

## **Development Conditions**

### **CSPA 2004-PR-044-02**

**September 19, 2013**

With the approval of CSPA 2004-PR-044-02 for a Comprehensive Sign Plan Amendment located at Tax Map 29-4 ((1)) 35A and 35C; 39-2 ((1)) 2, 4 and 5 pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, the Planning Commission conditioned the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions associated with CSPA 2004-PR-044 (an asterisk identifies those conditions carried forward from CSPA 2004-PR-044 with minor modifications to update page references and labels):

1. This Comprehensive Sign Plan Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan Amendment.\*
2. This Comprehensive Sign Plan Amendment is granted to permit the signs that would not otherwise be permitted by Article 12, Signs, as depicted on the four parts of the Comprehensive Sign Plan submitted with this application and prepared by RTKL dated August 9, 2013, which are respectively entitled: "Wayfinding and Parking Terrace Signage"; "Building-Mounted and Garage Mounted Signage"; "Office Tower Signage"; and, "Residential Tower Signage," and approved with this application, as qualified by these development conditions.
3. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes tenant name, address, sign type, sign height, sign area and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.\*
4. Building and/or garage mounted signage shall not project more than three feet from the building face except as follows. The panel sign mounted on the north side of Parking Terraces D and E may extend up to five feet from the face of that garage.\*
5. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and the Virginia Department of Transportation (VDOT) standards.\*

6. The AMC sign (#33) and the Barnes and Noble sign (#32) on the eastern face of the mall building and the illumination associated with the architectural panels on the southern and eastern facades shall be lit only between 8:00 a.m. and 12:00 midnight.\*
7. No additional signage other than that shown on the “Building-Mounted and Garage-Mounted Signage” plan shall be located on the eastern façade of the mall building 48.5 feet above the finished first floor level as indicated on Page 37 of this plan.\*
8. This approval shall not preclude the installation of additional signs on the mall building or future buildings built pursuant to RZ/FDP 2004-PR-044 that comply with the provisions of Article 12 of the Zoning Ordinance.\*
9. Lighting associated with all signs shall conform with the requirement of Part 9, Outdoor Lighting Standards, of Article 14, Performance Standards, of the Fairfax County Zoning Ordinance.\*
10. This approval shall not preclude the installation of additional wayfinding signs on the site provided that the wayfinding signs are not visible from public right-of-way or from an adjoining property.\*
11. Signage on the office building shall be limited to the eight signs depicted and the maximum square footage for each sign. Reduction in sign area for a sign shall not allow another sign to increase in size or for additional signage to be added.\*
12. All free standing signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.\*
13. Sign #21 (Macy’s) may be replaced with a 164.16 square foot sign (#65) that has a design similar to sign #64 (Lord and Taylor).\*
14. Signage on the residential building shall be limited to the eight signs depicted and the maximum square footage for each sign. Reduction in sign area for a sign shall not allow another sign to increase in size or for additional signage to be added.
15. The use of flashing or streaming text, symbols, or lights shall not be permitted on any signs on the property and all changes in sign content shall be instantaneous.
16. The number of individual signs on the panel sign of the northern elevation of the Parking Terrace E shall be limited to ten. The area of this panel shall be limited to 1733.01 square feet.
17. The “Project ID” signs (Signs G10 and G35) shall be set back from the edge of the right-of-way by a minimum of five feet and shall not be located within the

required lines of sight at the entrance where these signs are placed. These signs shall be restricted to the display of the Tysons Corner Center logo, hours of operation, informational text for mall-wide activities, and emergency messages as coordinated with Fairfax County or the Commonwealth of Virginia (for example, weather emergencies or amber alerts). The Changeable Electronic Display shall be changed a maximum of three times in a 24-hour period, except in the case of emergency messages as previously described, and shall be limited to a black background color.

18. The “Directional – Dynamic Message with Information Panel” (Type I) signs shall be restricted to wayfinding information for significant events on the property, such as the examples indicated on Page 25 of the CSPA. The Changeable Electronic Display shall be changed a maximum of three times in a 24-hour period, except in the case of emergency messages as coordinated with Fairfax County or the Commonwealth of Virginia (for example, weather emergencies or amber alerts). When the Changeable Electronic Display is not in use as previously described, the Tysons Corner Center logo shall be displayed as shown on sheet 24 of the CSPA.
19. All outdoor advertising signs shall conform to the Virginia Outdoor Advertising Regulations in the Code of Virginia §33.1-351 to 33.1-381.
20. The applicant shall coordinate with FCDOT and VDOT before the approval of a sign permit for Sign G35 and shall relocate the sign, if necessary, to accommodate the future widening of Route 7 if the specific right of way is known at that time.
21. The applicant may convert signs shown in this CSPA to digital signs; however, signs not currently shown as “Integrated Changeable Electronic Display” on page SLP 1 of the CSPA shall not contain changeable messages; however, signs displaying parking count information may be updated in real time to reflect accurate parking counts.

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