



APPLICATION ACCEPTED: January 2, 2013
PLANNING COMMISSION: May 2, 2013
BOARD OF SUPERVISORS: n/a

County of Fairfax, Virginia

April 17, 2013

CRD

STAFF REPORT

COMPREHENSIVE SIGN PLAN AMENDMENT

APPLICATION CSPA C-052-02

MASON DISTRICT

APPLICANT:	CESC Skyline, LLC
ZONING:	PDC, H-C, S-C, CRD
PARCEL(S):	62-3 ((1)) 38B
ACREAGE:	5.25 acres
PLAN SECTOR:	Baileys Crossroads Community Business Center (CBC), Baileys District
PLAN MAP:	Mixed-Use
PROPOSAL:	Amendment to approved CSP C-052 to allow the addition of building and other related signs associated with the redevelopment of an existing office building.

STAFF RECOMMENDATIONS:

Staff recommends that CSPA C-052-02 be approved subject to the development conditions contained in Appendix 1.

Michael H. Lynskey

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in imposing 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.

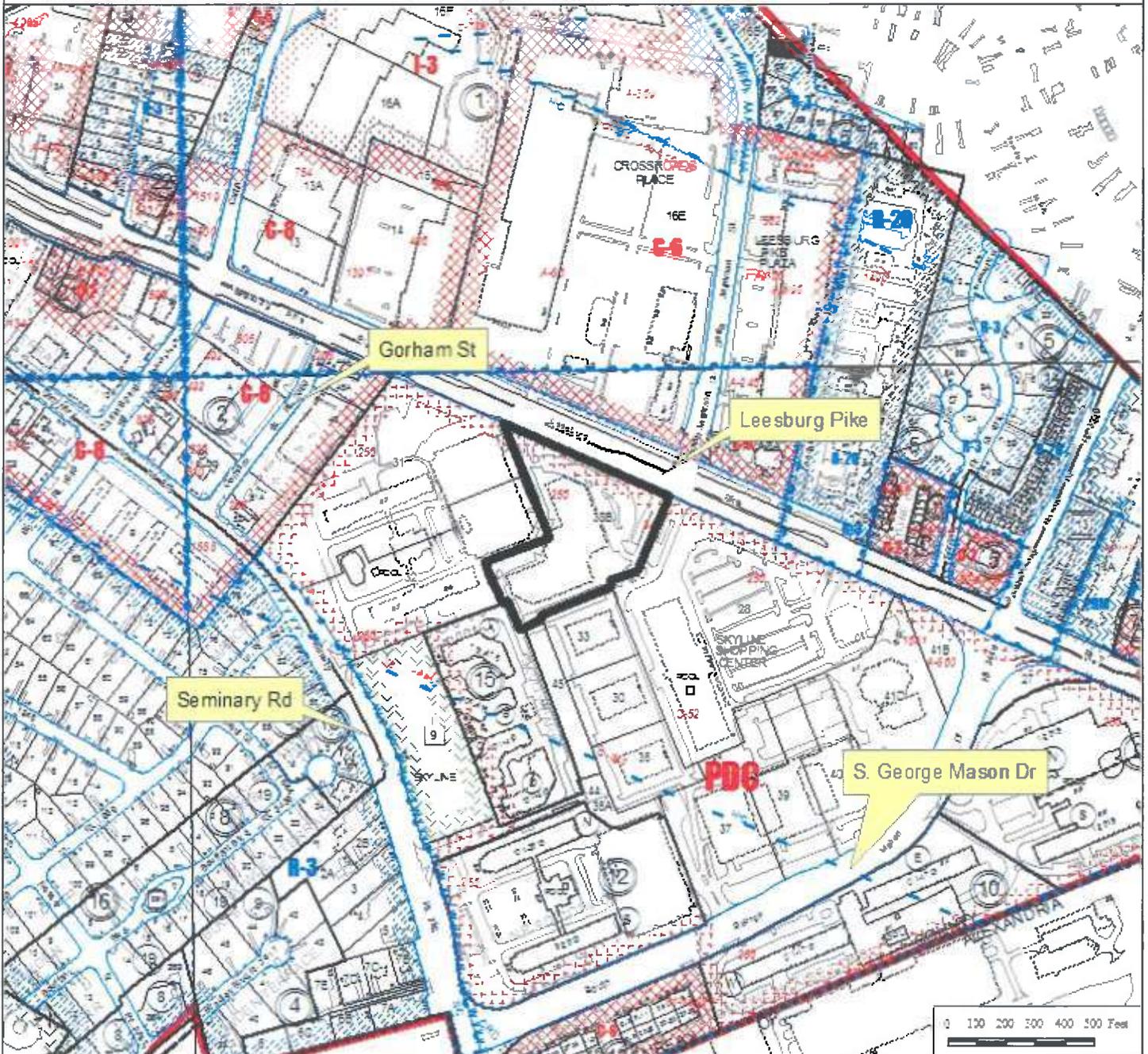
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Comprehensive Sign Plan Amendment

CSPA -C -052-02

Applicant: CESC SKYLINE LLC
Accepted: 01/02/2013
Proposed: TO AMEND CSP -C-052
Area: 5.25 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: Located: 5275 LEESBURG PIKE, FALLS CHURCH, VA 22041
Zoning: PDC
Overlay Dist: CRD SC HC
Map Ref Num: 062-3- /01/ /0038B



VORNADO

SKYLINE SEVEN (SKYTECH)

Comprehensive Sign Plan Amendment



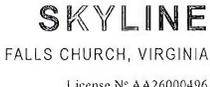
April 2, 2013

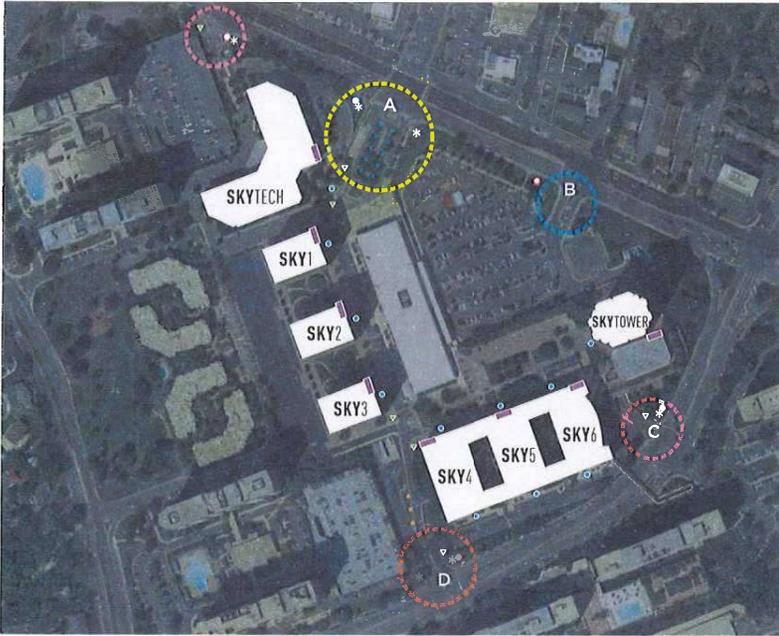
BACKGROUND:

The property that is the subject of this application is located on Fairfax County Tax Map Reference 62-3 ((1)) 38B (the "Subject Property") and is part of a larger mixed use development generally referred to as Skyline Center. Skyline Center was originally rezoned by the Board of Supervisors to the PDC District in 1969 to allow a large mixed-use development. A Comprehensive Sign Plan (CSP) was approved for Skyline in 1998 and is identified as CSP-C-052. This CSP identified the locations and types of signs permitted at Skyline. In 1994, the Planning Commission approved a Comprehensive Sign Plan Amendment (CSPA) that modified only the large identification sign on Leesburg Pike (Route 7). The Applicant now proposes a CSPA applicable only to the building located on the Subject Property, and commonly referred to as the DISA building, and the Subject Property's frontage, to address tenant demand. This CSPA is intended to be the first phase in the re-branding of Skyline Center as "Sky Tech." The Applicant is working to revitalize Skyline Center in keeping with the revitalization of the Baileys Crossroads/Seven Corners area and in anticipation of the possible streetcar planned in proximity to the development. The Applicant has included conceptual renderings to illustrate the contemplated vision for Sky Tech signage. Future CSPAs are subject to final design and will be submitted based on market demand.

GENERAL NOTES:

1. The signs shall be built in substantial conformance with the design intent illustrated in this package.
2. No signs shall be constructed within sight distance easements.
3. Sign sizes depicted herein indicate the maximum square footage sign area. Sign size may be reduced provided the sign is in substantial conformance with the signs depicted herein.
4. Retail tenant mix is subject to market conditions and the Applicant reserves the right to install tenant-specific signage, provided the maximum amount of signage provided does not exceed the parameters set forth in this package.
5. The Applicant reserves the right to construct signage as permitted under Article 12 of the Fairfax County Zoning Ordinance.
6. Sign Option #1B is subject to Fairfax County's approval of the sanitary sewer realignment as conceptually depicted on Page 13. The realignment is conceptual and subject to final design. Further discussions with the Wastewater Planning Division will take place should Applicant move forward with this option.
7. Sign Option #1C is subject to Dominion Virginia Power's approval of locating a sign within the "VEPCO" power line easement recorded in Deed Book 3622, at Page 736, as shown on Page 15 in blue.

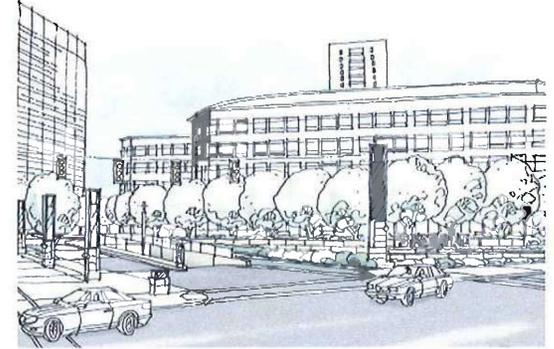
CASE N° CSTA-C-052-02 PROJECT N°	REVISION N° 000	DATE 04-02-2013	<i>Notes</i>	SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT	2
			LORENC YOO DESIGN <small>© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:</small>	 <small>License N° AA26000496</small>	



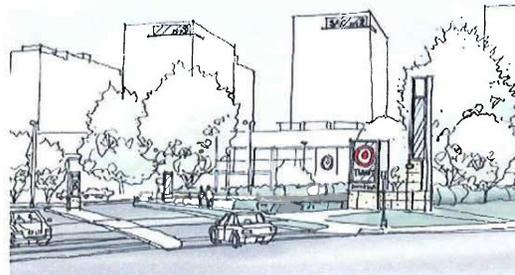
SKYLINE SITE SIGNAGE PLAN - CONCEPTUAL



A - Main Entrance Concept - Axon View



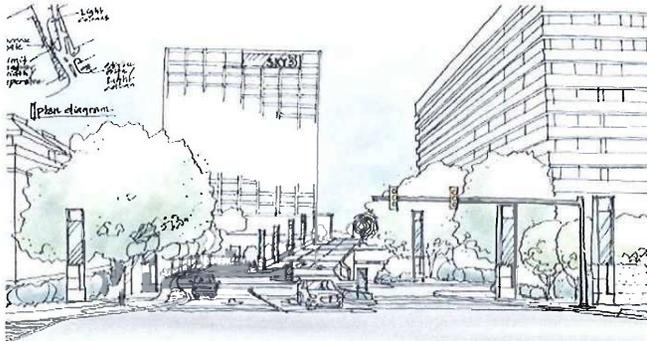
A - Main Entrance Concept - Perspective View



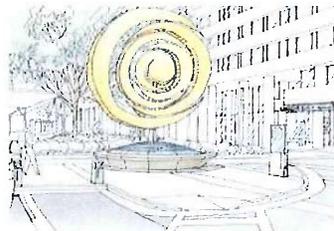
B - Target Entrance Concept



C - Sky 6 Area Entrance Concept



D - Sky 3 Area Entrance Concept



Site Sculpture & Pedestrian Directional



Building ID Signage Concept

This sheet illustrates future sign concepts for Skyline. All illustrations are conceptual and are subject to final designs. Signs illustrated on this sheet are not intended to be part of the specific signage approved in this CSPA.

CASE N° CSTA C-052-02
PROJECT N°

REVISION N° 000

DATE 04-02-2013

Notes

SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

3

VORNADO
CHARLES E. SMITH

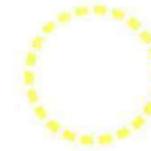
LORENC YOO DESIGN

SKYLINE
FALLS CHURCH, VIRGINIA

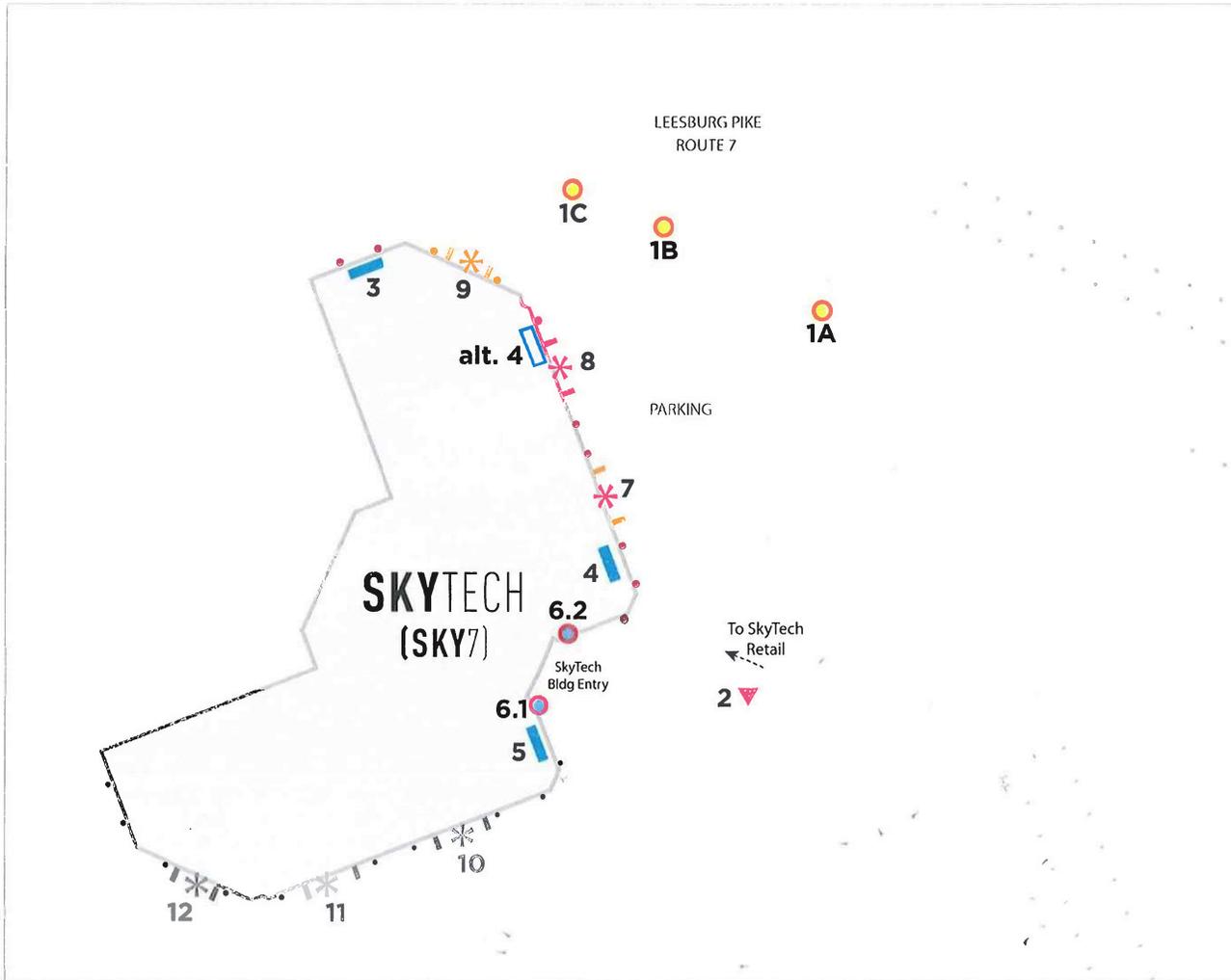
COOPER CARRY

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

License N° AA26000496



Skyline 7 (SkyTech) Site



See Pages 6-7 for
Sign Dimensions and Area
Spread Sheet

CASE N° CSTA-C-052-02
PROJECT N°

REVISION N° 000

DATE 04-02-2013

Notes

SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

5

VORNADO
CHARLES E. SMITH

LORENC YOO DESIGN

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

SKYLINE
FALLS CHURCH, VIRGINIA

License N° AA26000496

COOPER CARRY

Sign Number	Sign Type/Description	Zoning Ordinance Section	Article 12 Allowable Sign Area (Square Feet)	Number of Proposed Signs	Maximum Area of Each Sign	Total Sign Area Proposed for Sign Type (Square Feet)	Difference between Allowable and Proposed Sign Area (Square Feet)
1A, 1B, 1C	SkyTech Monument ID Sign	12-203 (13)B	20	1 Although Applicant is illustrating three options for Sign 1, only one option shall be constructed.	66	66	+46
2	Directional Sign	12-203(13)C	15	1	42.5	42.5	+27.5
3-5	Building Mounted ID Sign	12-203(9)	1.5 sq. ft. of sign area for each of the first 100 linear ft. of building frontage plus 1 sq. ft. of sign area for each linear foot over 100 linear ft. of building frontage. No one sign shall exceed 200 sq. ft. 64.5 total for this sign type.*	3	175	525	+460.5
6	Tenant ID at Building Entrance	12-203(9)	1.5 sq. ft. of sign area for each of the first 100 linear ft. of building frontage plus 1 sq. ft. of sign area for each linear foot over 100 linear ft. of building frontage. No one sign shall exceed 200 sq. ft. Assuming installation of Signs #3-5 above, 0 additional sign area allowable.	2	27	54	+54
7, 8 and 9	Tenant ID	12-203(9)	1.5 sq. ft. of sign area for each of the first 100 linear ft. of building frontage plus 1 sq. ft. of sign area for each linear foot over 100 linear ft. of building frontage. No one sign shall exceed 200 sq. ft.	TBD	TBD	Total signage for each ground floor non-residential tenant shall be limited to maximum of 60 sq. ft. Applicant reserves the right to allocate sign area between tenant identification and/or tagline.	TBD
	Project Identification Blades	N/A	N/A	6 Two blade signs per tenant shall be permitted.	33	198	N/A
	Tagline on Metal Band	12-203(9)	1.5 sq. ft. of sign area for each of the first 100 linear ft. of building frontage plus 1 sq. ft. of sign area for each linear foot over 100 linear ft. of building frontage. No one sign shall exceed 200 sq. ft.	TBD	TBD	Total signage for each ground floor non-residential tenant shall be limited to maximum of 60 sq. ft. Applicant reserves the right to allocate sign area between tenant identification and/or tagline.	TBD

Sign Number	Sign Type/Description	Zoning Ordinance Section	Article 12 Allowable Sign Area (Square Feet)	Number of Proposed Signs	Maximum Area of Each Sign	Total Sign Area Proposed for Sign Type (Square Feet)	Difference between Allowable and Proposed Sign Area (Square Feet)
10, 11 and 12	Future Tenant ID	12-203(9)	1.5 sq. ft. of sign area for each of the first 100 linear ft. of building frontage plus 1 sq. ft. of sign area for each linear foot over 100 linear ft. of building frontage. No one sign shall exceed 200 sq. ft.	TBD	TBD	Total signage for each ground floor non-residential tenant shall be limited to maximum of 60 sq. ft. Applicant reserves the right to allocate sign area between tenant identification and/or tagline.	TBD
	Future Project Identification/Blades	N/A	N/A	6 Two blade signs per tenant shall be permitted.	33	198	N/A
	Future Tagline on Metal Band	12-203(9)	1.5 sq. ft. of sign area for each of the first 100 linear ft. of building frontage plus 1 sq. ft. of sign area for each linear foot over 100 linear ft. of building frontage. No one sign shall exceed 200 sq. ft.	TBD	TBD	Total signage for each ground floor non-residential tenant shall be limited to maximum of 60 sq. ft. Applicant reserves the right to allocate sign area between tenant identification and/or tagline.	TBD
*Permitted sign area based on linear frontage for office use of 43 linear feet.							

CASE N° CSTA-C-052-02
PROJECT N°

REVISION N° 000

DATE 04-02-2013

Notes

SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

7

VORNADO
CHARLES E. SMITH

LORENC YOO DESIGN

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

SKYLINE
FALLS CHURCH, VIRGINIA

License N° AA26000496


COOPER CARRY



Sign #1A - SkyTech Monument ID - A View from Route 7 Westbound
Sign mounted onto existing entry wall

CASE N° CSTA-C-052-02
 PROJECT N°

REVISION N° 000

DATE 04-02-2013

Notes

SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

8

VORNADO
 CHARLES E. SMITH

LORENC YOO DESIGN

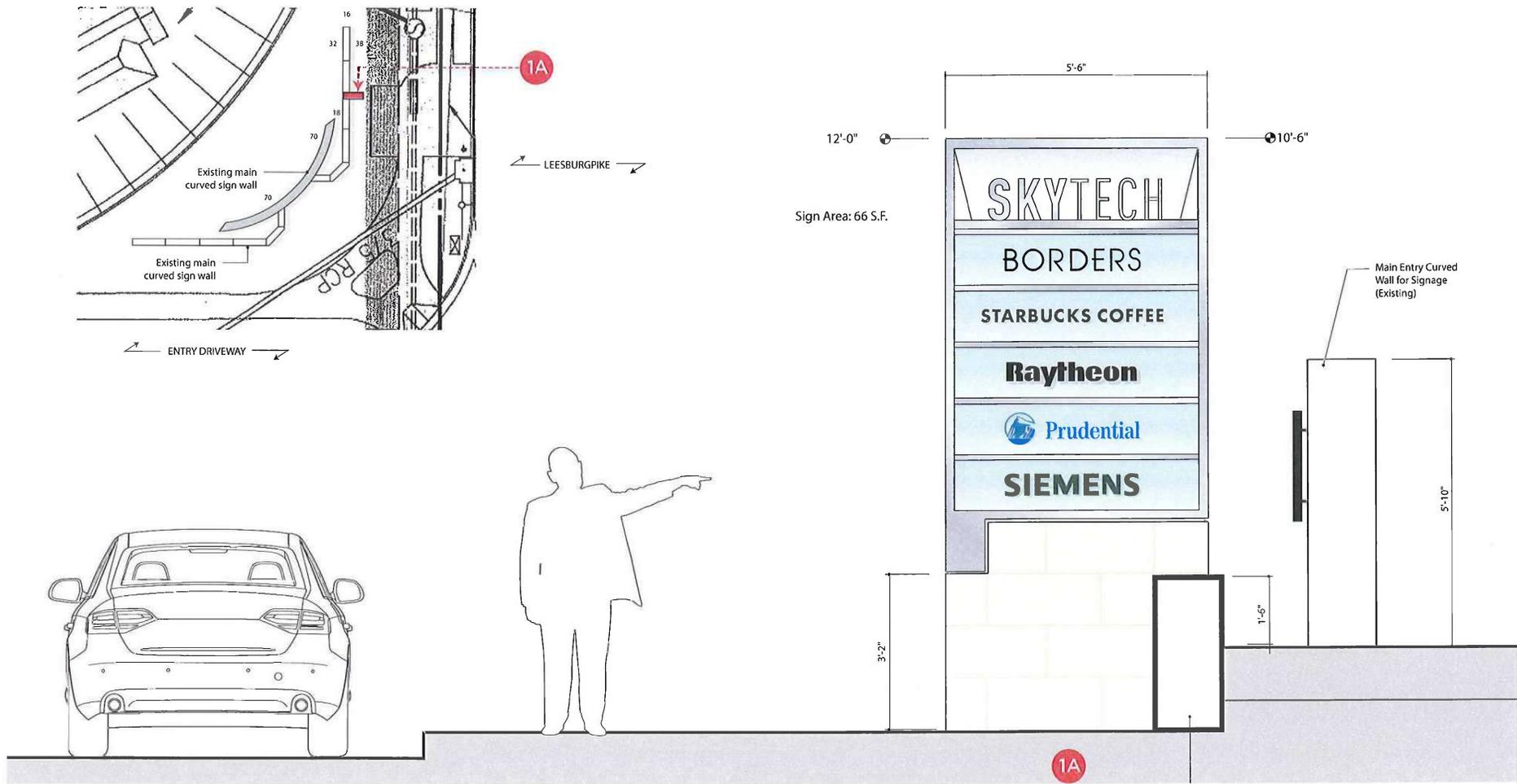
© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

SKYLINE
 FALLS CHURCH, VIRGINIA

License N° AA26000496

COOPER CARRY





Sign #1A - SkyTech Monument ID on Route 7 (2-Sided Sign)
 Sign mounted onto existing entry wall

CASE N° CSTA-C-052-02
 PROJECT N° | REVISION N° 000 | DATE 04-02-2013

Notes
 LORENC YOO DESIGN

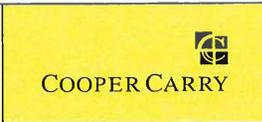
SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

VORNADO
 CHARLES E. SMITH

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

SKYLINE
 FALLS CHURCH, VIRGINIA

License N° AA26000496





● **Sign #1B** - SkyTech Monument ID - A View from Route 7 Westbound
 Sign located westward from the bus stop

CASE N° CSTA-C-052-02
 PROJECT N° REVISION N° 000 DATE 04-02-2013

Notes SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

10

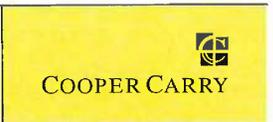
VORNADO
 CHARLES E. SMITH

LORENC-YOO DESIGN

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

SKYLINE
 FALLS CHURCH, VIRGINIA

License N° AA26000496



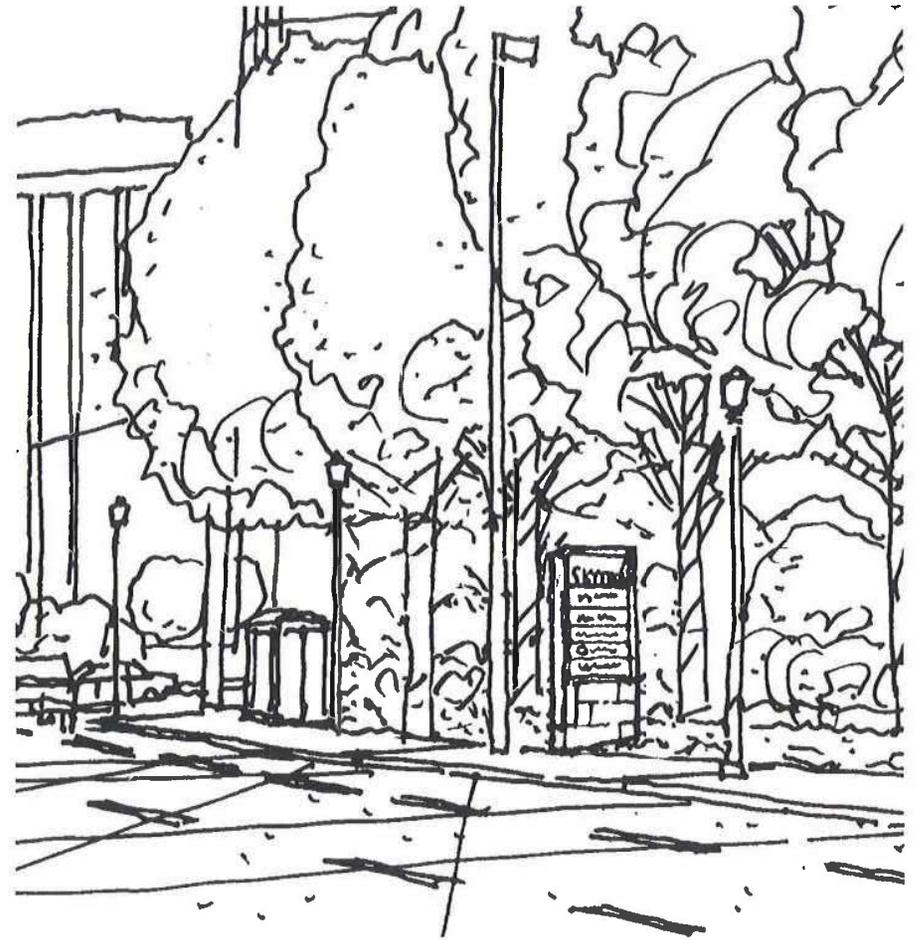


● **Sign #1B** - SkyTech Monument ID - A View from Route 7 Westbound
Sign located westward from the bus stop

CASE N° CSTA-C-052-02 PROJECT N°	REVISION N° 000	DATE 04-07-2013	Notes	SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT	11
			LORENC YOO DESIGN		
<small>© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax: License N° AA26000496</small>					



● Sign #1B - A Detail View from Route 7 Westbound



● Sign #1B - A Detail View from Route 7 Eastbound

CASE N° CSTA-C-052-02
PROJECT N°

REVISION N° 000

DATE 04-02-2013

Notes

SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

12

VORNADO
CHARLES E. SMITH

LORENC YOO DESIGN

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

SKYLINE
FALLS CHURCH, VIRGINIA

License N° AA26000496


COOPER CARRY

LEESBURG PIKE — ROUTE #7

(48.768m R.O.W.)
(40 MPH POSTED—64 Km/h)

10+100

INSTALL MANHOLE AND RE-ALIGN APPROX.
115' OF 12" DIP SANITARY LINE

INSTALL MANHOLE AND RE-BUILD
APPROXIMATELY 40 LINEAR FT OF
12" DIP SANITARY LINE

REPLACE
EX. TREE

APPROX. LOCATION OF
NEW SIGN (OPT 1-B)

EX. BUS
STOP

APPROX. LOCATION OF
NEW SIGN (OPT 1-A)

565' INTERSECTION SIGHT DISTANCE

EX 3.0m VEPCO ESMT
DB.3622 PG.736

EX 3.0m SAN/SEW ESM'T
(D.B.3368 PG 0043)

PROPERTY LINE

565' INTERSECTION
SIGHT DISTANCE LINE

RELOCATE INLET AND
RE-BUILD STORM
CONNECTION

SKYTECH 7
BLDG

EX 3.0m. VEPCO &
C&P ESM'TS

 Sign #1A & #1B - Monument Sign Location Plan (Alternate Locations)

CASE N° CSTA-C-052-02
PROJECT N°

REVISION N° 000

DATE 04-02-2013

Notes

SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

13

VORNADO
CHARLES E. SMITH

LORENC YOO DESIGN

SKYLINE
FALLS CHURCH, VIRGINIA


COOPER CARRY

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

License N° AA26000496



● **Sign #1C** - SkyTech Monument ID on Route 7 (2-Sided Sign)
Sign located near the new sidewalk connecting to SkyTech Building parking area

CASE N° CSTA-C-052-02
PROJECT N°

REVISION N° 000

DATE 04-02-2013

Notes

SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

14

VORNADO
CHARLES E. SMITH

LORENC YOO DESIGN

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

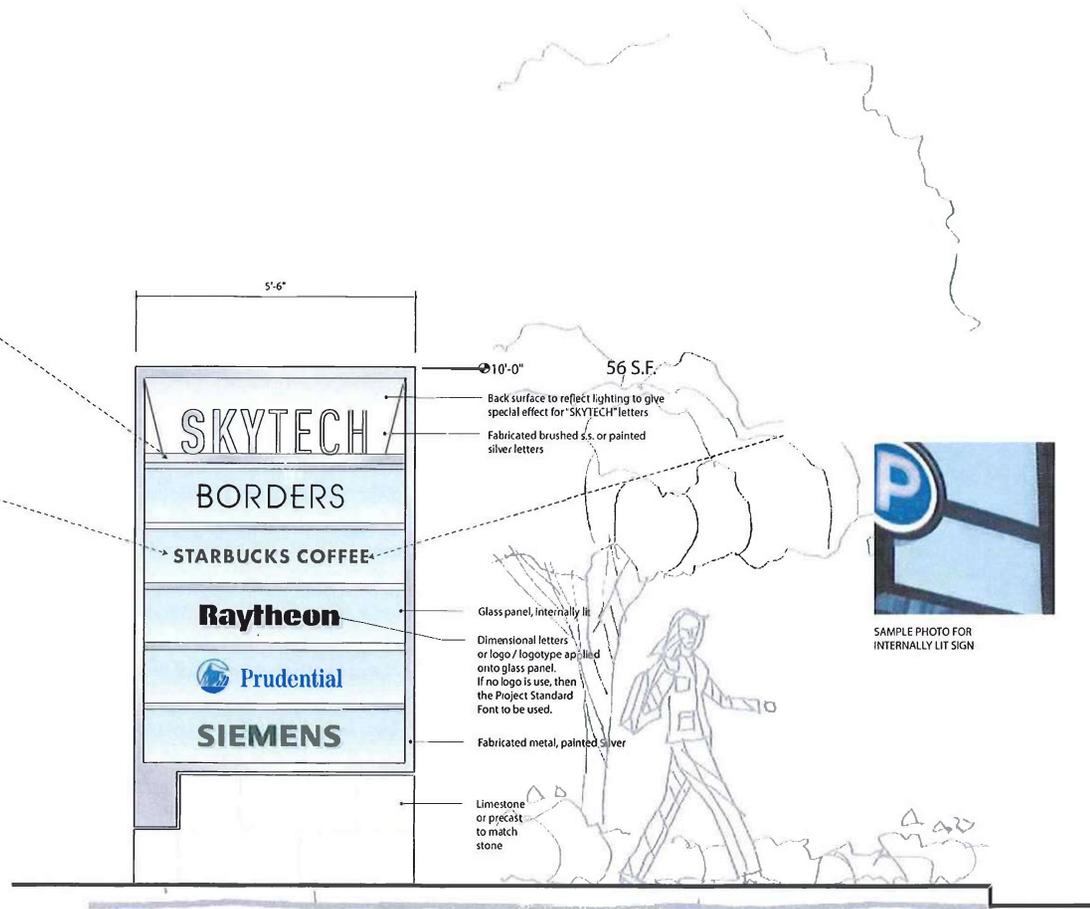
SKYLINE
FALLS CHURCH, VIRGINIA

License N° AA26000496


COOPER CARRY



Reference Photo



Sign #1B, #1C - SkyTech Monument ID on Route 7 (2-Sided Sign)

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

CASE N° CSTA-C-052-02
PROJECT N°

REVISION N° 000

DATE 04-02-2013

Notes

SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

16

VORNADO
CHARLES E. SMITH

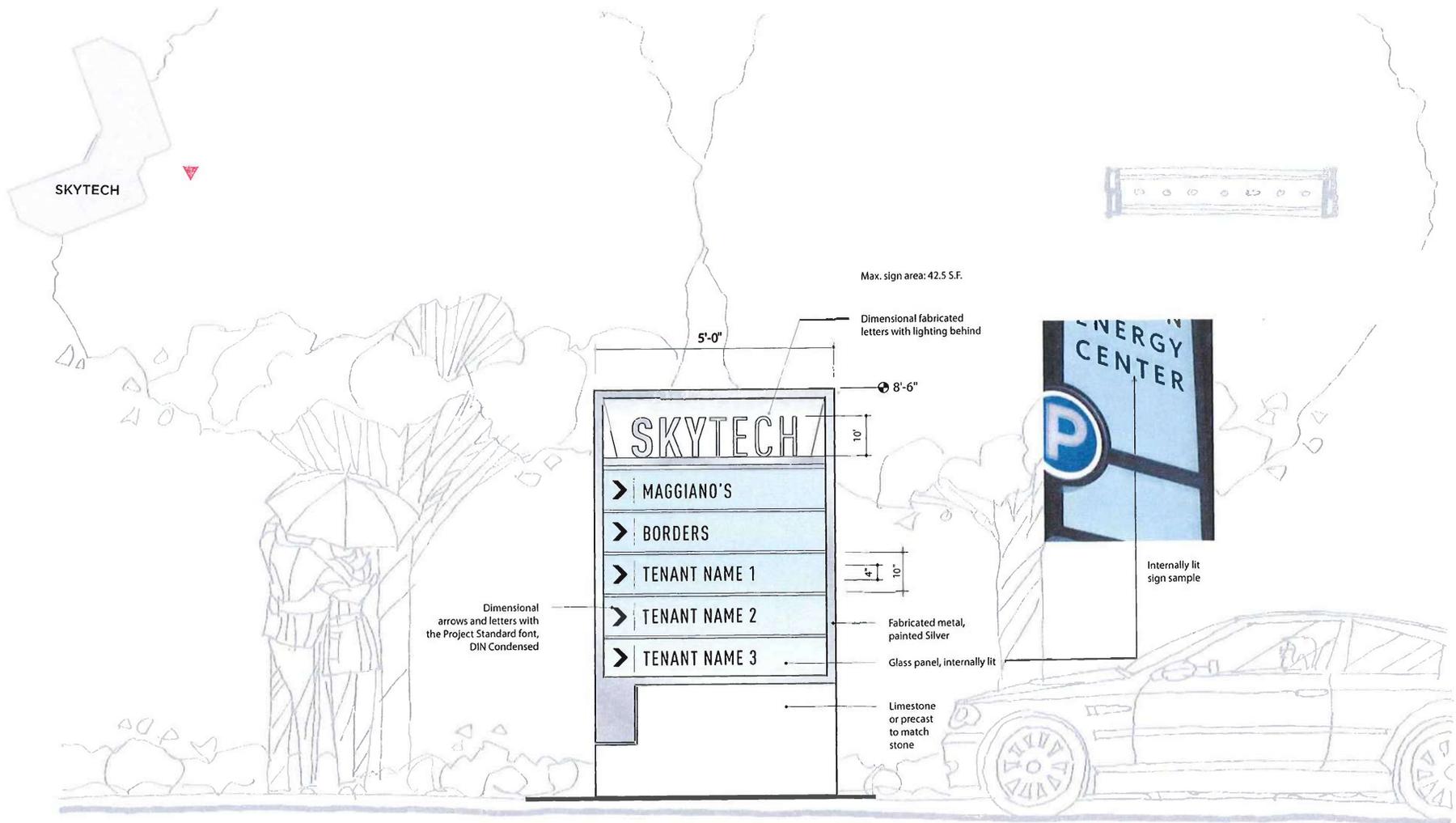
LORENC YOO DESIGN

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

SKYLINE
FALLS CHURCH, VIRGINIA

License N° AA26000496

COOPER CARRY



Signs #2 - Tenants Directional (2-Sided Sign)
 (Positioned Perpendicular to the Entry Driveway)
 SCALE: 1/2" = 1'-0"

CASE N° CSTA-C-052-02 PROJECT N°	REVISION N° 000	DATE 04-02-2013
-------------------------------------	-----------------	-----------------

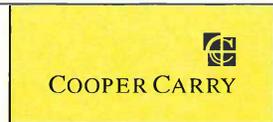
Notes	SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT	17
-------	---	----

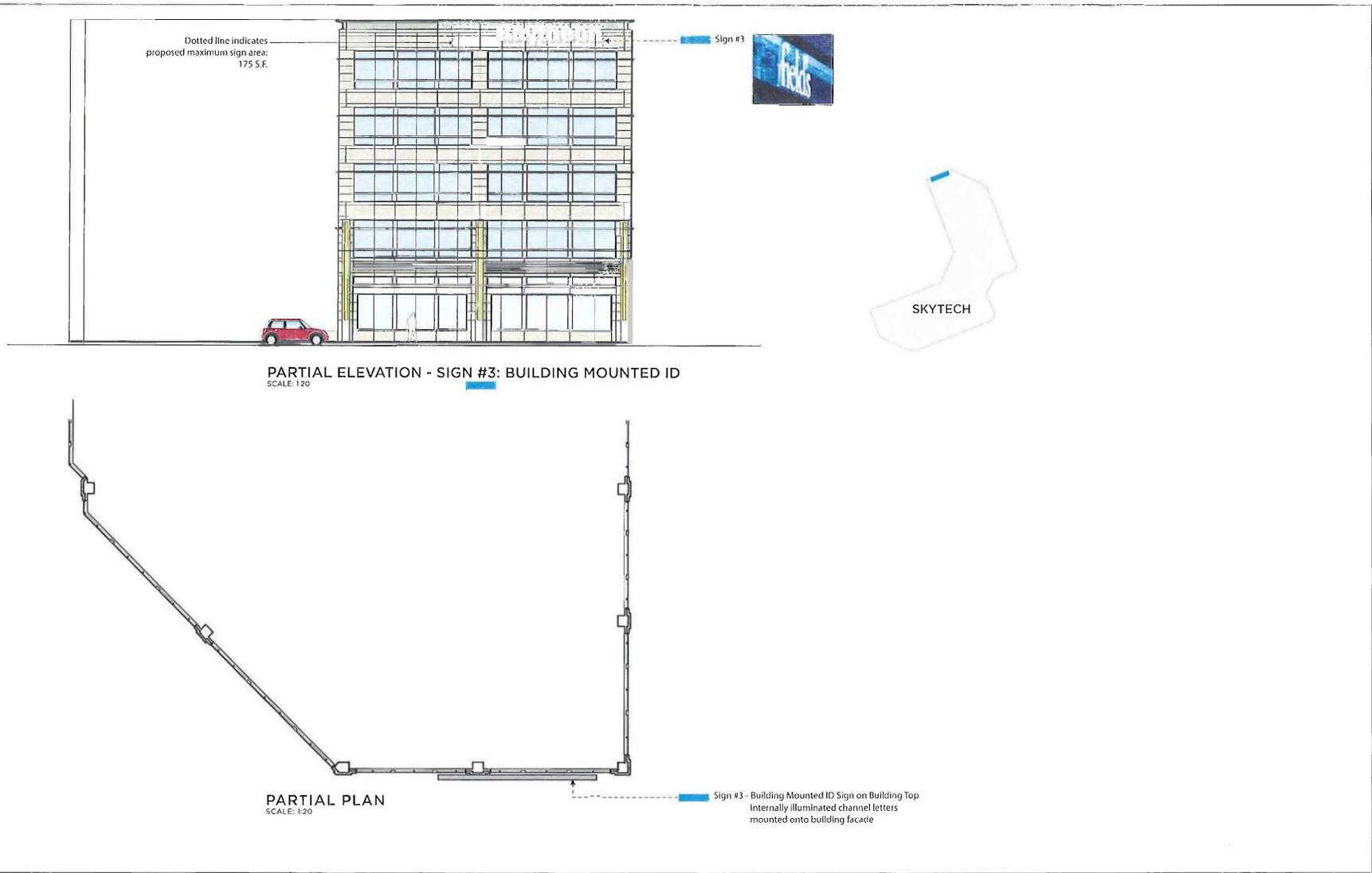
VORNADO
CHARLES E. SMITH

LORENC YOO DESIGN

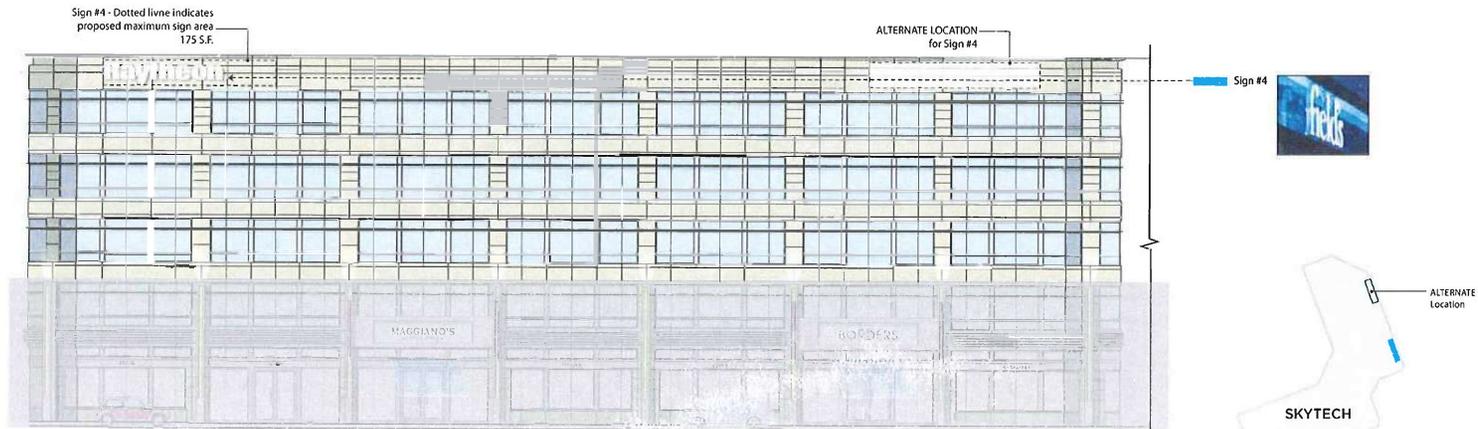
© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

SKYLINE
FALLS CHURCH, VIRGINIA
License N° AA26000496

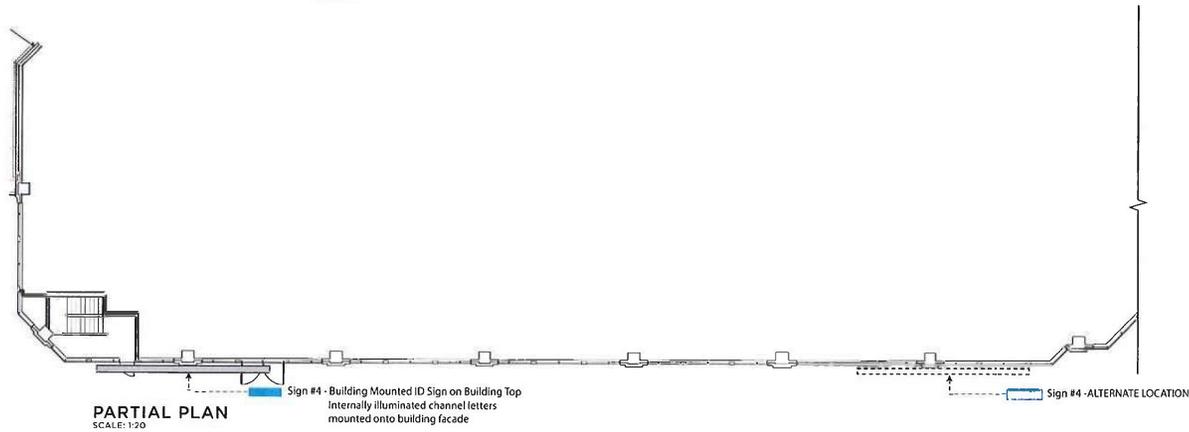




CASE N° CSTA-C-052-02 PROJECT N°	REVISION N° 000	DATE 04-02-2013	<i>Notes</i> LORENC YOO DESIGN	SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT	18
			© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:	 License N° AA26000496	



PARTIAL ELEVATION - SIGN #4: BUILDING MOUNTED ID
SCALE: 1/20



PARTIAL PLAN
SCALE: 1/20

CASE N° CSTA-C-052-02
PROJECT N°

REVISION N° 000

DATE 04-02-2013

Notes

SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

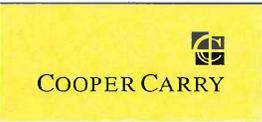
19

VORNADO
CHARLES E. SMITH

LORENC YOO DESIGN

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

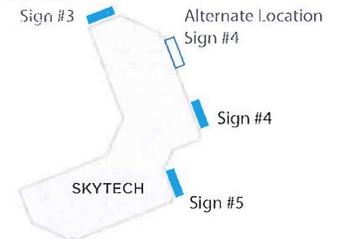
SKYLINE
FALLS CHURCH, VIRGINIA
License N° AA26000496





EXISTING BUILDING MOUNTED ADDRESS ID AND CORPORATE ID AT SKYLINE

Refer to other sheet for elevation



Sign #5
PROPOSED BUILDING
ADDRESS ID or TENANT ID

Sign #4
PROPOSED CORPORATE TENANT ID (Illustrative purpose only)

ALTERNATE Sign #4 Location



SIGN #5 - Corporate Name / Logo / Bldg Address on Bldg

CASE N° CSTA-C-052-02
PROJECT N°

REVISION N° 000

DATE 04-02-2013

Notes

SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

20

VORNADO
CHARLES E. SMITH

LORENC+YOO DESIGN

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

SKYLINE
FALLS CHURCH, VIRGINIA

License N° AA26000496


COOPER CARRY

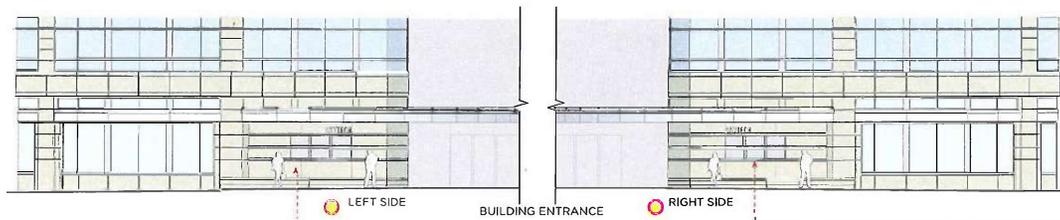
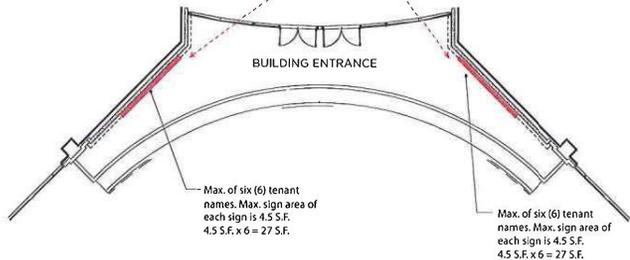
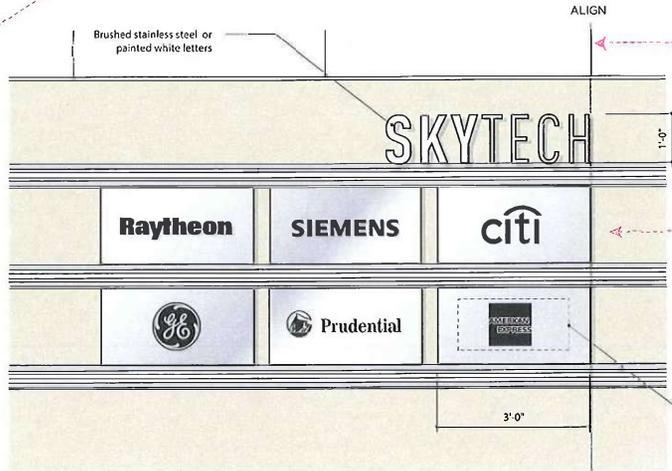


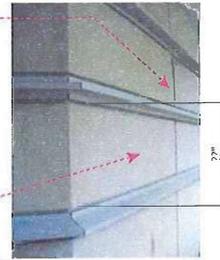
PHOTO REFERENCE - RIGHT SIDE AT ENTRY



PARTIAL PLAN
SCALE: 1/8" = 1'-0"



PARTIAL DETAIL ELEVATION
SIGN #6: CORPORATE TENANT ID AT BUILDING ENTRANCE
SCALE: 1/2" = 1'-0"



DETAIL

- 1 - Painted metal sign panel with brushed stainless steel logo or color logo
- 2 - Brushed stainless steel sign panel with black or color logo
- 3 - Sign area for each sign: 4.5 S.F.

First vertical reveal from RIGHT corner

CASE N° CSTA-C-052-02
PROJECT N°

REVISION N° 000

DATE 04-02-2013

Notes

SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

21

VORNADO
CHARLES E. SMITH

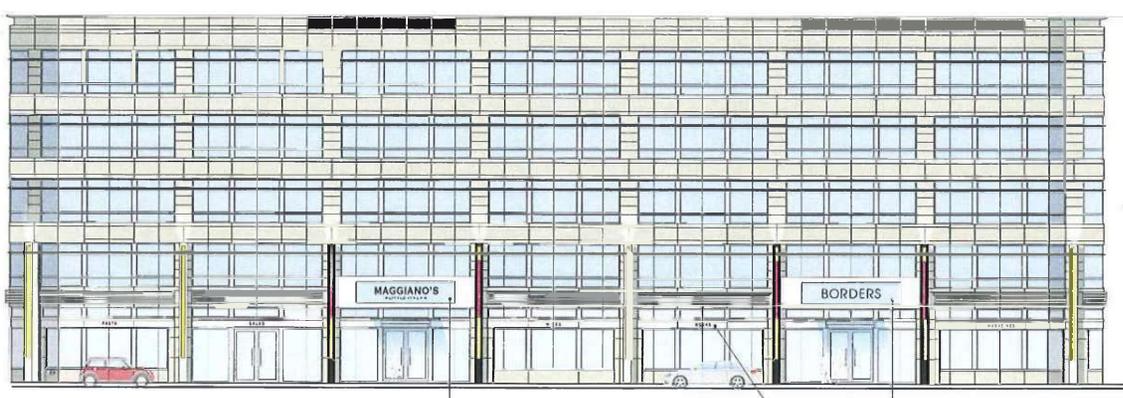
LORENC YOO DESIGN

SKYLINE
FALLS CHURCH, VIRGINIA

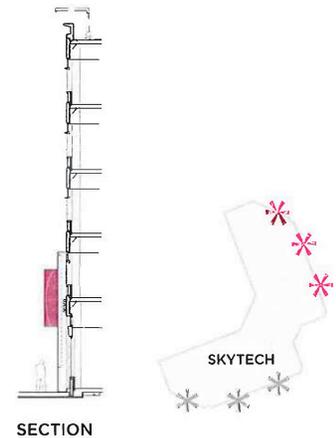
COOPER CARRY

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

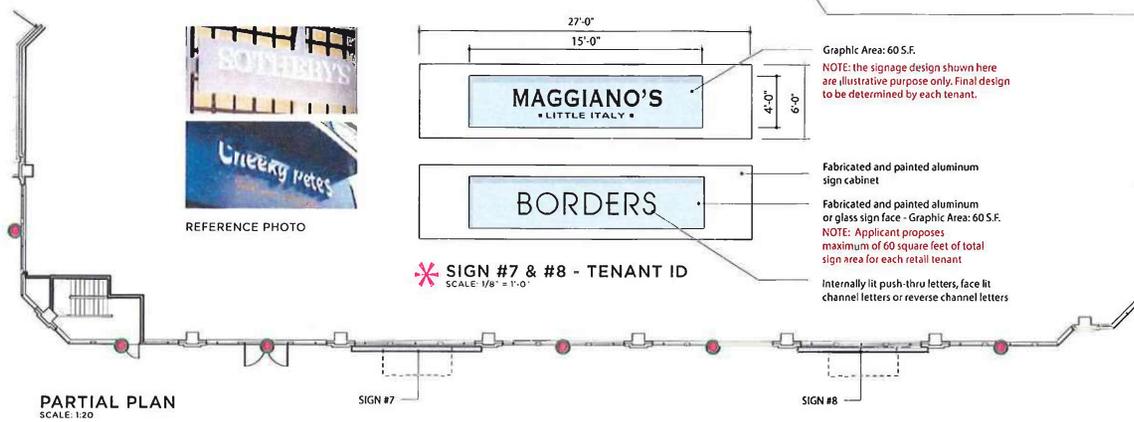
License N° AA26000496



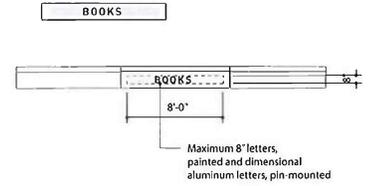
PARTIAL ELEVATION
SIGN #7 & #8: TENANT ID & TAGLINES

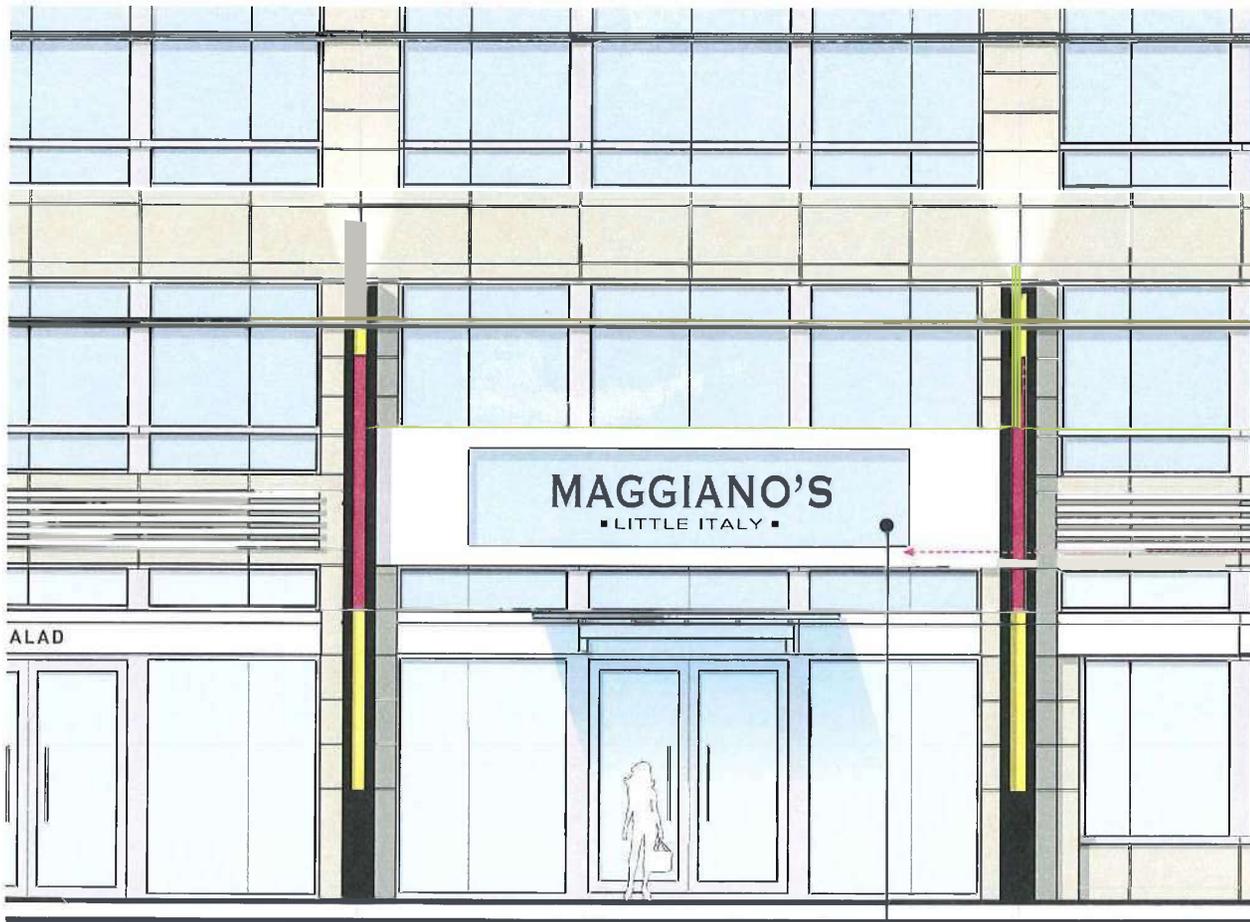


SECTION



TENANT TAGLINES
Dimensional letters on metal panel for "tag line" graphics i.e. Steak, Books, etc.





Tenant ID
SIGN #7

DETAIL ELEVATION - SIGN #7 ✖

CASE N° CSTA-C-052-02 PROJECT N°	REVISION N° 000	DATE 04-02-2013	Notes	SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT	23
-------------------------------------	-----------------	-----------------	-------	---	----

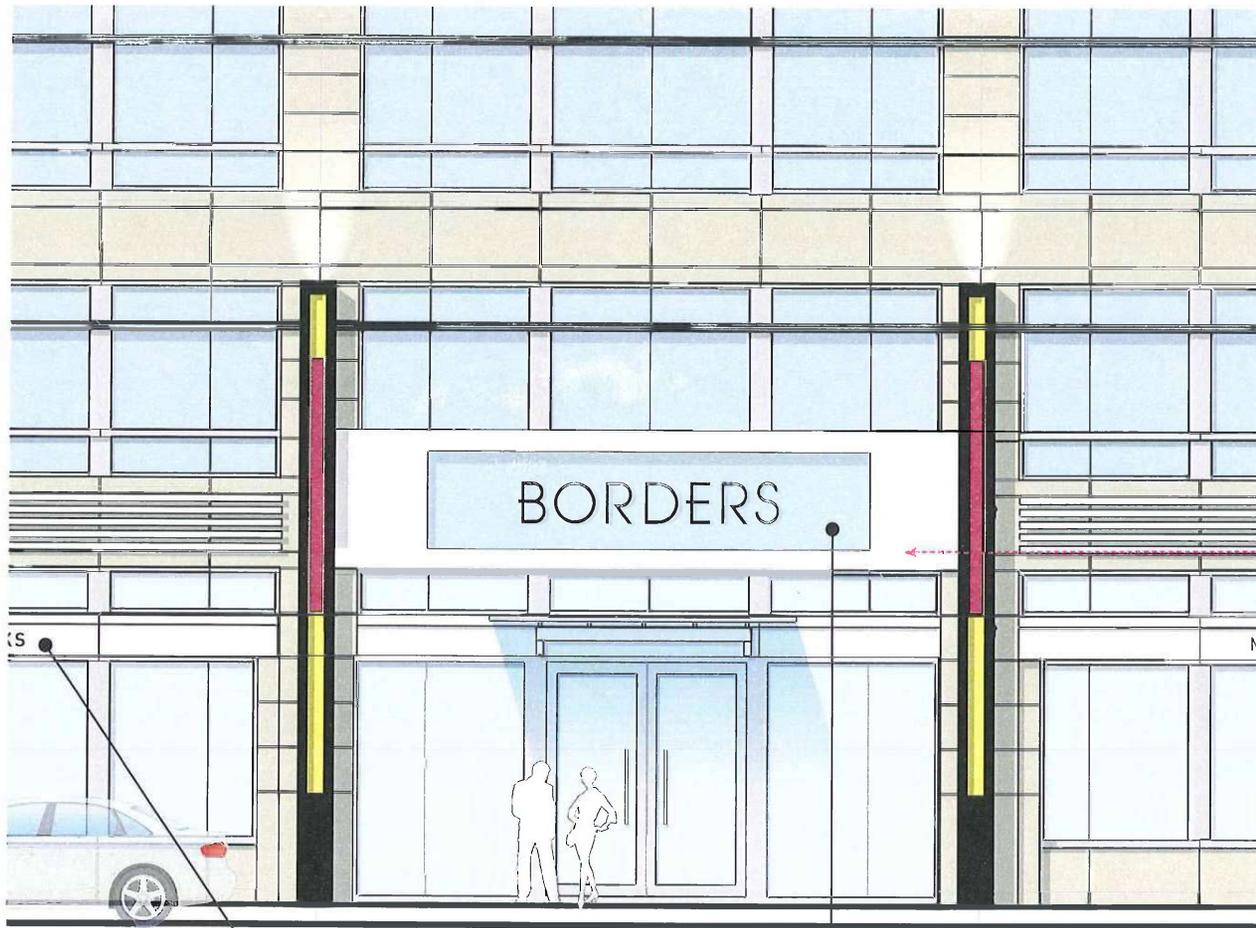
VORNADO
CHARLES E. SMITH

LORENC YOO DESIGN

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

SKYLINE
FALLS CHURCH, VIRGINIA
License N° AA26000496





Tenant ID
SIGN #8

DETAIL ELEVATION - SIGN #8 *

CASE N° CSTA-C-052-02
PROJECT N°

REVISION N° 000

DATE 04 02-2013

Notes

SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

24

VORNADO
CHARLES E. SMITH

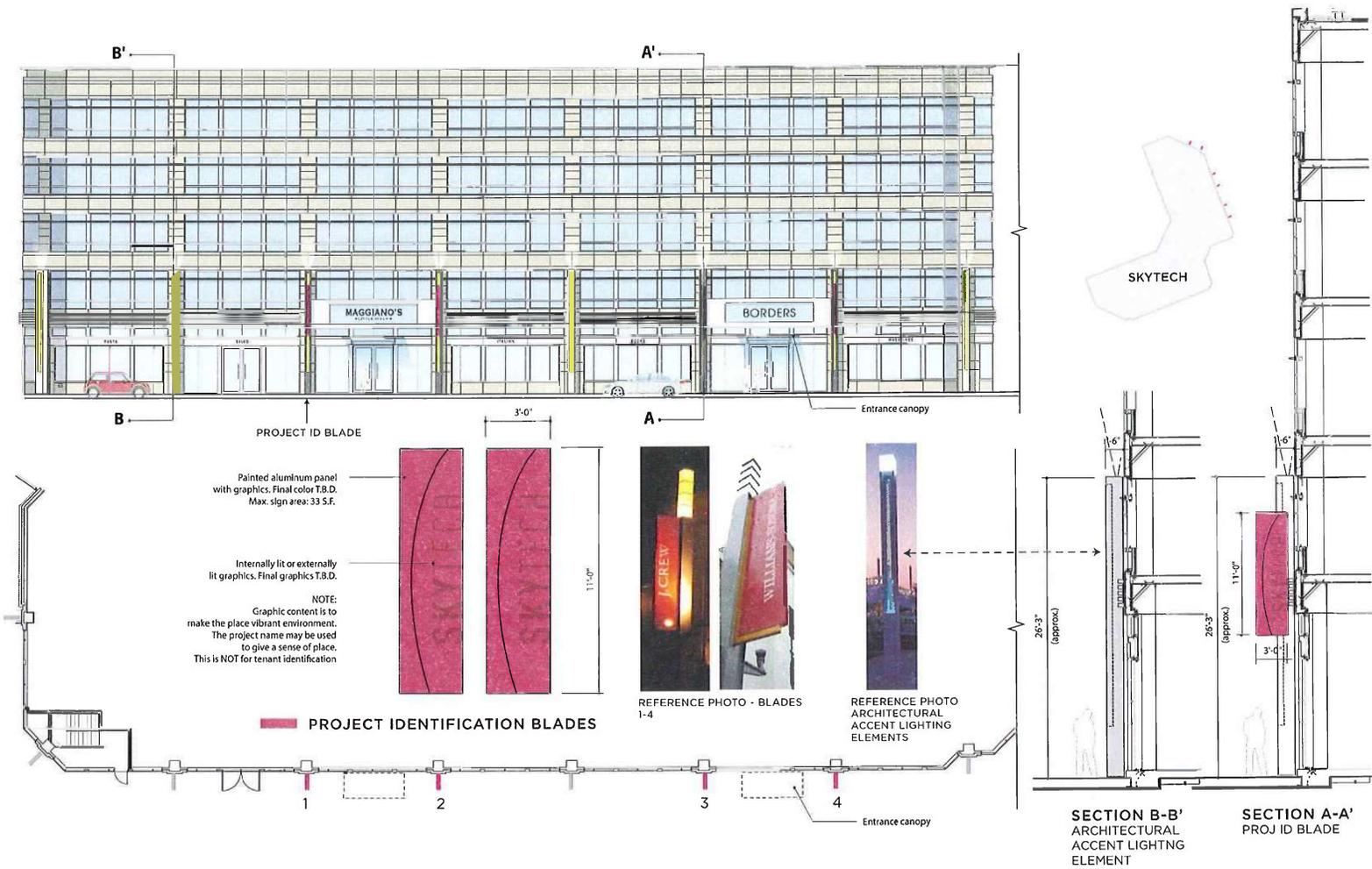
LORENC+YOO-DESIGN

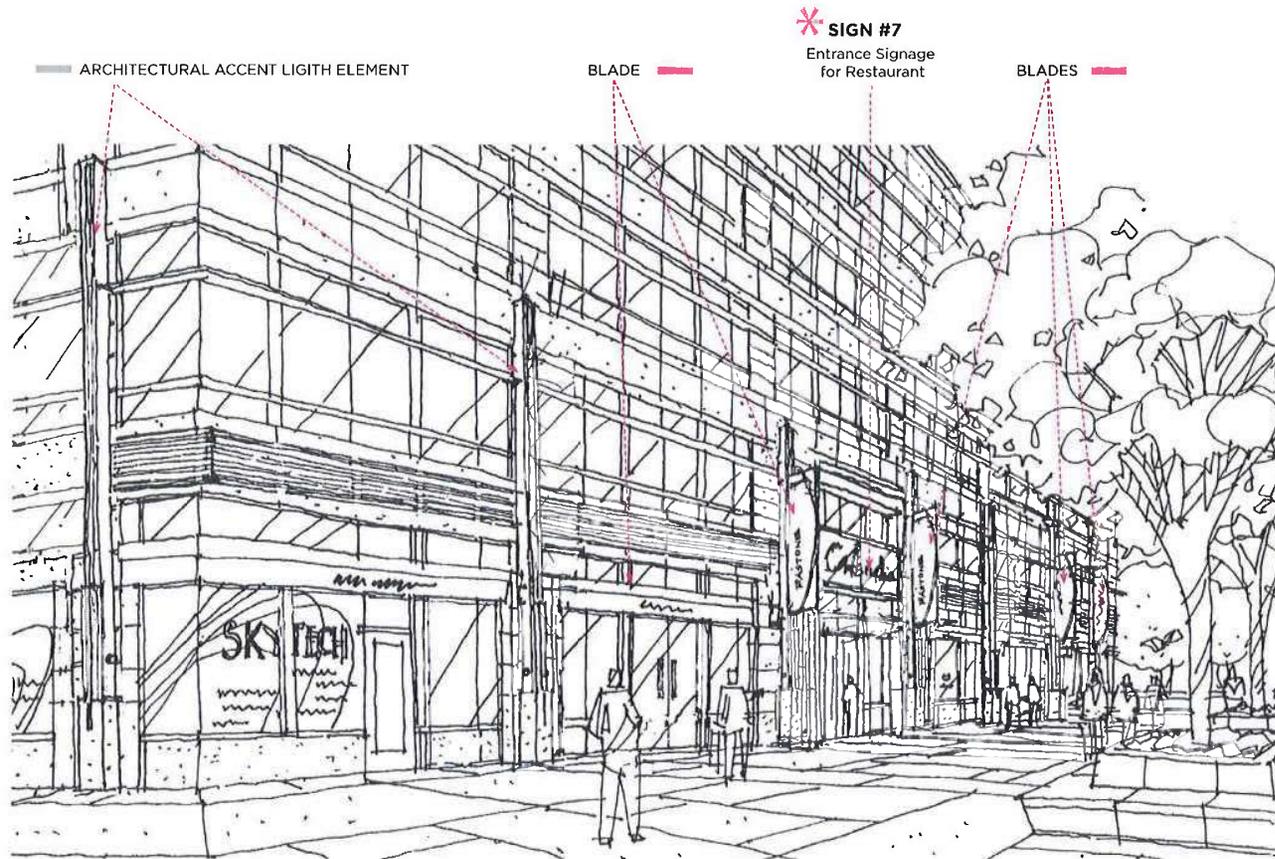
© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

SKYLINE
FALLS CHURCH, VIRGINIA

License N° AA26000496


COOPER CARRY





PERSPECTIVE VIEW: RETAIL STOREFRONT For Illustrative Purposes Only

CASE N° CSTA-C-052-02
PROJECT N°

REVISION N° 000

DATE 04 02-2013

Notes

SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

26

VORNADO
CHARLES E. SMITH

LORENC YOO DESIGN

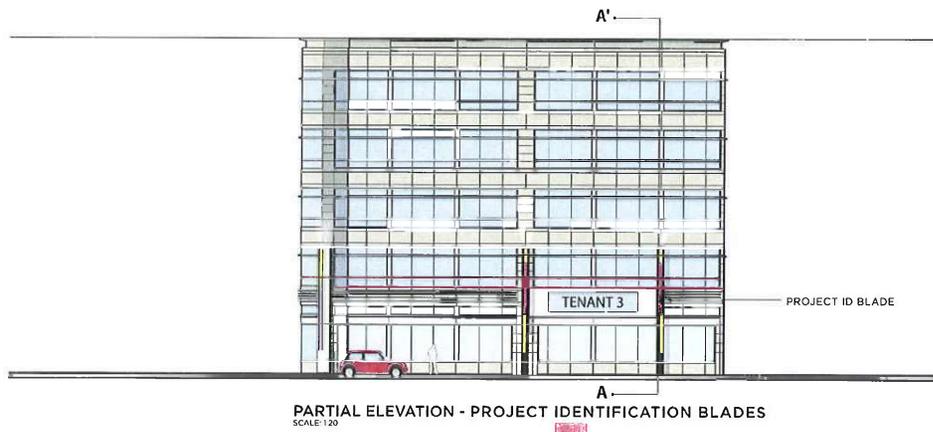
© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

SKYLINE
FALLS CHURCH, VIRGINIA

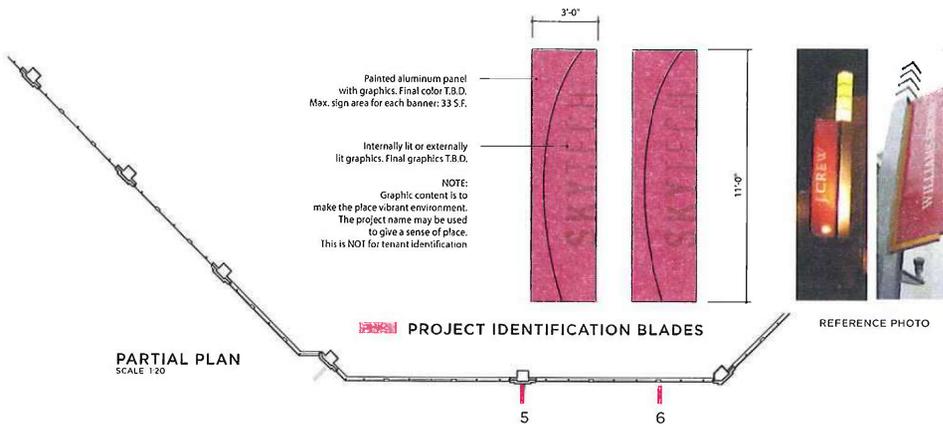
License N° AA26000496

COOPER CARRY



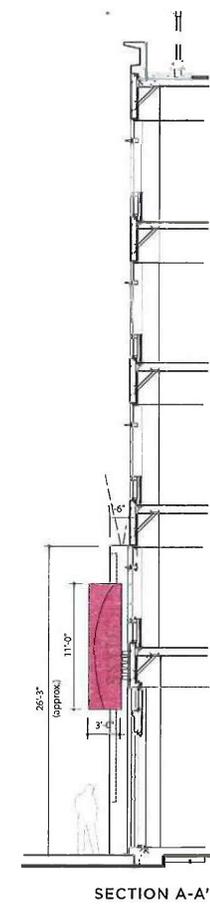


PARTIAL ELEVATION - PROJECT IDENTIFICATION BLADES
SCALE: 1/20

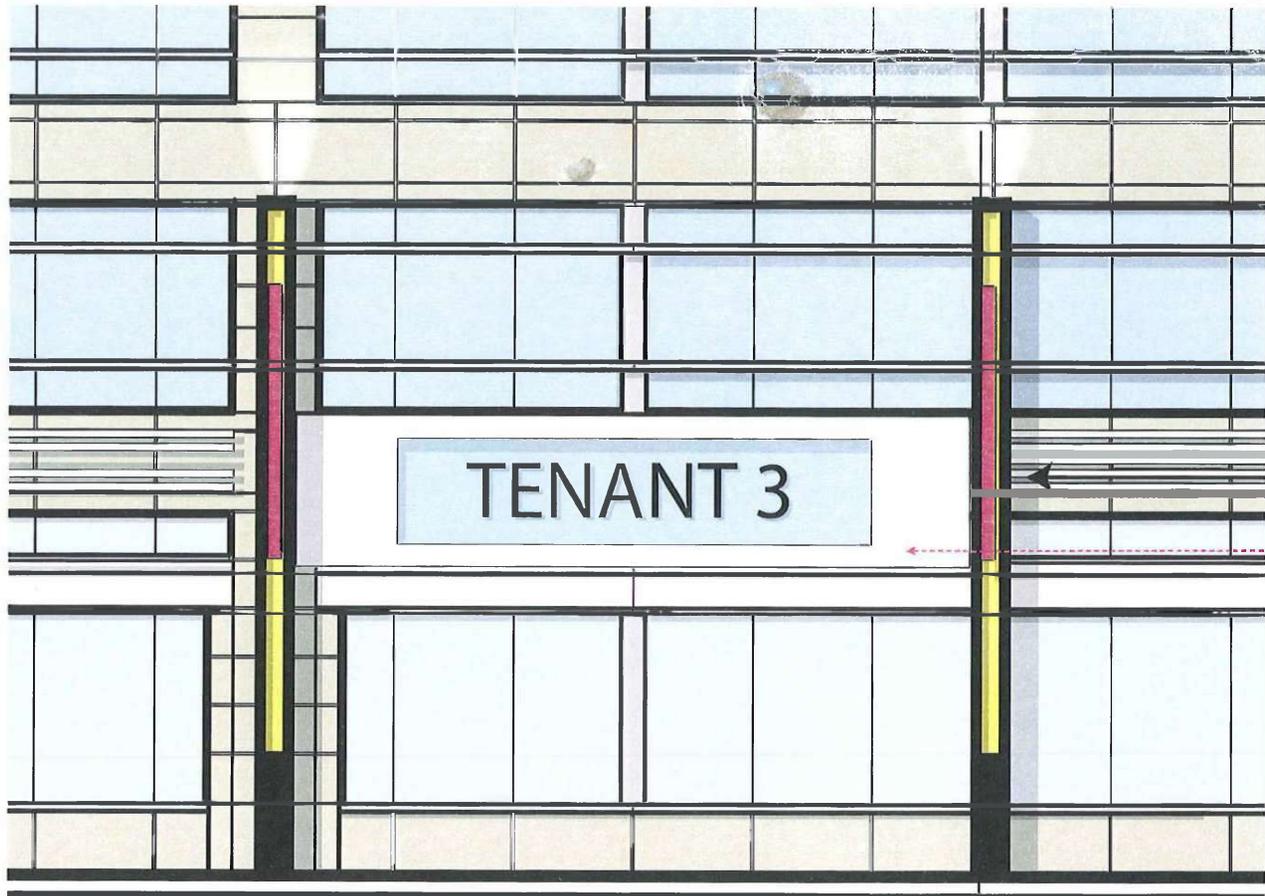


PROJECT IDENTIFICATION BLADES

PARTIAL PLAN
SCALE: 1/20

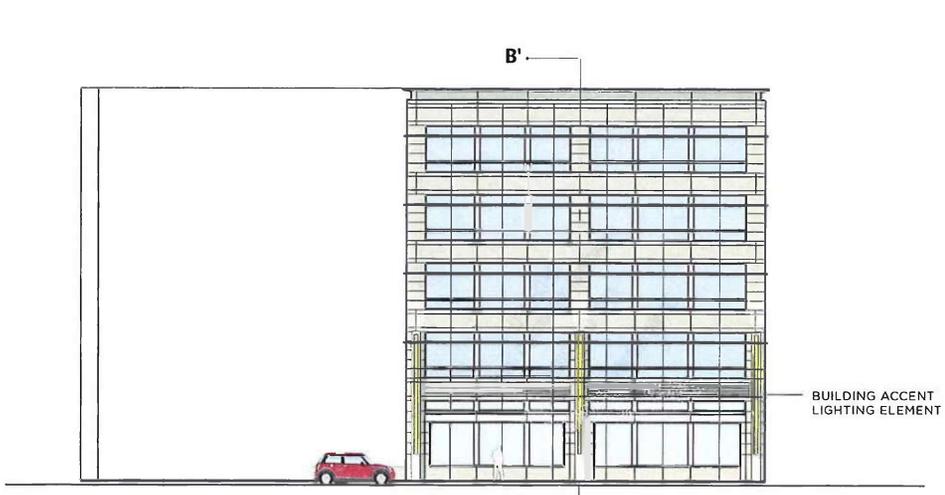


SECTION A-A'

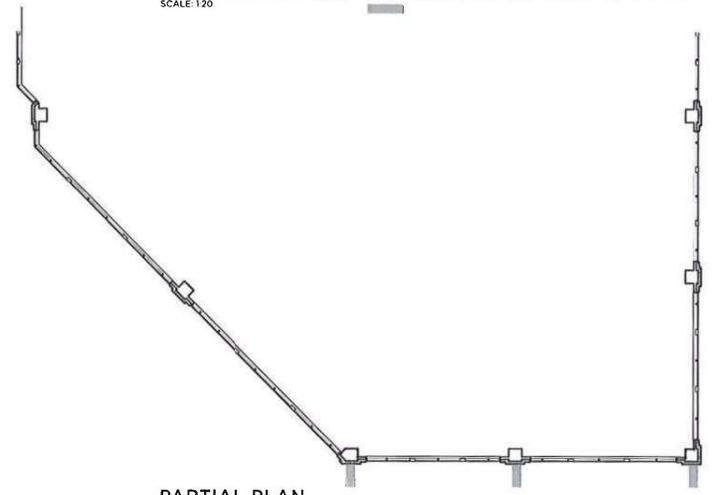


DETAIL ELEVATION - SIGN #9 *

A.



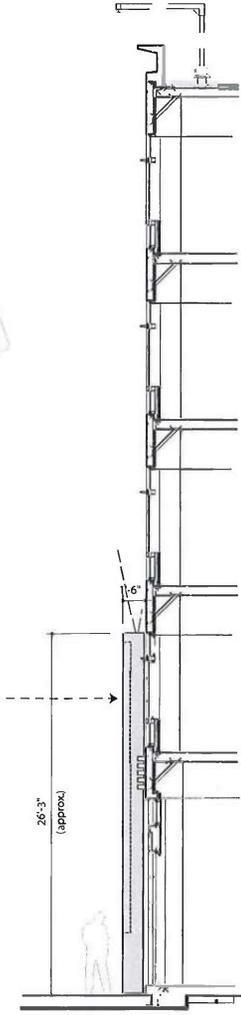
PARTIAL ELEVATION - BUILDING ACCENT LIGHT ELEMENT
SCALE: 1/20



PARTIAL PLAN



REFERENCE PHOTO ARCHITECTURAL ACCENT LIGHTING ELEMENTS



SECTION B-B'

CASE N° CSTA-C-052-02
PROJECT N°
REVISION N° 000
DATE 04-02-2013

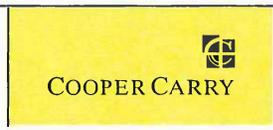
Notes
LORENCO YOO DESIGN

SKYLINE SEVEN (SKYTECH) COMPREHENSIVE SIGN PLAN AMENDMENT

VORNADO
CHARLES E. SMITH

© 2013 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax:

SKYLINE
FALLS CHURCH, VIRGINIA
License N° AA26000496



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

DESCRIPTION OF THE APPLICATION

The applicant, CESC Skyline, LLC, requests an amendment to previously approved CSP C-052 to allow the addition of building and other related signs associated with redevelopment of an existing office building in the mixed-use development known as Skyline Center, in Baileys Crossroads.

The application applies to a 5.25 acre portion of the Skyline Center development, located in the southwest quadrant of the intersection of Leesburg Pike (Route 7) and South Jefferson Street (Route 2503), in the Bailey’s Crossroads area. Sect. 12-210 of the Zoning Ordinance allows the Planning Commission to approve, and subsequently to amend, a comprehensive sign plan for developments in a “P” district as an alternative to the provisions for signs contained in Article 12 of the Ordinance.

The proposed development conditions and the applicant’s statement of justification are contained in Appendices 1 and 2 of this report. A copy of previously approved CSP C-052-02 is included as Appendix 3.

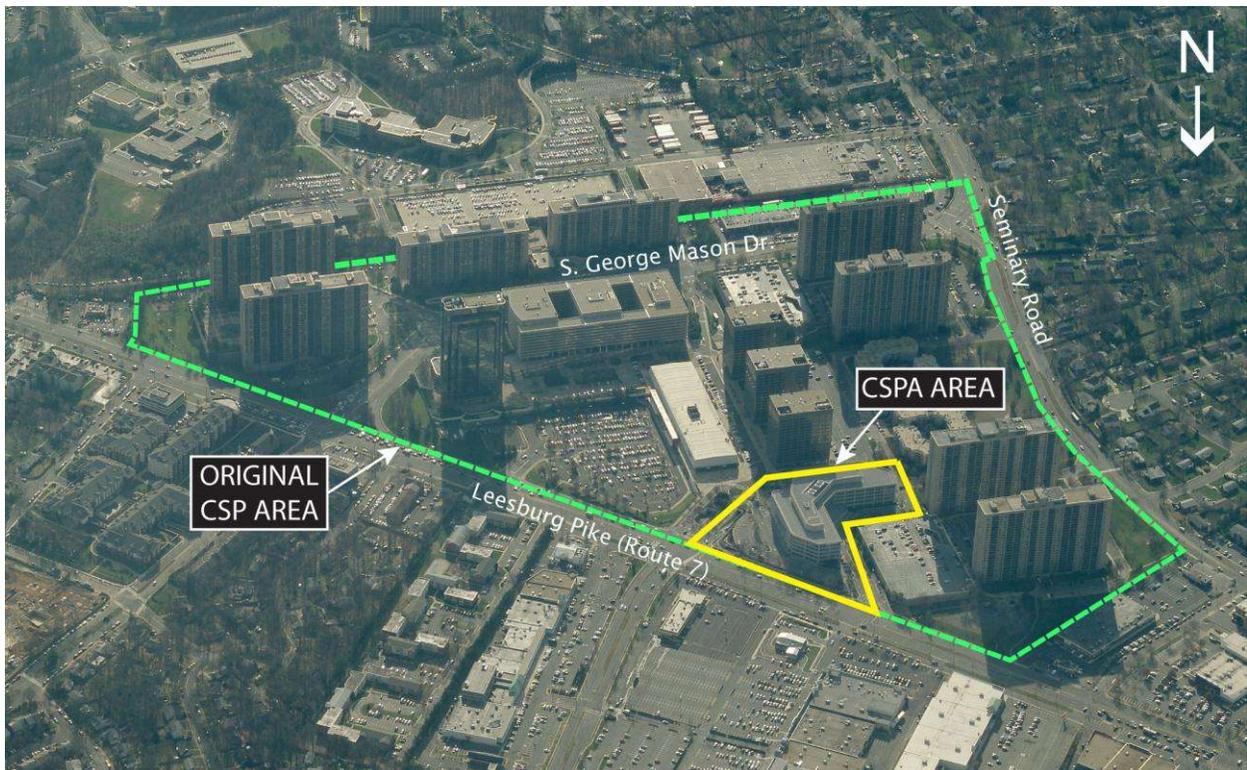


Image 1: Aerial photograph of CSPA application area.

LOCATION AND CHARACTER

Site Description:

As shown in the aerial photo above, the subject property is a single parcel located in the northwest corner of the larger Skyline Center development, which was the boundary of the original CSP and includes a mix of office, retail, and residential uses. This parcel contains an existing 5-story office building that had previously been occupied by a single office tenant and is currently vacant. Skyline Center is located in the southeast portion of the Bailey’s Crossroads Community Business Center (CBC) district.

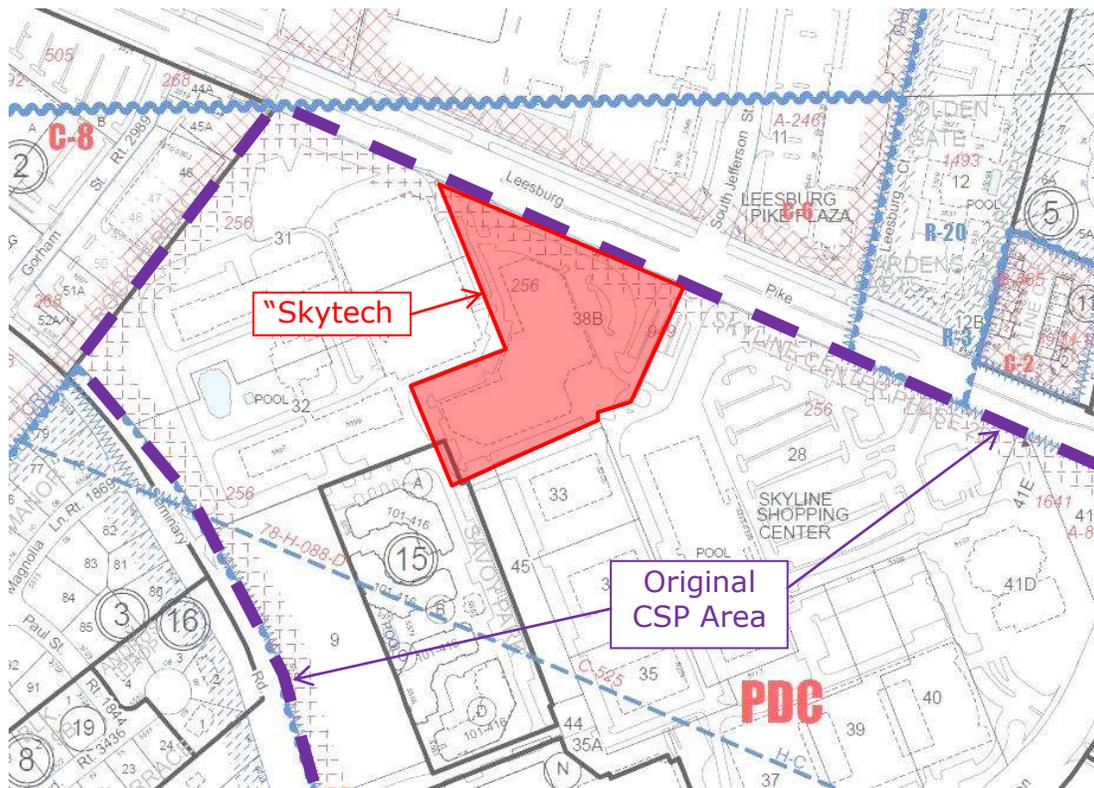


Image 2: Zoning map

The surrounding uses are as follows:

Surrounding Conditions			
Direction	Use	Zoning	Comp Plan Recommendation
North	Shopping Center	C-6	Mixed-Use
East	Retail/Mixed-Use	PDC	Mixed-Use
South	Residential Hi-Rise/Mixed-Use	PDC	Mixed-Use
West	Residential Hi-Rise	PDC	Mixed-Use

BACKGROUND

- **1969 – RZ C-052**, Property rezoned PDC as part of Skyline Center, consisting of 97.98 acres of residential, office and commercial development.
- **1988 – CSP C-052**, Comprehensive Sign Plan approved for entire Skyline Center development (Appendix 3). The original comprehensive sign plan for Skyline Center was intended to bring consistency in signage and a unified identity to the development, the signage for which had developed haphazardly over many years. The plan emphasized the need for a distinctive, ordered, and well thought-out system of signage that would direct, orient, inform and regulate vehicular and pedestrian traffic. The plan outlined seven basic sign types, ranging from freestanding monument signs to building signs and mall graphics, with an emphasis on being clear, concise, and featuring a single type style and color.
- **1994 – CSPA C-052**, Amendment to the Comprehensive Sign Plan for a large identification sign on Leesburg Pike, located approximately 500 feet south of the application area, in front of the current Target store. This amendment replaced an existing freestanding monument sign with a much larger one. This sign is not within the current proposed amendment area, but remains an identification sign for the entire Skyline Center.
- **1999 – CDPA/FDPA C-052-11 & PCA C-052-6**, Governing development plan for Lot 38B, which approved either a 504,000 SF office building option or a 511-unit multi-family residential option. A 355,209 SF office building was eventually constructed. This plan did not address signage.
- **2002 – Sign Permit** for existing curved Skyline monument sign on-site.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	Area I
Planning District:	Baileys
Planning Sector:	Baileys Crossroads Community Business Center (CBC)
Land Unit:	Baileys East, Land Unit F1
Plan Map:	Mixed-Use

The Community Business Center designation implies the retention, redevelopment and revitalization of community-serving retail uses. Important in creating this vision is incorporation of a unified theme and appearance for the area, developing a sense of place and reflecting the character of the area. Also important is a usable wayfinding system, to effectively direct people through the area. Overall, revitalization efforts are to be encouraged, as is the economic competitiveness of local businesses.

The Baileys Crossroads CBC is proposed to be served by a future streetcar route, including a transit hub located in the vicinity of the Skyline complex. Therefore, the future plan for the area envisions pedestrian-oriented, mixed-use development that will complement the adjacent residential areas and promote transit usage.

Fairfax County Comprehensive Plan, 2011 edition, Area I, Baileys Planning District, as amended through 6-19-2012, Baileys Crossroads CBC, Baileys West and Baileys East Districts, Land Unit F1, Page 103:

“The undeveloped 5.25 acre site (Tax Map parcel 62-3((1))38B) is planned for office use. As an option, high-rise residential units may be considered in place of the approved office use on this site if these units are within the general configuration and height limits of the approved office plan. Development of the five-acre site should provide for on-site pedestrian amenities, enhanced pedestrian connections to adjacent parcels within Skyline Center and across Leesburg Pike, landscaping to enhance the pedestrian environment, and interparcel access to adjacent properties in order to reduce the number of vehicular trips on the surrounding arterial streets.”

PROPOSED COMPREHENSIVE SIGN PLAN AMENDMENT

(copy at front of staff report)

Title of Plan: Skyline Seven (Skytech),
Comprehensive Sign Plan Amendment

Prepared By: Cooper Carry

Revision Date: 04/02/2013

The CSPA consists of 28 sheets. See sheet five for sign index.

Description:

This amendment to previous CSP C-052 represents a departure from the style and direction of the original CSP and is intended to be the first stage of a larger rebranding and redevelopment scheme for the entire Skyline complex as “Skytech”. The successful conversion of this existing office building to mixed uses depends on the attraction of retail tenants, which require greater visibility and identification in order to attract customers. The proposed CSPA includes several types of new signage to address the needs of the mixed-use redevelopment.

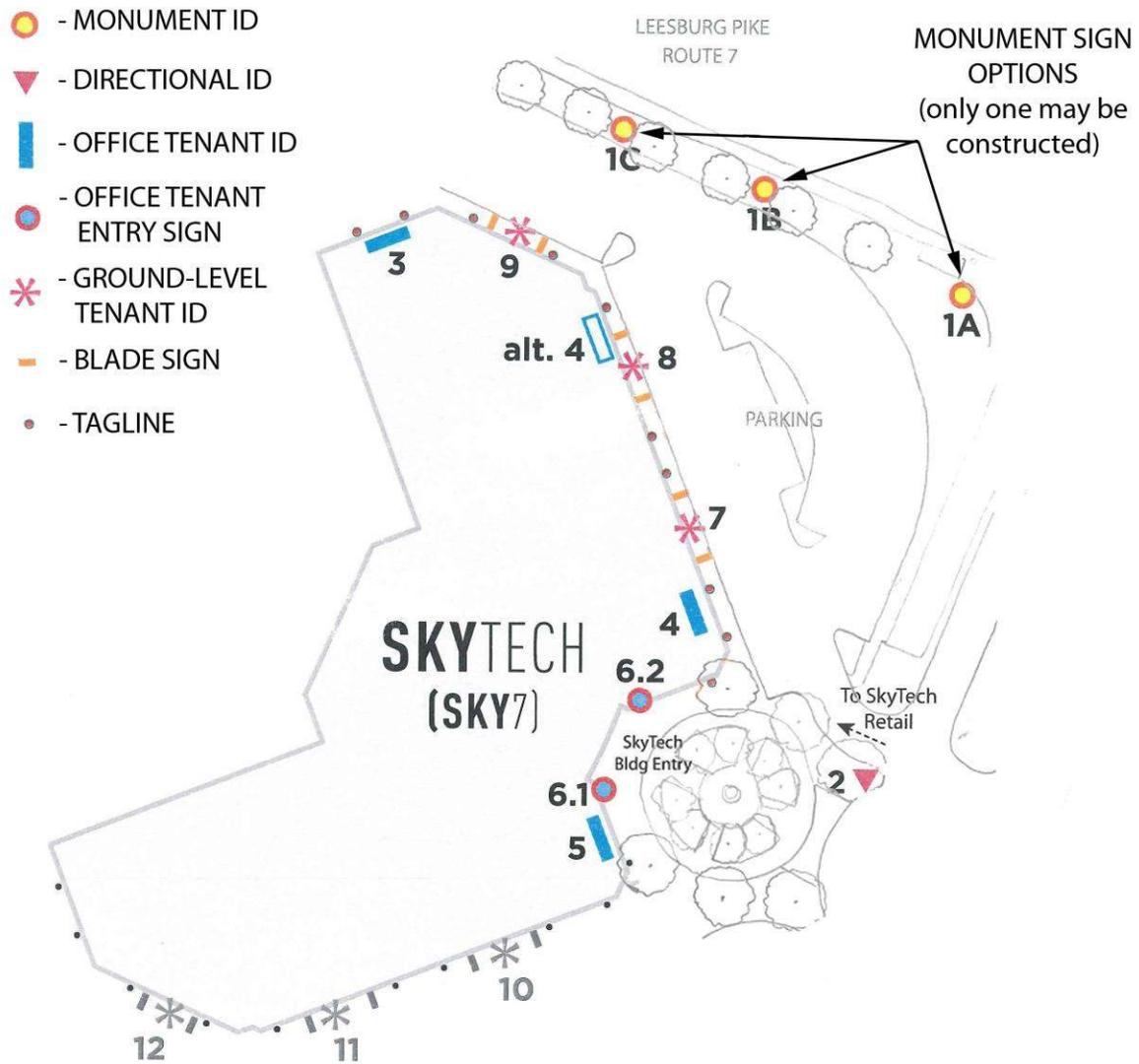


Image 3: Sign index.

Sign types include:

- Freestanding Signs

Two major freestanding signs are proposed: one Monument Identification sign adjacent to Route 7 (with several location options – see analysis below) and one Tenant Directional sign closer to the entrance of the parking area of this building.

- Building-Mounted Signs

Office tenants, occupying the upper floors of the building, would receive three Tenant Identification signs located at the upper corners of the cornice area of the building, visible to Route 7, as well as small, pedestrian-oriented Identification signs located at the main office entrance.

Ground-floor tenants (mostly retail) would receive one marquis-type Tenant Identification sign each and possible small supplemental “Taglines”, located on a metal banding just above window height.

- Blade signs

The final type of proposed signs is Tenant Identification Blade Signs, which would be limited to two per ground-floor tenant, flanking the entrance of each tenant, and alternating with a series of architectural accent lighting elements, also shown on the plan but not containing any text or graphics so not subject to signage regulations.

ANALYSIS

Previous CSP C-052 (Appendix 3)

As mentioned in the Background section of the report, CSP C-052 outlined a truly comprehensive signage scheme for the entirety of the Skyline Complex. The current application, being the second amendment to CSP C-052, introduces an entirely new signage scheme based on the “Skytech” concept. Staff was initially concerned with this scheme, since the proposed CSPA pertains to only one building of the larger Skyline Development and could have diminished the unity of signage that the original CSP sought to ensure. The intent of the current application, however, is to be a first stage in a larger redevelopment plan for the larger Skyline Development and to introduce a newer, more contemporary style of signage that will be replicated in future amendments to the sign plan.

While staff would find it preferable to see a CSPA application that included the entirety of the Skyline Development, as did the original CSP, we realize that the economics of the redevelopment process require the effort to proceed more slowly, and we support the applicant’s desire to treat this project as a catalyst for further redevelopment in the area. In the interim, there will be a slight disconnect on the overall site between the “Skyline” and the “Skytech” brandings, which will only apply to the current application. As the Skyline Center continues to redevelop, including the possibility of a wholesale reconfiguration of the complex as a transit hub and pedestrian center, future amendments to the CSP should use the current amendment as a guide and starting point, and should conform to the “Skytech” brand, style and sign typologies that are represented in this plan.

ZONING ANALYSIS (Appendix 6)

The project is zoned PDC, with Highway Corridor, Sign Control and Commercial Revitalization District overlays. Section 12-210.1 of the Ordinance allows a comprehensive plan of signage to be utilized in a P-district to allow more flexibility than strict adherence with Section 12 guidelines. Applicable Section 12 provisions will be used here as a reference point for analysis, to clarify the amount of flexibility in signage specifications that is being requested by the applicant.

The Highway Corridor Overlay District does not affect this application, since it is only applicable to specific automobile-oriented uses, which are not being proposed here. The Sign Control Overlay District primarily concerns freestanding signs and is applicable in this case. However, in the case of office parks it is no more restrictive than Section 12-203 of the Ordinance. The Commercial Revitalization District overlay allows for greater flexibility in certain zoning regulations and seeks to establish distinct urban design measures for each particular district.

Freestanding Signs

Existing Monument Sign

There is one existing freestanding sign on site, the curved “Skyline” monument sign at the entrance to the site (and to the larger Skyline development). The sign is within the ordinance size requirements for an office park identification sign, per Section 12-203.13a of the Ordinance, and is to be retained under the proposed plan.



Image 4: Existing monument sign

Existing Monument ID		
Qty:	Allowed Size: (Per Sec. 12-203.13a)	Existing Size:
1	40 sf 20' high	31 SF 2' high

Proposed Monument ID Sign

One additional monument ID sign is proposed, which will identify the “Skytech” building and its tenants to passing motorists and pedestrians. Selecting a location for the proposed sign was difficult, due to the constraints of the site; three location options are shown on the plan and only one will be selected and built.

Options 1-A and 1-B

The applicant's preferred location for the proposed monument sign (shown as Option 1-B on the plan) would be just west of the entrance to the site, along the Route 7 frontage. This option would have the sign closer than the Ordinance-required 10 feet to the property line. In addition, a 10-foot wide County sewer easement is located directly adjacent to the existing sidewalk in this area that may not permit construction of a sign in this location, and there is a row of mature oak trees that may obstruct any sign placement along that frontage outside of the easement. The applicant would still like to pursue this location, despite the challenges, citing prominent retail signage as crucial to their ability to attract tenants to the building and make the project a success.

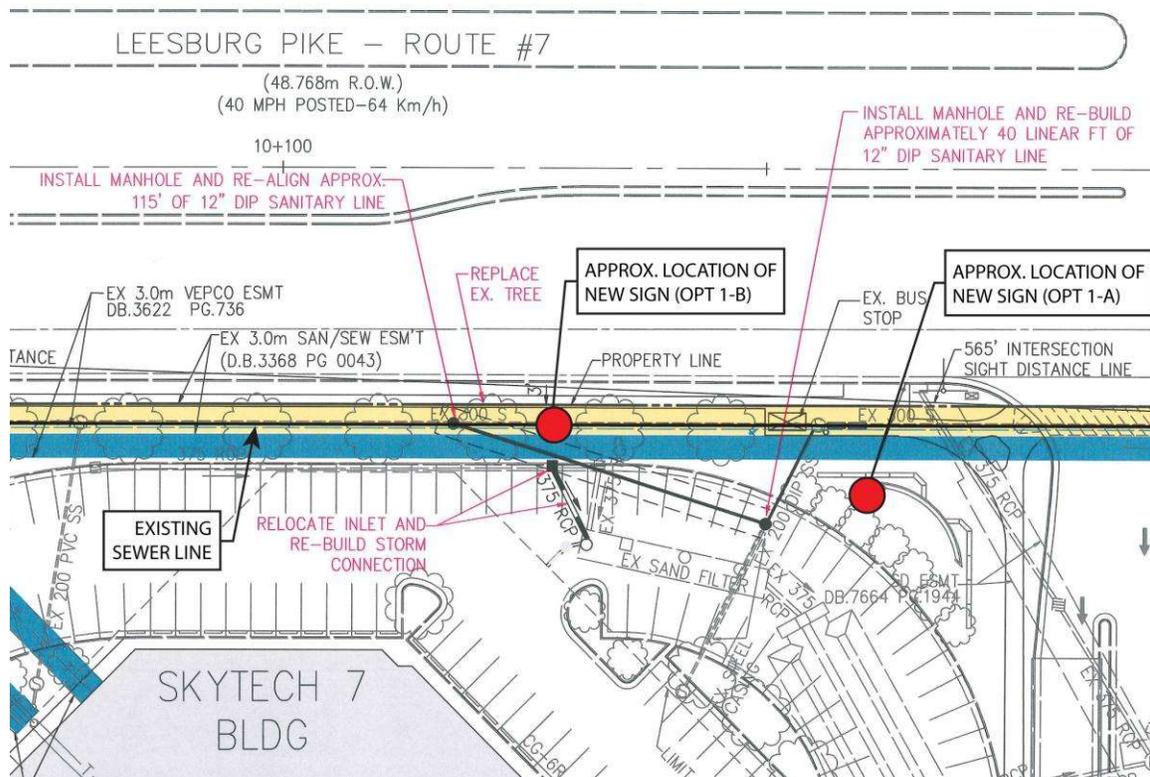
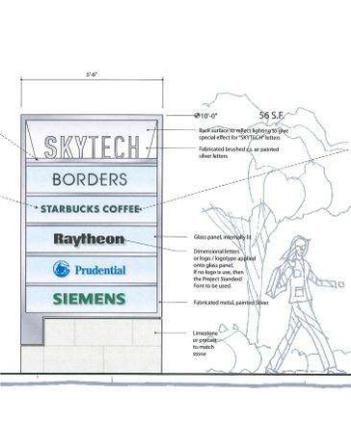


Image 5: Options 1-A and 1-B locations.

Since the applicant may need to relocate a segment of sewer line out of the frontage area, shown in the graphic, because of a proposed connection for a new restaurant in the building, the applicant may be permitted to place the proposed monument sign in this location. The required three foot clearance from the edge of the sidewalk will need to be maintained and the County Stormwater Planning Department will need to review and approve appropriate construction permits and modification of the existing easement (all of which are outside of the scope of this CSPA). This option would also involve extensive site disturbance, including removal of at least one mature oak tree and other previously-conditioned understory plantings. A development condition has been written to ensure that a replacement tree be located elsewhere on site and that understory plantings are restored.

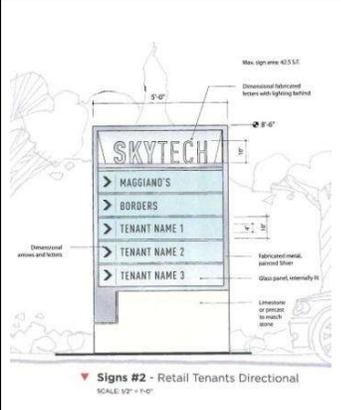
Size and Dimensions

The size of the Monument ID sign would differ slightly between location options, as follows, but would be a maximum of 66 square feet (sf) and 12 feet high. This is larger than Section 12-203-13b would allow for a building identification sign, but is roughly equal in size and height to the equivalent sign type that was approved under the original CSP, which was “Sign Type B - Perimeter Directional sign”, one of which was specified for this general area of the plan.

	Description:	Qty.:	Allowed Size: (per Sec. 12-203.13b)	Approved in Previous CSP: ("Type B")	Proposed Size:
	Monument ID	1	20 sf 8' high	70 sf 11' high	Option 1a: 66sf, 12' high Option 1b: 56sf, 10' high Option 1c: 56sf, 10' high

Proposed Directional ID Sign

In addition to the main identification sign, there is a proposed secondary directional sign located just inside the main Skyline entrance and adjacent to the parking area of the Skytech building. This sign is also larger than the ordinance would allow but is similar in size and height to a “Directional Site Sign”, as specified in the original CSP, which served a similar function and was specified for this general location. Staff is comfortable with the size and location of the proposed Directional ID sign.

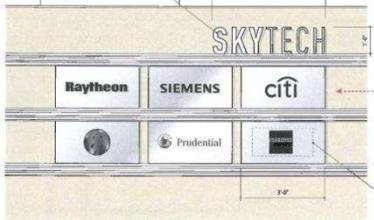
	Description:	Qty.:	Allowed Size: (per Sec. 12-203.13b)	Approved in Previous CSP: ("Type C")	Proposed Size:
	Building Directional ID	1	20 sf 8' high	46 sf 9.25' high	42.5sf 8.5' high

Building-Mounted Signs

From a zoning perspective, staff has interpreted this proposal as an office building with multiple tenants having their own outside entrances, per. Sections 12-106 and 12-209 of the Ordinance, which would allow each tenant a maximum building-mounted sign area of 1-1/2 times the length of their respective building frontage, up to a maximum of 200 sf. Upper floor office tenants would share the frontage of the main office entrance, which was determined to be approximately 43 linear feet, granting them a maximum total of 64 sf of signage per the Ordinance. Ground-floor tenants would have a maximum building-mounted sign area based on their individual building frontage.

Proposed Office Tenant Signs

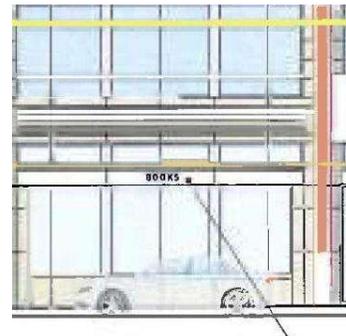
The previous government tenant of the office building required no building-mounted signage, but with the redevelopment of the building the applicant wishes to install three office tenant signs on the upper street-facing façade of the building, to identify future office tenants. Additional pedestrian-oriented signs would be placed at the main entrance. Article 12 would grant very little “by-right” signage to the office tenants, based on the above mixed-use frontage calculation, but in a typical office building scenario, without the ground-floor retail uses, the proposed signs would be well within Ordinance standards, and staff has no concern about the proposed size of the office tenant signage.

	Description:	Qty.:	Allowed Size: (Per Sec. 12-203.9)	Approved in Previous CSP:	Proposed Size:
	Tenant ID	3	64 sf total*	n/a	175 sf each (525 sf)
	Tenant ID @ Bldg Entrance	2	64.5 sf total*	4.5 sf (9.0 sf)	27 sf (54 sf)

**includes all building-mounted tenant signs*

Proposed Ground-Level Tenant Signs

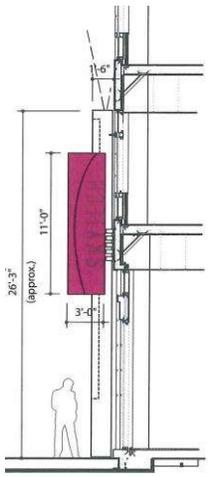
Ground-level tenants will have their own outside entrances, which will be identified by marquis-style overhead illuminated signs. In addition, each tenant may opt to include small “tagline” text on a metal band that runs the length of the frontage, just above window-height. Each tenant will be limited to a maximum size of 60 sf for both marquis signs and taglines, to be allocated at their discretion. The “by-right” signage maximum per tenant would be based on their respective frontage length. The proposed 60 sf per tenant is reasonable and staff has no objection to the proposal.

	Description:	Qty.:	Allowed Size: (Per Sec. 12-203.9)	Approved in Previous CSP:	Proposed Size:
	Tenant ID	TBD	1.5 x LF of Frontage per Tenant	35 sf each (“Type H”)	TBD Total 60sf max. per tenant*
	Tagline on Metal Band	TBD	1.5 x LF of Frontage per Tenant	n/a	TBD Total 60sf max. per tenant*

**60sf max. includes Tenant ID and any Taglines*

Proposed Blade Signs

Vertical, illuminated “blade” signs will be utilized adjacent to each ground-floor tenant entrance, with a maximum of two per tenant, to provide an eye-catching appearance and to aid in pedestrian wayfinding. Other building columns not supporting blade signs will feature similar illuminated architectural accents, to create a distinct look and a vibrant street feel. This type of sign is not addressed in the ordinance but staff feels that, at a maximum of two per tenant, the blade signs are acceptable.

	Description:	No.:	Allowed Size: (not in Ordinance)	Approved in Previous CSP:	Proposed Size:
	Project ID Blade	2 per Tenant	n/a	n/a	33 sf (each)

LAND USE ANALYSIS

No significant land use issues were identified.

ENVIRONMENTAL ANALYSIS

There are no additional environmental impacts identified in the current proposal.

URBAN FOREST MANAGEMENT ANALYSIS (Appendix 7)

The Urban Forestry Division of DPWES (UFMD) has concern with the possible removal of mature oak trees along Route 7 and/or the impact of disturbance on the critical root zones of those trees. For these reasons, UFMD staff does not recommend support of Options 1-B or 1-C for the location of the Monument ID Sign. A development condition was added to ensure the replacement of any tree lost with the selection of these options, elsewhere on site.

TRANSPORTATION ANALYSIS (Appendix 7)

There was concern that Monument Sign location Option 1-B might obstruct site distance to the nearby bus shelter. A development condition has been included to ensure that the location for Sign No. 1 does not obstruct the line of sight of the bus shelter.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposed amendment to CSP C-052 represents the prototype for a new signage direction for Skyline Center and is in conformance with the Comprehensive Plan's goal of redeveloping and revitalizing community-serving retail services in a Community Business Center district.

Staff's main concern remains the location of the proposed Monument ID sign, for which the applicant shows three location options on the CSPA. As discussed in the Analysis section of the report, staff favors location Option 1-A, although Option 1-B may be allowed if appropriate sewer department approvals are obtained, and if appropriate measures are taken to mitigate the impact to existing trees. Staff does not support Option 1-C for the Monument ID sign and has included a development condition to remove that option from consideration.

Overall, staff feels that the proposed signs are reasonable in size and location and envisions no significant negative impact to the surrounding area due to the proposal.

Recommendation

Staff recommends that CSPA C-052-02 be approved subject to the development conditions contained in Appendix 1.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. CSP C-052 and Approved Development Conditions
4. CSPA C-052 and Approved Development Conditions
5. Applicable Comprehensive Plan Provisions
6. Applicable Zoning Ordinance Provisions
7. Agency comments (UFMD, FCDOT, Zoning Inspections)
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS
CSPA C-052-02
April 17, 2013

If it is the intent of the Planning Commission to approve CSPA C-052-02, located at 5275 Leesburg Pike, Tax Map 62-3-((1))-38B, for an amendment to CSP C-052, in a PDC district, 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, which will supersede any conditions associated with this 5.25-acre portion of Skyline Center. All previously approved CSP conditions governing the remaining Skyline Center Development will remain in effect.

1. This Comprehensive Sign Plan Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
2. This "Skyline Seven (Skytech) Comprehensive Sign Plan Amendment", prepared by Cooper Carry and dated April 2, 2013 (revised) is approved only for those signs shown in this Comprehensive Sign Plan Amendment. The number, size and total sign area for each sign type shall be consistent with the table of signage on Sheets 6-7 of the CSPA. In addition, signs not requiring permits, allowed by Section 12-103 in the Ordinance, may be permitted, as qualified by these development conditions
3. Location "Option 1-C" for the Skytech Monument ID Sign, as detailed on Sheets 14-16 of the CSPA, shall be disregarded as an option. Only locations "Option 1-A" or "Option 1-B" shall be considered valid location options for the monument sign.
4. Location "Option 1-B" for the Skytech Monument ID Sign shall require full approval of the Fairfax County Wastewater Management Division (WMD) of DPWES, as well as Virginia Dominion Electric Power Company, which owns and maintains an easement in the affected area.
5. If location "Option 1-B" for the Skytech Monument ID Sign is selected, any tree removed shall be replaced elsewhere on site as reviewed and approved by the Urban Forest Management Division (UFMD) of DPWES and in consultation with DPWES WMD. In addition, any understory vegetation removed shall be replaced to the satisfaction of the UFMD of DPWES.
6. Any signs other than those included in this Comprehensive Sign Plan Amendment, previously approved Comprehensive Sign Plans, or signs not requiring permits, allowed by Section 12-103 in the Ordinance, shall require the review and approval of an additional amendment to this Comprehensive Sign Plan.

7. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits, which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.
8. All freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways, and shall not obstruct sight distance from the existing bus shelter located on Leesburg Pike.
9. All signs shall be consistent with the color palette, typography and the use of logos indicated in the CSPA.

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

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



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

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

NOV 15 2012
 Zoning Evaluation Division

November 14, 2012

Via Hand Delivery

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

Re: Proposed Comprehensive Sign Plan Amendment
 Applicant: CESC Skyline LLC
 Fairfax County Tax Map Reference: 62-3 ((1)) 38B

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a Comprehensive Sign Plan Amendment application on property identified as Fairfax County tax map reference 62-3 ((1)) 38B (the "Subject Property").

The Subject Property contains approximately 5.25 acres and is located in the southwest quadrant of the intersection of Leesburg Pike (Route 7) and South Jefferson Street (Route 2503). The Subject Property is part of a larger mixed use development generally referred to as Skyline Center. Skyline Center was originally rezoned by the Board of Supervisors to the PDC District in 1969. The Subject Property is also located in the Highway Corridor Overlay, District (HC), Sign Control Overlay District (SC), and Baileys Crossroads/Seven Corners Commercial Revitalization District (CRD). The Subject Property has been the subject of a number of zoning approvals since its original rezoning in 1969. A Comprehensive Sign Plan (CSP) was approved for Skyline in 1998 and is identified as CSP-C-052. This CSP identified the locations and types of signs permitted at Skyline. In 1994, the Planning Commission approved a Comprehensive Sign Plan Amendment (CSPA) that modified only the large identification sign on Leesburg Pike (Route 7). The Applicant now proposes a CSPA applicable only to the building located on the Subject Property, and commonly referred to as the DISA building, and the Subject Property's frontage. The Applicant proposes no changes to the balance of the previously approved CSPA except for the portion applicable to the Subject Property.

The building on the Subject Property was previously occupied by DISA, a governmental agency that recently vacated the building due to the Base Realignment and Closure (BRAC) Act that relocated military personnel to maximize efficiency and minimize costs. In light of this vacancy, the Applicant has been working with possible office and retail tenants for the building. In addition to securing new tenants, the Applicant is working to improve and revitalize the

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM
 COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

Subject Property in keeping with the revitalization of the Bailey Crossroads/Seven Corners area and in anticipation of the streetcar construction planned in proximity to the existing building.

Based on the size and location of the building on the Subject Property, appropriate signage is critical to identify the building, identify tenants, and direct pedestrians and motorists to the building. The scale of the building, building access, its distance from Leesburg Pike, and lack of visibility as well as its parking configuration suggest that meaningful signage needs to be larger than is typically contemplated under the Fairfax County Zoning Ordinance. Coordinated and complementary signage is vital in establishing a sense of place and creating a cohesive development which will be crucial in the revitalization of the Baileys Crossroads/Seven Corners area.

The Applicant proposes identification and directional signs for the existing office building on the Subject Property. I have enclosed a Comprehensive Sign Plan Amendment prepared by Cooper Cary and Lorenc Yoo Design that provides detailed information on the proposed signs. The proposed signs include the following:

- Sign Type 1 – Monument Identification Sign
- Sign Type 2 – Directional Sign
- Sign Types 3 – 5 – Building Mounted Identification Signs
- Sign Type 6 – Tenant Identification Sign at Building Entrance
- Sign Types 7 and 8 – Retail Tenant Identification Signs, Retail Taglines and Retail Banners
- Sign Types 9 and 10 – Future Retail Tenant Identification Signs, Retail Taglines and Retail Banners

The plans include proposed size parameters, locations, and construction details for the proposed signs. Please note that proposed sign sizes depicted are the maximum square footage permitted for each sign; however, sign size may be reduced subject to final design. Because the tenant mix is subject to market conditions, the Applicant reserves the right to install tenant-specific signs provided that the amount of signage provided does not exceed the maximum signage included in this CSPA. The tenants shown in the enclosed plans are for illustrative purposes only and the exact sign locations and number of tenants is subject to change based on tenant mix.

The proposed signs are necessary to identify the building within the Skyline development and help employees, patrons, and visitors easily locate the building and its tenants. Because of the single access point to this part of Skyline, combined with the lack of building visibility from Leesburg Pike, identification and directional signs are important to the viability of the development. The Applicant has carefully designed the signs to identify the building and its tenants in addition to creating a cohesive sense of place.

In sum, the Applicant simply proposes a coordinated and complementary sign package for the existing building on the Subject Property. The specific signs will identify the building, direct residents and visitors to the building, and serve to establish a sense of place.

Page 3

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

Very truly yours,

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



Sara V. Mariska

cc: Greg Cichy
Lynne J. Strobel

{A0538310.DOC / 1 CSP Statement of Justification 000099 000201}

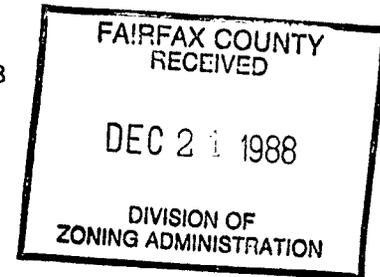


COMMONWEALTH OF VIRGINIA
 COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
 FAIRFAX, VIRGINIA 22030



December 20, 1988



Martin D. Walsh, Esq.
 950 N. Glebe Road, #300
 Arlington, VA 22203

Re: CSP-C-052 - Charles E. Smith
 Company for Skyline Center
 Mason District

Dear Mr. Walsh:

This will serve as your record of the Planning Commission's action on CSP-C-052.

On Wednesday, December 14, 1988, the Planning Commission voted unanimously (Commissioners Koch, Murphy, and Thillmann not present for the vote) to approve CSP-C-052, subject to the following development conditions:

1. There shall be no signs located on the property that are not shown as part of the approved Comprehensive Sign Plan, as revised by the following conditions. The required sign permits for the regulated signs under the Comprehensive Sign Plan shall be obtained from the Zoning Administrator.
2. The signs shall be erected and constructed in conformance with the numbers, location, design and materials submitted in the Comprehensive Sign Plan, except for the changes as noted in these development conditions. Minor deviations in sign locations may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the approved Comprehensive Sign Plan.
3. No banners nor any sign of which all or any part is in motion by any means, including fluttering, rotating or set in motion by movement of the atmosphere shall be permitted. This prohibition shall not apply to the hands of a clock or a weathervane, nor shall it apply to flags as described in Par. 2E of Sect. 12-103 of the Zoning Ordinance, and those temporary signs provided for in Sect. 12-103 of the Zoning Ordinance.

Martin D. Walsh
December 20, 1988

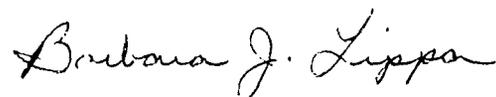
Page 2

4. 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 supercedes any approvals required by VDOT for signs located on the property.
5. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance.
6. The existing shopping center identification sign shall remain which consists of a maximum of 200 square feet in area and 22 feet in height.
7. Temporary signs may be installed as approved by the Zoning Administrator in accordance with Section 12-103 of the Zoning Ordinance.

This approval 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.

For your information, a copy of the verbatim excerpts from the Commission's action on this application is attached. Should you have any questions on the Commission's action, please do not hesitate to contact me.

Sincerely,



Barbara J. Lippa
Deputy Director
Planning Commission

BJL/dgb

Attachment (1)

cc: Thomas Davis, Supervisor, Mason District
Robert Sparks, Jr., Commissioner, Mason District
Jane Gwinn, Zoning Administrator, OCP
Marilyn Anderson, Staff Coordinator, OCP
December 14, 1988 Date File
Y-2 File

Skyline

FAIRFAX COUNTY
RECEIVED

DEC 2 1 1988

DIVISION OF
ZONING ADMINISTRATION

Signage Manual

Application No. CSP C-052

~~APPROVED SIGN PLAN~~
Camp. Signage Plan

APPROVEMENT CONDITIONS

Date of ^{P.C.}~~CEC (P.C.)~~ approval 12-14-88

Plan Coordinator M. Anderson

Sheet COVER of 20 pages

*(pages 1 thru 20 are stamped on reverse side)
(There is a pg 12A)*

The Charles E. Smith Companies

Introduction 2

Comparison with Existing Sign System 3

Logo & Type Styles 4

Site Plan..... 5

Free-standing Signs

Sign Type A — Project Identifiers 6

Sign Type B — Perimeter Directional Signs 7

Sign Type C — Directional Site Signs 8

Sign Type D — Destination Directional Signs 9

Wall Signs

Sign Type H — Suspended Box Signs 10

Sign Type M — Office Building, Residential and Hotel Signs 11

Sign Type J — Mall Exterior Graphics 12, 12a

Temporary Signs

Sign Type K — Flags 13

Sign Type L — Construction/Leasing Signs 14

Existing Signs

Sign Type X — Existing Signs to Remain 15-19

Prepared by:
RTKL Associates Inc.
400 East Pratt Street
Baltimore, MD 21202

October 18, 1988
Revised December 1, 1988

As Skyline Center has developed over many years, signs were added as the need arose. Although a certain consistency of color exists, there is no consistency of shape, type style, function, terminology or siting.

A distinctive, ordered, well thought-out sign system is an important part of any development, but is even more important when that development encompasses multiple uses, when circulation patterns are unclear, or when parking locations or building entrances are not immediately recognizable. A well developed comprehensive sign system can create a unified identity for a project such as Skyline with its varying architectural styles.

An intentionally consistent program fulfills its major function more effectively: to direct, orient, inform or regulate vehicular and pedestrian traffic.

With this in mind a totally new system has been created for Skyline. Beginning with a distinctive silhouette and color, the program provides messages that are as clear and concise as possible, employing a single type style and color. Type weight and sizes are chosen to insure readability at each location. Materials and finishes are optimized for durability.

This manual provides guidelines and examples of the seven basic sign types, a design for special mall identification graphics, guidelines for office, hotel, residential and temporary signs and banner designs.

Questions regarding their applications or implementation should be sent to the Skyline Design Review Board prior to submission to Fairfax County for permits. Dimensions and square footages for all proposed signs are in accordance with Sect. 12-105 of the Fairfax Country Zoning Ordinance.

NOTE: This manual is subject to and does not supercede either the covenants, considerations or restrictions that govern Skyline.

The sign system shown on these pages was developed in direct response to the lack of coherence of the existing system. The system shown on these pages was developed to clarify circulation patterns, eliminate confusing or redundant signs and give a unified image to the overall project.

Items that this new system was designed to correct are:

1. Several entrances lead into the Skyline site. The present signs do not channel traffic to particular destinations through particular entrances. This leads to confusion and can be a potential hazard. In the new system we have attempted to target particular entrances for office, retail, residential or hotel traffic rather than directing people to all entrances for all destinations.

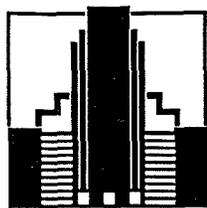
Messages on the signs at the perimeter of the site are intentionally generic in nature: to keep the signs from becoming too wordy, and therefore too difficult to read, we do not, for instance, list all office buildings on signs appearing out at the street but instead use messages that say "Offices".

2. Once inside the Skyline site the system uses specific names to lead people directly to their destination.

3. The existing signs on site were not designed with a consistent look, shape, or type style. Signs serving similar functions are of dissimilar sizes. The new system has broken the signs down into a family of sign types that all follow a consistent format for type style, color and materials.

4. Often existing signs are too wordy, making them difficult to comprehend. The new system, wherever possible, has been able to provide the same information with a minimal amount of words.

5. Letter heights on existing signs are often inadequate for proper legibility. By paring down the amount of words on a sign the new system can employ substantial letter sizes for optimum legibility.



Skyline

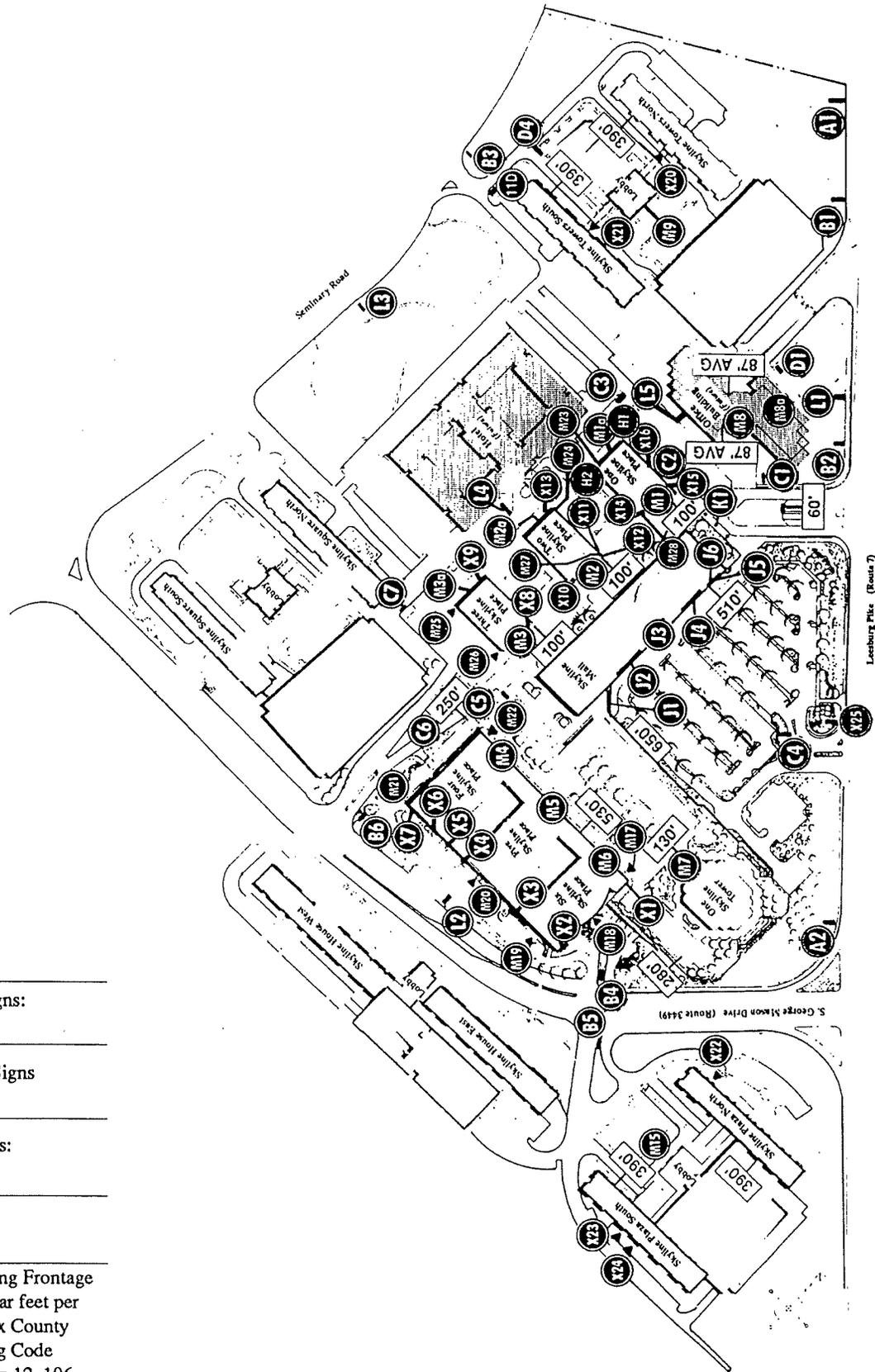
Times Roman Bold
ABCDEFGHIJKLM
NOPQRSTUVWXYZ
&(.::“”)?-
abcdefghijklm
nopqrstuvwxyz
1234567890

Times Roman
ABCDEFGHIJKLM
NOPQRSTUVWXYZ
&(.::“”)?-
abcdefghijklm
nopqrstuvwxyz
1234567890

A logo has been developed as an identifying mark and will be used on all major free-standing site signs in conjunction with the Skyline logotype.

The typeface chosen as the Skyline logotype is Times Roman Bold used in conjunction with the logo as shown above.

All type used for messages on the Skyline sign system shall be Times Roman Bold upper and lower case. In instances where a secondary weight is necessary Times Roman may be used. In no instances may all upper case Times Roman lettering be used.



KEY

Freestanding Signs:
A, B, C, D

Wall-Mounted Signs
J, M

Temporary Signs:
K, L

Existing Signs:
X

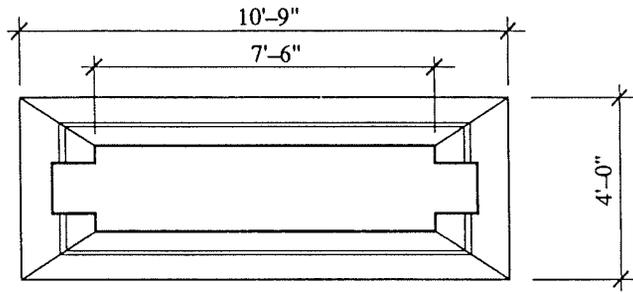
125' Building Frontage in linear feet per Fairfax County Zoning Code Section 12-106.

B2 Sign Type/No.

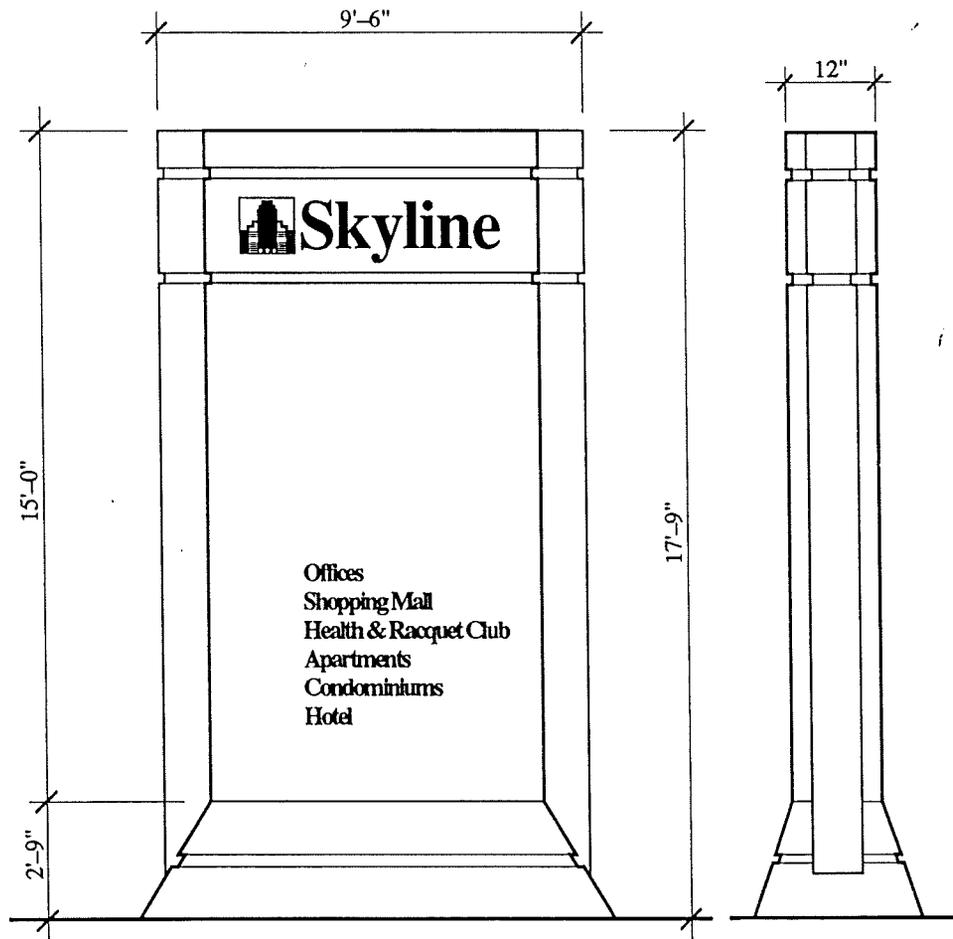
Skyline

Freestanding

Sign Type A • Project Identifier



Plan



Front Elevation

Side Elevation

The Project Identifier signs are major markers limited to identifying the Skyline project as a unique residential, office, retail and hotel environment.

These identification elements will be located at the project corners as a welcoming statement of arrival.

The Skyline development will be identified by the Skyline logo and logotype mounted on vertical pylons designed for recognition at a distance. Secondary information appears at eye level. Signs will be all aluminum construction painted blue green. The logo and logotype will be internally illuminated.

Located at the corner of South George Mason Drive and Leesburg Pike and at the northern extremity of the site on Leesburg Pike, they will be landscaped with a complement of evergreen, deciduous and seasonal plantings.

Message(s) for Signs A1 & A2

- Offices
- Shopping Mall
- Health & Racquet Clubs
- Apartments
- Condominiums
- Hotel

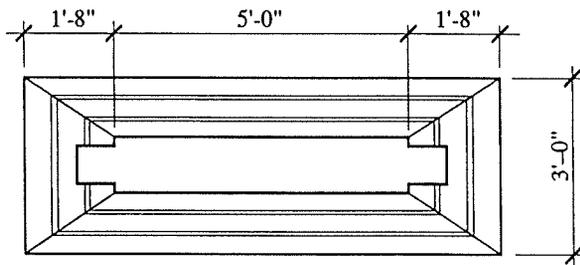
Sign Panel Size:
169 sf (9'-6" x 17'-9")

Logotype Letters:
12" High

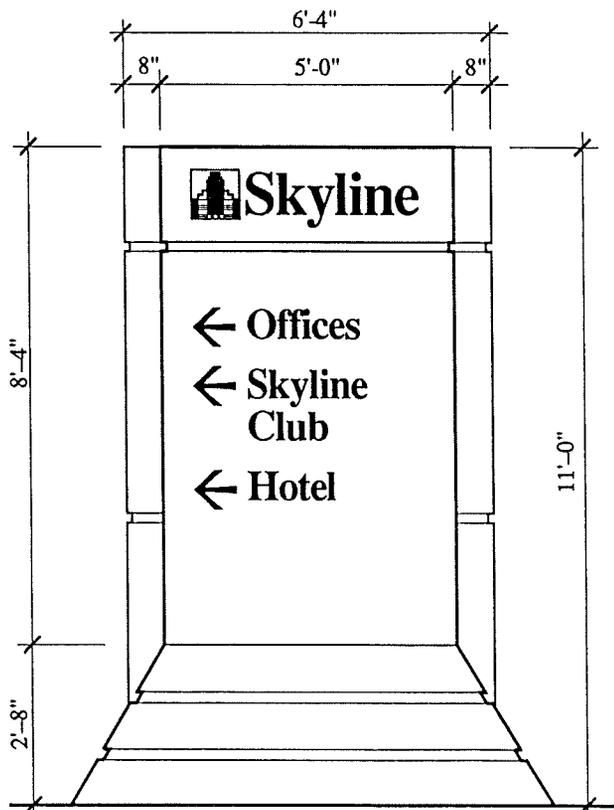
Secondary Information:
5 1/2" High

The Skyline Perimeter Directional sign system has been designed using three basic premises:

1. Particular entrances to the site are targeted for office, retail, residential or hotel traffic, rather than directing people to all entrances for all uses.
2. The sign program is oriented to visitor traffic rather than to the resident or daily user.
3. General names based on usage (such as "Hotel" or "Office") will be used on signs directing traffic from the perimeter into the site when possible. Signage will contain specific destination names (such as "Three Skyline Place") only when necessary for clarification.



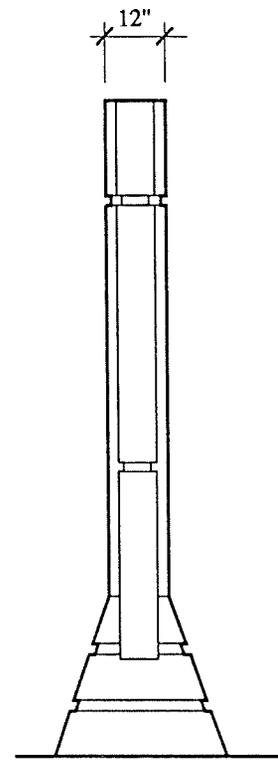
Plan



Front Elevation

The Perimeter Directional signs are used to lead traffic into the appropriate entrances off of Leesburg Pike and South George Mason Drive. There will be one double-faced, ground-mounted sign of this type at each major entrance into the site. This sign will contain the Skyline logotype and a maximum of five messages identifying the destinations either by use (office, hotel, retail, etc.) or by building names as applicable.

Perimeter Directional signs will be perpendicular to the street, located within the streetside landscaping zone. Signs will not be located within vehicular sight distance zones for intersections and entry drives.



Side Elevation

Signs will be all aluminum construction, painted blue green with logo and lettering internally illuminated for night-time visibility.

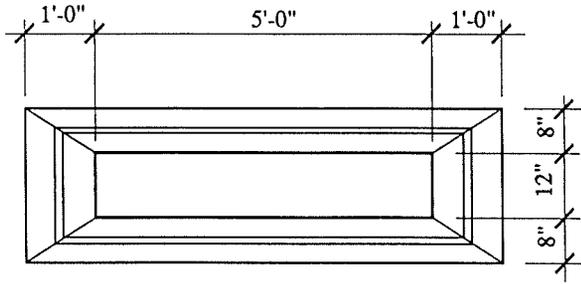
No. • Message(s)

- B1** • Skyline 8
- B2** • Offices
• Skyline Clubs
• Hotel
- B3** *replaces existing 5'x10' (50 sf) sign*
• Skyline Towers
Apartments
• North Tower
5601 Seminary Rd.
• South Tower
5597 Seminary Rd.
- B4** *replaces existing 3'x5' (15 sf) sign*
• Skyline Mall
• Hotel
- B5** *replaces existing 1'x8' (8 sf) sign*
• Skyline Plaza
Condominiums
• South Tower
3705 S. George
Mason Dr.
• North Tower
3701 S. George
Mason Dr.
- B6** • Offices
• Skyline Clubs
• Hotel
- B7** Deleted
- B8** Deleted

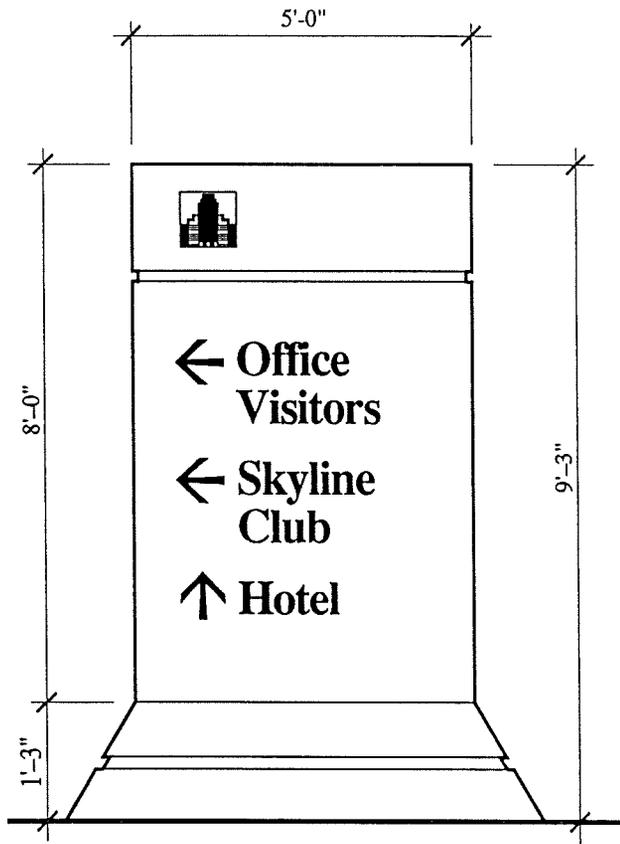
Sign Panel Size:
70 sf (11'-0" x 6'-4")

Logotype Letters:
7" High

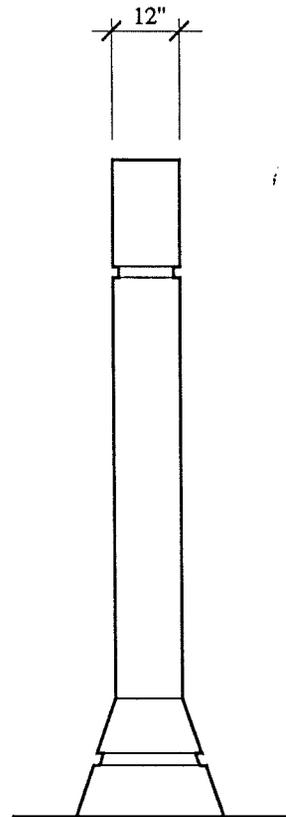
Directional Info. Letters:
5 1/2" High



Plan



Front Elevation



Side Elevation

As traffic moves into the Skyline site and travel speeds are lower, the scale of the signs can be reduced.

All Directional Site signs contain a Skyline logo (without the Skyline logotype) with directional information by building name or use as applicable.

Signs are of all aluminum construction with applied reflective lettering.

No. • Message(s)

- C1 replaces existing 3'x6' (18 sf) sign
 - Skyline 8
 - Office Visitors
 - Skyline Clubs
 - Hotel
- C2
 - Office Visitors
 - Skyline Clubs
 - Hotel
- C3
 - Hotel
 - One, Two, Three Skyline Place
 - Offices
 - Leesburg Pike
- C4
 - Skyline Mall
- C5
 - Visitor Parking
 - One, Two, Three Skyline Place
 - Four, Five, Six Skyline Place
 - One Skyline Tower
 - Hotel
- C6
 - Office Visitors
 - Skyline Clubs
 - Hotel
- C7
 - Hotel

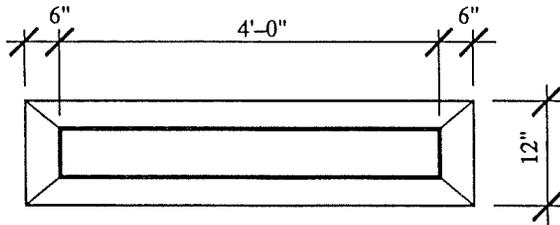
Sign Panel Size:
46 sf (5'-0" x 9'-3")

Directional Info. Letters:
5 1/2" High Max.

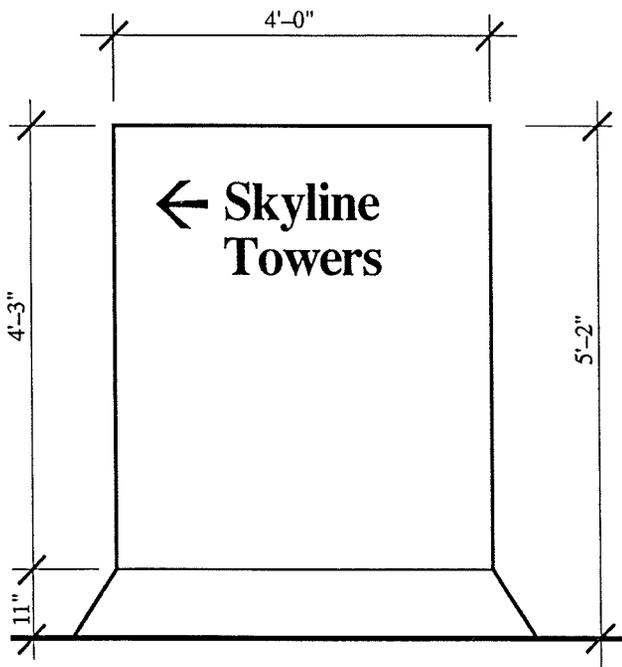
Skyline

Freestanding

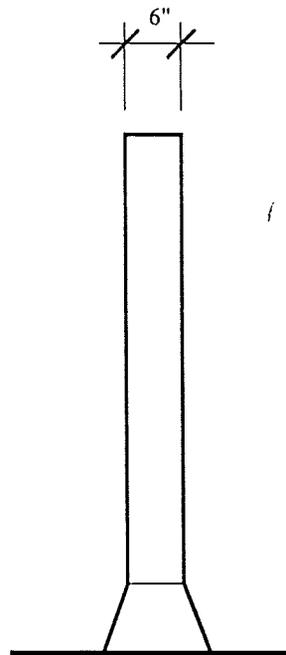
Sign Type D • Destination Directional



Plan



Front Elevation



Side Elevation

Destination Directional signs will be located at entrances to particular sites. For the most part they will contain only one or two messages and no logo or logotype. The signs will be double-faced.

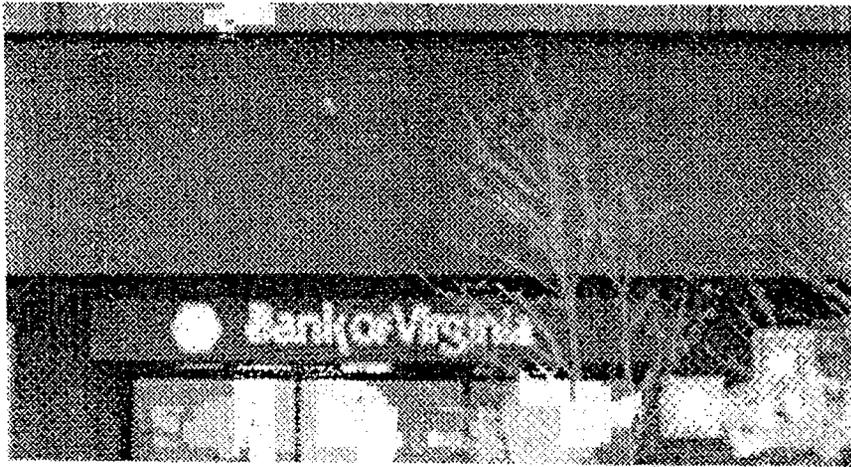
Construction will be painted aluminum with applied reflective lettering.

No. • Message(s)

- D1 • Skyline 8
• Visitor Parking
- D2 • Skyline Towers
• Rental Office
- D3 • Deleted
- D4 • Rental Office
• Visitor Parking

Sign Panel Size:
21 sf (4'-0" x 5'-2")

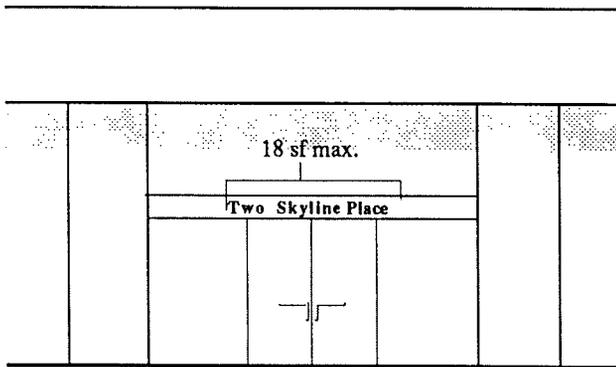
Directional Info. Letters:
5 1/2" High



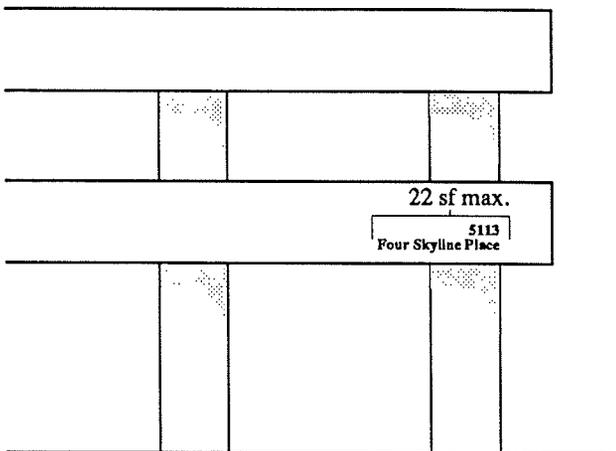
These signs are internally illuminated aluminum boxes with an acrylic face. They are suspended from the perimeter soffit, above the lobby level of the office buildings. Future tenant changes will be accommodated by replacing the acrylic face panels with new panels not to exceed the existing sizes.

No.	• Message(s)
H1	• Family Dentistry
H2	• First Chesapeake Securities

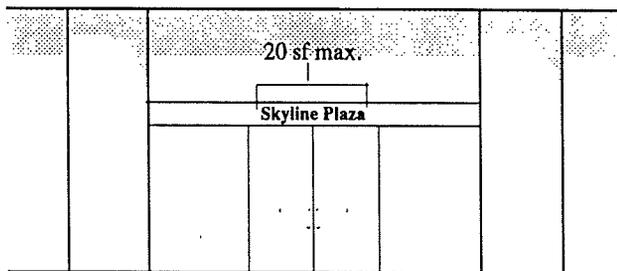
Sign Panel Size:
35 sf (17'-6" x 2'-0")



①M *Typ. Elevation at Office Building Entrance*



②M *Typ. Elevation at Office Building Strategic Corners*



③M *Typ. Elevation at Residential Building Entrance*

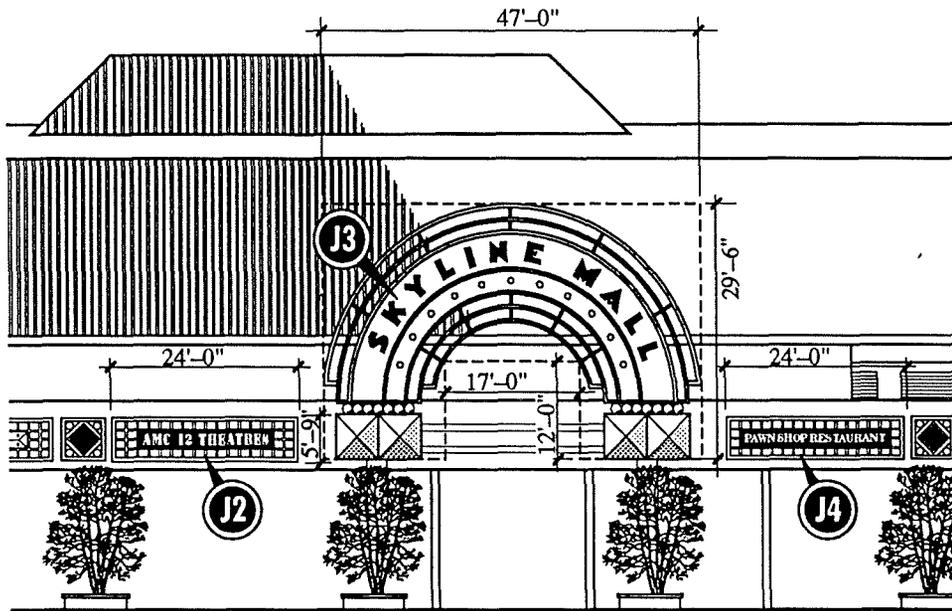
④M *Typ. Elevation at Office Building Column*

Building address numbers and building names will be displayed over the entrance or as close as possible to the main lobby of each office, residential and hotel building. Such numbers and letters will consist of individual metal letters pinned off of the solid fascia panel of the building. The building name will appear on the narrow fascia strip directly over the doors. The building number will appear on the building face, positioned to align with the building name. On strategic corners of office buildings, the name and number will appear as shown.

Letter height will be no larger than 12" or smaller than 8". Letters and numbers will have a chrome plated finish. The Times Roman Bold typeface will be used consistently on all buildings except the mall.

The hotel has not yet been designed. However, two major wall signs at 40 sq. ft. each, and two 15 sq. ft. signs at pedestrian-level will be required. They will be located on the building as approved by the zoning administrator. This will be done at the time of issuance of the individual sign permits for the hotel.

No.	• Message(s)	Sub-Type	Max. Sq. Ft.
M1	• One Skyline Place	①M	18 sf
M1a	• One Skyline Place	①M	18 sf
M2	• Two Skyline Place	①M	18 sf
M2a	• Two Skyline Place	①M	18 sf
M3	• Three Skyline Place	①M	18 sf
M3a	• Three Skyline Place	①M	18 sf
M4	• Four Skyline Place	①M	18 sf
M5	• Five Skyline Place	①M	18 sf
M6	• Six Skyline Place	①M	18 sf
M7	• One Skyline Towers	①M	18 sf
M8	• Skyline 8	①M	18 sf
M8a	• Skyline 8	①M	18 sf
M9	• Skyline Towers	③M	20 sf
M10	• <Not Used>		
M11	• Deleted		
M12	• <Not Used>		
M13	• Deleted		
M14	• Deleted		
M15	• Skyline Plaza	③M	20 sf
M16	• <Not Used>		
M17	• 5109/Six Skyline Place	②M	22 sf
M18	• 5109/Six Skyline Place	②M	20 sf
M19	• 5109/Six Skyline Place	②M	20 sf
M20	• 5111/Five Skyline Place	②M	20 sf
M21	• 5113/Four Skyline Place	②M	20 sf
M22	• 5113/Four Skyline Place	②M	20 sf
M23	• One Skyline Place	④M	2.5 sf
M24	• Two Skyline Place	④M	2.5 sf
M25	• Three Skyline Place	④M	2.5 sf
M26	• Three Skyline Place	④M	2.5 sf
M27	• Two Skyline Place	④M	2.5 sf
M28	• One Skyline Place	④M	2.5 sf



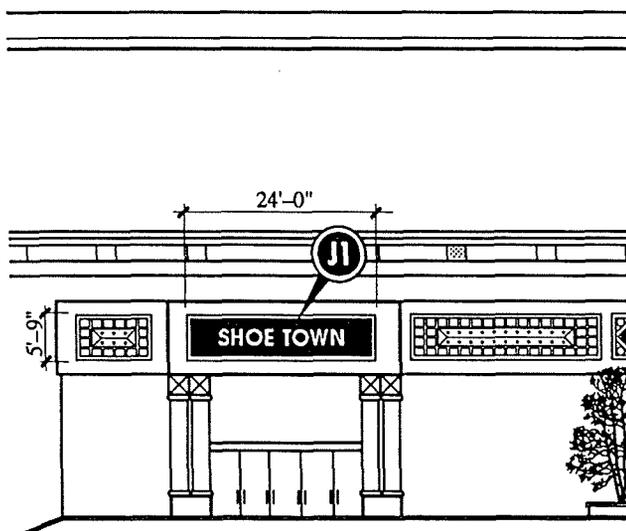
Tenant Sign J2
 AMC 12 Theatres
 Sign Size: 138 sf
 (24'-0" x 5'-9")

Mall Entrance Sign J3
 Sign Size: 1183 sf
 (47'-0" x 29'-6" = 1387 sf -
 17'-0" x 12'-0" = 204 sf;
 1387 - 204 = 1183 sf)

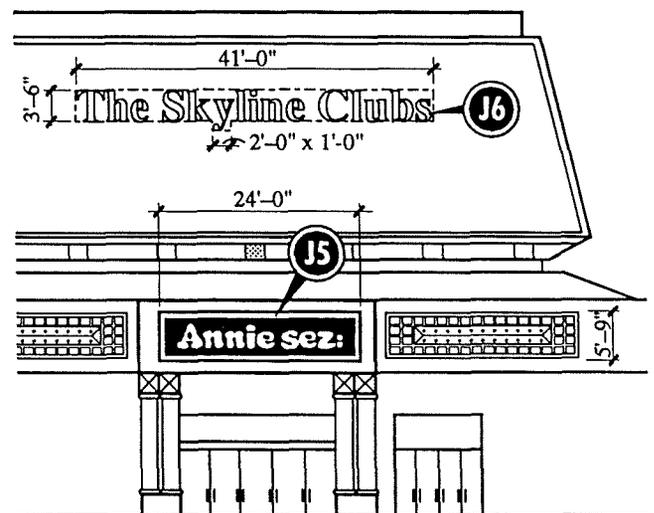
Tenant Sign J4
 Pawn Shop Restaurant
 Sign Size: 138 sf
 (24'-0" x 5'-9")

The exterior of Skyline Mall was designed not as part of the exterior site system, but as a special feature intended to enhance and revitalize the appearance of the existing mall front. Located below street level, visibility of the mall building is difficult. The new design is intended to enhance visibility from the street while bringing the appearance of the mall up to contemporary standards for retail architecture.

The graphic treatment consists of an arched sign reading "Skyline Mall" bordered by single exposed neon tubes. Decorative grills have been added to the existing mall fascia to provide color, texture and the opportunity for tenant signage and lighting. Tenant signs for Annie Sez, Shoe Town, AMC 12 Theatres and Pawn Shop Restaurant are internally illuminated.

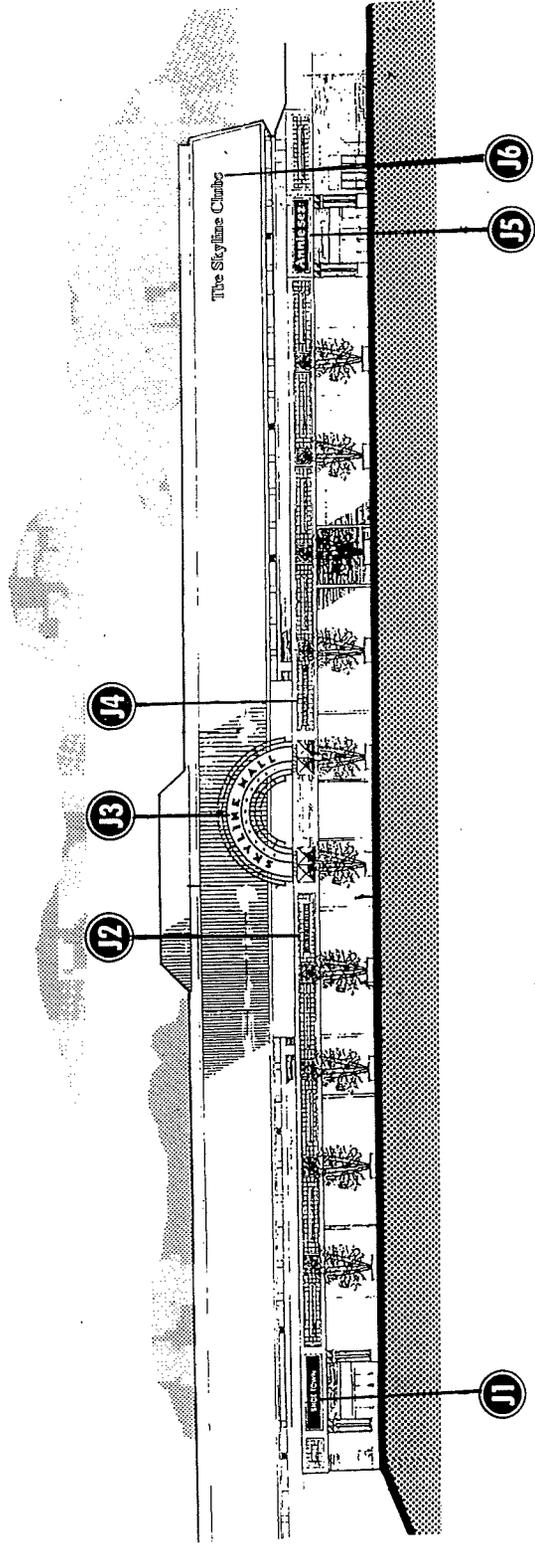


Tenant Sign J1
 Shoe Town
 Sign Size: 138 sf
 (24'-0" x 5'-9")



Tenant Sign J5
 Annie Sez
 Sign Size: 138 sf
 (24'-0" x 5'-9")

Tenant Sign J6
 The Skyline Clubs
 Sign Size: 146 sf
 (41'-0" x 3'-6" + 2'-0" x 1'-0")



Application No. DSP C-052

APPROVED SE/SP PLAT

DATE OF APPROVAL 12-14-84

BY J.C. [Signature]

PLAT COORDINATOR M. [Signature]

Sheet 13 of 20

There are three existing 50' tall flag poles at the northern end of the mall building. They will be used to fly a United States flag, a Virginia state flag, and a new, brightly colored "corporation" flag. The intent of this new flag is to provide a level of activity and color, identifying the

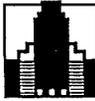
mall from the north without adding a permanent sign.

The existing poles are 30' apart. The new flag will be approximately 8'x12' and will be fabricated of translucent nylon in four colors. Illumination will be by concealed light sources.

The flag will be displayed during the hours of mall operation. Because flags have a limited life, they will be replaced every 4-6 months.

New "Corporation" Flag

Flag Size:
96 sf (8'-0" x 12'-0")



Eight Skyline Place

**Leasing
Information:
703-123-4567**



Eight Skyline Place

Developer
**The Charles E. Smith
Companies**

For Leasing Information
call: **703-123-4567**

Architect
**RTKL Associates Inc.
Baltimore, MD**

Civil Engineer
**Dewberry Davis
Baltimore, MD**

Landscape Architect
**LD/R Associates, Inc.
Columbia, MD**

General Contractor
**Whiting Turner
Baltimore, MD**

All future construction signs, leasing signs or other signs of a purely temporary nature are to fall within the format and sizes shown here. Construction consists of painted plywood.

Five of these signs, L1-L5, will be located as shown on the site plan. Copy is unknown at this time.

4'-0" wide x 8'-0" tall
(32 sf) painted
plywood temporary
signs

Schedule of Existing Signs to Remain

No.	Sq.Ft.	Size	Message(s)	Description
X1	24 sf	12'-0" x 2'-0"	GHA SKYLINE MEDICAL CENTER	Suspended Box
X2	24 sf	12'-0" x 2'-0"	GHA SKYLINE MEDICAL CENTER	Suspended Box
X3	24 sf	8'-0" x 3'-0"	ALL DELIVERIES FOR 5113-5111 CLEARANCE 13'-6"	Flat Wall Sign
X4	24 sf	8'-0" x 3'-0"	ALL DELIVERIES FOR 5109-5111 CLEARANCE 13'-6"	Flat Wall Sign
X5	24 sf	12'-0" x 2'-0"	SKYLINE PHYSICAL THERAPY	Suspended Box
X6	35 sf	6'-0" x 5'-10"	OLD AIRPORT DINER Bailey's Tavern Skyline Shopping Mall Skyline Four/Skyline Five/Skyline Six	Retail Wall Sign
X7	24 sf	12'-0" x 2'-0"	HUMAN PERFORMANCE CENTER	Suspended Box
X8	32 sf	16'-0" x 2'-0"	REHABILITATION MEDICAL CENTER	Suspended Box
X9	32 sf	16'-0" x 2'-0"	REHABILITATION MEDICAL CENTER	Suspended Box
X10	28 sf	14'-0" x 2'-0"	SECURITY PACIFIC FINANCIAL	Suspended Box
X11	28 sf	14'-0" x 2'-0"	OMEGA WORLD TRAVEL	Suspended Box
X12	28 sf	14'-0" x 2'-0"	OMEGA WORLD TRAVEL	Suspended Box
X13	30 sf	15'-0" x 2'-0"	OMEGA WORLD TRAVEL	Suspended Box
X14	35 sf	17'-6" x 2'-0"	SIGNET BANK	Suspended Box
X15	35 sf	17'-6" x 2'-0"	SIGNET BANK	Suspended Box
X16	35 sf	17'-6" x 2'-0"	SIGNET BANK	Suspended Box
X17			DELETED	
X18			DELETED	
X19			DELETED	
X20	4.5 sf	2'-0" x 2'-3"	Skyline Towers North (Tenant Name Strips)	Wall Directory
X21	4.5 sf	2'-0" x 2'-3"	Skyline Towers South (Tenant Name Strips)	Wall Directory
X22	12 sf	6'-2" x 2'-0"	SKYLINE PLAZA NORTH PROFESSIONAL OFFICES	Letters on Glass
X23	3.5 sf	2'-6" x 1'-4"	(Professional Tenant's name)	Metal Plaque
X24	3.5 sf	2'-6" x 1'-4"	(Professional Tenant's name)	Metal Plaque
X25	90 sf	6'-0" x 15'-0"	SKYLINE SHOPPING MALL / AMC 6 THEATRES	Cinema Attraction Sign



Suspended Box Signs

Signs X1-X2, X5 & X7-X16

Maximum Overall Size 17'-6" wide x 2'-0" tall (35 sf)

These signs are internally illuminated aluminum boxes with an acrylic face. They are suspended from the perimeter soffit, above the lobby level of the office buildings. Future tenant changes will be accommodated by replacing the acrylic face panels with new panels not to exceed the existing sizes.



Flat Wall Signs

Signs X3 & X4

Overall Size 8'-0" wide x 3'-0" tall (24 sf)

These signs are painted flat panels, wall mounted adjacent to the loading dock areas behind the 4, 5 & 6 Skyline Place office buildings. They are not illuminated.



Retail Wall Sign

Sign X6

Overall Size 6'-0" wide x 5'-10" tall (35 sf)

This sign is wall mounted, adjacent to a rear entrance to the mall behind the 4, 5 & 6 Skyline Place office buildings. The bottom portion is an aluminum box with acrylic letters, internally illuminated. The top portion is an internally illuminated translucent panel incorporating logos for two restaurants within the complex.

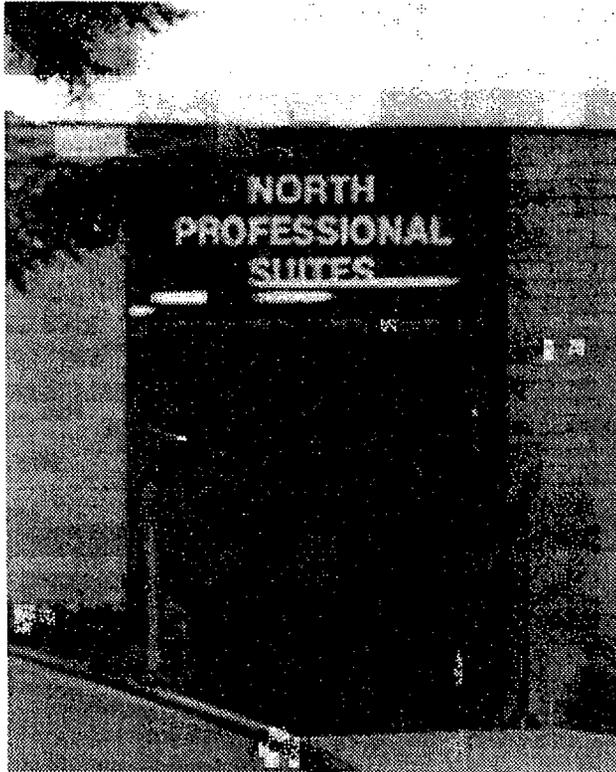
Skyline Towers North	
Suite 1	L.R. Savaria, D.D.S.
	L.J. Glekas, D.D.S.
Suite 2	Cheery Cho Grocery
Suite 3	Paul Rapsvi, D.D.S.
	James Geren, D.D.S.
	James J. Fargo D.D.S.
	Standard Enterprises, Inc.
Suite 5	Skyline Hairstylists & Boutique
Suite 6	Stephen P. Fasanacht, D.D.S.
Suite 6	W.G. Fendley, D.D.S.
Suite 7	Caryl Mussenden, M.D.
	Rodney L. Ellis, M.D.
	Shobha N. Mehta, M.D.
Suite 7	Peter L. Gross, M.D.

Wall Directories

Signs X20 & X21

*Maximum Overall Size 2'-0" wide x 2'-3" tall
(4.5 sf)*

On the lowest level of the Skyline Towers residential buildings, there are suites of professional offices. These signs are mounted flat on the wall next to the entrances to these offices. They consist of a header naming the building, plus changable strips for listing the tenant's names. They are not illuminated.



Letters on Glass

Sign X22

Overall Size 6'-0" wide x 2'-0" tall (12 sf)

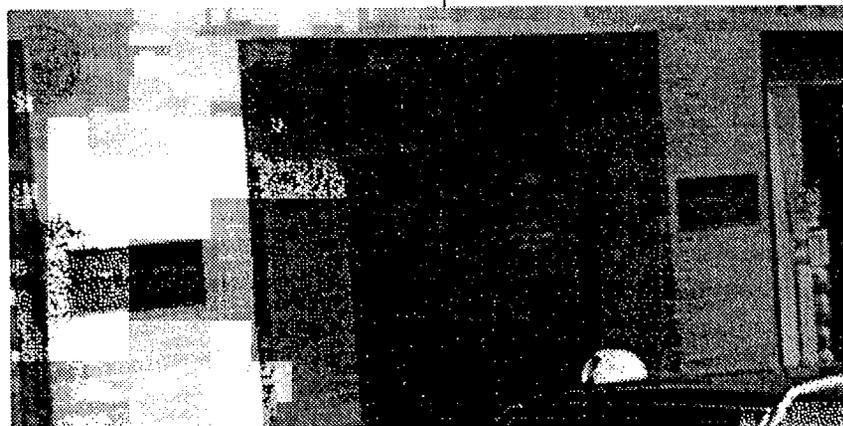
On the lowest level of the Skyline Plaza North residential building, there are suites of professional offices. This sign consists of 6" high vinyl lettering applied to the glass over the entrances to these offices.

Metal Plaques

Sign X23 & X24

Maximum Overall Size 2'-6" wide x 1'-4" tall (3.5 sf)

On the lowest level of the Skyline Plaza South residential building, there are suites of professional offices. These signs are cast metal plaques applied to the face of the brick exterior wall. They are not illuminated.



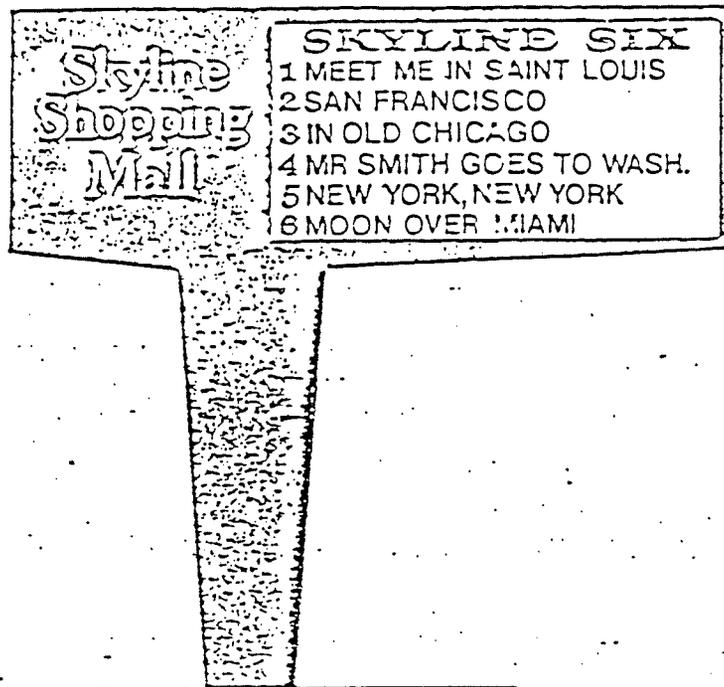
Cinema Marquee

Sign X25

Overall Size 6'-0" wide x 15'-0" tall (90 sf)

The existing Cinema Attraction sign is located on Leesburg Pike and serves as the only entrance identification for the theaters and the mall.

The top of the existing sign is at 15'-0", and contains space for six movie listings in addition to the cinema name and the mall name.





COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

PLANNING COMMISSION

SUITE 330

12000 GOVERNMENT CENTER PARKWAY
 FAIRFAX, VIRGINIA 22035-0042

(703) 324-2865

FAX (703) 324-3948

May 31, 1994

PLANNING COMMISSION

Peter F. Murphy, Jr., Chairman
 Patrick M. Hanlon, Vice Chairman
 Suzanne F. Harsel, Secretary
 Alvin L. Thomas, Parliamentarian

Lawence C. Baldwin

John R. Byers

Judith W. Downer

Robert V. L. Hartwell

Ronald W. Koch

John M. Palatiello

Carl L. Sell, Jr.

Henry E. Strickland

James C. Wyckoff Jr., Executive Director
 Barbara J. Lippa, Deputy Executive Director
 Sara Robin Hardy, Administrative Assistant
 Mary A. Pascoe, Clerk to the Commission

Lynne J. Strobel, Esq.
 Walsh, Colucci, Stackhouse,
 Emrich, and Lubeley
 2200 Clarendon Blvd.
 13th Floor
 Arlington, VA 22203

RE: CSPA C-052
SEVENTH SKYLINE ASSOCIATES
Mason District

Dear Ms. Strobel:

This will serve as your record of the Planning Commission's action on the comprehensive signage plan amendment for Seventh Skyline Associates, CSPA C-052, in the Mason District.

On Thursday, May 5, 1994, the Planning Commission voted 7-1-2 (Commissioner Palatiello opposed; Commissioners Harsel and Sell abstaining; Commissioner Byers not present for the vote; Commissioner Hanlon absent from the meeting) to approve CSPA C-052, subject to the following proposed development conditions dated April 28, 1994 that are in addition to those approved with CSP C-052:

1) The Skyline Mall identification sign shall be erected and constructed, in the location of the existing Skyline Mall identification sign, in conformance with the attached graphic, entitled "Skyline Mall" and prepared by Art Display Co., and dated February 18, 1994. The maximum area of the free-standing sign shall measure 488 square feet and the maximum height shall measure 30'6", calculated in accordance with Sect. 12-105 of the Zoning Ordinance. All type used on the sign shall be as specified in the Skyline Comprehensive Sign Plan, dated December 1, 1988. However, the lettering used for tenant identifications and logos may be a different type, but compatible with the remainder of the sign in appearance and color.

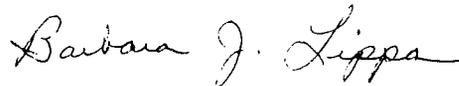
2) The required sign, building and electrical permits for this free-standing sign shall be obtained from the Zoning Administrator.

Strobel letter
CSPA C-052
p.2

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, and other associated permits, as may be required through established procedures.

For your information, a copy of the verbatim excerpts from the Commission's action on this application is enclosed. Should you have any questions on this action, please feel free to call me at 324-2865.

Sincerely,



Barbara J. Lipka
Deputy Executive Director

Enclosures (a/s)

cc: Tina Trapnell, Supervisor, Mason District
Hank Strickland, Commissioner, Mason District
Cathy Chianese, Staff Coordinator, ZED, OCP
May 5, 1994 Date File
Y-2 File

16'

RED STRIPING

WHITE ILLUM

GREEN BKGD.

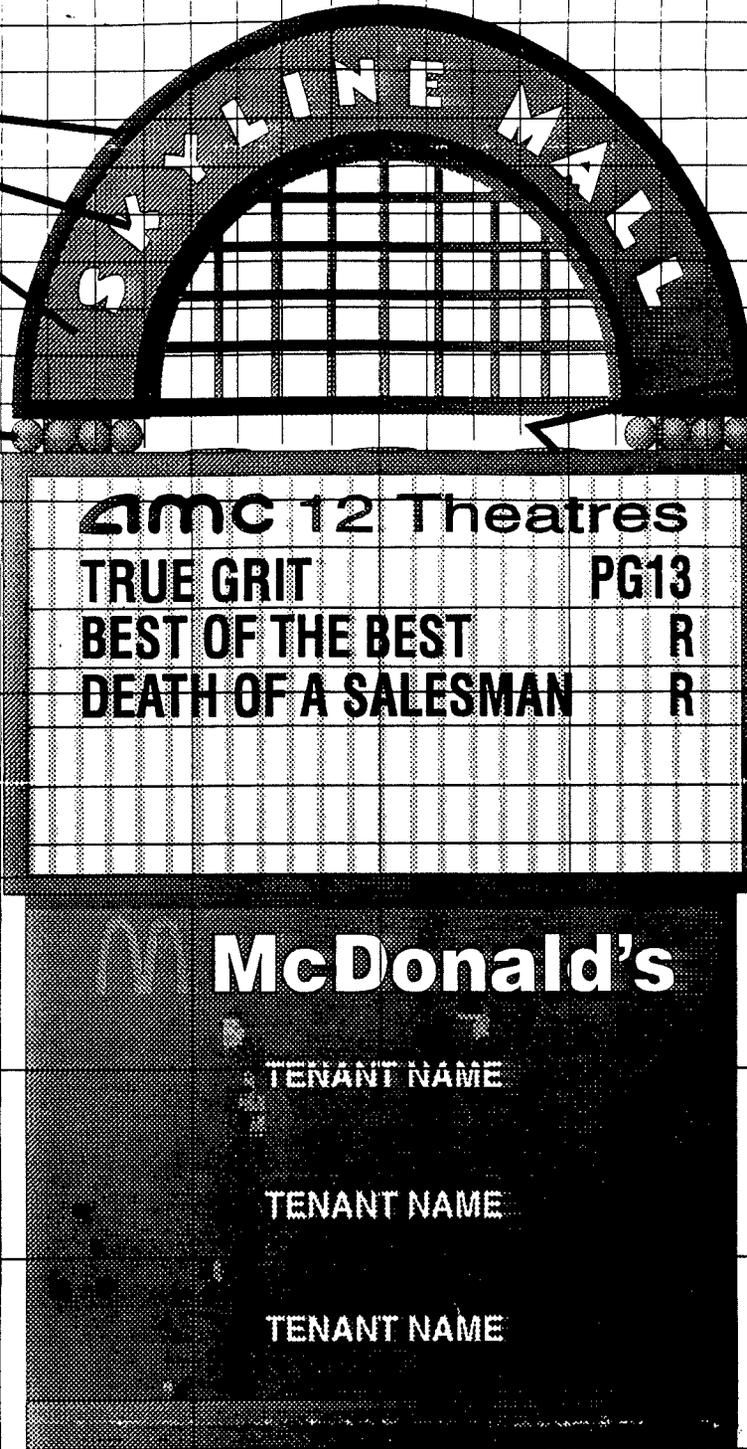
GOLD LEAF

FLOOD LIGHTING

9'

9'

30' 6"



ILLUMINATED TENANT AREA
CUT-IN TEXT
ILLUMINATED FROM BEHIND
GREEN BKGD

488 SQ FT



ART DISPLAY CO.

DESIGNERS AND MANUFACTURERS OF ENVIRONMENTAL GRAPHICS SINCE 1947

2315 18th PLACE, N.E. WASHINGTON, D.C. 20018 202-529-8884 (F) 202-269-3111

THIS DESIGN IS THE SOLE PROPERTY OF ART DISPLAY CO. & MAY NOT BE USED OR REPRODUCED WITHOUT PERMISSION

SCALE: 1/4" = 1'
DATE: 2-18-94
REP:

Selected applicable excerpts from the Fairfax County Comprehensive Plan, 2011 Edition. For the full, unabridged, plan please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

BAILEYS PLANNING DISTRICT

OVERVIEW (*excerpts*)

The Baileys Planning District is located in the east central portion of Fairfax County. It is bounded by the Arlington County line to the northeast, the Alexandria City line to the southeast, Lincolnia Road and Columbia Pike to the southwest, and Sleepy Hollow Road to the northwest. The Planning District is one of the most fully developed of Fairfax County, encompassing a wide range of retail, office, residential and institutional uses. (See Figure 1)



Fig. 1: Baileys Planning District

Two Community Business Centers (CBC) are located in the Planning District: Seven Corners and Baileys Crossroads. The Seven Corners CBC is located at the junction of Wilson Boulevard, Arlington Boulevard, and Leesburg Pike. The Baileys Crossroads CBC is located at the junction of Columbia Pike and Leesburg Pike. The Seven Corners CBC includes a regional shopping center, several community- and neighborhood-serving shopping centers, and strip commercial areas along the major thoroughfares. The Baileys Crossroads CBC also contains several community- and neighborhood-serving shopping centers, as well as Skyline Center, a major residential, retail and office mixed-use development. The areas surrounding these commercial centers are predominantly stable neighborhoods, with a large component of multi-family housing units.

Baileys Crossroads and Seven Corners are older, commercial centers that are showing some signs of deterioration. The adverse effects of age and lack of maintenance are exacerbated by the roadways that fragment the CBCs. The importance of retaining the Seven Corners and Baileys Crossroads CBCs as community-serving commercial centers is reflected in efforts to restore their viability through commercial revitalization and related actions.

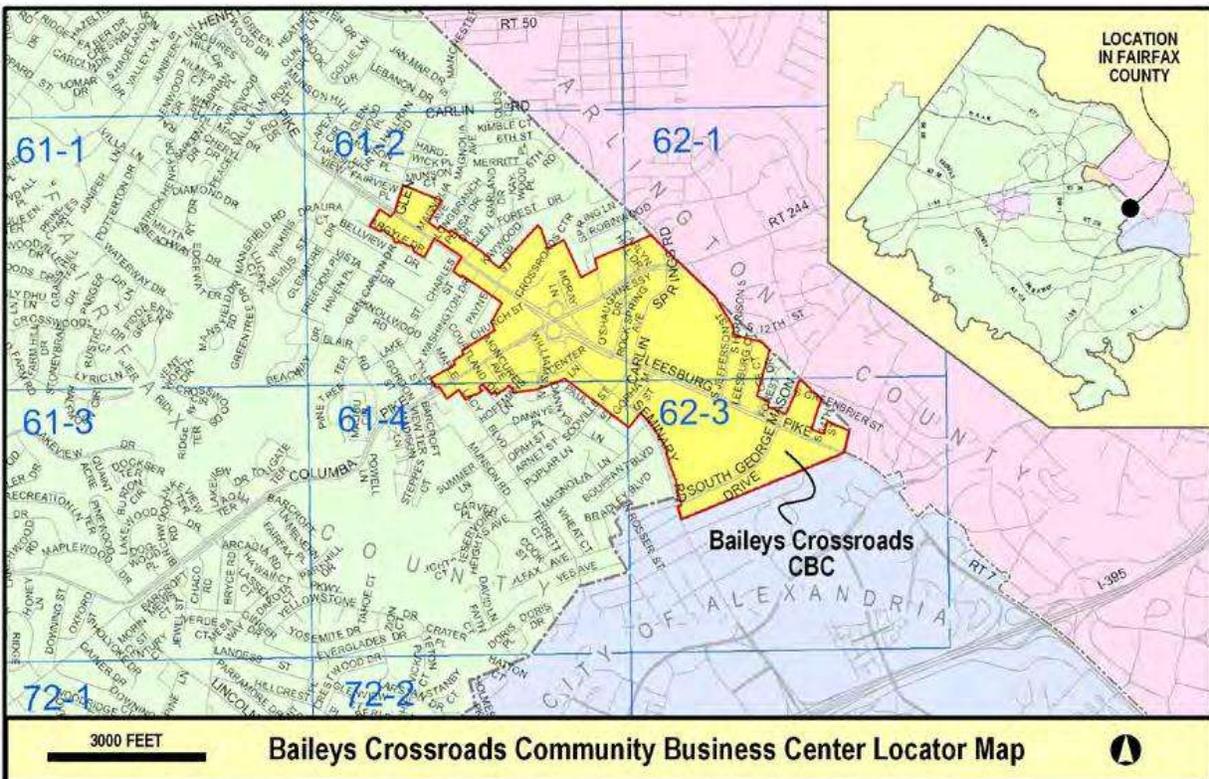
CONCEPT FOR FUTURE DEVELOPMENT (*excerpt*)

Two special development areas are located in the District. These are the Baileys Crossroads Community Business Center and the Seven Corners Community Business Center. Planning in the Baileys Crossroads and Seven Corners Community Business Centers is intended to encourage the retention of areas for community-serving retail uses. Office, retail and residential uses are encouraged at a scale which strengthens a pedestrian-oriented character for the areas.

MAJOR OBJECTIVES (*selected*)

- Limit commercial encroachment into residential neighborhoods and establish a clearly defined "edge" between commercial and residential areas;
- Improve the appearance and function of the Baileys Crossroads and Seven Corners Community Business Centers through coordination of land uses, unified signage, consolidation of curb cuts, landscaping treatment and provision of pedestrian-oriented amenities;
- Encourage pedestrian access to and from retail areas;

BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER



CHARACTER (*excerpt*)

The Baileys Crossroads CBC is characterized by neighborhood and community-serving shopping centers and a variety of freestanding retail and office structures and light-industrial uses. A number of residential neighborhoods, with housing types ranging from single-family detached to high-rise multi-family units, are found contiguous to and within the CBC. These include the 100-acre Skyline Center, a complex of high-rise residential and office towers along with a retail center. The Skyline development is a dominant feature of the area.

The high rise development of Skyline Center and the interchange at Leesburg Pike and Columbia Pike serve as visual landmarks within the area. The Baileys CBC has developed largely as a concentration of strip-commercial development and multiple shopping centers without a strong sense of community identity. There is an absence of pedestrian scale within the area's public realm. The existing land uses are widely separated from each other, structured to accommodate vehicular rather than pedestrian access and connectivity.

CONCEPT FOR FUTURE DEVELOPMENT (*excerpts*)

In the future, the Baileys Crossroads CBC will become one of the county's CBCs to be served by initiatives that will enhance transit services, with the introduction of a new streetcar route through the Pike Transit Initiative. The streetcar route is proposed to run along Columbia Pike

from Pentagon City in Arlington County to the Skyline Complex in the Baileys Crossroads CBC. At present, two transit stops are proposed for the Baileys Crossroads CBC – one along South Jefferson Street north of Leesburg Pike and one within the Skyline Center complex.

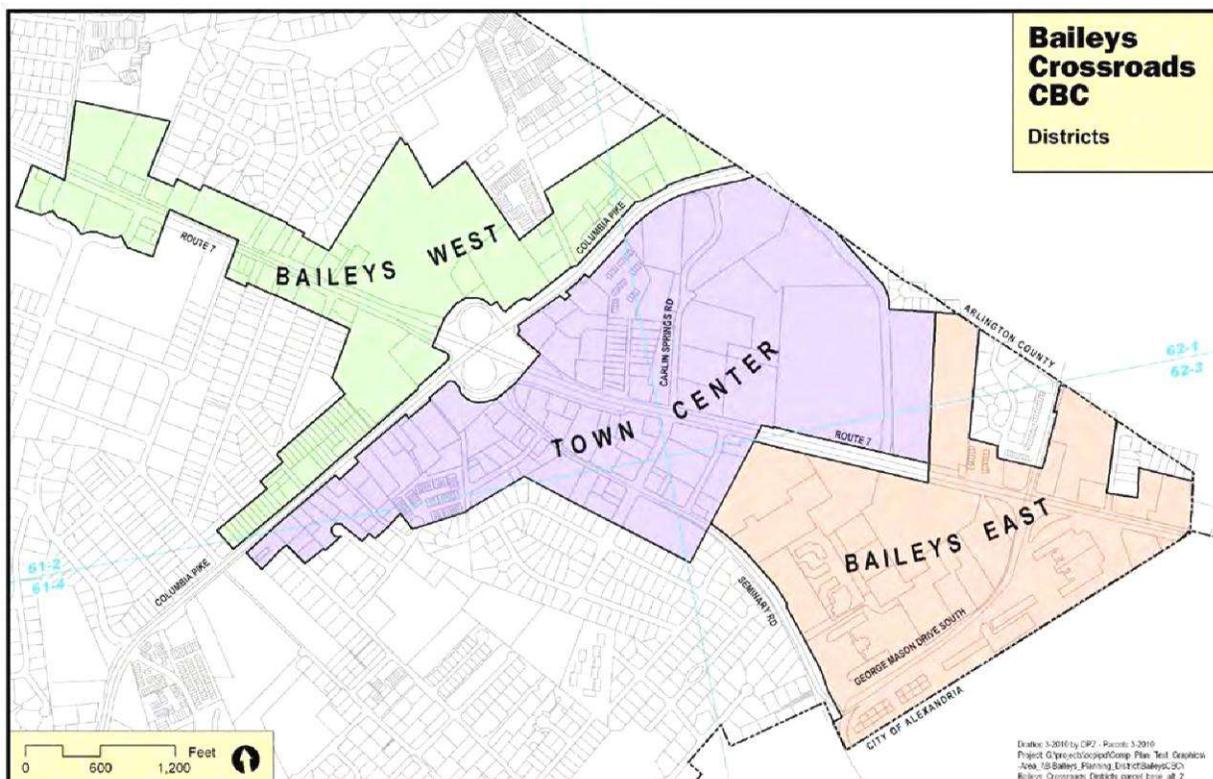
The Community Business Center designation implies the retention, redevelopment, and revitalization of community-serving retail uses. The concept for future development envisions, in addition to the retail uses, a pedestrian-oriented, mixed-use development with a pedestrian scale and urban character that will complement the adjacent residential areas and promote transit usage.

GUIDING PLANNING PRINCIPLES *(excerpts)*

The specific guiding principles that provide an overall framework for achieving this vision for the Baileys Crossroads CBC include:

1. Encourage redevelopment to create a more vibrant mixed-use center that will provide a transit and pedestrian-oriented urban design framework.
4. Improve connectivity in the area by supporting the creation of a unified theme and appearance for the area. The identity should develop a sense of place and reflect the character of the area through design consistency.
11. Create a usable wayfinding and unified signage systems, which would efficiently move people through the area.
15. Encourage revitalization by enhancing the economic competitiveness of local businesses and complementing the revitalization efforts made by the local community, institutions, the private sector and the government.

AREA-WIDE RECOMMENDATIONS *(excerpts)*



URBAN DESIGN *(excerpts)*

The urban design concept for the Baileys Crossroads CBC guides design and decision making with regard to the public realm: streets, open spaces, parking, build-to lines, massing, and building types. The urban design concept restructures the elements comprising the area's public realm to create a walkable, distinct, vibrant Baileys Crossroads destination – a place where people want to live, work, shop and relax.

Pedestrian Realm *(excerpt)*

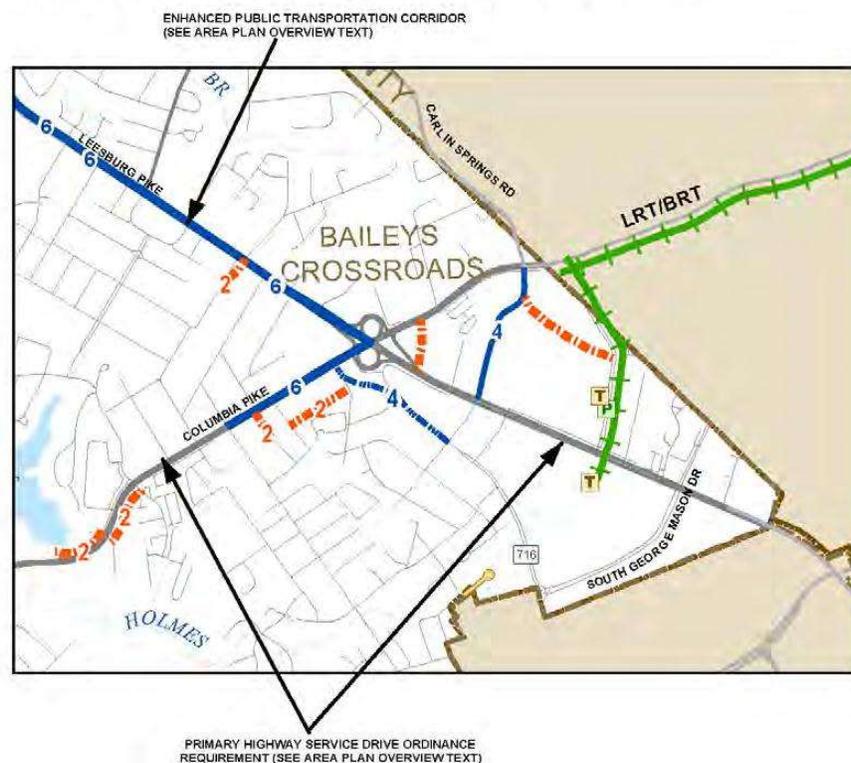
Wayfinding and Signage - A unified, comprehensive signage system should be established to contribute to the distinctive theme and identity of the Baileys Crossroads CBC. The signs should share a consistent or similar appearance or nomenclature, regardless of their function, location, or message. Such similarities could include color, shape, typography, and/or logo. The system should use a hierarchy of signage types, to invite people into the area and allow them to easily navigate through it. Visual clutter should be avoided. Building-mounted signs should be encouraged, and pole mounted business signs should be prohibited.

TRANSPORTATION *(excerpts)*

Public Transportation *(excerpts)*

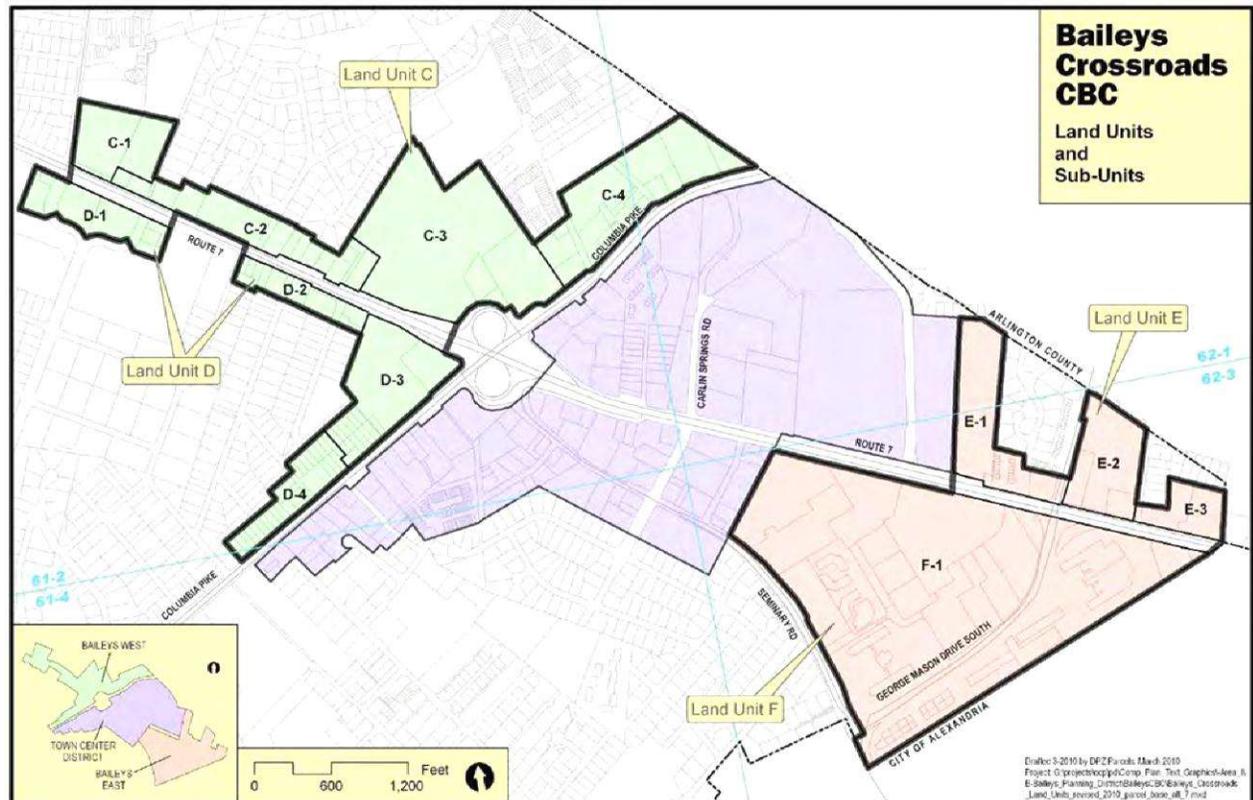
Columbia Pike Transit Project (with Streetcar Option) - Two transit stops are proposed within the Baileys Crossroads CBC associated with the Columbia Pike transit project. One is along Jefferson Street and the other is in the Skyline area. The proposed stations and general alignment of the transit route are shown in Map 3.

BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER



BAILEYS WEST AND BAILEYS EAST - LAND UNIT RECOMMENDATIONS

(*excerpts*)



LAND UNIT F

The dominant feature of Land Unit F includes the Skyline Complex. Single-family residential uses are along the south boundary of this Land Unit and the City of Alexandria is on the east side of this land unit.

Sub-Unit F-1 (*excerpts*)

This sub-unit is located on the south side of Leesburg Pike and borders the City of Alexandria boundary. It is currently developed with the Skyline Center which is a mixed-use development, containing residential, office, retail, park and recreational components.

The undeveloped 5.25 acre site (Tax Map parcel 62-3((1))38B) is planned for office use. As an option, high-rise residential units may be considered in place of the approved office use on this site if these units are within the general configuration and height limits of the approved office plan. Development of the five-acre site should provide for on-site pedestrian amenities, enhanced pedestrian connections to adjacent parcels within Skyline Center and across Leesburg Pike, landscaping to enhance the pedestrian environment, and interparcel access to adjacent properties in order to reduce the number of vehicular trips on the surrounding arterial streets.

Selected applicable Zoning Ordinance Provisions from the Fairfax County Zoning Ordinance, dated November 20, 2012. For the full, unabridged, ordinances please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

ARTICLE 7 -

OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT REGULATIONS

PART 1 7-100 OVERLAY AND COMMERCIAL REVITALIZATION DISTRICTS

IN GENERAL

7-101 Purpose and Intent

The districts presented in this Article 7 are created for the purpose of providing for special regulations in given designated areas of the County to accomplish stated purposes that are set forth for each district. These districts shall be in addition to, and shall overlap and overlay, all other zoning districts within which lands placed in each district also lie, so that any parcel of land lying in an overlay or commercial revitalization district shall also lie in one or more of the other zoning districts provided for by this Ordinance.

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.

7-508 Use Limitations

As specified in the underlying zoning district(s), and as qualified for signs by the provisions of Sect. 12-204.

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. Except as allowed by right or except as qualified by Sections 607 and 608 below, the following uses shall be regulated in the Highway Corridor Overlay District:

1. Drive-in financial institutions.
2. Fast food restaurants.
3. Quick-service food stores.
4. Service stations.
5. Service station/mini-marts.

Nothing herein shall be construed so as to impair a vested right.

PART 10 7-1000 COMMERCIAL REVITALIZATION DISTRICTS**7-1001 Purpose and Intent**

The Commercial Revitalization Districts are established to encourage economic development activities in the older commercial areas of the County in order to provide desirable employment and enlarge the tax base consistent with the provisions of Sections 15.2-200, 2283 and 2284 of the Code of Virginia, as amended. The districts are intended to enhance the older commercial areas of the County by providing for specific regulations which are designed to facilitate the continued viability and redevelopment of these areas. To that end, the districts are intended to provide for additional flexibilities for development and redevelopment in these areas while also providing for urban design measures such as streetscape and landscaping.

These districts shall be in addition to and shall overlay all other zoning districts where they are applied so that any parcel of land lying in a Commercial Revitalization District shall also lie in one or more of the other zoning districts provided for by this Ordinance.

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.

12-106 Calculation of Allowable Sign Area

In those instances where allowable sign area for building-mounted signs is based on building frontage, the following rules shall govern the determination of building frontage and allowable sign area:

1. On buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s), building frontage shall be that one face or wall of a building which is architecturally designed as the front of the building and which contains the main entrance for use by the general public.

In instances where building frontage cannot be clearly determined due to the building design, location and/or orientation, an average of the linear feet of those walls in questions shall be used in calculating allowable sign area.

2. On buildings housing more than one (1) tenant where each tenant has its own outside entrance(s), building frontage for each tenant shall be that one architecturally designed perimeter wall that contains that tenant's main entrance for use by the general public to the area occupied by that tenant.

In instances where a tenant occupies an area which has more than one (1) architecturally designed wall located on the perimeter of the building, only that one (1) wall which contains the primary entrance for use by the general public shall be used in calculating allowable sign area.

In instances where it cannot be clearly determined which perimeter wall contains the primary entrance for use by the general public, an average of the linear feet of those walls in question shall be used in calculating allowable sign area.

3. As an alternative to Par. 2 above, a differing allotment of sign area may be assigned to the various tenants upon the receipt, by the Zoning Administrator, of a written authorization from the owner or authorized management firm of the building(s). As part of the written authorization, the owner or authorized management firm shall submit a schematic of the comprehensive signage plan to include the buildings as well as the proposed location and dimensions of all signs.

In no instance shall the total combined sign area for all signs exceed the maximum allowable sign area for the building as determined in accordance with the provisions of Par. 2 above. In addition, the maximum allowable sign area for any one tenant shall not exceed 200 square feet, except that a tenant, which has building frontage that results in an allowable sign area greater than 200 square feet and occupies an area with more than one perimeter wall containing a main entrance for use by the general public, may place a maximum of 200 square feet of allowable sign area on each such perimeter wall; however, in no instance shall the square footage of signage on any such wall exceed one and one-half (1 ½) times the length of such wall.

4. Regardless of the height, number of stories or number of tenants in a building, building frontage shall be determined by one measurement of the linear feet of the wall(s) at a height that is not greater than ten (10) feet above grade.

PART 2 12-200 SIGN REGULATIONS BY USE AND DISTRICT

12-203 Commercial Uses – General (*excerpts*)

The following regulations shall apply to all signs which are accessory to permitted, special permit and special exception uses located in a C district or the commercial area of a P district, except as provided in Par. 12 of Sect. 207 below. The regulations of this section are supplemented by the provisions set forth in Sections 204, 205 and 206 below.

1. Building-mounted signs may be located anywhere on the surface of the walls or roof of the building, but no part of any sign shall extend above or beyond the perimeter of the building wall, parapet wall or roof, except as permitted by Par. 2 below. No sign shall be located on a chimney, flue, antenna, monopole, transmission tower or cable, smokestack, or other similar rooftop structures and mechanical appurtenances. A sign may be mounted flat against a rooftop penthouse wall or rooftop screening wall which is an integral architectural element of the building through the continuation of materials, color, and design exhibited by the main portion of the building. Such signs shall conform to the following:

- A. No part of the sign shall extend above or beyond the perimeter of the penthouse wall or screening wall to which it is attached or project outward from the penthouse wall or screening wall.
- B. The sign shall not extend more than twelve (12) feet above the lowest point of the wall, and shall be limited to identification signs consisting of an organizational logo and/or the name of a company or premises.
2. A building-mounted sign may extend beyond the wall of a building when such sign is erected at a right angle to the wall, does not extend into the minimum required yard and is not located closer than two (2) feet to any street line.
3. Signs may be located on the vertical face of a marquee, but no part of the sign shall extend above or below the vertical face. The bottom of a marquee sign shall be no less than ten (10) feet above a walkway or grade, at any point.
4. Unless further restricted by the provisions that follow, no freestanding sign shall exceed a height of twenty (20) feet.
5. Freestanding signs, where permitted, shall in no instance project beyond any property line or be within five (5) feet of the curb line of a service drive, travel lane or adjoining street. When located on a corner lot, a freestanding sign shall be subject to the provisions of Sect. 2-505.
6. Illumination of signs shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.
7. Except as qualified herein, signs shall be limited to identifying or advertising the property, the individual enterprises, the products, services or the entertainment available on the same property where the sign is located.
9. Building-mounted signs on buildings housing more than one (1) tenant where each tenant has its own outside entrance(s) shall not exceed one and one-half (1 1/2) square feet of sign area for each linear foot of building frontage occupied by each tenant, except as provided for in Par. 3 of Sect. 106 above. The maximum allowable sign area for any one tenant, however, shall not exceed a total of 200 square feet, except that a tenant, which has building frontage that results in an allowable sign area greater than 200 square feet and occupies an area with more than one perimeter wall containing a main entrance for use by the general public, may place a maximum of 200 square feet of allowable sign area on each such perimeter wall; however, in no instance shall the square footage of signage on any such wall exceed one and one-half (1 1/2) times the length of such wall.
13. The following signs are permitted as accessory to office parks:
- B. One (1) freestanding building identification sign may be permitted for each detached building which houses a principal use within an office park. Such sign(s) shall be limited to identifying the name of the building and/or the individual enterprises located therein, the

address, trademark or identifying symbol or any combination thereof. No such sign shall exceed twenty (20) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any lot line.

12-204 Commercial and Industrial Uses in Sign Control Overlay Districts (excerpts)

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.
4. Office parks shall be permitted freestanding signs in accordance with the provisions of Par. 13 of Sect. 203 above.

12-210 Uses in P Districts (*excerpts*)

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.

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.

APPENDIX 7 - COMMERCIAL REVITALIZATION DISTRICTS**PART 2 A7-200 BAILEY'S CROSSROADS/SEVEN CORNERS COMMERCIAL REVITALIZATION DISTRICT****A7-201 Purpose and Intent**

The Bailey's Crossroads/Seven Corners Commercial Revitalization District is established to encourage economic development activities in this older commercial area of the County in order to provide desirable employment and enlarge the tax base consistent with the provisions of Sections 15.2-2200, 2283 and 2284 of the Code of Virginia, as amended. Commercial revitalization districts are intended to enhance the older commercial areas of the County by providing for specific regulations which are designed to facilitate the continued viability and redevelopment of these areas. To that end, the district is intended to provide for additional flexibilities for development and redevelopment in these areas while also providing for urban design measures such as streetscape and landscaping.

A7-209 Additional Provisions

4. The sign provisions of Article 12 shall apply, except as follows:

A. Signs lawfully existing on the effective date of this Ordinance or prior ordinances, which do not conform to the provisions of this Ordinance, and signs which are accessory to a nonconforming use shall be deemed to be nonconforming signs and may remain.

Notwithstanding Paragraphs 1 and 4 of Sect. 12-110, such signs shall not be enlarged or extended but may be removed and replaced with a sign which is reduced in height and/or sign area.



County of Fairfax, Virginia

MEMORANDUM

DATE: April 3, 2013

TO: Michael Lynskey, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Skyline Subdivision Lot 38, CSPA-C-052

RE: Request for assistance

This review is based upon the Comprehensive Sign Plan Amendment CSPA-C-052 dated by the submitting engineer as April 2, 2013

From the photos you emailed me on February 8, 2013, it appears that the trees which exist along the streetscape of Columbia Pike are fairly sizable mature pin oaks, which help support the Comprehensive Plan for the Baileys Crossroads planning area of focusing on a pedestrian-oriented environment by helping to create a more hospitable and inviting environment for pedestrians on the sidewalks. In order for these trees to be preserved, it will require some specific activities to increase their chances for long term survival.

1. **Comment:** The limits of disturbance required to install this sign have not been shown with the plans, but will be within the critical root zone of two mature pin oaks (locations 1-B and 1-C) that are being preserved which has the potential to negatively affect their long term health. In addition, option 1-B also proposes to remove one of the mature pin oaks, while option 1-C proposes to relocate two of the existing mature pin oaks, which is not practical and unclear.

Recommendation: The limits of disturbance and tree protection fencing should be clearly depicted with a key and symbol on the plans since the applicant claims they are committed to showing the limits of disturbance required for sign construction. Tree protection fencing should be in the form of 14-gauge welded wire fencing to be installed along the proposed limits of disturbance to protect as much of the critical root zone of trees shown to be preserved (that the sign is proposed to be installed between) as possible.

2. **Comment:** Two of the three proposed sign locations (1-B and 1-C) would have far greater negative impacts to existing mature trees than the other location (1-A).

Department of Public Works and Environmental Services
 Urban Forest Management Division
 12055 Government Center Parkway, Suite 518
 Fairfax, Virginia 22035-5503
 Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



Recommendation: It is highly recommended that the applicant revise the plan to only include locations 1-A, which should greatly reduce impacts on existing vegetation.

3. **Comment:** Given the nature of proposed sign locations and the large mature trees located adjacent to the proposed sign locations the following commitments will be instrumental in assuring adequate tree preservation and protection throughout the construction process.

Recommendation: Recommend the following agreement language to ensure effective tree preservation:

Limits of Clearing and Grading. “The Applicant shall minimize the limits of disturbance to outside the critical root zones of any existing trees surrounding the proposed sign.”

Tree Preservation Fencing: “All trees surrounding the proposed sign shall be preserved and shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any disturbance for the installation of the sign. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

If you have any further questions, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 177700

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: March 13, 2013

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 (CSPA-C-052)

SUBJECT: Transportation Impact

REFERENCE: CSPA C-052-02; CESC Skyline LLC
Location Identification Map: 62-3((1))0038B

Transmitted herewith are the comments from the Department of Transportation with respect to the subject application. The subject application is a request to amend CSPA C-052-02 to permit multiple signs for a redevelopment of an existing office building to office/retail mixed use.

Based on the sign plan dated February 7, 2012, we offer the following comment:

- Sign #1 (Route 7) – A bus shelter is located adjacent to proposed sign location. The sign should not obstruct site distance to the bus shelter. All signs must be located out of the line of sight.

AKR/mdg



County of Fairfax, Virginia

MEMORANDUM

DATE: February 19, 2013

TO: Michael Lynskey,
Staff Coordinator, Zoning Evaluation Division

FROM: Bruce Miller *BM*
Zoning/Property Maintenance Inspector, Zoning Inspections Branch

Subject: Comprehensive Sign Plan Amendment #CSPA-C-052-02 (2-7-13 rev)

RE: 5275 Leesburg Pike
Skyline
Tax Map # 62-3 ((1)) 38B
Zoning District: PDC
Overlay Districts: SC, H-C, CRD
Magisterial District: Mason
Record # 2013-M-0027

Upon reviewing the February 7, 2013 revisions to the Skyline Seven (Skytech) Comprehensive Sign Plan Amendment Application # CSPA C-052-02, the following additional comments are being provided for consideration:

In the General Notes, note #4 states that "Retail tenant mix is subject to market conditions and the Applicant reserves the right to install tenant-specific signage, provided the maximum amount of signage provided does not exceed the parameters set forth in this package." Will there also be other uses that are not retail uses located on the ground floor?

In General Note #7, are the trees required screening trees and if so, would limbing the trees up be counter to their intended purpose?

Page 3, Concept drawing A is illegible.

Page 5, the matrix is incorrect.

Sign #1 is most similar to a Par. 13B of Sect 12-203 sign.

Sign # 2 is a Par. 13C of Sect 12-203 sign.

Signs #3-5, 6.1, 6.2, 7, 8 etc. are all Par. 9 of Sect. 12-203 signs.

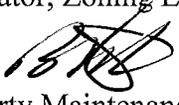


County of Fairfax, Virginia

MEMORANDUM

DATE: January 18, 2013

TO: Michael Lynskey,
Staff Coordinator, Zoning Evaluation Division

FROM: Bruce Miller 
Zoning/Property Maintenance Inspector, Zoning Inspections Branch

Subject: Comprehensive Sign plan Amendment Application # CSPA-C-052-02

RE: 5275 Leesburg Pike
Skyline
Tax Map # 62-3 ((1)) 38B
Zoning District: PDC
Overlay Districts: SC, H-C, CRD
Magisterial District: Mason
Record # 2013-M-0002

The property is part of the Skyline mixed use development and is currently the subject of CSP C-052 entitled Skyline and approved by the Planning Commission on December 14, 1988. In addition, Comprehensive Sign Plan Amendment CSPA C-052 was approved by the Planning Commission on May 5, 1994 that specifically applied to the Skyline Mall identification sign.

The proposed Comprehensive Sign Plan Amendment is specific to the building located at 5275 Leesburg Pike. Currently, the building situated on the subject property and labeled **SKYTECH SKY7**, in the Lorenc Yoo Design Plan does not have any signage displayed on the exterior walls of the building.

The introduction to the Skyline Comprehensive Sign Plan approved in 1988 discusses the importance of "A distinctive, ordered, well thought-out sign system (being) an important part of any development, but (it is) even more important when that development encompasses multiple uses, when circulation patterns are unclear, or when parking locations or building entrances are not immediately recognizable." The text goes on to explain that such a plan creates a unified identity, and fulfills the function of moving vehicular and pedestrian traffic efficiently through the development.

The proposed amendment proposes additional freestanding signage, and building mounted signage that will not be in keeping with the existing freestanding and building mounted signs located within the greater Skyline development. As such, the original intent of CSP C-052 will be greatly diminished through the fragmentary change proposed by this amendment. The

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/



Comprehensive Sign plan Amendment Application # CSPA-C-052-02

January 18, 2013

Page 2

proposed amendment does not indicate whether this is a phased approach that will incorporate the total Skyline development during some future Comprehensive Sign Plan Amendment process.

After reviewing the proposed amendment, the following recommendations are submitted for consideration:

Freestanding sign on Page 3 entitled Sign #1 SkyTech Monument ID on Route 7 has an overall height of 17 feet and an area of 136 square feet (dimensions 17' x 8'). This sign is not permitted without the approval of this CSPA. The proposed location of the sign may require the removal of trees that border Leesburg Pike. This is an internally illuminated sign but the plan does not specify the manner in which the sign is lighted. The background color of the internally illuminated sign must conform to Glare Standards set forth in Par. 2D of Sect. 14-902.

Freestanding sign on Page 4 entitled Sign #2 Retail Tenants Directional has an overall height of 8 ½ feet and an area of 42.5 square feet. This sign is not permitted without the approval of this CSPA. Without the submission of a site plan, it is difficult to determine the proposed location of the sign. This is an internally illuminated sign but the plan does not specify the manner in which the sign is lighted. The background color of the internally illuminated sign must conform to Glare Standards set forth in Par. 2D of Sect. 14-902.

Based on the submitted documents and brief discussions with the Staff Coordinator, it is this reviewer's understanding that the ground level tenants will be retail uses with their own outside entrances and that the upper story tenants will share a common outside entrance. If the ground floor retail all have their own outside entrances their building frontages and sign areas shall be calculated as follows:

Par. 2 of Sect. 12-106:

On buildings housing more than one (1) tenant where each tenant has its own outside entrance(s), building frontage for each tenant shall be that one architecturally designed perimeter wall that contains that tenant's main entrance for use by the general public to the area occupied by that tenant.

In instances where a tenant occupies an area which has more than one (1) architecturally designed wall located on the perimeter of the building, only that one (1) wall which contains the primary entrance for use by the general public shall be used in calculating allowable sign area.

Comprehensive Sign plan Amendment Application # CSPA-C-052-02

January 18, 2013

Page 3

In instances where it cannot be clearly determined which perimeter wall contains the primary entrance for use by the general public, an average of the linear feet of those walls in question shall be used in calculating allowable sign area.

Par. 9 of Sect. 12-203:

Building mounted signs on buildings housing more than one (1) tenant where each tenant has its own outside entrance(s) shall not exceed one and one half (1 1/2) square feet of sign area for each linear foot of building frontage occupied by each tenant, except as provided for in Par. 3 of Sect. 106 above. The maximum allowable sign area for any one tenant, however, shall not exceed a total of 200 square feet, except that a tenant, which has building frontage that results in an allowable sign area greater than 200 square feet and occupies an area with more than one perimeter wall containing a main entrance for use by the general public, may place a maximum of 200 square feet of allowable sign area on each such perimeter wall; however, in no instance shall the square footage of signage on any such wall exceed one and one half (1 1/2) times the length of such wall.

Therefore, based on the presumption that all of the proposed ground floor tenants will have their own outside entrances, the current entrance is presumed to remain as the common entrance to the remaining tenants and that building frontage was measured at 43 linear feet (lf). Therefore, if all presumptions are correct, then the Maximum Allowable Sign Area for all other tenants that who do not have a main entrance for use by the general public shall be calculated as follows $43 \text{ lf} \times 1.5 \text{ square feet (sf)} = 64.5 \text{ sf}$. This 64 sf is the total or Maximum Allowable Sign Area to be shared by all tenants who share the common outside entrance.

The applicant is requesting three building mounted signs for shown on pages 5 through 7, each with a sign area of 175 sf or an aggregate sign area of 525 sf for sign numbers 3 through 5.

Sign area for the ground floor retail uses that have their own main entrances for use by the general public shall be calculated as stated above. At this time, because the plan does not indicate the retain tenant frontages; it is not practical to calculate the sign area that would be available to those tenants.

The signs depicted on pages 8 through 15 of the proposed amendment are non-illuminated brushed stainless steel. The sign area of these signs is determined as follows:

Par. 1 of Sect. 12-105:

Except as qualified below, the area of a sign shall mean and shall be computed as the entire area within a single continuous rectilinear perimeter of not more than eight (8) straight lines enclosing the extreme limits of writing, representation, emblems or a figure of similar character together with all material, color or lighting forming an integral part of the display or used to differentiate the sign from the background against which it is placed.

The signs depicted on page 8 will consist of an area contained within 6 lines that encompass the brushed stainless steel white letters "SKYTECH", and the 6 brushed stainless steel panels.

The signs depicted on page 9 will consist of an area contained within 4 lines that encompass the sign faces (where the signs are pin mounted letters, then the sign area is contained within 4 lines that encompasses the letters and any other logo, or graphic).

The signs depicted on page 12 will consist of an area contained within 4 lines that encompasses one sign face, unless the sign faces are more than 18 inches apart, and if the distance is more than 18 inches, then the area consists of the measurement of one face and one side (or the interval between the faces).

The applicant is requesting 26 blade signs for the retail tenants. Each of these signs is 33 square feet in area for an aggregate sign area of 858 square feet.

Any signage located in the windows of the tenant spaces is shown on the retail store fronts in the proposed amendment but the area for these signs is not included on the matrix on page 2 of the plan.

The applicant should provide an overall total for all building mounted signs on page 2 of the amendment plan.

All signs must conform to the glare standards set forth in Article 14 of the Zoning Ordinance. In addition, no part of any sign shall extend above or beyond the perimeter of the building wall, parapet wall or roof.



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		