

APPROVED DEVELOPMENT CONDITIONS

CSP 85-C-088

July 8, 1992

If it is the intent of the Planning Commission to approve CSP 85-C-088 for a comprehensive sign plan pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The design and location of the proposed signs shall be in accordance with the Comprehensive Sign Plan dated June 16, 1992 and prepared by RTKL Associates Inc. Minor deviations in sign location, area and design may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the approved comprehensive sign plan.

Lighting

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

VDOT Requirements

3. All street signs, including directional, parking, and street name signs, shall comply with the location and sight distance standards of the Virginia Department of Transportation (VDOT). The approval of this Comprehensive Sign Plan in no way supersedes any approval required by VDOT for signs located on the property.
4. Traffic regulatory signs may be provided as required by VDOT.

Urban East Core Signs

5. Signs may be permitted in the Urban East Core in accordance with the Comprehensive Sign Plan dated June 16, 1992 and as outlined below:

Building Mounted Signs

- a) Address and Street Name Signs (L1, B1 and B4) - In addition to the signs depicted in the Comprehensive Sign Plan for the Urban East Core, the following address and street name signs may be provided for the two future office buildings

to be located in the Urban East Core: A total of two (2) Street Names in Granite Base (L1) signs per office building; One (1) Building Address Over Doorway Sign (B4) to be located above the main entrance in each low-rise office building (less than four stories); and a total of two (2) Building Address in Granite Base (B1) signs on either side of the main entrance for each office building.

- b) Office Signs (T1, T2 and T3) - In addition to the signs depicted in the Comprehensive Sign Plan for the Urban East Core, the following Office Signs may be permitted for the future office buildings to be located in the Urban East Core: A total of two High-rise Office Tenant Signs (T1) may be permitted on each high-rise office building (more than 10 stories) with a maximum of one sign per elevation; A total of two Low-Rise Office Tenant Signs (T2) may be permitted on each low-rise office building (less than four stories) with a maximum of one sign per elevation; and a maximum of one Street Level Entry Sign (T3) shall be permitted for each office entry in a low-rise office building (less than four stories).
- c) Retail (SF1, SF2 and SF3) - Retail signage may consist of a combination of canopy, wall and blade signs as described in the Comprehensive Sign Plan. An average of ten (10) square feet of canopy sign area, ten (10) square feet of blade sign area and thirty (30) square feet of wall sign area per bay shall not be exceeded. A maximum of one blade sign per bay is allowed. The one exception to the above formula is that a single tenant located in the Southwest Block of the Urban East Core with seven (7) or more bays facing Democracy Drive may be allowed a 330 square foot building mounted sign.

Freestanding Signs

- a) A Special Events Street Banner (C5) Sign may be attached to the Market Street Gateway Arch (P3). All portions of the Special Events Street Banner and Market Street Gateway Arch shall have a minimum clearance of more than ten (10) feet above the walkway and fifteen (15) feet above the street. The banner shall be removed within three (3) days of the completion of the advertised event.
- b) All Hotel Pylon Signs (B8) and Hotel Parking Signs (D2) which exceed three (3) feet in height shall be located a minimum of five (5) feet from any street line.
- c) If the West End Banner Feature (P5) is located within the future right-of-way of Market Street when Market Street is extended to the west, the West End Banner Feature shall be removed prior to the extension of Market Street.

- d) A detailed illustration depicting the special events banners to be displayed on the West End Banner Feature (P5) shall be submitted to the Zoning Administrator for review and approval. Upon approval of the Zoning Administrator of the special events banners, no future approval is required for special events banners associated with the West End Banner Feature provided that the banners conform to that approved by the Zoning Administrator. All special events banners shall be removed within three (3) days of the completion of the advertised event.
- e) A detailed illustration depicting the special events banners to be displayed on the Fountain Square Pavilion shall be submitted to the Zoning Administrator for review and approval. Upon approval of the Zoning Administrator of the special events banners, no future approval is required for special events banners associated with the Fountain Square Pavilion provided that the banners conform to that approved by the Zoning Administrator. All special events banners shall be removed within three (3) days of the completion of the advertised event.
- f) A maximum of one (1) Office Tenant Directory (C3) sign shall be permitted per each street entrance for each of the future office buildings in the Urban East Core as approved by the Zoning Administrator.

Temporary Signs

- a) All Ornamental Pole-Mounted Banners (O1) and the Special Events Street Banners (C5) shall have a minimum clearance of not less than ten feet (10) above a walkway and fifteen (15) feet above a driveway, alley, or travel lane.
- b) A temporary sign permit shall not be required for the Ornamental Pole-Mounted Banners (O1) or the Special Events Street Banner (C5). All C5 signs shall be removed within three (3) days of the conclusion of the advertised event.
- c) The Discovery Square (C6) sign shall only be permitted during the ice skating season and must be removed within three (3) days after the end of the skating season. A detailed illustration depicting the location of the Discovery Square Sign shall be submitted to the Zoning Administrator for review and approval prior to the installation of the sign. Upon approval of the Zoning Administrator of the sign's location, no future approval is required for the Discovery Square Sign provided that the sign is located at the same location.

Urban West Core Signs

6. The following signs may be permitted in the Urban West Core in accordance with the Comprehensive Sign Plan dated June 16, 1992 and as outlined below:

Building Mounted Signs

- a) Address and Street Name Signs (L1, B1 and B4) - A total of two (2) Street Names in Granite Base (L1) signs may be provided for each building located near pedestrian plazas. One (1) Building Address Over Doorway Sign (B4) may be permitted on the transom above the main lobby entry doors of each low-rise office building (less than four stories). A total of two (2) Building Address in Granite Base (B1) signs may be permitted for each building with one (1) sign located on either side of a building's main entrance.
- b) Hotel Signs (B5, B6 and B7) - A total of two (2) Hotel Parapet Signs (B5) shall be permitted for the hotel with a maximum of one (1) sign per elevation. A maximum of two (2) B6 signs shall be permitted on a secondary pedestrian entrance; and a maximum of two (2) B7 signs shall be permitted for a secondary entrance located on a different side of the building from the B6 signs.
- c) Office Signs (T1, T2 and T3) - A total of two (2) High-rise Office Tenant Signs (T1) shall be permitted on each high-rise office building (more than 10 stories) with a maximum of one sign per elevation. A total of two (2) Low-Rise Office Tenant Signs (T2) shall be permitted on two different elevations of each low-rise office building (less than four stories). A maximum of one Street Level Entry Sign (T3) shall be permitted for each office entry in a low-rise office building (less than four stories).
- d) Retail (SF1, SF2 and SF3) - Retail signage may consist of a combination of canopy, wall and blade signs as described in the Comprehensive Sign Plan. An average of ten (10) square feet of canopy sign area, ten (10) square feet of blade sign area and thirty (30) square feet of wall sign area per bay shall not be exceeded. A maximum of one blade sign per bay is allowed. A single tenant shall be limited to a maximum of 330 square feet of retail signs per facade.

Freestanding Signs

- a) Directional (D1) - These signs shall assist visitors in finding their way from parking to key destinations within the Town Center. Directional Signs may be placed at key decision making points as approved by the Zoning Administrator.

- b) Hotel Pylon (B8) - One (1) Hotel Pylon Sign may be permitted at the main entrance of the hotel. If the Hotel Pylon Sign exceeds three (3) feet in height, the sign shall be located a minimum of five (5) feet from any street line.
- c) Hotel Parking (D2) - A maximum of two (2) D2 signs may be permitted near the hotel parking area as approved by the Zoning Administrator. If the D2 sign(s) exceed three (3) feet in height, the sign shall be located a minimum of five (5) from any street line.
- d) Retail Directory (C2) - A maximum of six (6) retail directories may be provided at key pedestrian decision making points as approved by the Zoning Administrator.
- e) Office Tenant Directory (C3) - A maximum of one (1) C3 sign shall be permitted per each street entrance for each office building.

Temporary Signs

- a) Ornamental Pole-Mounted Banner (O1.1) - A maximum of six (6) poles per roadway shall be permitted. These signs shall be limited to three (3) major roadway entrances into the Urban West Core. The signs shall have similar spacing between each other to the spacing of these signs in the Urban East Core as approved by the Zoning Administrator.
- b) Ornamental Pole-Mounted Banner (O1.2) - A maximum of twelve (12) signs along Market Street shall be permitted. The signs shall have similar spacing between each other to the spacing of these signs in the Urban East Core as approved by the Zoning Administrator.
- c) Special Events Street Banner (C5) - A maximum of one (1) banner per block along Market Street shall be permitted.

All Ornamental Pole-Mounted Banners and Special Events Street Banners shall have a minimum clearance of not less than ten (10) feet above a walkway and fifteen (15) feet above a driveway, alley or travel lane. A temporary sign permit shall not be required for these signs. All such signs shall be removed within three (3) days of the conclusion of the advertised event.

Future Construction Signs

- 7. A maximum of fifteen (15) Future Construction Signs (C8) shall be permitted throughout the entire Urban Core with a maximum of two (2) Future Construction Signs per block. No more than one (1) Future Construction Sign shall be permitted per each street frontage of the block. No such sign shall interfere with vehicular sight distance. A Future Construction Sign shall be removed within fourteen (14) days following the issuance of a

nonresidential use permit. No such sign shall be displayed for a period in excess of two (2) years, except if construction is not completed, a sign permit may be applied for an additional period as may be approved by the Zoning Administrator.

Implementation Matrix

8. As determined necessary by the Zoning Administrator, the matrix located in Section IV of the Comprehensive Sign Plan Manual shall be expanded from time to time in order to facilitate the tracking of the signage to be located in the Future Urban East Core and the Urban West Core.

Comprehensive Sign Plan Amendment

9. Any additional signs other than those included in this Comprehensive Sign Plan and permitted by these development conditions shall require the review and approval of an amendment to this Comprehensive Sign Plan, unless permits for such signs can be issued under the provisions of the then existing Zoning Ordinance.
10. A Comprehensive Sign Plan Amendment shall be required for any signs associated with the future residential development in the Urban West Core, unless permits for such signs can be issued under the provisions of the then existing Zoning Ordinance.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Sign Permits through established procedures.