>		<b>5,680.74</b>
<b>Remaining Available S.F.</b>		<b>2,303.01</b>

(1) Linear Footage does not include Circuit city Strip Center. That signage is considered separate and not contemplated in this application. Linear Footage does not include parking structures but is based on the Mall's exterior frontage.

**NOTES:**

The applicant reserves the right to install other signage not included in this sign package as may be allowed in accordance with Article 12 of the Zoning Ordinance.

The applicant reserves the right to alter the location, text, font or colors of the signs permitted by Article 12 as long as the signage complies with the design guidelines and size limitations of this sign program.

The applicant reserves the right to alter the name, logo or other corporate identification as long as the signage complies with the sign package.

Signs that are not visible from adjoining properties or the public right-of-way do not meet the Zoning Ordinance definition of a sign per Article 20 ("non-signs"). Signage indicated in this plan does not include Non-Signs. Non-Signs are not included in the Exterior Building Mounted Sign Survey on this sheet, and the square footage of Non-Signs is not removed from the allowable square footage.

**RTKL**

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*Tyson's*  
 CORNER CENTER

PROJECT NO. 00-03072.10

**REVISIONS**

NO.	DATE	ITEM

**ISSUE DATE**

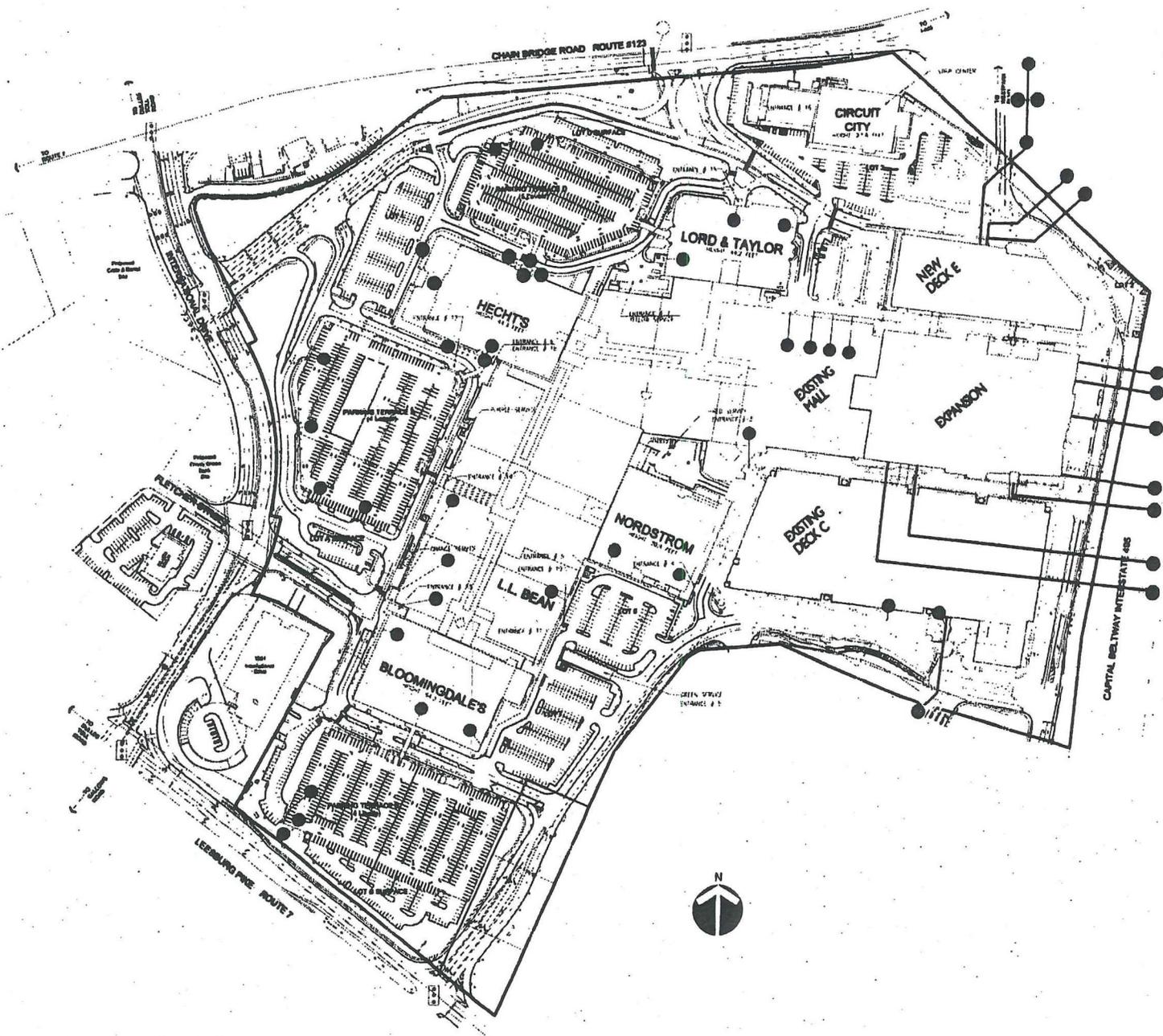
FEBRUARY 5, 2007

**SHEET TITLE**

SIGN SCHEDULE CALCULATIONS

**SHEET NO.**

4



**RTKL**

901 SOUTH BOND ST.  
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PROJECT NO. 00-03072.10

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ISSUE DATE

FEBRUARY 5, 2007

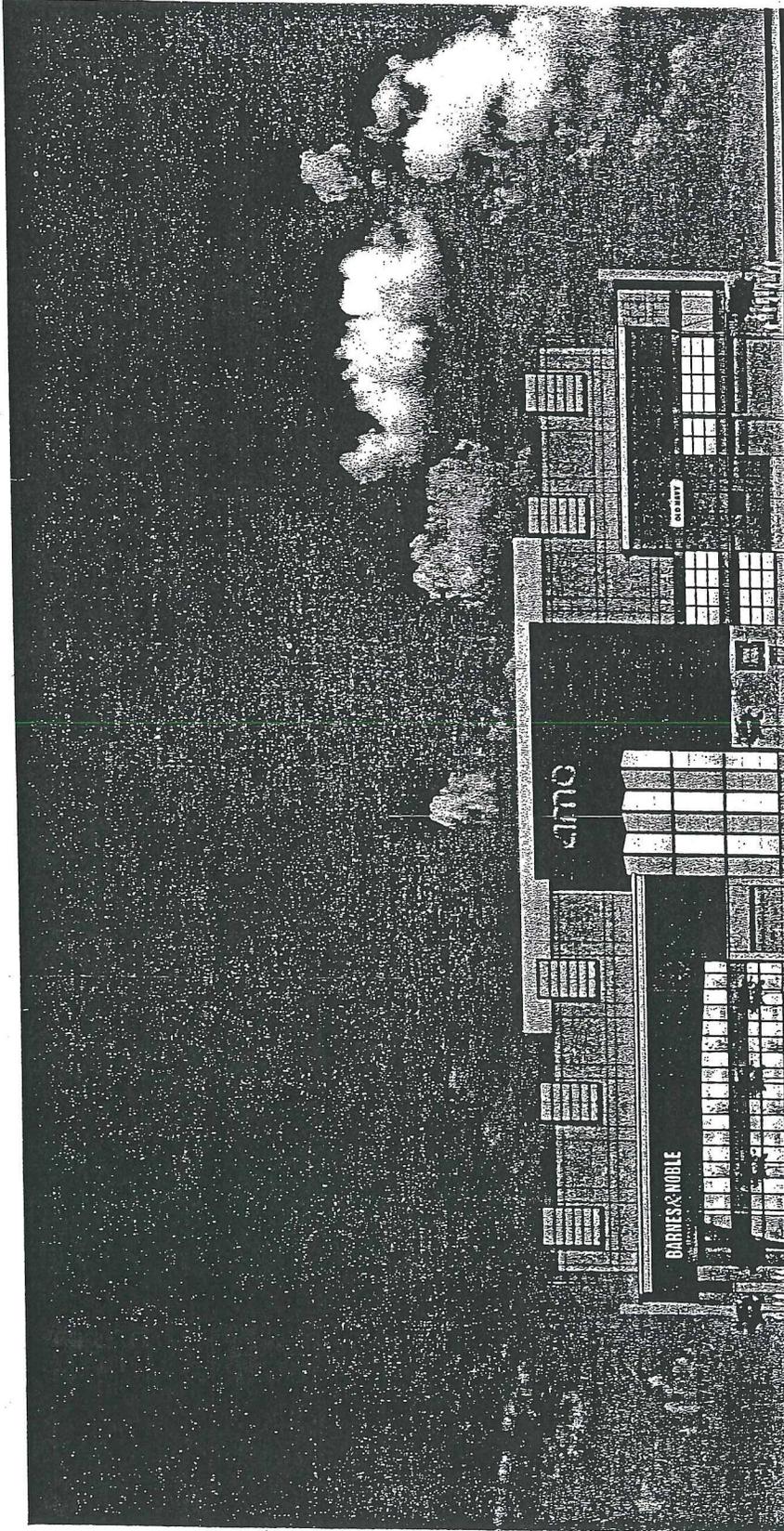
SHEET TITLE

PROPOSED AND  
EXISTING BUILDING-  
MOUNTED SIGNS

SHEET NO.

5

NO.	DATE	ITEM



**EAST ELEVATION**

**Tyson's Corner Center Expansion:**



**NOT FOR CONSTRUCTION**

Contractor is responsible for:  
 • Final design and preparation of components including all aspects of structure, mechanical, electrical, plumbing, and fire protection.  
 • Coordination of all trades and other trades.  
 • Verification of conditions in field prior to construction.  
 • Submission for approval by RTKL prior to construction.  
 • Submission of shop drawings and layouts.  
 • Submission for approval by RTKL prior to construction.  
 • Submission of all graphics with final design.  
 • Submission of all graphics with final design.  
 • Submission of all graphics with final design.

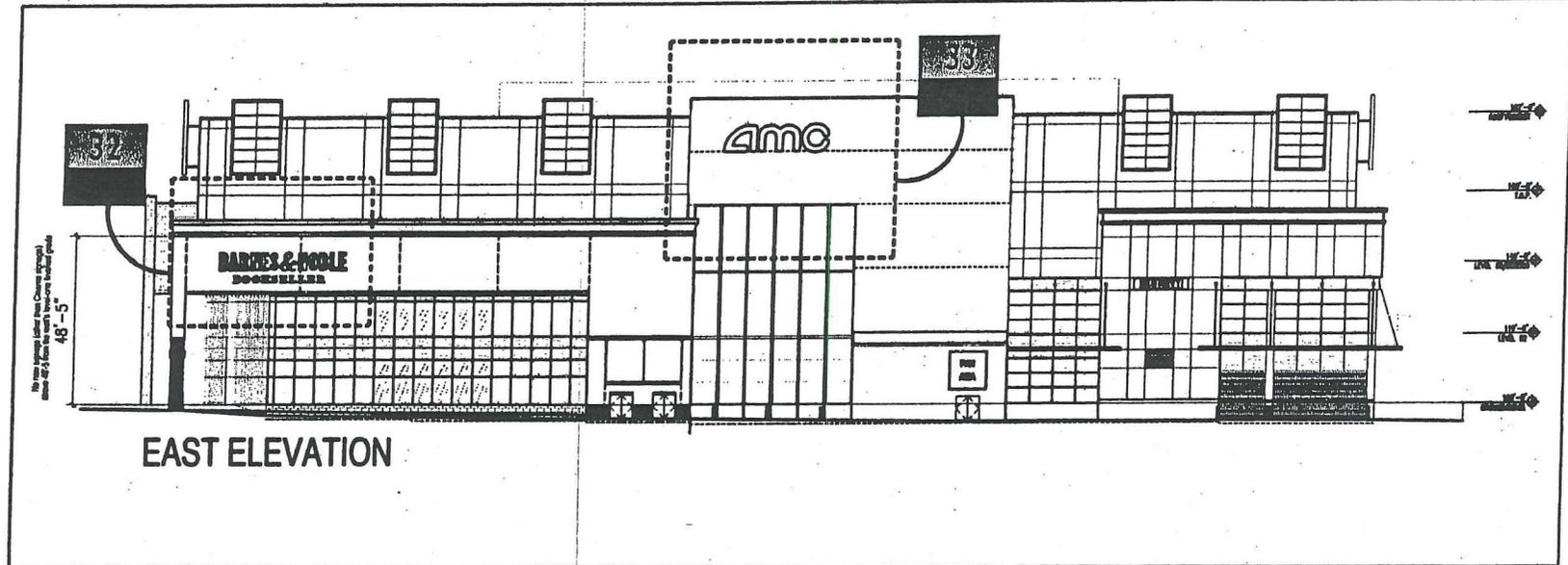
**NOT FOR  
CONSTRUCTION**

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

Contractor is responsible for:  
 • Field design and placement of components  
 • Installation, anchoring and attachment  
 • Structural integrity, electrical function and  
 • Coordination of components with construction

Refer to the following:  
 • Construction documents  
 • Specifications  
 • Notes on drawings  
 • Notes on drawings  
 • Notes on drawings  
 • Notes on drawings

Submission of shop drawings and samples.  
 • Submit for approval by RTKL prior to  
 • Submit for approval by RTKL prior to  
 • Submit for approval by RTKL prior to  
 • Submit for approval by RTKL prior to



**EAST ELEVATION**

**RTKL**

901 SOUTH BOND ST.  
 BALTIMORE, MD 21231  
 410.537.6000 PHONE  
 410.537.6298 FAX

*Spsons*  
 CENTER

PROJECT NO: 00-03072.10

REVISIONS

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ISSUE DATE

FEBRUARY 5, 2007

SHEET TITLE

**EAST ELEVATION  
 KEY**

SHEET NO

**7**

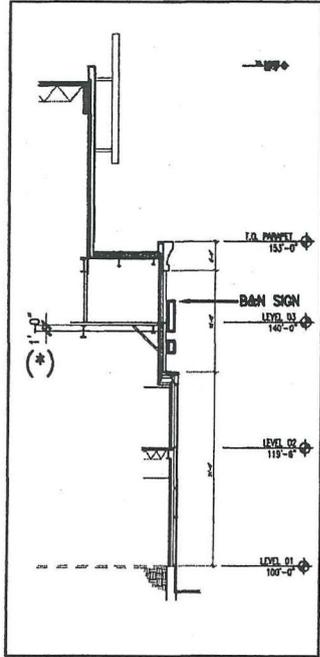
**NOT FOR  
CONSTRUCTION**

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

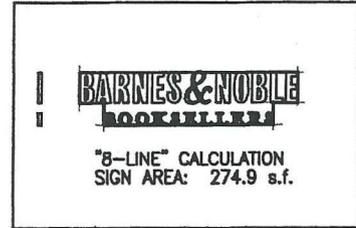
Contractor is responsible for:  
 • Fast design and engineering of components, including all aspects of mounting, erection, including and attachment.  
 • Structural integrity, electrical function and operation, adequate illumination and signage, adequate ventilation.

Contractor is responsible for:  
 • Coordination with Contractor and other trades including but not limited to lighting, structural, mechanical, electrical, plumbing, fire, and other trades.  
 • Verification of conditions in field prior to installation.

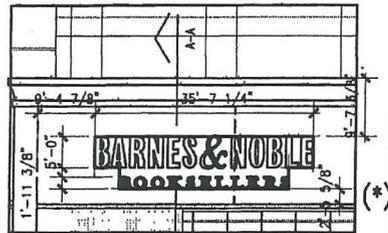
Contractor is responsible for:  
 • Submission of shop drawings and samples.  
 • Submittals for approval by RTKL prior to fabrication and installation, including but not limited to material samples, color, finish, and application of materials, colors, applications and finishes.



SECTION A-A  
BARNES & NOBLE



EAST ELEVATION  
BARNES & NOBLE



EAST ELEVATION  
BARNES & NOBLE

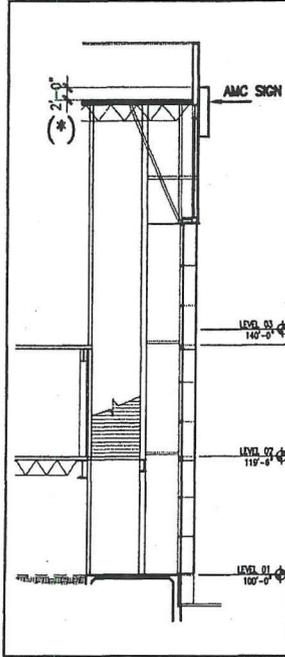


BARNES & NOBLE

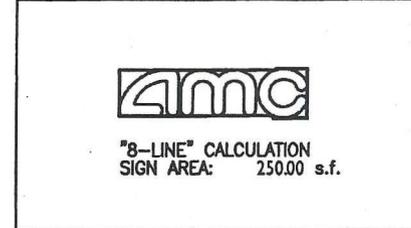
EAST ELEVATION

(\*) Field verify to insure adequate clearance for power connection directly from demised premises

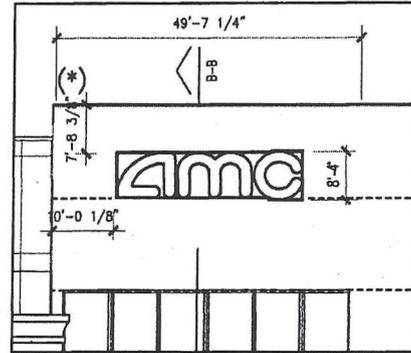
Revised 3.16.05



SECTION B-B  
AMC



EAST ELEVATION / E. DETAIL 2  
AMC



EAST ELEVATION / E. DETAIL 2  
AMC



AMC

EAST ELEVATION

(\*) Field verify to insure adequate clearance for power connection directly through roof parapet.

Revised 3.16.05

**RTKL**

901 SOUTH BOND ST.  
BALTIMORE, MD 21231  
410.537.6000 PHONE  
410.537.6298 FAX

*Spinson*  
C O R N E R  
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SHEET TITLE

SIGNS #32 AND #33

SHEET NO.

8

# NOT FOR CONSTRUCTION

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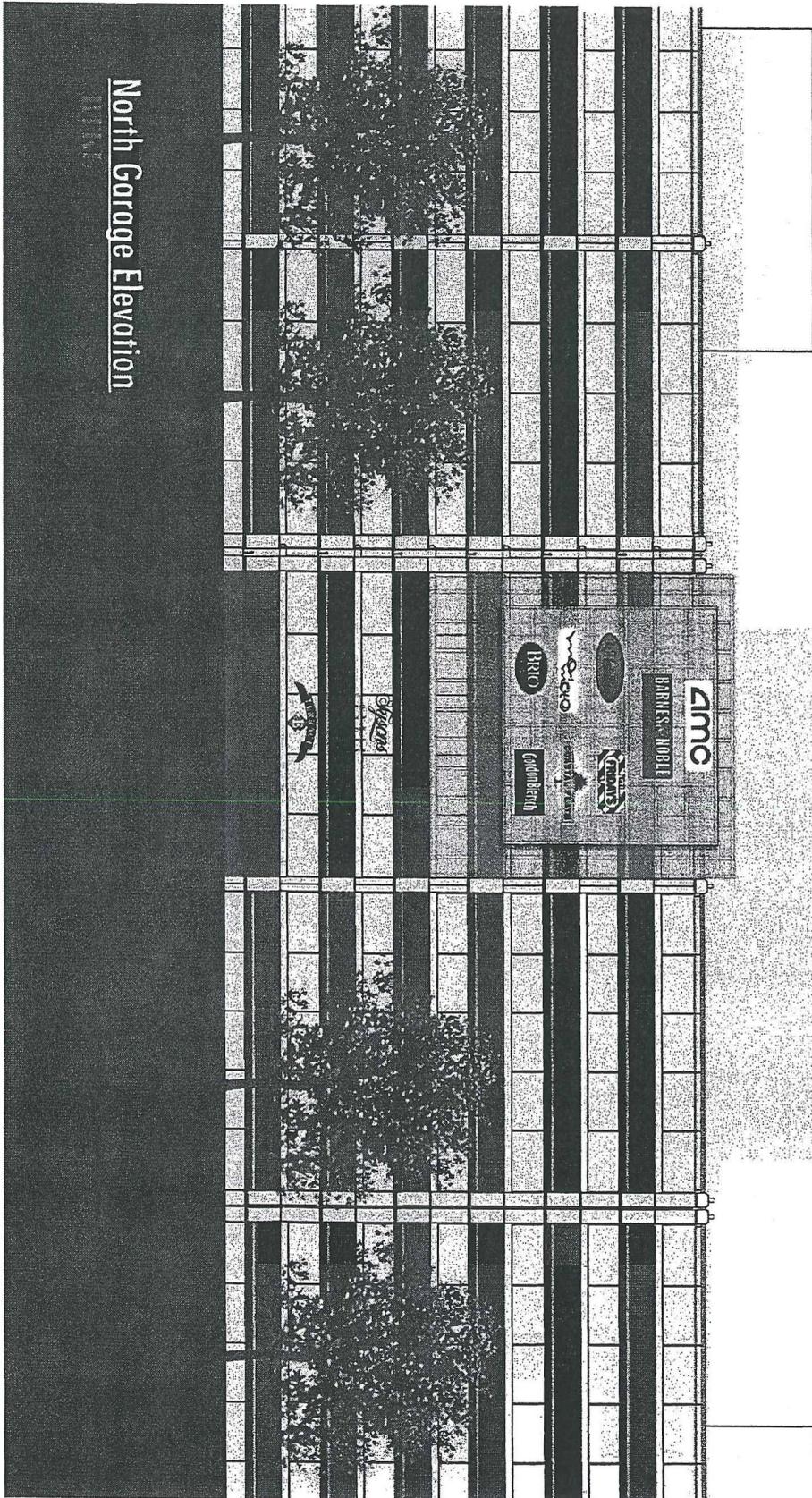
These drawings express Design Intent Only and are Not For Construction.

**Contractor is responsible for:**

- Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachment.
- Structural integrity, electrical function and connections to power and communications.

- services to satisfy Owner's requirements
- Coordination with Contractor and other trades including but not limited to lighting, structural communications and landscaping schemes.
- Verification of conditions in field prior to

- submission of shop drawings and samples
- Submittal for approval by ID8/RTKL prior to fabrication and installation including but not limited to shop drawings or all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes



**North Garage Elevation**

**RTKL**

901 SOUTH BOND ST  
BETHESDA MD 20814  
410.537.6000 PHONE  
410.537.6298 FAX

*Tyson's*  
C O R N E R  
C E N T E R

PROJECT NO. 00-03072.10

**REVISIONS**

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FEBRUARY 5, 2007

**SHEET TITLE**

PARKING TERRACE E  
NORTH ELEVATION

**SHEET NO.**

9

**NOT FOR  
CONSTRUCTION**

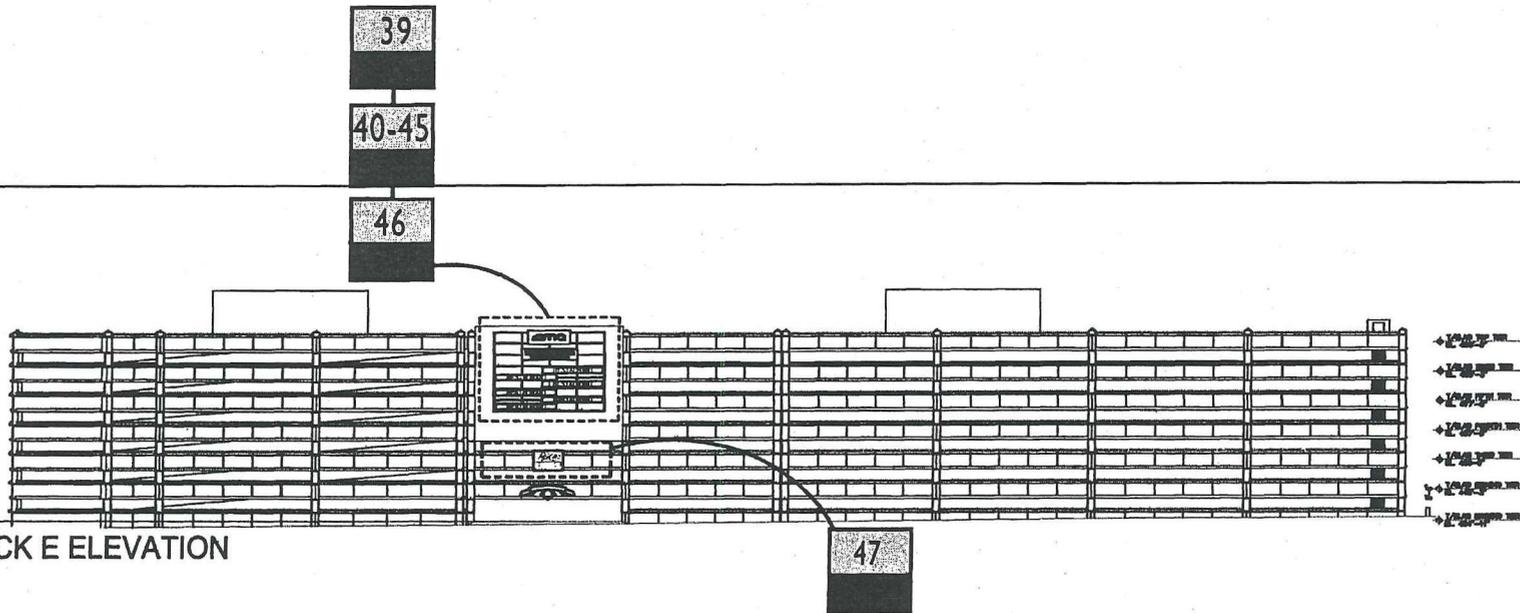
These drawings express Design Intent Only and are Not For Construction.

Contractor is responsible for:  
 • Final design and engineering of components.  
 • Coordination with other trades including but not limited to lighting, structural, mechanical, plumbing, electrical, fire alarm, communication, and landscaping architect.  
 • Verification of conditions in field prior to construction to owner and administration.

Contractor to verify Owner's requirements:  
 • Coordinate with other trades including but not limited to lighting, structural, mechanical, plumbing, electrical, fire alarm, communication, and landscaping architect.  
 • Verification of conditions in field prior to construction to owner and administration.

Submission of shop drawings and samples, including but not limited to lighting, structural, mechanical, plumbing, electrical, fire alarm, communication, and landscaping architect, is limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes.

NORTH DECK E ELEVATION



**RTKL**

901 SOUTH BOND ST.  
 BALTIMORE, MD 21231  
 410.537.6000 PHONE  
 410.537.6298 FAX

*Rayson*  
 CONSULTANTS

PROJECT NO 00-03072.10

REVISIONS

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ISSUE DATE

FEBRUARY 5, 2007

SHEET TITLE

PARKING TERRACE E  
 NORTH ELEVATION  
 KEY

SHEET NO.

10

**NOT FOR CONSTRUCTION**

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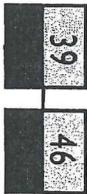
These drawings express Design Intent Only and are Not For Construction.

**Contractor is responsible for:**

- Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachment.
- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.

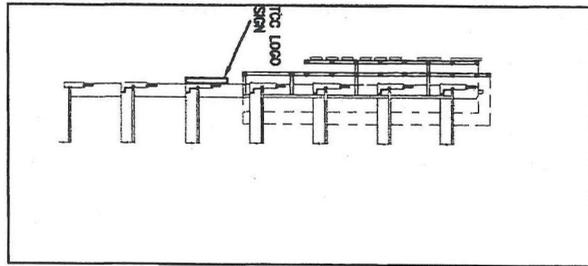
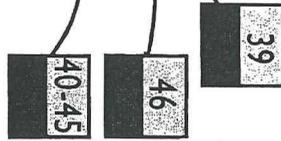
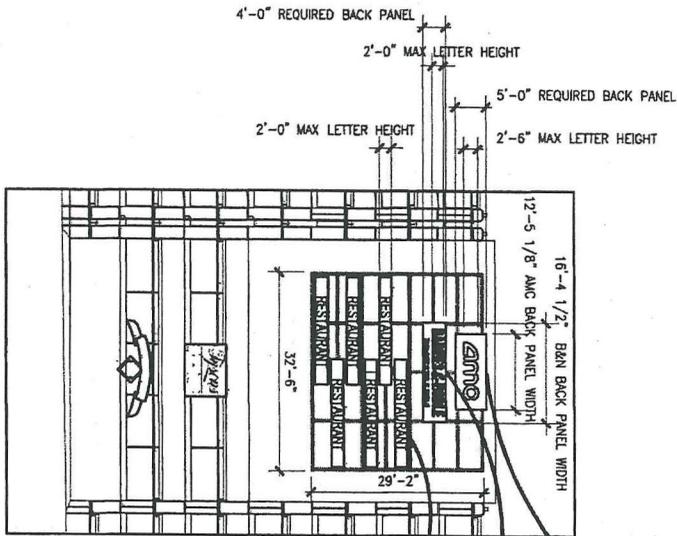
- Coordination with Contractor and other trades including but not limited to lighting, structural, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.

- Submittals for approval by ID8/RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes.



TENANT SIGNAGE  
PARKING TERRACE E  
NORTH ELEVATION

MAX SIGN AREA:  
RESTAURANTS: 6 x 35.2 s.f. = 211.2 s.f.  
AMC THEATRE: 25.47 s.f.  
BARNES & NOBLE: 37.0 s.f.  
SIGN STRUCTURE: 947.92 s.f.



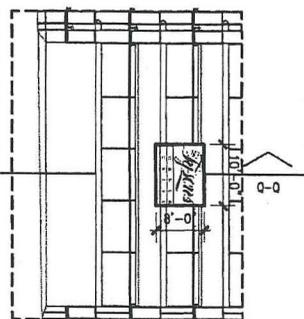
SECTION Q-Q  
TCC LOGO SIGNAGE



TCC LOGO SIGNAGE

PARKING TERRACE E  
NORTH ELEVATION

NORTH ELEVATION  
TCC LOGO SIGNAGE  
SIGN AREA: 80.0 s.f.



C O R N F  
E E T

901 SOUTH BOND ST.  
BALTIMORE, MD 21211  
410.337.6008  
410.337.6298 FAX

**RTKL**

PROJECT NO: 00-03072.10  
REVISIONS

NO.	DATE	ITEM

ISSUE DATE

FEBRUARY 5, 2007

SHEET TITLE

PARKING TERRACE E  
NORTH ELEVATION  
SIGNS #39, 40-45, 46, 47

SHEET NO.

11



**NOT FOR  
CONSTRUCTION**

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

Contractor is responsible for:

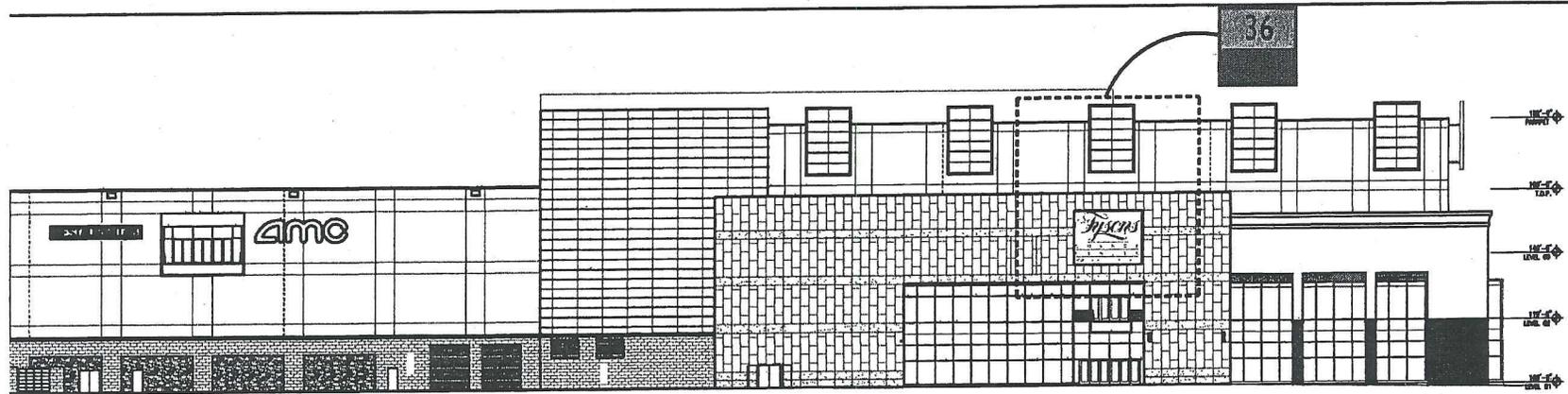
- Final design and engineering of components indicated, including all aspects of mounting.
- Structural integrity, electrical function and compatibility with power and communications.

Contractor to supply Owner's requirements:

- Coordination with other trades, including but not limited to lighting, structural, communications and landscape, schematic.
- Verification of conditions in field prior to installation.

Contractor to supply Owner's requirements:

- Schematics for approval by RTKLI prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes.



SOUTH ELEVATION

**RTKL**

901 SOUTH BOND ST.  
BALTIMORE, MD 21231  
410.537.6000 PHONE  
410.537.6298 FAX

*Spicers*  
CORNER  
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PROJECT NO **00-03072.10**

REVISIONS

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ISSUE DATE  
**FEBRUARY 5, 2007**

SHEET TITLE  
**SOUTH ELEVATION  
KEY**

SHEET NO.  
**13**

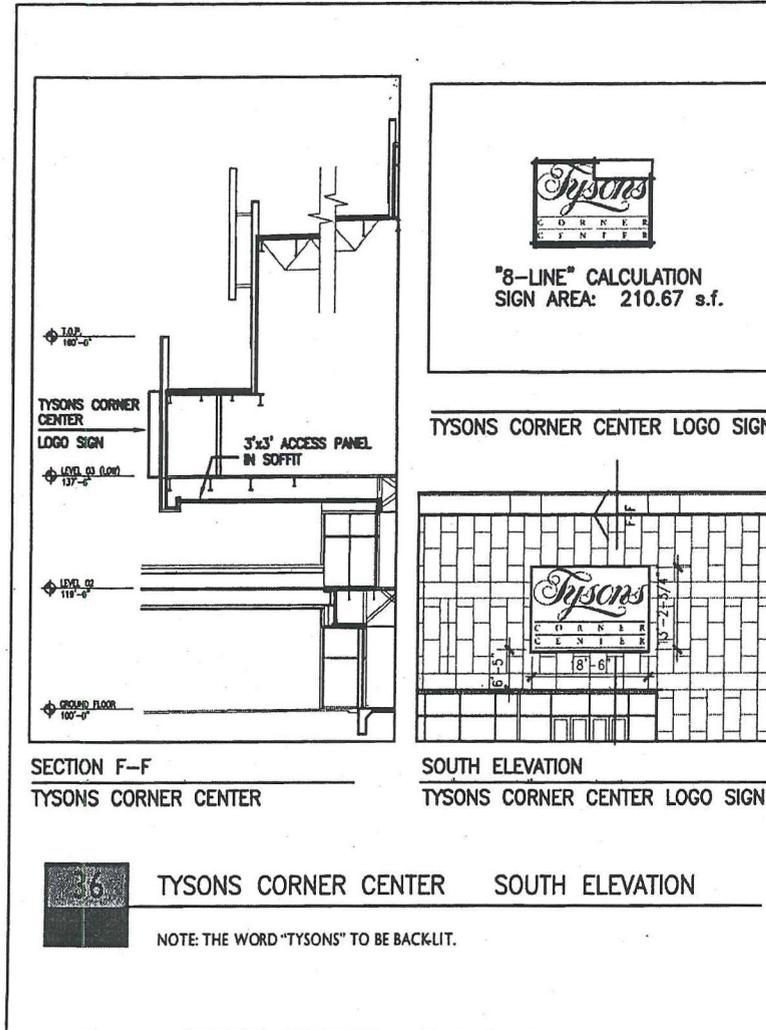
**NOT FOR  
CONSTRUCTION**

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

Contractor is responsible for:  
 • Final design and engineering of components.  
 • Coordination with other trades.  
 • Structural integrity, electrical function and connection to power and communication.

Services to include Owner's requirements:  
 • Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.  
 • Verification of conditions in field prior to construction.

Submission of shop drawings and samples to fabricator or manufacturer. The fabricator or manufacturer shall be responsible for fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes.



**RTKL**  
 901 SOUTH BOND ST.  
 BALTIMORE, MD 21231  
 410.537.6000 PHONE  
 410.537.6298 FAX

*Tyson's*  
 CORNER  
 CENTER

PROJECT NO: 00-03072.10

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ISSUE DATE  
 FEBRUARY 5, 2007  
 SHEET TITLE

SIGN #36

SHEET NO  
 14

*Tyson's*

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C O R N E R  
C E N T E R

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**Comprehensive Sign Plan**  
**Tyson's Corner Center**

**Wayfinding Signage**  
**February 5, 2007**

**Building Mounted Signage is Indicated in a Separate Set**

**RTKL**

Project # 00.05037.11





**NOT FOR  
CONSTRUCTION**

These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for

Final design and engineering of components to be constructed including, but not limited to, foundation, framing, erection, anchoring and installation. Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.

Coordination with Contractor and other trades, including, but not limited to, lighting structural, communications and low voltage systems. Verification of conditions in field prior to construction and submission of shop drawings and samples.

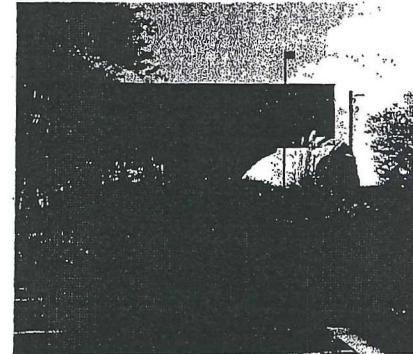
Submittals for approval by RTKCL prior to fabrication and installation, including but not limited to, material, color, application and finish. Material, color, application and finish. Submission of shop drawings and samples.

### Existing Highway & Private Property Signs to Remain

SIGN TYPE	SIGN DESCRIPTION	AREA - SQ. FT.	SIGN TYPE
	POLE MOUNTED HIGHWAY DIRECTIONAL SINGLE-SIDED	6 sq ft	HIGHWAY SIGNS
	POLE MOUNTED HIGHWAY DIRECTIONAL SINGLE-SIDED	6 sq ft	HIGHWAY SIGNS
	POLE MOUNTED HIGHWAY DIRECTIONAL SINGLE-SIDED	6 sq ft	HIGHWAY SIGNS
	POLE MOUNTED HIGHWAY DIRECTIONAL SINGLE-SIDED	6 sq ft	HIGHWAY SIGNS
	POLE MOUNTED HIGHWAY DIRECTIONAL SINGLE-SIDED	6 sq ft	HIGHWAY SIGNS
	POLE MOUNTED HIGHWAY DIRECTIONAL SINGLE-SIDED	6 sq ft	HIGHWAY SIGNS
	POLE MOUNTED HIGHWAY DIRECTIONAL SINGLE-SIDED	6 sq ft	HIGHWAY SIGNS
	POLE MOUNTED WAYFINDING DIRECTIONAL SINGLE-SIDED	12 sq ft	PRIVATE PROPERTY
	POLE MOUNTED WAYFINDING DIRECTIONAL SINGLE-SIDED	12 sq ft	PRIVATE PROPERTY
	POLE MOUNTED WAYFINDING DIRECTIONAL SINGLE-SIDED	12 sq ft	PRIVATE PROPERTY
TOTAL SQUARE FOOTAGE OF EXISTING HIGHWAY AND PRIVATE PROPERTY SIGNS		78 sq. ft	

### Existing Marquee Signs to be Replaced

SIGN TYPE	SIGN DESCRIPTION	AREA - SQ. FT.	SIGN TYPE
	SITE IDENTITY SIGN DOUBLE-SIDED	758 sq ft	SITE IDENTITY AND INFORMATIONAL MESSAGE
	SITE IDENTITY SIGN DOUBLE-SIDED	758 sq ft	SITE IDENTITY AND INFORMATIONAL MESSAGE
TOTAL SQUARE FOOTAGE OF EXISTING MARQUEE SIGNS TO BE REPLACED		1516 sq ft	



Typical Existing Site Identity Sign

**RTKCL**

901 SOUTH BOND ST.  
BALTIMORE, MD 21231  
410.537.6000 PHONE  
410.537.6298 FAX

*Spsons*  
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PROJECT NO: 00-05037,11

REVISIONS

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ISSUE DATE

February 5, 2007

SHEET TITLE

EXISTING MARQUEE, HIGHWAY & PRIV. PROP. SIGN MATRIX  
SHEET NO

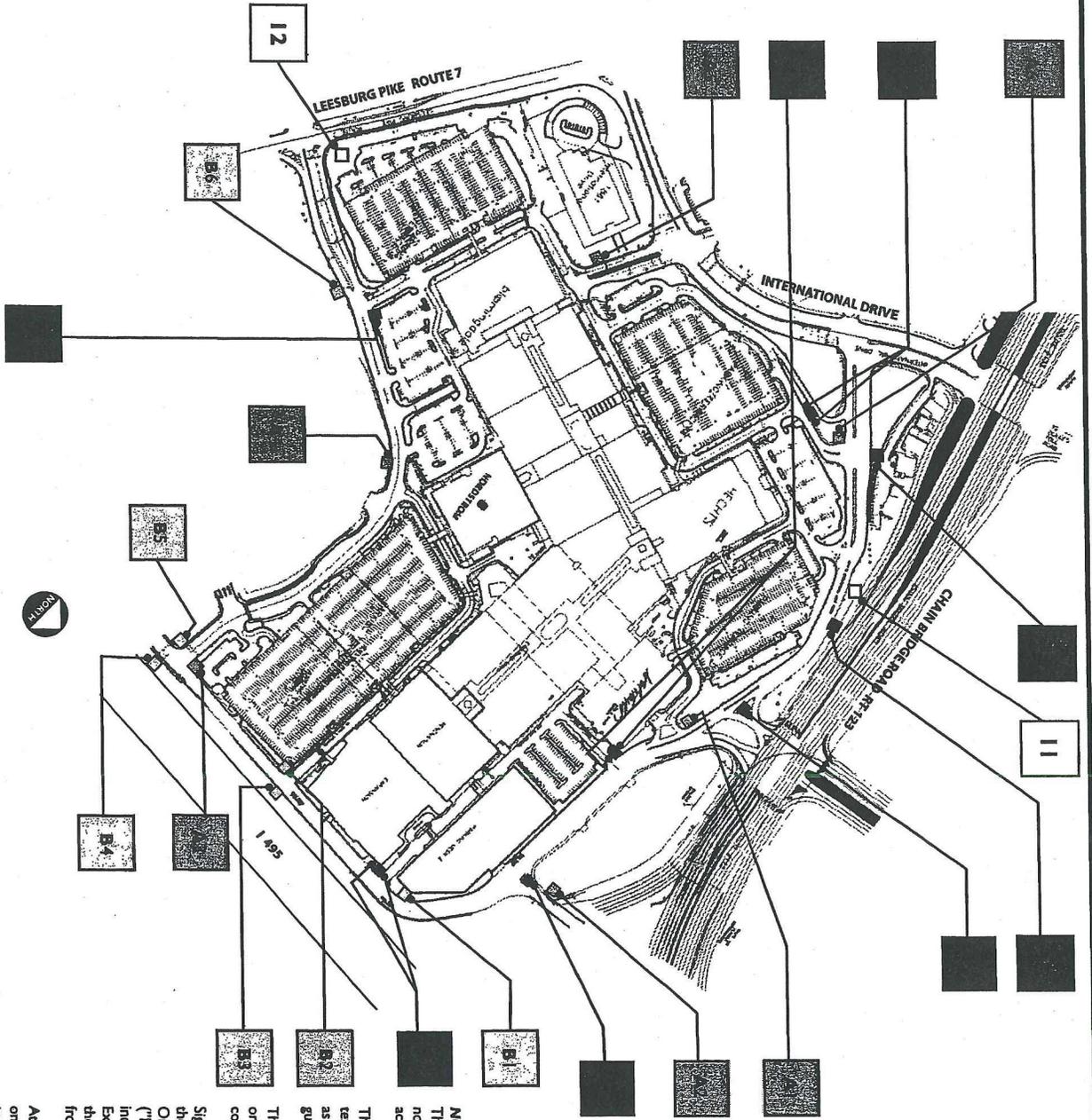
4

# NOT FOR CONSTRUCTION

These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for:

- Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachments.
- Structural integrity, electrical function and connections to power and communications sources to satisfy Owner's requirements.
- Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes.
- Verification of conditions in field prior to submission of shop drawings and samples.
- Submittals for approval by IDWR/KL prior to fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes, submission of shop drawings and samples.

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**NOTES:**  
 The applicant reserves the right to install other signage not included in this sign package as may be allowed in accordance with Article 12 of the Zoning Ordinance.  
 The applicant reserves the right to alter the location, text, font or colors of the signs permitted by Article 12 as long as the signage complies with the design guidelines and size limitations of this sign program.  
 The applicant reserves the right to alter the name, logo or other corporate identification as long as the signage complies with the sign package.  
 Signs that are not visible from adjoining properties or the public right-of-way do not meet the Zoning Ordinance definition of a sign per Article 20 ("Non-Signs"). Signage indicated in this plan does not include Non-Signs. Non-Signs are not included in the Exterior Building Mounted Sign Survey on this sheet, and the square footage of these Non-Signs is not removed from the signage allowable square footage.  
 At the time of site plan, sign locations may change based on site constraints, sight distance, safety, utility locations, topography, etc.

**LEGEND**

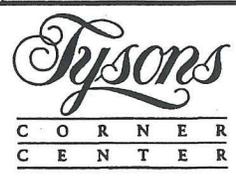
- PYLON DIRECTIONAL SINGLE-SIDED
- LARGE POLE MOUNTED DIRECTIONAL SINGLE-SIDED
- SMALL POLE MOUNTED DIRECTIONAL SINGLE-SIDED
- SMALL POLE MOUNTED DIRECTIONAL DOUBLE-SIDED
- VALET PYLON DIRECTIONAL SINGLE-SIDED
- VALET PYLON DIRECTIONAL DOUBLE-SIDED
- EXISTING EXTERIOR SITE ENTRY MARQUEE
- EXISTING EXTERIOR SITE ENTRY MARQUEE

**NOTE - SEE SHEETS 7 AND 8 FOR PHASE 1 AND 3 PLANS AND RELOCATION DETAILS FOR G SITE ENTRY MARQUEE**

Indicates which face of sign panel message is located on

NO.	DATE	ITEM

PROJECT NO: 00-05037.11  
 REVISIONS  
 ISSUE DATE: February 5, 2007  
 SHEET TITLE: EXISTING WAYFINDING LOCATION PLAN  
 SHEET NO: 5



**RTKL**  
 901 SOUTH BOND ST.  
 BALTIMORE, MD 21221  
 410.537.6000 PHONE  
 410.537.6798 FAX

NOT FOR CONSTRUCTION

\* These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for coordination with City of Baltimore, including but not limited to lighting, structural, communications and landscaping schemes. \* Verification of conditions in field prior to installation of sign drawings and samples. \* Final design and engineering of components indicated, including all aspects of mounting, erection, anchoring and attachments. \* Structural integrity, electrical function and safety of sign components shall be verified in accordance to satisfy Owner's requirements. \* Coordination with Contractor and other trades, including but not limited to lighting, structural, communications and landscaping schemes. \* Verification of conditions in field prior to installation of sign drawings and samples. \* Submittals for approval by RTKL prior to fabrication and installation, including but not limited to shop drawings of all graphics with use of registered engineer and samples of all materials, colors, applications and finishes. \* Submission of shop drawings and samples.

**EXISTING WAYFINDING SITE SIGNS**

SIGN TYPE	SIGN DESCRIPTION	OVER ALL DIMENSIONS	AREA - SQ. FT. 8-LINE	SIGN MESSAGE
	PYLON DIRECTIONAL SINGLE-SIDED	6'-0"Wx7'-4"H	38.75	→ Bloomingdale's Hecht's ↑ AMC Theaters Nordstrom
	PYLON DIRECTIONAL SINGLE-SIDED	6'-0"Wx7'-4"H	38.75	→ Bloomingdale's Lord & Taylor Hecht's ← Nordstrom AMC Theaters LL Bean
	PYLON DIRECTIONAL SINGLE-SIDED	6'-0"Wx7'-4"H	38.75	→ Nordstrom LL Bean Bloomingdale's
	PYLON DIRECTIONAL SINGLE-SIDED	6'-0"Wx7'-4"H	38.75	← Nordstrom AMC Theaters Lord & Taylor ↑
	PYLON DIRECTIONAL SINGLE-SIDED	6'-0"Wx7'-4"H	38.75	→ Bloomingdale's LL Bean Nordstrom Hecht's ← Lord & Taylor AMC Theaters
	PYLON DIRECTIONAL SINGLE-SIDED	6'-0"Wx7'-4"H	38.75	→ Bloomingdale's Hecht's Lord & Taylor AMC Theaters ↑
	LARGE POLE MTD DIRECTIONAL - SINGLE-SIDED	3'-10"Wx3'-6"H	13.65	→ AMC Theaters Nordstrom ↑ LL Bean Bloomingdale's
	LARGE POLE MTD DIRECTIONAL - SINGLE-SIDED	3'-10"Wx3'-6"H	13.65	→ Nordstrom LL Bean ↑ Bloomingdale's
	LARGE POLE MTD DIRECTIONAL - SINGLE-SIDED	3'-10"Wx3'-6"H	13.65	↑ AMC Theaters Lord & Taylor Hecht's
	LARGE POLE MTD DIRECTIONAL - SINGLE-SIDED	3'-10"Wx3'-6"H	13.65	← Nordstrom LL Bean Bloomingdale's AMC Theaters ↑ Lord & Taylor Hecht's
	LARGE POLE MTD DIRECTIONAL - SINGLE-SIDED	3'-10"Wx3'-6"H	13.65	← AMC Theaters Lord & Taylor Hecht's
	LARGE POLE MTD DIRECTIONAL - SINGLE-SIDED	3'-10"Wx3'-6"H	13.65	← Bloomingdale's Hecht's LL Bean ↑ Nordstrom AMC Theaters Lord & Taylor

SIGN TYPE	SIGN DESCRIPTION	OVER ALL DIMENSIONS	AREA - SQ. FT. 8-LINE	SIGN MESSAGE
	SMALL POLE MOUNTED DIRECTIONAL SINGLE-SIDED	3'-10"Wx1'-10"H	7.5	← Hecht's Bloomingdale's
	SMALL POLE MOUNTED DIRECTIONAL SINGLE-SIDED	3'-10"Wx1'-10"H	7.5	↑ Bloomingdale's ← Hecht's
	SMALL POLE MOUNTED DIRECTIONAL SINGLE-SIDED	3'-10"Wx1'-10"H	7.5	→ Bloomingdale's Hecht's
	SMALL POLE MOUNTED DIRECTIONAL DOUBLE-SIDED	3'-10"Wx1'-10"H	7.5	① ↑ Bloomingdale's Hecht's ② → Hecht's Lord & Taylor
	VALET PYLON DIRECTIONAL SINGLE-SIDED	3'-9"Wx5'-0"H	23	← Valet Parking
	VALET PYLON DIRECTIONAL SINGLE-SIDED	3'-9"Wx5'-0"H	23	← Valet Parking
	VALET PYLON DIRECTIONAL DOUBLE-SIDED	3'-9"Wx5'-0"H	23	① → Valet Parking ② ← Valet Parking
	VALET PYLON DIRECTIONAL DOUBLE-SIDED	3'-9"Wx5'-0"H	23	① → Valet Parking ② ← Valet Parking
TOTAL SQUARE FOOTAGE OF EXISTING SIGNS			436.4	

**PROPOSED REPLACEMENT MARQUEE SIGNS**

	MARQUEE ENTRY SIGN DOUBLE-SIDED	8'-0"Wx25'-9"H	412 sq. ft.	SITE IDENTITY AND INFORMATIONAL MESSAGE
	MARQUEE ENTRY SIGN DOUBLE-SIDED	8'-0"Wx25'-9"H	412 sq. ft.	SITE IDENTITY AND INFORMATIONAL MESSAGE

**NOTES:** The applicant reserves the right to install other signage not included in this sign package in accordance with Article 12 of the Zoning Ordinance.

The applicant reserves the right to alter the location, text, font or colors of the signs as long as the signage complies with the design guidelines and size limitations of this sign program.

The applicant reserves the right to alter the name, logo or other corporate identification as long as the signage complies with the sign package.

Signs that are not visible from adjoining properties or the public right-of-way do not meet the Zoning Ordinance definition of a sign per Article 20. Signage indicated may not include those signs that do not meet the Ordinance definition of a sign. Those signs that do not meet the definition of a sign are not included in the calculation of allowable sign area on the site.

**RTKL**

901 SOUTH BOND ST.  
BALTIMORE, MD 21231  
410.537.6000 PHONE  
410.537.6298 FAX

CONSENT

PROJECT NO: 00-05037.11

REVISIONS

NO.	DATE	ITEM

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February 5, 2007

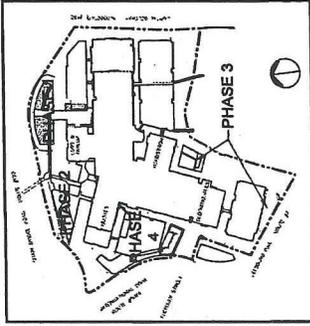
SHEET TITLE

EXISTING SITE WAYFINDING SIGN MATRIX

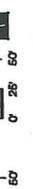
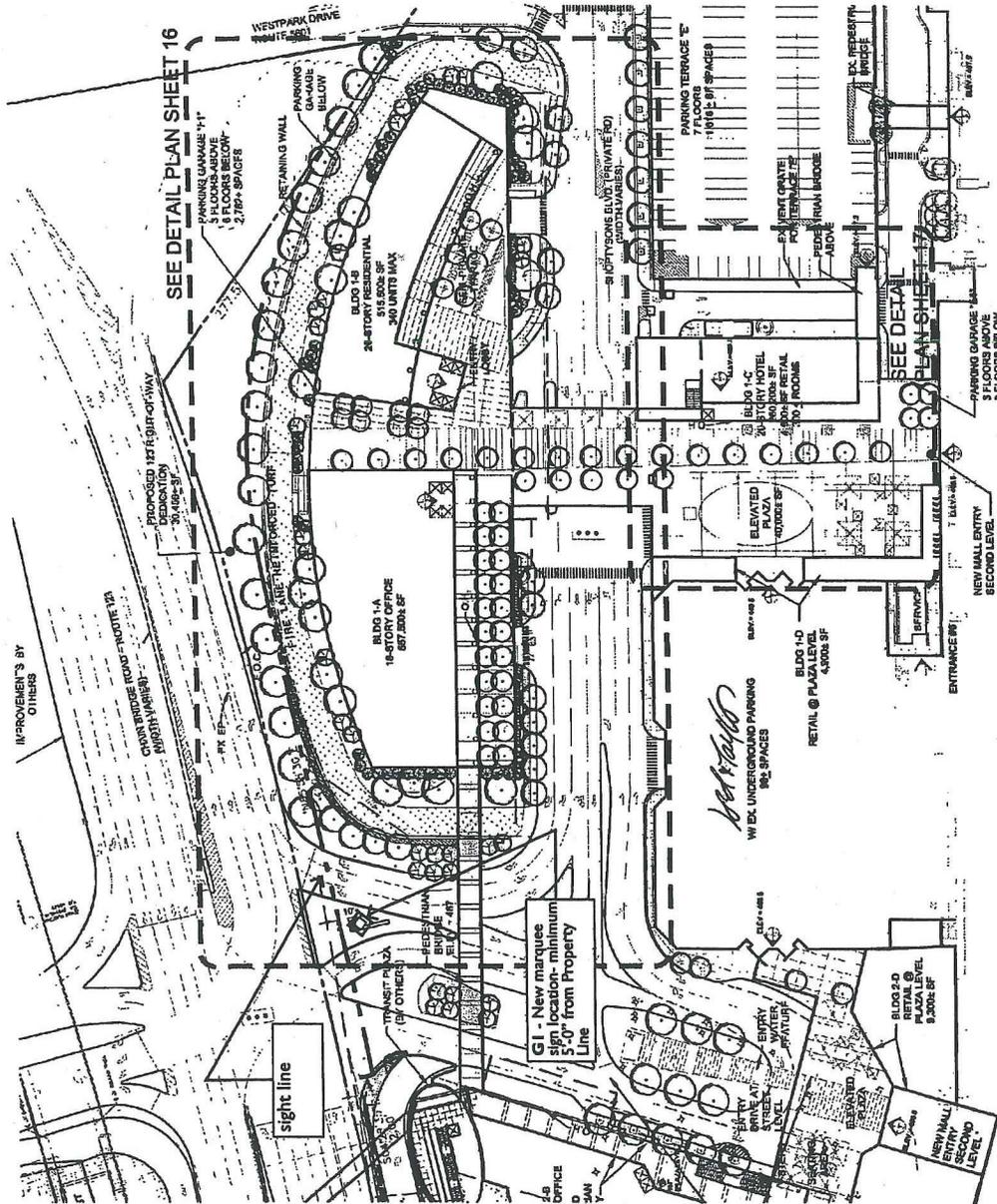
SHEET NO.

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KEY REFERENCE DIAGRAM



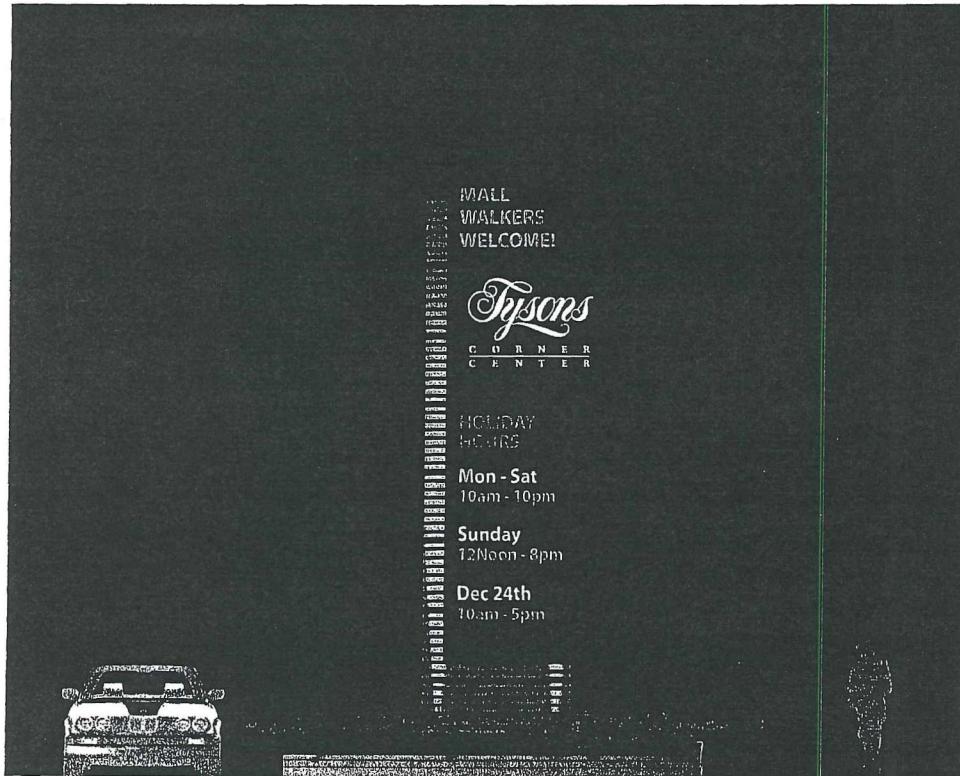
PHASE I PARTIAL PLAN

01

These drawings express Design Intent. Contractor is responsible for: Only use and are here for construction. Contractor to provide for: Final design and engineering of components including but not limited to lighting, structural, mechanical and plumbing. Coordination with Contractor and other trades. Submittals for approval by [Owner/RTKL] prior to fabrication and installation, including but not limited to shop drawings of all systems with and material samples and samples of all materials, colors, textures and finishes. Submission of shop drawings and samples. sources to satisfy Owner's requirements. connections to power and communications. Structural framing, electrical fixtures and communications and building systems. Final design and engineering of components including but not limited to lighting, structural, mechanical and plumbing. Coordination with Contractor and other trades. Submittals for approval by [Owner/RTKL] prior to fabrication and installation, including but not limited to shop drawings of all systems with and material samples and samples of all materials, colors, textures and finishes. Submission of shop drawings and samples.

**NOT FOR CONSTRUCTION**





01 SIGN TYPE **G**  
**ELEVATION**  
 Scale: 3/16" = 1'-0"

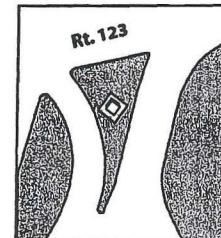
**KEY NOTES**

1. LED monochrome display panel on two sides wrapping front corner facing highway, controlled by computer from within the mall offices. **Message to be changed no more than once every 24 hours. No streaming or flashing type.**
2. Tysons logo to be push through acrylic in painted metal background panel, wrapping front corner facing highway (internally illuminated). Background painted metal panel is opaque, with only the Tysons Corner Center being translucent acrylic illuminated letters in accordance with Fairfax County Outdoor Lighting Standards.
3. Base tower to be metal arbor structure backed with acrylic panels. Whole tower to glow softly. Tower to sit within planting bed.

**NOTE:**

**Square footage of entire marquee tower: 412 sq ft**

this represents the 2 sign facades that face the highway, which includes the Tysons logo, the tower structure and the LED display panel.



**RTKL**

901 SOUTH BOND ST.  
 BALTIMORE, MD 21231  
 410.537.6000 PHONE  
 410.537.6298 FAX

*Tysons*  
 CORNER  
 CENTER

PROJECT NO: 00-05037.11

REVISIONS

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ISSUE DATE

February 5, 2007

SHEET TITLE

**G - EXTERIOR SITE ENTRY MARQUEE**

SHEET NO

9

**RTKL**

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BALTIMORE, MD 21231  
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PROJECT NO. 00-05037.11

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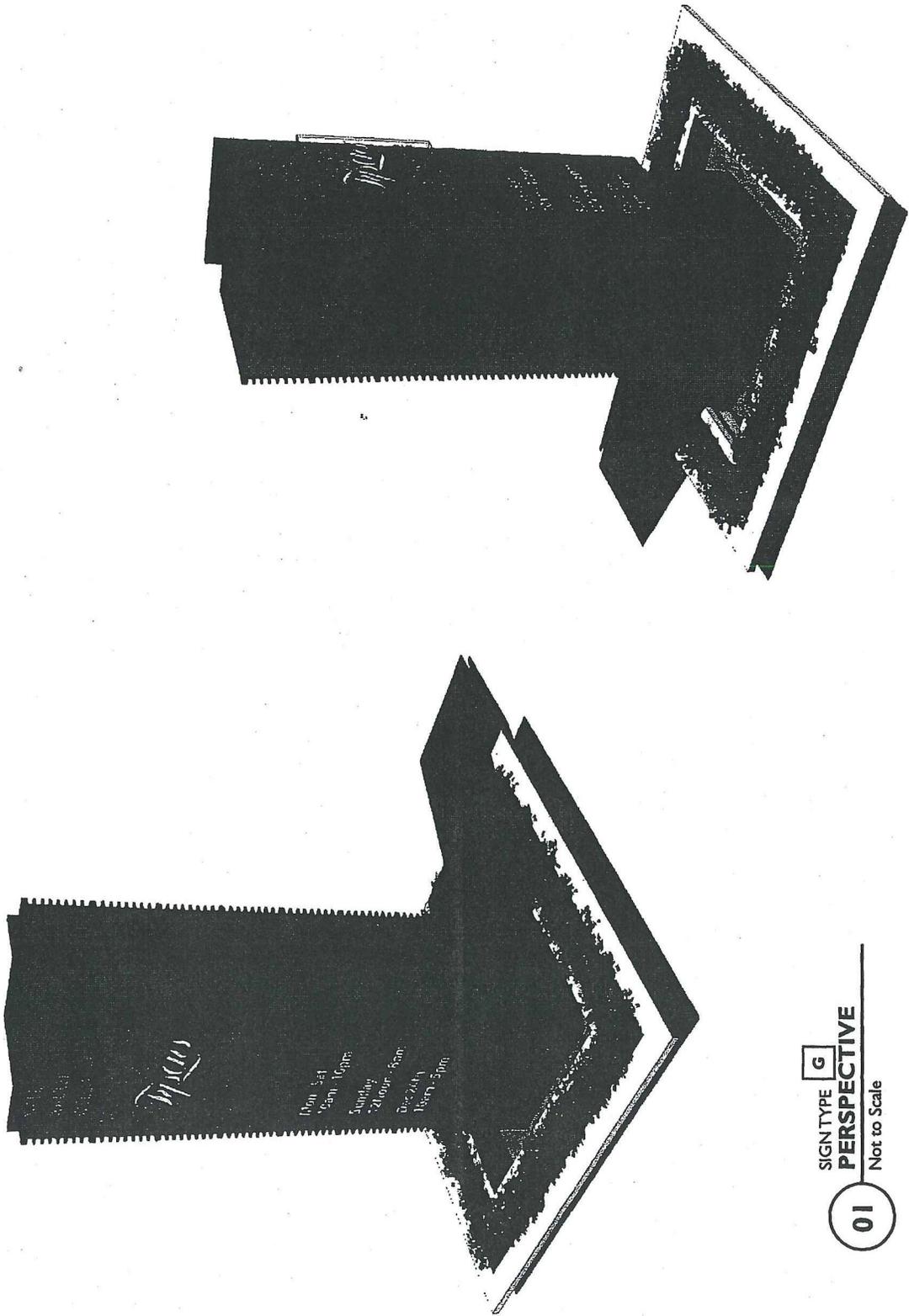
February 5, 2007

SHEET TITLE

G - EXTERIOR SITE  
ENTRY MARQUEE

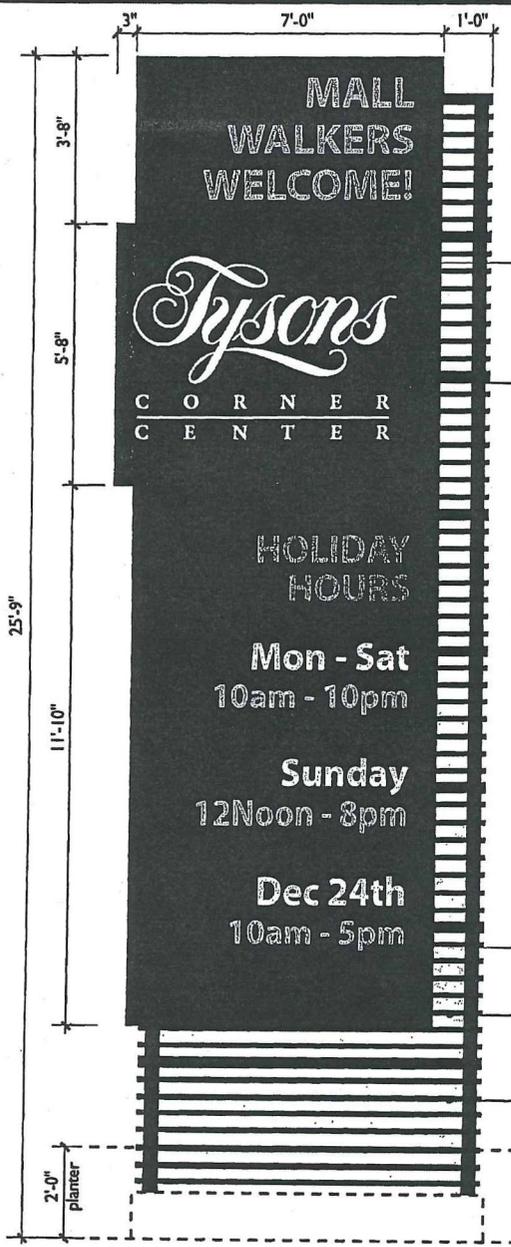
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10



SIGN TYPE **G**  
**PERSPECTIVE**  
Not to Scale

**01**



02

01

05

03

04

01

**NOTE:**  
 Square footage of entire marquee tower: 412 sq ft  
 this represents the 2 sign facades that face the highway, which includes the Tysons logo, the tower structure and the LED display panel.

SIGN TYPE **G**  
**ELEVATION**  
 Scale: 3/8" = 1'-0"



02

SIGN TYPE **G**  
**ELEVATION**  
 Scale: 3/8" = 1'-0"

**KEY NOTES**

1. LED monochrome display panel on two sides wrapping front corner facing highway, controlled by computer from within the mall offices. Message to be changed no more than daily. No streaming or flashing type.
2. Tysons logo to be translucent acrylic letters pushed through opaque painted metal panel, wrapping front corner facing highway (internally illuminated). Metal panel to be pinned off 3".
3. Base tower to be metal arbor structure backed with acrylic panels, internally softly illuminated. Tower to sit within planting bed.
4. 1" square painted metal tube.
5. 3 1/2" square painted metal tube.

**RTKL**

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 BALTIMORE, MD 21231  
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 410.537.6298 FAX

*Tysons* C O R N E R C E N T E R

PROJECT NO: 00-05037.11

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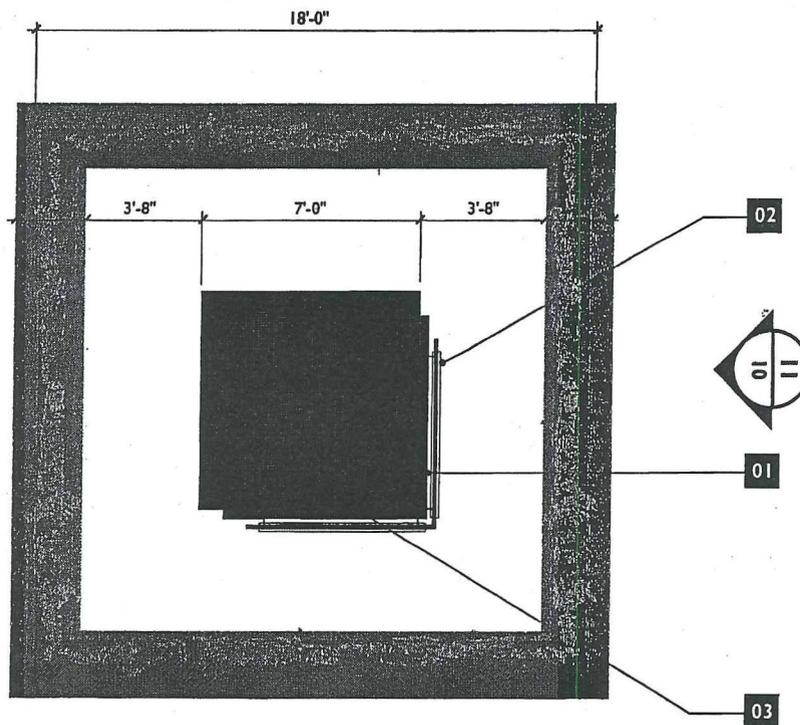
ISSUE DATE

February 5, 2007  
 SHEET TITLE

**G - EXTERIOR SITE ENTRY MARQUEE**

SHEET NO

11



01 SIGN TYPE G  
**PLAN**  
 Scale: 1/4" = 1'-0"

**KEY NOTES**

1. LED monochrome display panel on two sides wrapping front corner facing highway, controlled by computer from within the mall offices. Message to be changed no more than once every 24 hours. No streaming or flashing type.
2. Tysons logo to be push through acrylic in painted metal background panel, wrapping front corner facing highway (internally illuminated), pinned off 3". Background painted metal panel is opaque, with only the Tysons Corner Center being translucent acrylic illuminated letters in accordance with Fairfax County Outdoor Lighting Standards.
3. Base tower to be metal arbor structure backed with acrylic panels. Whole tower to glow softly. Tower to sit within planting bed.

**RTKL**

901 SOUTH BOND ST.  
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*Tysons*  
 C O R N E R  
 C E N T E R

PROJECT NO: 00-05037.11

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February 5, 2007

SHEET TITLE

**G - EXTERIOR SITE ENTRY MARQUEE**

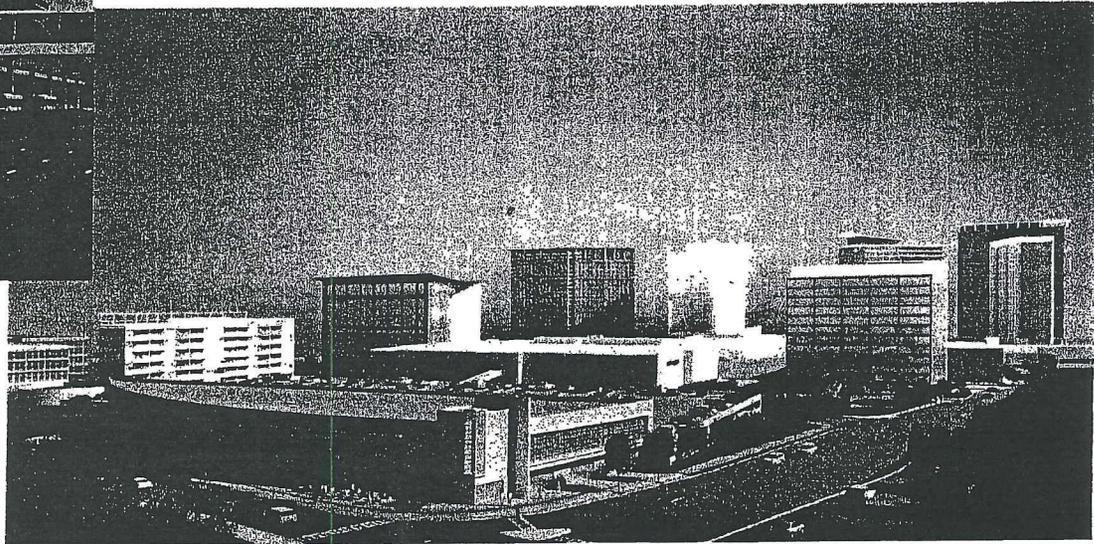
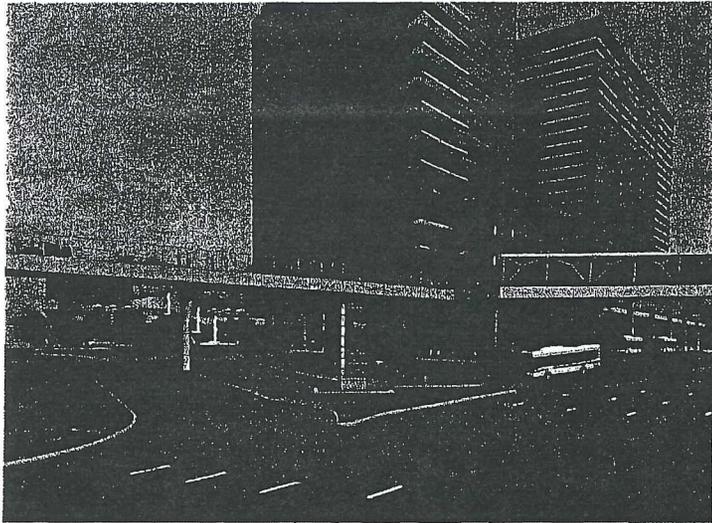
SHEET NO.

**12**

**RTKL**

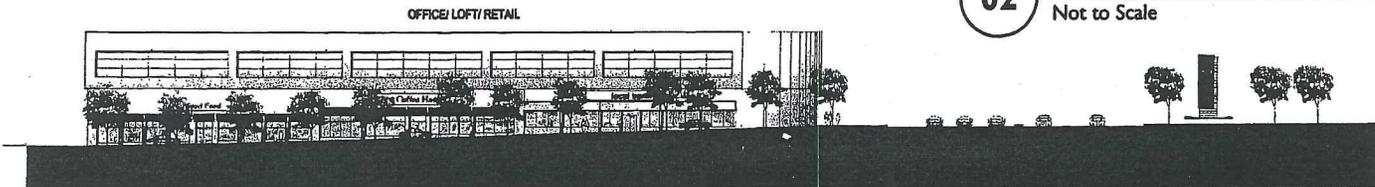
901 SOUTH BOND ST.  
BALTIMORE, MD 21231  
410.537.6000 PHONE  
410.537.6298 FAX

*Spinson*  
CORNER  
CENTER



01 SIGN TYPE **G**  
**PERSPECTIVE AT 123**  
Not to Scale

02 SIGN TYPE **G**  
**PERSPECTIVE AT 7** New sign location A  
Not to Scale



03 SIGN TYPE **G**  
**ELEVATION AT 7** New sign location B  
Not to Scale

PROJECT NO: 00-05037.11

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February 5, 2007  
SHEET TITLE

**G - EXTERIOR SITE  
ENTRY MARQUEE**

SHEET NO

**13**

# NOT FOR CONSTRUCTION

These drawings express Design Intent Only and are Not For Construction. Contractor is responsible for:

- Final design and engineering of components

Included, including all aspects of mounting, erection, anchoring and attachment.

- Structural integrity, electrical function and connections to power and communications source to satisfy Owner's requirements.
- Coordination with Contractor and other trades,

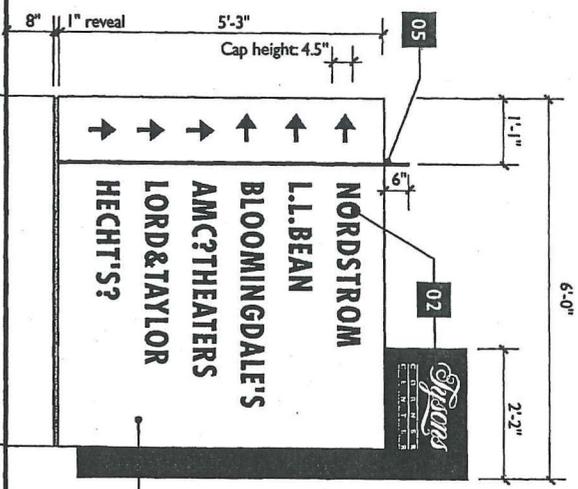
including but not limited to lighting, structural, communications and landscaping schemes.

- Verification of conditions in field prior to submission of shop drawings and samples.
- Submittals for approval by IDB/RTKL prior to

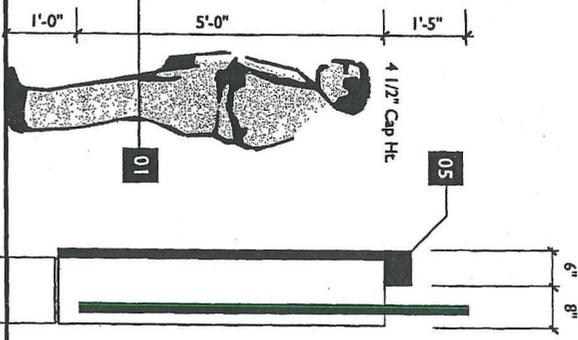
fabrication and installation, including but not limited to shop drawings of all graphics with seal of registered engineer and samples of all materials, colors, applications and finishes. Submission of shop drawings and samples.

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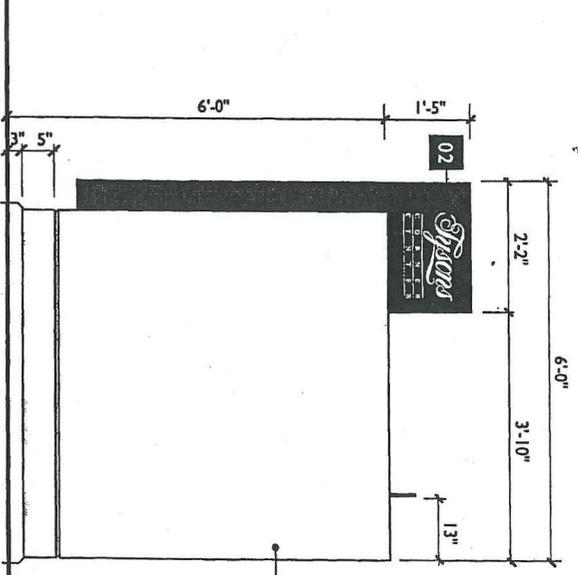
**01** SIGN TYPE  
**FRONT ELEVATION**  
Scale: 1/2" = 1'-0"



**02** SIGN TYPE  
**SIDE ELEVATION**  
Scale: 1/2" = 1'-0"



**03** SIGN TYPE  
**REAR ELEVATION**  
Scale: 1/2" = 1'-0"



## KEY NOTES

1. Single-sided 1/2" deep painted fabricated aluminum cabinet, with intersecting aluminum cabinet and aluminum fin.
2. Letters and graphics to be applied reflective vinyl.
3. Footings and base plate as engineered. Fabricated aluminum cabinet to be mechanically anchored to base plate and footing in a concealed manner. Hardware to be accessible through a concealed panel located at the base of the sign structure.
4. 1" deep x 1" high reveal.
5. Fin fabricated of 1/2" thick painted aluminum.

**RTKL**

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*Tyson's*  
C O R N E R  
C E N T E R

PROJECT NO: 00-05037.11

REVISIONS

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ISSUE DATE  
February 5, 2007

SHEET TITLE  
A - VEHICULAR DIRECTIONAL Pylon

SHEET NO.  
14





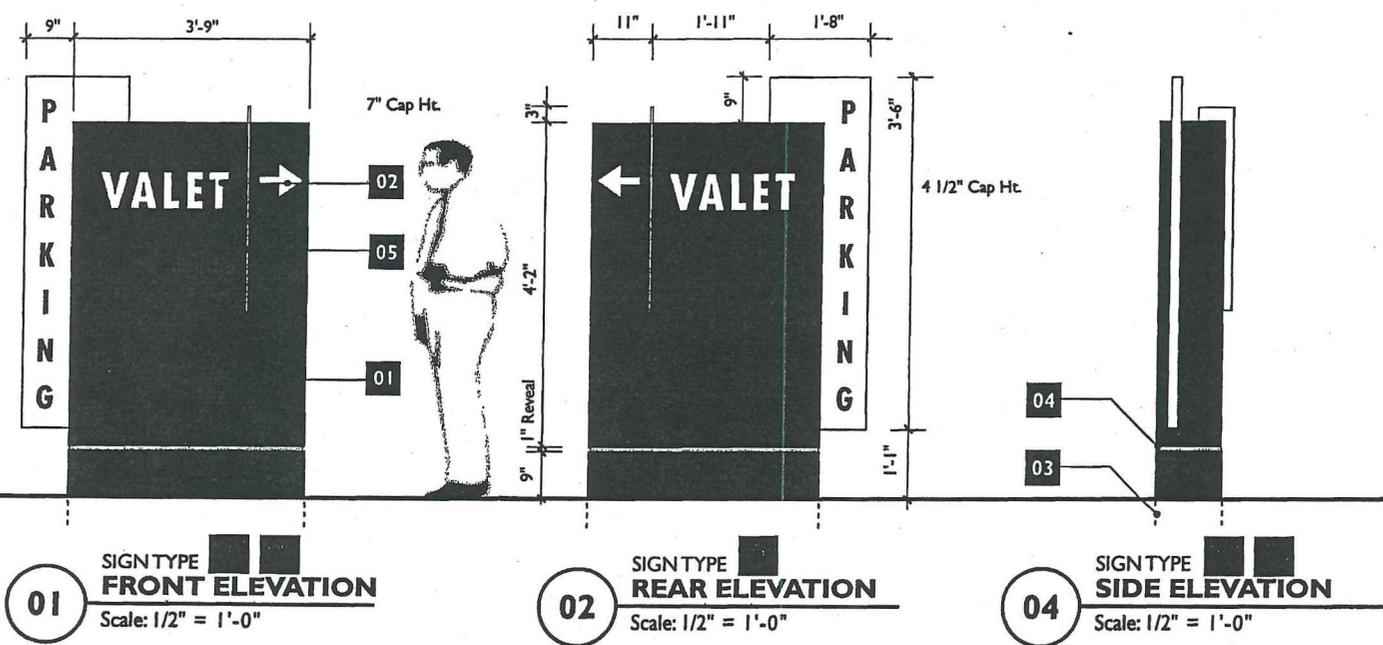
**NOT FOR  
CONSTRUCTION**

These drawings express Design Intent  
Only and are Not For Construction.  
Contractor is responsible for

\* Final design and engineering of components  
to meet all applicable codes, including  
erection, anchoring and mounting.  
\* Structural integrity, electrical function and  
connectivity to power and communications  
sources to satisfy Owner's requirements.

\* Coordination with Contractor and other trades,  
to meet all applicable codes, including  
compliance with all applicable codes and  
regulations. Verification of conditions in field prior to  
submittal of shop drawings and samples.

\* Submittals for approval by IDMTKL prior to  
fabrication and installation, including but not  
limited to: material samples, finish samples, color  
samples, and samples of proposed applications and finishes.  
materials, colors, applications and finishes.  
submission of shop drawings and samples.



**01** SIGN TYPE ■ ■  
**FRONT ELEVATION**  
Scale: 1/2" = 1'-0"

**02** SIGN TYPE ■ ■  
**REAR ELEVATION**  
Scale: 1/2" = 1'-0"

**04** SIGN TYPE ■ ■  
**SIDE ELEVATION**  
Scale: 1/2" = 1'-0"

**KEY NOTES**

1. Double-sided 12" deep painted fabricated aluminum cabinet, with intersecting aluminum cabinet and aluminum fin.
2. Letters and graphics to be applied reflective adhesive vinyl.
3. Footings and base plate as engineered. Fabricated aluminum cabinet to be mechanically anchored to base plate and footing in a concealed manner. Hardware to be accessible through a concealed panel located at the base of the sign structure.
4. 1" deep x 1" high reveal.
5. Fin fabricated of 1/2" thick painted aluminum.

**RTKL**

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410.537.6298 FAX

*Trayson*  
CORNER  
CENTER

PROJECT NO: 00-05037.11

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ISSUE DATE

February 5, 2007  
SHEET TITLE

**E/F - VALET  
DIRECTIONAL  
PYLON**

SHEET NO

**17**

## **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 1: Tysons Corner Center**

Tysons Corner Center is comprised of about 77 acres, bounded by International Drive on the west, Route 123 on the north, the Capital Beltway on the east, Tower Crescent on the southeast and Route 7 on the south. Existing development is the Tysons Corner Center regional mall which contains approximately 2.5 million square feet of development and has an intensity of 0.74 FAR.

#### Base Plan

Prior to Metrorail, this subarea was planned for retail, office, hotel uses up to 0.80 FAR, with regional retail being the predominant use.

#### Planned and Approved Development

With the funding of Metrorail, the area is planned and approved for transit-related mixed use development with approximately 6,000,000 square feet. Planned and approved land uses include office, hotel, and residential development. The existing mall is to be retained and reconfigured. The approved office, hotel, residential buildings, ground level retail, and service uses are to be provided. With the addition of a conference or convention center, a density bonus may be considered.

The vision of this intensification is to create urban spaces that people can walk through easily, as well as to and from the adjacent Metrorail station and surrounding areas. The area is planned for many urban design amenities including extensive streetscape features, plazas, a mini dog park, "Sky Terrace" rooftop recreation and leisure amenity, one-acre Common Green, and a multi-use pavilion. Many of the open spaces will be large enough for open-air activities such as fashion shows, seasonal markets, and musical performances by small groups. Abundant seating and public art will make the space appealing and attractive.

While the mall and other existing development do not readily accommodate a grid

of streets, efforts should be made to provide a connected network of streets and to provide new pedestrian and bicycle connections where streets are not possible. In addition, redevelopment or reconfiguration of the mall should seek, where possible, to reduce views of parking garages, wrapping such structures with other uses and/or providing attractive façade treatments and screening.

### Redevelopment Option

Development above the approved level of 6,000,000 square feet may occur if it is consistent with the guidance on intensity and land use mix in the Areawide Land Use Recommendations, and if it meets the following conditions:

- Changes to the mix of uses will need to address traffic impacts during peak periods, such as converting approved office to residential or hotel use.
- If additional residential uses are provided, they should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as indicated in the Areawide Land Use Recommendations.
- Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.
- 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.
- The approved development made significant commitments to improve pedestrian and vehicular accessibility within the subarea and between the subarea and adjacent areas. With consideration of additional intensification, however, a grid of streets may be necessary. Intensification will depend on the degree to which access and circulation improvements are provided consistent with guidance in the Areawide Urban Design and Transportation Recommendations.
- Existing and approved building heights range from 65 feet for Tysons Corner Center to high-rise buildings approved at about 350 feet near the Metro station. Changes in approved building heights should continue to focus the tallest buildings within one-eighth mile of the Metro station; height in this area could be up to 400 feet. Building heights generally beyond one-eighth mile from the Metro station should be between 175 and 225 feet.

- On the east side of the mall, buildings facing across the Capital Beltway (I-495) to the Regency or Encore multifamily developments should be oriented so that the longest dimensions of the buildings are not parallel to I-495. A variety of building heights should be provided. Changes in approved building heights should be consistent with the above guidance as well as with the Areawide Urban Design Recommendations.
- Potential circulator routes, as described in the Areawide Transportation Recommendations, extend through or abut portions of this subarea. Redevelopment proposals along the circulator routes should provide rights-of-way or otherwise accommodate these circulators and should make appropriate contributions toward their construction cost. See the discussion of Intensity section in the Areawide Land Use Recommendations.

## 5. SIGNAGE AND WAYFINDING

Signage is an important element that will contribute to the character of Tysons. The two predominant signage types that will most contribute to place making in Tysons are on-site signage (signs used to identify a place of business or a residential building); and wayfinding elements which are placed in the public realm and provide directional assistance or location information to pedestrians and motorists.

The quantity and quality of all signage should be considered in a comprehensive manner within a development but should also be complementary between neighborhoods and in most cases, the subdistrict, district, or Tysons as a whole.

Article 12 of the Zoning Ordinance provides guidance regarding the permitted types, size and location of signs. All signs require permits which are reviewed and approved by the Zoning Inspection Branch of the Department of Planning and Zoning. Depending on the size and illumination of the sign, building and/or electrical permits may also be required. When Article 12 was developed, it did not envision the signage needs of a high-density urban environment such as Tysons. To address these needs, it is expected that innovative signage design will emerge in Tysons as the urban form is built. It is recommended that a Comprehensive Sign Plan (CSP) be submitted for all redevelopment applications. It is further recognized that the signage requested pursuant to such CSPs may deviate significantly from that permitted under Article 12.

All signage should be well-organized, neat, well-maintained, concise and legible. Signage should fit with the architectural style of the building, using complementary materials and colors, and ideally be incorporated into the architectural elements of the structure.

### Design Suggestions:

- ◆ Use permanent, weather proof, well-designed signs.
- ◆ Limit the number of signs to convey a clear message and avoid visual clutter.
- ◆ Clearly state the business name or other information displayed on the sign.
- ◆ Scale typeface, characters and graphics of storefront signage to pedestrians and/or motorists, as applicable.
- ◆ The scale and materials used for signs should be appropriate to the neighborhood. For instance, monolithic digital or other illuminated signs may be considered on a case by case basis in areas close to the metro and adjacent to high concentrations of arts and entertainment uses. Similarly, small-scale blade signs or awning signage would be more appropriate for a mixed-use residential neighborhood.
- ◆ Signage must not present a visual obstruction to sight distances at intersections and vehicular entrances.
- ◆ See Chapter 7 for suggestions regarding signage in interim conditions.



## 5.1 Signage and Wayfinding Elements

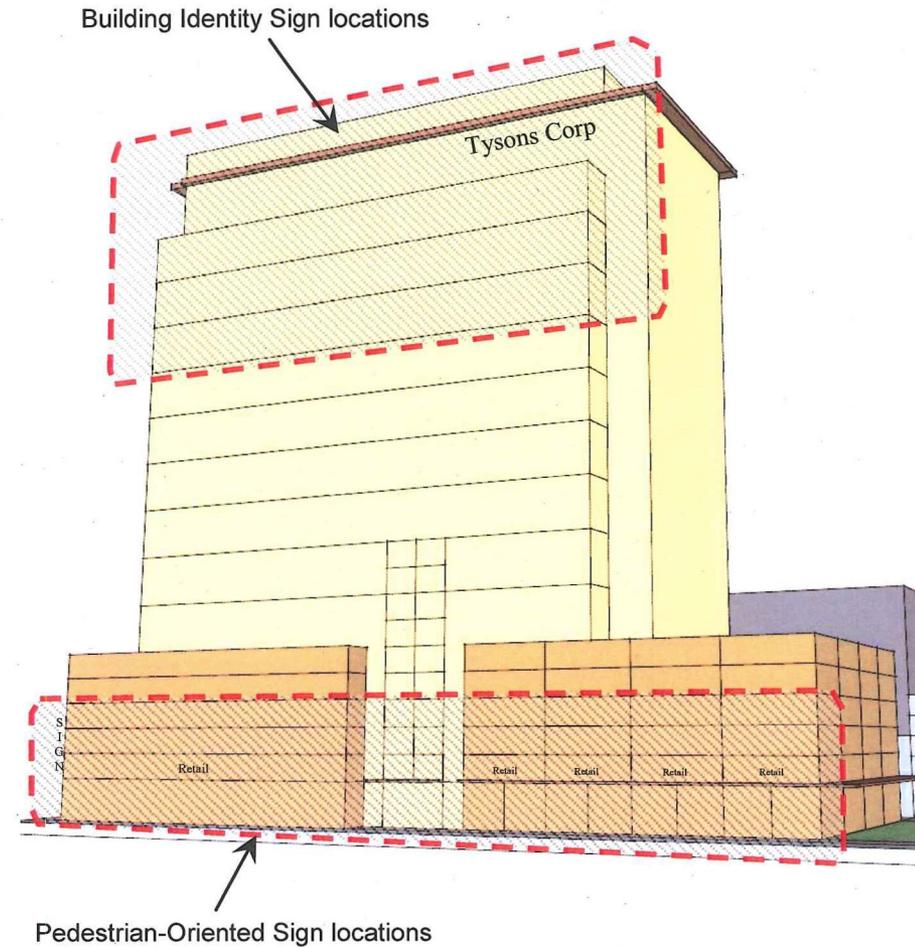
### Building Identity Signs

Building identity signs are generally auto-oriented and intended to be seen from a distance. As such, they are usually located in the top half of the building, closer to the roofline, and are the largest signs in an urban area. Signs should be sized for legibility, but also appropriate to the scale of larger urban buildings. They are intended to identify the name of a building or the name of a major tenant within the building. Building identity signs can also contribute to the identity of the skyline by providing visual interest when they are well-integrated into the building architecture.

### Pedestrian-oriented Signs

Pedestrian-oriented signs include blade signs, awning signage, and sign bands which are generally located within the first two or three stories of a building. These signs are typically for retail, services or other businesses which are accessible to the public from street level. They are not intended to identify individual office tenants. Window signage may also be considered for businesses with storefronts.

Additional signage may be considered on parking garages and other non-habitable portions of a building if it is well-integrated into the building architecture and does not create visual clutter.



**Design Suggestions:**

- ◆ Building identity signs recognize a corporate identity, a major tenant, or the name of the building. Signs can be comprised of text or logos.
- ◆ Building identity signs should be sized proportionally to the height of the building and the size of the building façade. In general, building identity signs should not be taller than one story in height, although some variation for stand-alone logos may be considered.
- ◆ Building identity signs should be located in the top half of a building, close to the roofline, and should be limited to one per major building façade. Additional building identity signs may be considered near the building base when the size is more appropriate to the pedestrian scale and does not produce visual clutter.
- ◆ Building identity signs should be integrated into the building architecture, taking into consideration the pattern of fenestration and building materials.
- ◆ Consider building identity signs that are projected and only visible at night.
- ◆ For extremely tall buildings, signage may not be readily visible unique building architecture should be considered as a branding technique in lieu of large signage.



**Opposite:** General placement of sign types in urban development

**Top:** Capital One Headquarters, Image: [www.dcmud.blogspot.com](http://www.dcmud.blogspot.com)

**Bottom:** Continental Headquarters, Image: Wikipedia

## 5.3 Pedestrian-Oriented Signs

### Design Suggestions:

#### Sign Bands

- ◆ A majority of pedestrian-oriented signs will be building-mounted signs for ground floor retail, services, and other commercial uses which face the street.
- ◆ Generally, building-mounted signs should be located within a “sign band” located above the storefront and below the façade above, to provide some continuity in placement (A).
- ◆ When several businesses are located in one building, individual signs should share some similar design characteristics, including scale, alignment, and placement to avoid visual clutter. Variation reflective of the nature of the individual businesses may be considered.
- ◆ In general, sign bands should be around 3 feet tall. Signage for individual businesses should be limited to the width of the associated storefront on the building façade.
- ◆ Awning, or canopy signage, in lieu of building-mounted signage may be considered (B).

#### Pedestrian Blade Signs

- ◆ Pedestrian blade signs projecting from buildings should be mounted a minimum of 8 feet above the sidewalk. Signs should project no more than 4 feet from the building façade (C).
- ◆ Pedestrian blade signs should be limited to one per business.

#### Vertical Building Signs

- ◆ Vertical building signs can be flush with, or project from, a building façade, and should be mounted above the first floor. Generally, signs should project no more than 3 feet from the building façade (D).
- ◆ Vertical building signs should be limited to one per business.

#### Monument Signs

- ◆ Monument signs, which are low and ground-mounted, are discouraged in an urban environment. If monument signs are proposed, they should not be located in the streetscape, but they may be located in the building zone or within plazas or open spaces which form entry features to the building.
- ◆ Monument signs may be integrated into seat walls or planter walls (E).

## 5.3 Pedestrian-Oriented Signs

### Design Suggestions (cont.):

#### Storefront (Window) Signs

- ◆ Permanent or temporary window signs may be considered for a portion of the glazed area of the storefront. Signage should not unreasonably obstruct views from the street into storefront spaces (F).

#### Building-mounted Cabinet Signs and Display Windows

- ◆ Building-mounted cabinet signs and display windows may be considered in areas where functional storefronts are not possible or where blank walls exist.
- ◆ Building-mounted cabinet signs should not advertise specific products, but may display seasonal decorations, event information, and general branding.
- ◆ Stand-alone cabinet signs are strongly discouraged within the streetscape as they can disrupt pedestrian movement.
- ◆ In general, building-mounted cabinet signs and display windows should be sized proportionally to the scale of the storefront, and should be located within the first floor of a building (G).

#### Other Signs

- ◆ Provide clear, unobstructed address signs for public safety purposes.



F

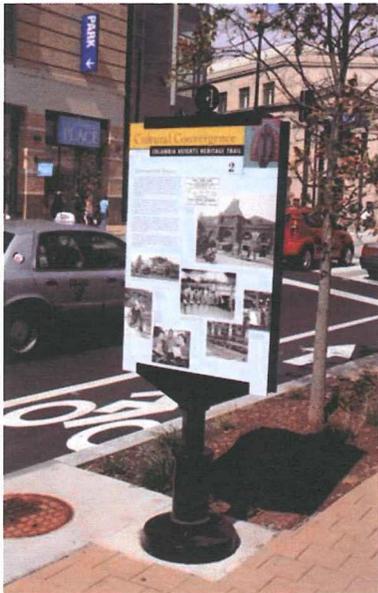


G

## 5.4 Wayfinding Elements

As the character of districts and subdistricts emerges, and as parks, museums, entertainment and dining areas are developed, wayfinding signage will help pedestrians and motorists navigate throughout Tysons.

Wayfinding elements are most effective when used on a sub-district and district level and indicate routes and events throughout Tysons. A Tysons-wide strategy for wayfinding should be considered, and could act as a branding tool. It is expected that stakeholder groups, such as the Tysons Partnership, will undertake and implement these wayfinding strategies as a collective vision that will complement and connect all of the redevelopment projects in Tysons.



### Design Suggestions:

- ◆ Signs should include appropriately scaled elements that assist both motorists and pedestrians.
- ◆ Wayfinding signage should clearly convey information for both motorists and pedestrians without unnecessary clutter or detail.
- ◆ All signage structural components should complement the color and finish of streetscape furnishings in Section 3.4.
- ◆ Careful consideration should be paid to the placement of wayfinding signs in high-volume pedestrian areas. Signs should not obstruct pedestrian traffic in any way. Wayfinding signs should not be placed in the sidewalk zone.
- ◆ Streetlight-mounted banners that advertise public events, seasonal attractions or other attractions are encouraged.
- ◆ Conflicts with pedestrian flow should be minimized by consolidating different signs on one structure.
- ◆ Wayfinding programs should coordinate with online and interactive websites to provide up-to-date information on travel, events and other relevant information.
- ◆ Create wayfinding systems that can be utilized by a wide variety of users, including the visually and hearing impaired, and that comply with accessibility requirements.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 9, 2012

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

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

**SUBJECT:** Urban Design Comments  
CSPA 2004-PR-044

The Office of Community Revitalization (OCR) has reviewed the above referenced Comprehensive Sign Plan Amendment dated October 28, 2011 and January 5, 2011 and marked as "Received" by the Planning and Zoning Department on December 28, 2011 and January 9, 2011. The following analysis and recommendations are offered for consideration regarding this application.

### 1. Office Tower Signage

The proposed signage for the office tower is reasonable and well balanced with the scale and design of the tower and is in keeping with the recommendations noted in the Tysons Corner Urban Design Guidelines.

### 2. Wayfinding Signage

The proposed changes are acceptable and are in keeping with the design aesthetic and function of the signs approved in the original Conceptual Sign Plan.

### 3. Building Mounted and Garage-Mounted Signage

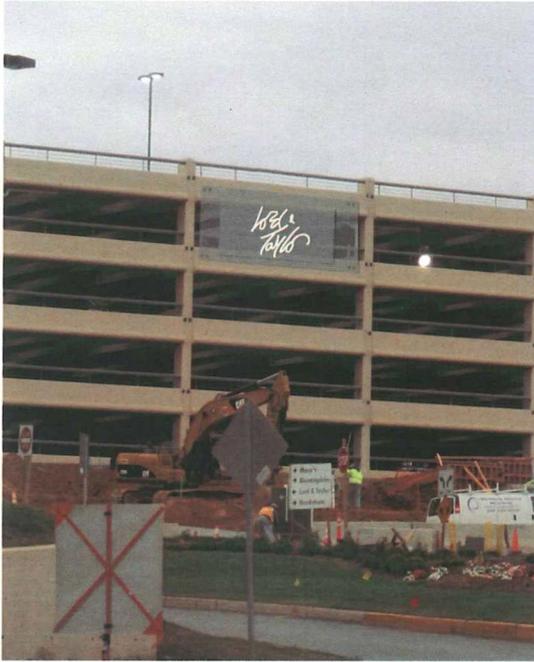
The newly proposed Lord & Taylor sign could be improved by better incorporating the sign element into the architecture of the parking structure. It is understood that a Macy's sign which similar in character currently is installed on this garage; however, the proportions and size of the Lord & Taylor logo and sign appear awkward and unrelated to the design of the structure when applied in this manner. Attached here are three alternatives that illustrate how the sign could be better integrated into the structure.



All three alternatives utilize two layers of screening in a similar manner to that shown on the Parking Terrace E North Elevation (Sheet 10 of the CSP). Alternative A removes the beige background and uses only the letters of the logo on the sign. Alternative B shows the proposed sign that is attached to the screening, and Alternative C shows a larger beige background to the sign, but is more in keeping with the scale of the façade panel. The letters in Alternative C are the same size as currently proposed.

The applicant should consider these alternatives and perhaps install a similar mesh panel as a back drop for the Macy's sign as well.

CC: Bill Mayland, DPZ  
Lucia Bowes Hall, Revitalization Program Manager, OCRR  
OCRR File



NORTH ELEVATION - PARKING TERRACE D

Alternative A

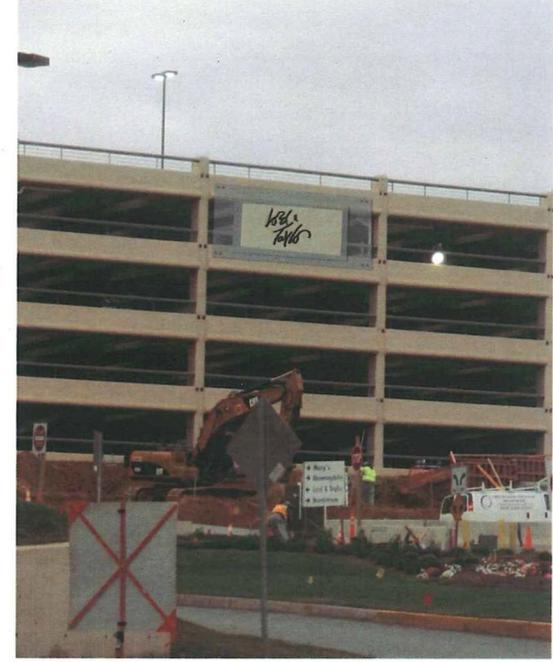
- Two layers of architectural screening similar to the north garage elevation shown on Sheet 10 of the Building Mounted Sign package. Perhaps fastened with architectural elements that mirror the double square details that exist on the parking deck façade.
- Use only the letters from the Lord & Taylor logo.
- Text is slightly larger than that currently proposed



NORTH ELEVATION - PARKING TERRACE D

Alternative B

- Two layers of architectural screening similar to the north garage elevation shown on Sheet 10 of the Building Mounted Sign package. Perhaps fastened with architectural elements that mirror the double square details that exist on the parking deck façade.
- Attach the square beige sign with black letters to these panels.
- Sign is the same size as currently proposed.



NORTH ELEVATION - PARKING TERRACE D

Alternative C

- Two layers of architectural screening similar to the north garage elevation shown on Sheet 10 of the Building Mounted Sign package. Perhaps fastened with architectural elements that mirror the double square details that exist on the parking deck façade.
- Attach the square beige sign with black letters to these panels.
- Text is the same size as currently proposed, but beige background is larger.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** January 18, 2012

**TO:** William Mayland, AICP  
Planner III, Zoning Evaluation Department  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Bruce Miller, Zoning/Property Maintenance Inspector *BM*  
Zoning Inspections Branch  
Department of Planning and Zoning

**SUBJECT:** **CSPA 2004-PR-044**  
Tysons Corner Center  
Wayfinding Signage, January 5, 2012

Address: 1961 Chain Braidge Road  
Tax Map Ref: 29-4 ((1)) 35A & 35C  
Zoning District: PDC  
Overlay Districts: SC, H-C

The following are my comments on the revised plan dated January 5, 2012.

1. The cover sheet should list the Tax Map Numbers listed.

**The following comments reference Sheet No. 12, but are applicable to all sheets displaying renderings, notes and other comments for all Marquee styled signs.**

2. Key Note 1 for the marquee tower (sign type G) on Sheet No. 12 indicates that the statement "*Message to be changed no more than once every 24 hours. No streaming or flashing type,*" complies with the determination that allows such changeable message displays.
3. Key Note 2 for the marquee tower (sign type G) on Sheet No. 12 indicates that the Tysons logo sign shall be compliant with the outdoor lighting standards and based on the description, it will be compliant.
4. Key Note 3 for the marquee tower (sign type G) on Sheet No. 12 indicates that the "*whole tower to glow softly.*" The questions that come to mind are: will this glow change in levels of intensity or color? If so, such changing level of intensity or changing color may be a distraction to motor vehicle traffic. Also, the word "softly" is a subjective term. Is there an anticipated light level?

Department of Planning and Zoning  
Zoning Administration Division  
Zoning Inspections Branch  
12055 Government Center Parkway, Suite 829  
Fairfax, Virginia 22035-5508  
Phone 703-324-4300 FAX 703-324-1343  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



William Mayland, AICP  
Planner III, Zoning Evaluation Department  
Zoning Evaluation Division  
Department of Planning and Zoning  
January 18, 2012  
Page 2

5. The calculation of the sign area for the marquees is and must be the area of the two sides, because the interior angle appears to be greater than 44 degrees.
6. Currently, it is my understanding that only those signs meeting the definition of a sign as provided for in Part 3 of Article 20 of the Fairfax County Zoning Ordinance require approved Sign Permit Applications. There is no indication in the sign package dated January 5, 2012, that this policy will continue. Therefore, the question becomes, are all wayfinding signs indicated within the sign package for CSPA 2004-PR-044 dated January 5, 2012, subject to Sign Permit Application review and approval, even if such signs do not meet the definition of a sign as set forth in Part 3 of Article 20 of the Zoning Ordinance.
7. The Zoning Inspections Branch maintains its own records for all approved Comprehensive Sign Plans. If approved, please distribute a copy of the approved Comprehensive Sign Plan, including conditions, and plats, to the Zoning Inspections Branch for our records.

Please allow me to see the proposed development conditions prior to publishing.



# County of Fairfax, Virginia

APPENDIX 10

## MEMORANDUM

DATE: February 9, 2012

**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:** CSPA 2004-PR-044; MACW Property Management LLC  
Land Identification Map: 29-4((1))35A (see plan for additional tax map numbers)

The following comments reflect the position of the Department of Transportation and are based on the Comprehensive Sign Plan Amendment dated November 8, 2011 and received on December 22, 2011.

The applicant seeks to amend the previously approved Comprehensive Sign Plan to accommodate the modifications made to the project's development plan. The proposed sign plan amendment includes marquee entry, identification and directional signage. All traffic regulatory signs should conform to the Manual of Uniform Traffic Control Devices published by the Federal Highway Administration. The placement of all signing should ensure adequate sight distance is maintained for motorists driving adjacent to, or within the site. Considering the proposed location of these signs, this Department would not object to the approval of the subject application.

AKR/mdd

**ARTICLE 12****SIGNS****PART 1 12-100 GENERAL PROVISIONS****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.

**12-204 Commercial and Industrial Uses in Sign Control Overlay Districts**

The following regulations shall supplement the provisions set forth in Sections 203 and 207, and shall apply to all uses located on commercially and industrially zoned land within those areas designated on the Official Zoning Map as a Sign Control Overlay District, which district is established by the provisions of Part 5 of Article 7.

1. Building-mounted signs shall be limited to the sign area as specified in Sections 203 and 207.
2. An individual enterprise with frontage on a primary highway or major thoroughfare which is not located within or on the same lot with a shopping center shall be permitted one (1) freestanding sign. Such sign shall be limited to a maximum sign area of forty (40) square feet.
3. Shopping centers shall be permitted freestanding signs in accordance with the provisions of Par. 10 of Sect. 203 above. Such signs shall be limited to a maximum sign area of forty (40) square feet.
4. Office parks shall be permitted freestanding signs in accordance with the provisions of Par. 13 of Sect. 203 above.
5. Industrial parks shall be permitted freestanding signs in accordance with the provisions of Par. 12 of Sect. 207 below.

6. Hospitals shall be permitted signs in accordance with the provisions of Par. 14 of Sect. 203 above.

**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.

## **PART 5 7-500 SIGN CONTROL OVERLAY DISTRICT**

### **7-501 Purpose and Intent**

Sign Control Overlay Districts are established in furtherance of Sect. 12-101 by restricting freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstructions and interference with traffic control signals and mechanisms and where the speed of traffic does not warrant the freestanding signs otherwise permitted by the provisions of Article 12.

This district shall be in addition to and shall overlay all other zoning districts where it is applied, so that any parcel of land lying in such an overlay district shall lie in one or more of the other zoning districts provided for by this Ordinance. The effect is to create a new district which has the characteristics and limitations of the underlying district, together with the characteristics and limitations of the overlying district.

## **PART 6 7-600 HIGHWAY CORRIDOR OVERLAY DISTRICT**

### **7-601 Purpose and Intent**

In furtherance of the purposes set forth in Sections 15.2-2200, 15.2-2283, 15.2-2284 and 15.2-1200 of Va. Code Ann. and, in general, to protect and promote the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and/or danger in the public and private streets, a limitation is placed on certain automobile oriented, fast service, or quick turn-over uses by the imposition of the Highway Corridor Overlay District.....

## 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		