



**APPLICATION ACCEPTED:** September 13, 2013

**PLANNING COMMISSION:** February 6, 2014

## County of Fairfax, Virginia

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**January 23, 2014**

**STAFF REPORT**

**CSPA 95-Y-057**

**SPRINGFIELD DISTRICT**

**APPLICANT:** ESA P Portfolio LLC

**ZONING:** PDC

**LOCATION:** 12100, 12102, and 12104 Monument Drive

**PARCEL(S):** 56-1((1)) 20E

**ACREAGE:** 3.99 acres

**PLAN MAP:** Office/Mixed Use, Fairfax Center Area

**PROPOSAL:** To amend the approved Comprehensive Sign Plan to re-brand the existing signage.

### **STAFF RECOMMENDATIONS:**

Staff recommends that the Planning Commission approve CSPA 95-Y-057, subject to development conditions consistent with those 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.

Michael D. Van Atta

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.

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.

O:\mvanat\Applications\CSPA 95-Y-057 Extended Stay America\StaffReport



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# Comprehensive Sign Plan Amendment

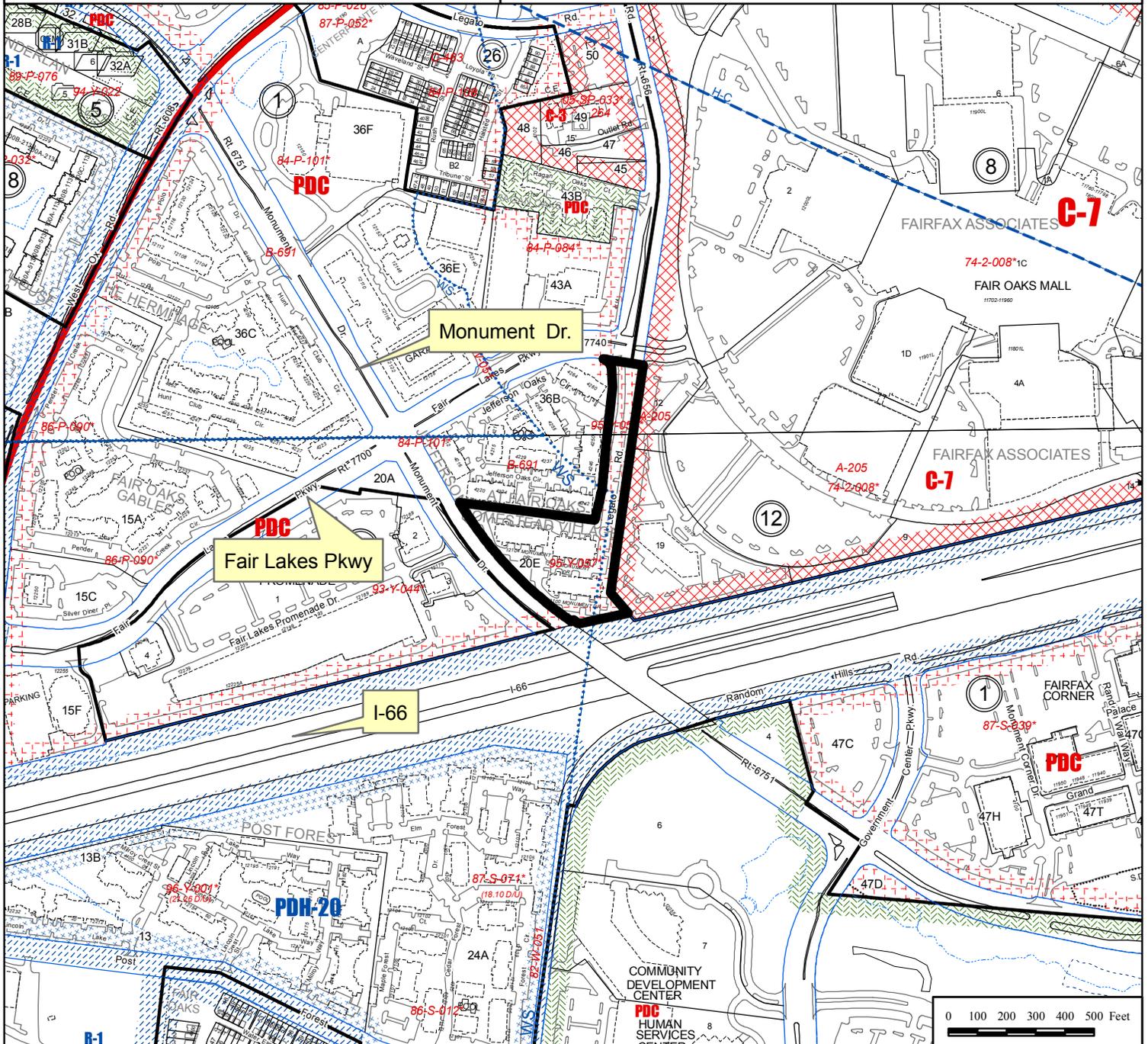
## CSPA 95-Y-057

Applicant: ESA P PORTFOLIO LLC  
Accepted: 09/13/2013  
Proposed: AMEND CSP 95-Y-057  
Area: 3.99 AC OF LAND; DISTRICT - SPRINGFIELD



Zoning Dist Sect: Located: 12100 MONUMENT DRIVE, FAIRFAX, VA 22033

Zoning: PDC  
Overlay Dist: WS  
Map Ref Num: 056-1- /01/ /0020E



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

**DESCRIPTION OF THE APPLICATION**

The applicant, ESA P Portfolio LLC (Extended Stay America), requests an amendment to a previously-approved Comprehensive Sign Plan (CSP) for the existing hotel, which is zoned PDC (Planned Development Commercial) and located within the Fairfax Center Area. In 1996, the 3.99 acre property was rezoned to allow the current hotel use on the property and a concurrent CSP was approved. The current Comprehensive Sign Plan Amendment (CSPA) application would allow for the re-branding of signage from Homestead Studio Suites to the new operator, Extended Stay America. The conditions of approval of the existing CSP require that a CSPA be submitted if there is a change in tenant and/or if the material, size, color, lettering, design, and location of the signs change. The signs would remain in the same locations, and there are no changes in size with the exception of a slight increase to the building mounted sign area (23.8 square feet).

**LOCATION AND CHARACTER**

The property is located north of Monument Drive and southeast of Fair Lakes Parkway in the Fairfax Center Area. Three buildings exist on the property, with a pipe stem driveway extending south from Fair Lakes Parkway to its terminus north of Interstate 66. The property is zoned PDC, as are the adjacent developments to the north, west, and south. Fair Oaks Mall is located northeast of the property and is zoned C-7.



Figure 1: Map of surrounding area (Source: Fairfax County GIS)

	Existing Zoning:	Existing Use:	Plan Recommendation:
<b>North:</b>	PDC	Office, Hotel	Office Mixed-use
<b>East:</b>	C7	Fair Oaks Mall, Office, Hotel	Residential, Commercial, Hotel, Office
<b>South:</b>	PDH 20, PDC	Apartments, Fairfax County Government Center	Residential, Office Mixed-use
<b>West</b>	PDC	Office, Retail, Apartments	Residential, Office Mixed-use, Commercial

Figure 2: Table of surrounding uses.

## BACKGROUND

On April 29, 1996, the Board of Supervisors approved RZ 95-Y-057 in the name of Atlantic Homestead Village, Inc. to rezone the subject property from R-1 to PDC, allowing for the current hotel use. As a part of this, a portion of the public right-of-way of Legato Road was vacated to serve as a pipe stem driveway for the hotel. In addition, the applicant proffered to dedicate right-of-way measuring approximately 140 square feet in area along Monument Drive on the property's frontage. Copies of this approval are available with the Zoning Evaluation Division of the Department of Planning and Zoning as well as at the following link:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=RZ&seq=3002790>.

The Planning Commission approved FDP 95-Y-057 and CSP 95-Y-057 on April 18, 1996, subject to the Board of Supervisors' approval of RZ 95-Y-057. The approval of CSP 95-Y-057 permitted two freestanding monument signs, one located north of the entrance on Monument Drive, and one located in a landscaped median within the private drive extending from Fair Lakes Parkway to the hotel. The CSP also permitted two building mounted signs with a maximum allowable area of 115 square feet, and three small on-site directional signs to provide direction to the office for the hotel. Copies of this approval are available with the Zoning Evaluation Division of the Department of Planning and Zoning as well as at the following link:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=CSP&seq=3003997>.

**COMPREHENSIVE PLAN PROVISIONS** (Appendix 3)

<b>Plan Area:</b>	III
<b>Planning District:</b>	Fairfax Center Area
<b>Planning Sector:</b>	Land Unit J2
<b>Plan Map:</b>	Fairfax Center Area

While sub-unit J2 of the Fairfax Center Area is planned for office mixed-use, the comprehensive plan also states that a hotel is an appropriate use. There is no further language pertaining to signage of the site. Relevant Plan text can be found in Appendix 3.

**ZONING ORDINANCE PROVISIONS** (Appendix 4)

Section 12-210 of the Zoning Ordinance allows the Planning Commission to approve a Comprehensive Sign Plan for developments within a "P" District as an alternative to the provisions contained in Article 12 of the Zoning Ordinance. This provision requires that a Comprehensive Sign Plan show the location, size, height and extent of all signs within the "P" District, or section of the "P" District, as well as the nature of the information being displayed on the signs. Developments must conform to the character and type as recommended by the Comprehensive Plan and the proposed signs should be *"in scale and harmonious with the development and 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 design elements"*.

The proposed CSPA carries forward the signage types and locations as previously approved, which were found to be in conformance with all applicable provisions of the Zoning Ordinance. The proposal seeks approximately 56 square feet more building mounted sign area than what is permitted under Article 12 of the Zoning Ordinance.

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

The Comprehensive Sign Plan Amendment titled "Comprehensive Sign Plan Amendment – Extended Stay America," prepared by InSite Group is dated August 1, 2013 and contains 31 sheets. In order to re-brand the signage on the site, the proposed signage will replace the existing signage's colors and lettering. Each sign will be resurfaced with the new hotel's logo and name, incorporating the brown color scheme with white and green lettering. The chart below summarizes the proposed signs and compares the requested signs to what is permitted under Article 12 of the Zoning Ordinance and to what was approved by the previous CSP. Ensuing descriptions and associated images provide a further summary of the proposed signs. Page 5 of the CSPA (Appendix 2) depicts the locations of the proposed signs.

	Height			Area (sq. ft.)			Letter Height			Number		
	ZO	CSP	CSPA	ZO	CSP	CSPA	ZO	CSP	CSPA	ZO	CSP	CSPA
<b>Building Mounted Signs</b>	-	7'10.5"	4'8.6"	82.5	57.4 (x2)	69.3 (x2)	-	16.3"	1'1.9" to 1'5.4"	-	2	2
					114.8	138.6						
<b>Monument Signs</b>	20'	5'7"	4'2.5"	80	54.3 (x2)	16 (x2)	-	6" to 12"	3.3" to 6.2"	1	2	2
					108.5	32						
<b>Directional Signs</b>	-	3'	3'	-	2	2	-	3"	2.4"	-	3	2

\*Total sign area of **CSPA** is **174.6 sq. ft.**, which is less than the **Z.O maximum (178.5 sq. ft.)**.

Figure 3: CSPA Comparison Chart

Signs E05 and E06 – Building Mounted

The building mounted signage shown in the image to the right will keep the channel letter design. The signs will remain in the same locations on the west and south sides of the tower of the southernmost building. There is an increase in copy area to a new total of 138.6 sq. ft., which is approximately 23.8 sq. ft. more total building mounted sign area than the original CSP.

Existing



Proposed



Figure 4: Signs E05 and E06

Signs E01 and E04 – Freestanding Monument

Sign E01 (Figure 5) will remain located on the north side of the Monument Drive driveway, and sign E04 (Figure 6) will remain located at the corner of Fair Lakes Parkway and the Legato Road pipe stem. While Section 12-205 of the Zoning Ordinance permits only one freestanding sign, the 1996 CSP approved two monument signs due to the site's odd configuration (sign E04 is the only indicator that the hotel exists from the Legato Road entrance). Both signs will be resurfaced using the existing bases, removing the peak on top of the sign to match the flat-top design of the new hotel. Each sign will be approximately 16 square feet, equaling a total of approximately 32 square feet of freestanding monument sign area. The supplemental figures below juxtapose the existing signs in the top images to the proposed signs in the bottom images.

Existing



Proposed



Figure 5: Sign E01

Existing



Proposed



Figure 6: Sign E04

Signs E02 and E03 – Freestanding Directional

Two small freestanding directional signs will remain on the site to provide directions to the office for the hotel. Sign E02 (Figure 7) will remain on the north driveway of the site, near the Monument Drive entrance, and sign E03 (Figure 8) will also remain on the north driveway of the site, on the corner of the Legato Drive pipe stem. Both signs will use the existing bases and will be resurfaced to match the design of the new hotel. These signs will not exceed two square feet each. The supplemental figures below juxtapose the existing signs in the top images to the proposed signs in the bottom images.



Figure 7: Sign E02

Figure 8: Sign E03

## **ANALYSIS**

### **Land Use Analysis**

#### Comprehensive Plan Provisions

The subject property is located in Area III within the Fairfax Center Area Suburban Center, Sub-unit J2. This sub-unit is planned for office-mixed use with hotel as an appropriate use. The complete Comprehensive Plan text is available at the following link: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/fairfaxcenter.pdf>.

Staff finds that the applicant's proposal is consistent with the Comprehensive Plan.

### **Transportation Analysis (Appendix 5)**

FCDOT's concerns stress that clear zones and functional sight distance lines should not be obstructed, and that all freestanding signs should be located a minimum of 2 feet from the sidewalks. The proposed development conditions ensure that these concerns are met. In response to staff concern, the applicant has provided evidence showing that sign E01 is not within VDOT right-of-way.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff feels that the proposed Comprehensive Sign Plan Amendment is consistent with the Comprehensive Plan and applicable portions of the Zoning Ordinance and, with the adoption of the proposed development conditions, would meet the intent of the Comprehensive Sign Plan provision of the Ordinance to provide flexibility in the design of signage in P-Districts, while remaining in keeping with the P-District standards of the Ordinance.

### **Recommendation**

Staff recommends approval of CSPA 95-Y-057, subject to the proposed 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 application does not interfere with, abrogate or annul any easements, 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. CSPA 95-Y-057
3. Relevant Comprehensive Plan Text
4. Zoning Ordinance Provisions
5. FCDOT Comments
6. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS****CSPA 95-Y-057****January 23, 2014**

If it is the intent of the Planning Commission to approve CSPA 95-Y-057, located at Tax Map 56-1((1)) 20E, to allow a Comprehensive Sign Plan Amendment (CSPA) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede the previous conditions approved by the Planning Commission for CSP 95-Y-057.

1. This Comprehensive Signage Plan is granted for and runs with the land indicated in this application and is not transferrable to other land. Minor deviations in sign location, design, color, and area may be permitted provided the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Signage Plan.
2. This "Comprehensive Sign Plan Amendment – Extended Stay America" prepared by InSight Group, dated August 1, 2013 is approved only for those signs shown in the Comprehensive Signage Plan. In addition, signs allowed by Section 12-103 of the Zoning Ordinance may be permitted, only as qualified by these development conditions.
3. A matrix of signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits. The matrix shall include the applicant name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if the Non-RUP has been issued), and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient 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. Notwithstanding the height of the two proposed monument signs shown on the plan the height of each of the monument signs shall not exceed 5 ½ feet, and each sign shall not exceed a sign area of 36 square feet. The maximum allowable area of the building mounted signs shall not exceed a total area of 139 square feet. The area of all signs shall be calculated as defined in Article 12 of the Zoning Ordinance.
5. All freestanding permanent signs shall maintain a minimum five-foot setback from any curb line, walkway, street right-of-way or other pedestrian or vehicular travel way.

6. Pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles, or driveways. All signs should be located so as not to interfere with VDOT sight distance lines.
7. All signs shall be consistent with the color palette, typography, and the use of logos as indicated in the CSPA, or as may be permitted per development condition number 1.
8. Any signs shown in the VDOT right of way are subject to all required reviews and approvals from the Virginia Department of Transportation.

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.

Comprehensive Sign Plan Amendment - Extended Stay America  
12100, 12102 and 12104 Monument Drive  
Tax Map Parcel 56-1-((1))-20E

August 1, 2013

SUMMARY OF PROPOSAL

This application is being filed on behalf of ESA Portfolio LLC ("Extended Stay America"). The subject property is the Homestead Studio Suites hotel property located at 12100, 12102 and 12104 Monument Drive. In 1996, the property was rezoned to allow the current hotel use on the property and a concurrent Comprehensive Sign Plan was approved. The purpose of this application is to address the rebranding of signage on the site from Homestead Studio Suites to Extended Stay America. The property owner of the site has not changed. The monument signs and building signs will remain in the same location and there are no significant changes in size. The number of directional signs will be reduced from three to two.

The conditions of approval of the existing Comprehensive Sign Plan require that a Comprehensive Sign Plan Amendment (CSPA) be submitted if there is a change in tenant and if the material, size, color, lettering, design and location of the signs change.

PROPOSED SIGNAGE

The proposed signage will replace the existing signage colors and lettering. The existing bases for the monument signs and directional signs will be reused. The signs will essentially be resurfaced with the new hotel colors, logo and name. The building mounted signage will change from a channel letter design to a box style sign in the same locations on the west and south tower of one of the hotel buildings. The color scheme will be brown with white and green lettering. There will be two directional signs directing guests to the office in lieu of the three directional signs originally approved. There has been a minor adjustment in the location of the directional signs since the original approval. There are no other physical site changes proposed for the site.

PROPOSED BUILDING SIGNAGE COMPARISON

A Chart was prepared to compare the approved CSP with the proposed signage. (Please refer to Attachment 1). There are few significant changes proposed from the existing Comprehensive Sign Plan to the new proposed sign plan. There will be one less directional sign. The building mounted sign area will increase from 114.5 sq. ft. to 120 sq. ft.

COMPARISON TO ARTICLE 12

The original Comprehensive Sign Plan allowed for more signage than what would be approved under the Article 12 of the Zoning Ordinance as Planned Development Districts are designed to allow flexibility in the design of development. The Zoning Ordinance states *"that all proposed signs shall be in scale and harmonious with the development and shall be located and sized 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 of the development."*

**Monument Signs** - Under Zoning Ordinance Section 12-205, one freestanding sign would be permitted on this site with a maximum sign area of 80 sq. ft. The CSP allowed for two monument signs. One of the monument signs is located at the main site entrance to the hotel along Monument Drive. The site is oddly configured and has a long stem that serves as an access point to the property and is shaped like a golf club with the top end being located at Legato Drive and Fair Lakes Parkway (refer to Tax Map exhibit for shape of property). The second monument sign is located at Legato Drive and Fair Lakes Parkway. Consistent with the Zoning Ordinance guidance above, this creates much more convenience to visitors and guests of the site because the hotel is not visible from the street at Legato and Fair Lakes Parkway. The signage is the only indicator that the hotel exists from this entrance.

**Building Mounted Signs** - Zoning Ordinance Section 12-203 states that building mounted signage shall equal 1.5 sq. ft. of sign area for each of the first 100 linear feet of building frontage and then 1 sq. ft. for each foot thereafter. The building frontage contains approximately 55 linear feet so the total building square footage would be 82.5 sq. ft. The CSP allowed for 114.5 sq. ft. of building mounted signage. The proposed building mounted signage now takes the shape of box instead of channel letters and there is a slight increase in copy area to a new total of 120 sq. ft.

#### CONFORMANCE WITH ORDINANCES, REGULATIONS AND ADOPTED STANDARDS

This application is in conformance with the provisions of all applicable ordinances, regulations and adopted standards.

#### CONFORMANCE WITH COMPREHENSIVE PLAN

This application continues the implementation of the Fairfax Center Comprehensive Plan recommendation for the subject property which encourages a high standard of design. The Comprehensive Sign Plan for the Extended Stay America is consistent with the Specific Performance Criteria for the Fairfax Center. The signage provides a well-established signage system to identify buildings and direct safe movement for ingress and egress. It provides well-designed project entry signs at major auto-pedestrian entry areas. It also ensures quality design and consistency of signage.



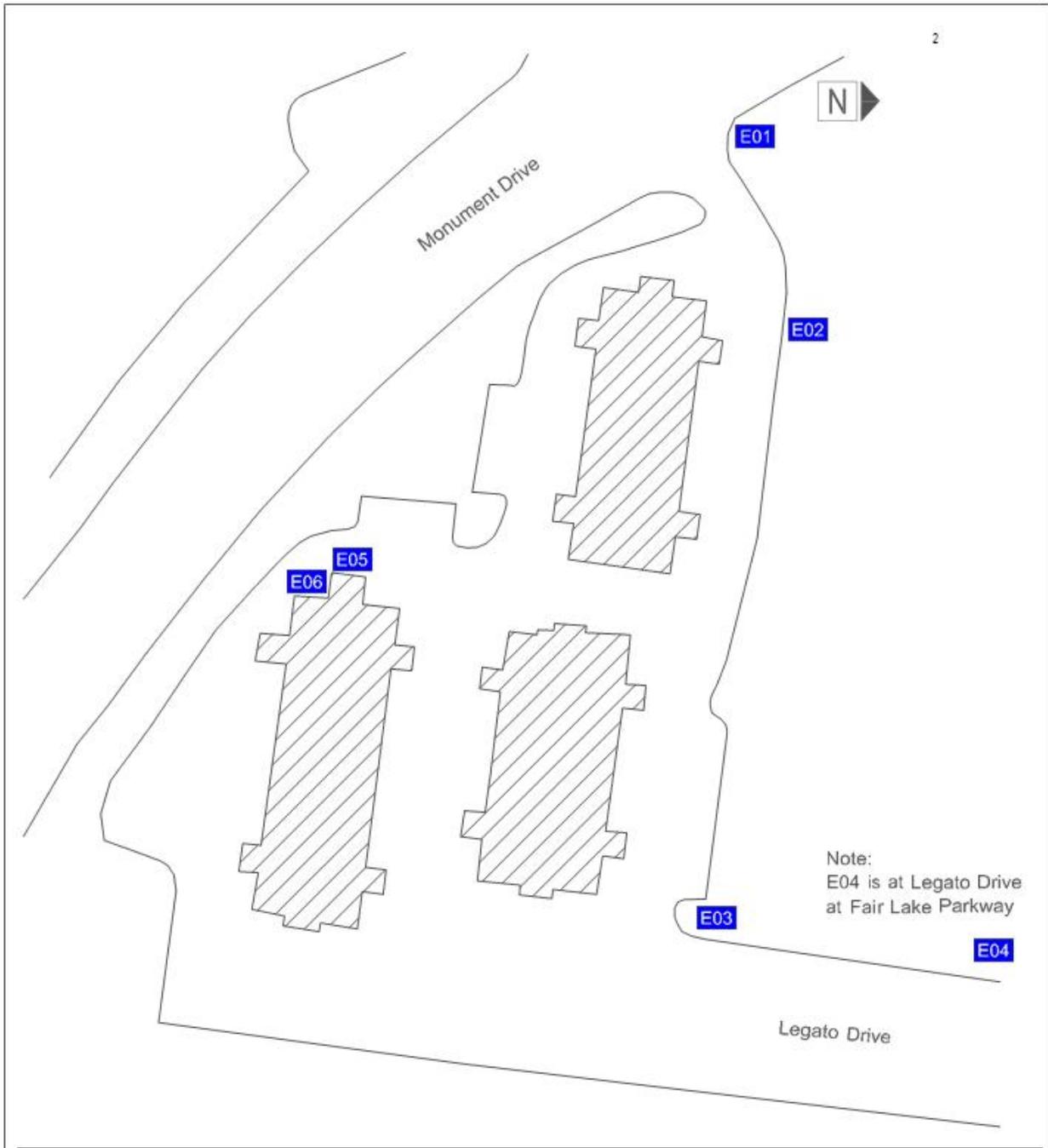
Lisa M. Chiblow, AICP Land  
Use Planner  
McGuireWoods LLP, Agent for Applicant

Comparison Chart								
	Height		Area		Letter Height		Number	
	CSP	Proposed	CSP	Proposed	CSP	Proposed	CSP	Proposed
<b>Monument Sign</b>	5'7"	4'2 1/2"	54.3 sq. ft. (x2)	16 sq. ft. (X 2)	6" to 12"	3 5/16" to 6 3/16"	2	2
			108.5 sq. ft.	32 sq. ft.				
<b>Building Signs</b>	7' 10 1/2"	5'1"	57.4 sq. ft. (X2)	60 sq. ft. (X2)	16 1/4"	6 7/8" to 12 1/4"	2	2
			114.8 sq. ft.	120 sq. ft.				
<b>Directional</b>	3'	3'	2 sq. ft.	2 sq. ft.	3"	2 7/16"	3	2

\*The applicant has since agreed to maintain the channel design for the building mounted signs as opposed to the box design. This agreement yields a total building mounted sign area of 138.6 sq. ft. Revised plans were submitted on 12/11/2013.

Comprehensive Sign Plan Amendment  
CSPA 95-Y-057  
12104 Monument Drive  
Fairfax, VA 22033





**LEGEND**

**E** EXTERIOR SIGNAGE



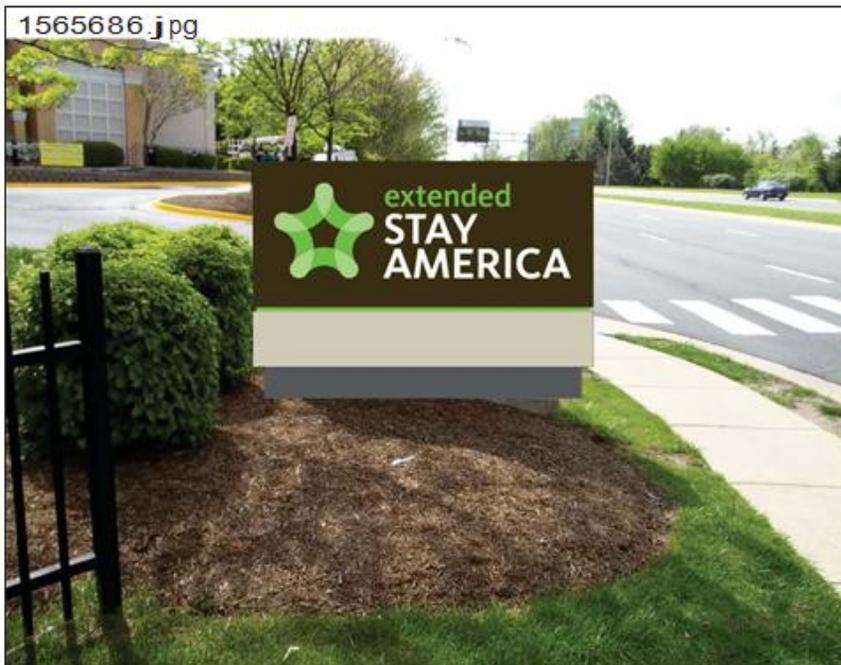
7675 Oak Ridge Highway  
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(865) 342-8200 Office  
(865) 539-6311 Fax  
www.theinsitegroup.com

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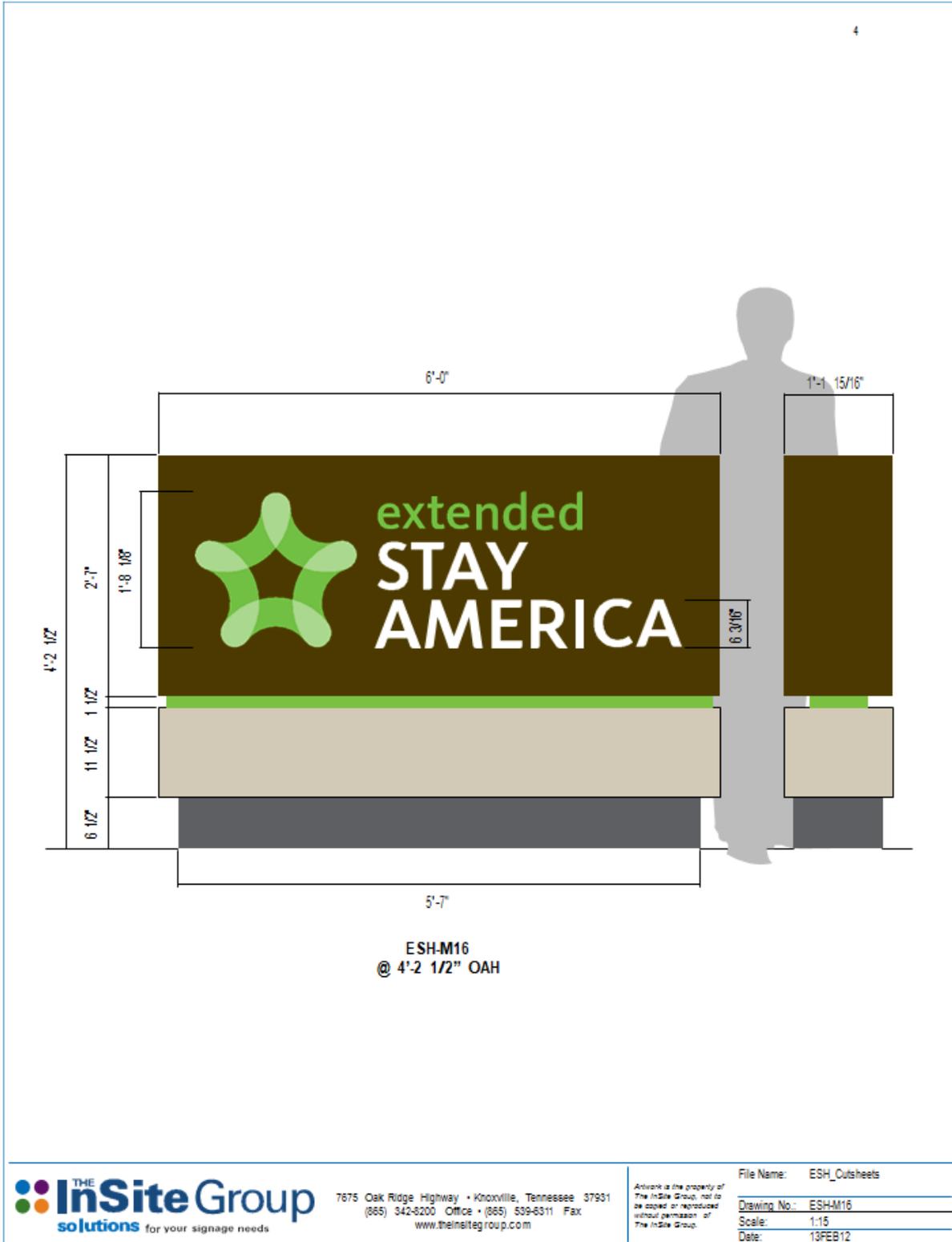
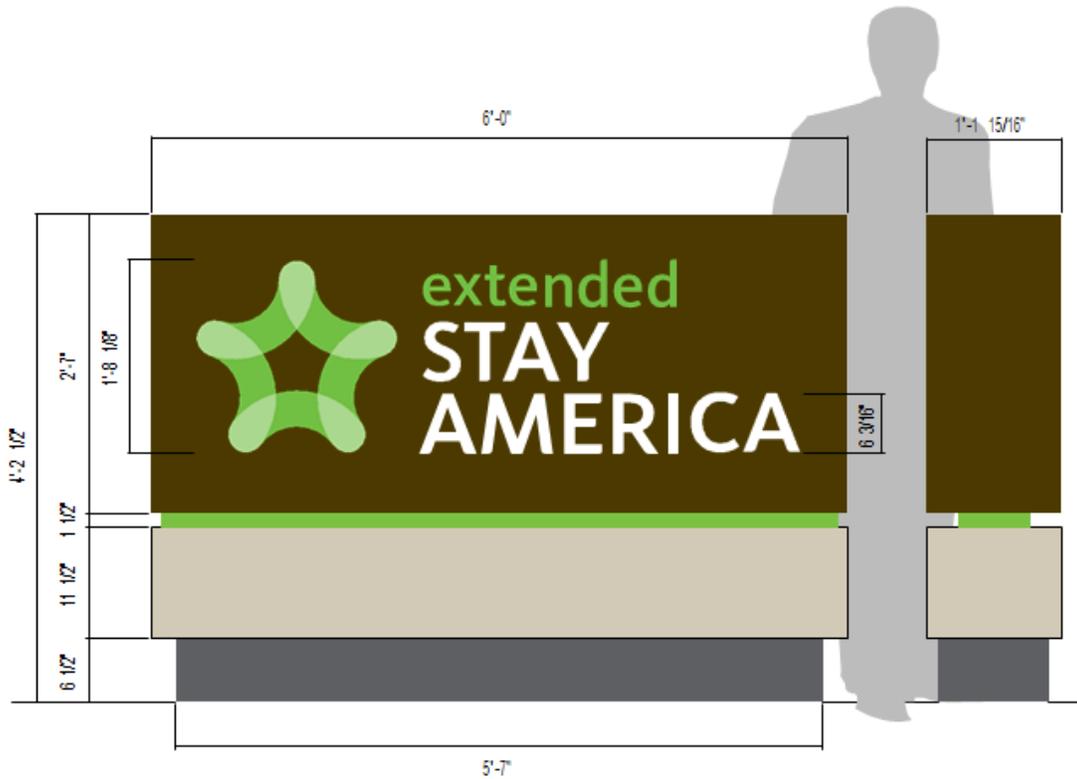


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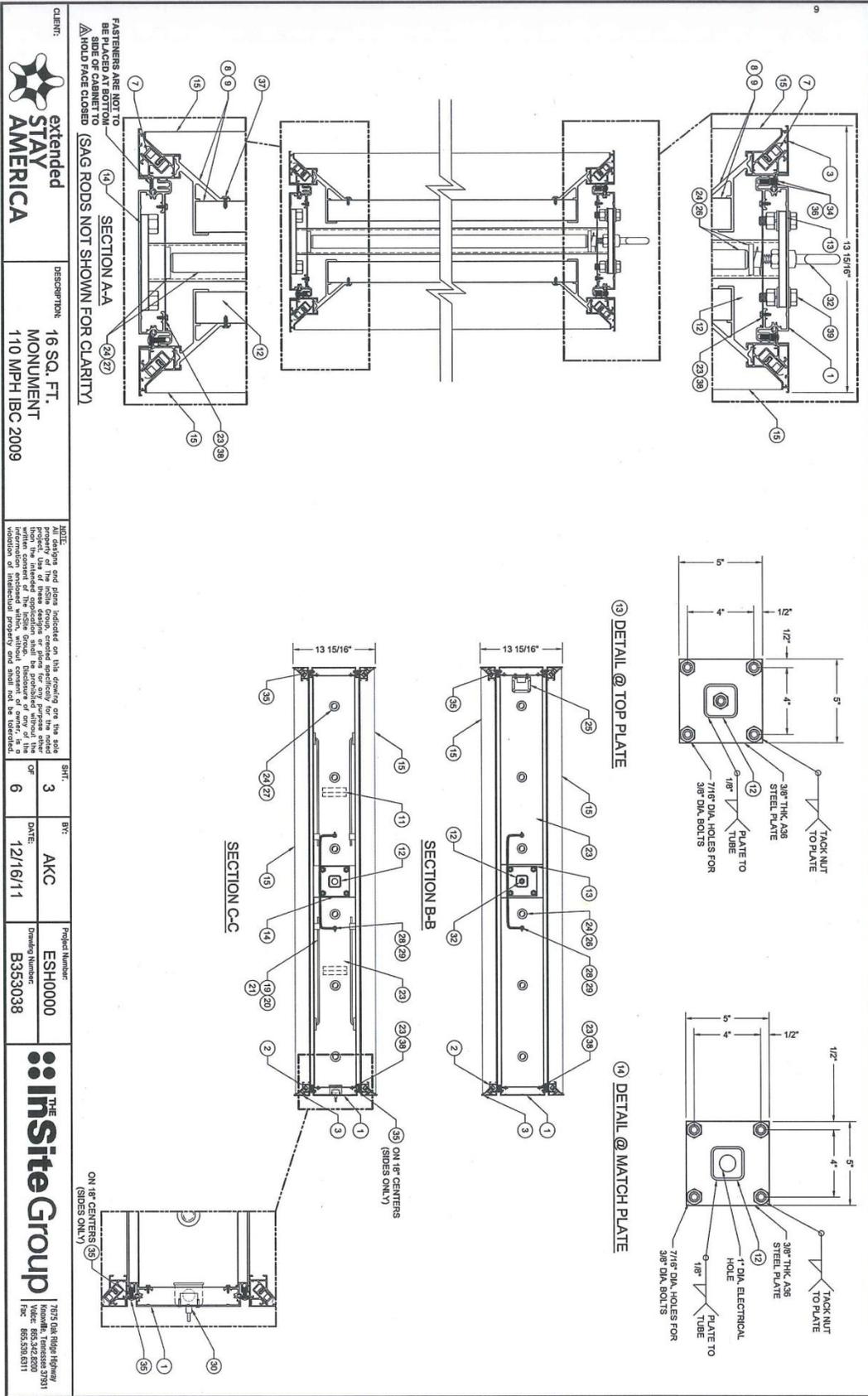
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@ 4'-2 1/2" OAH







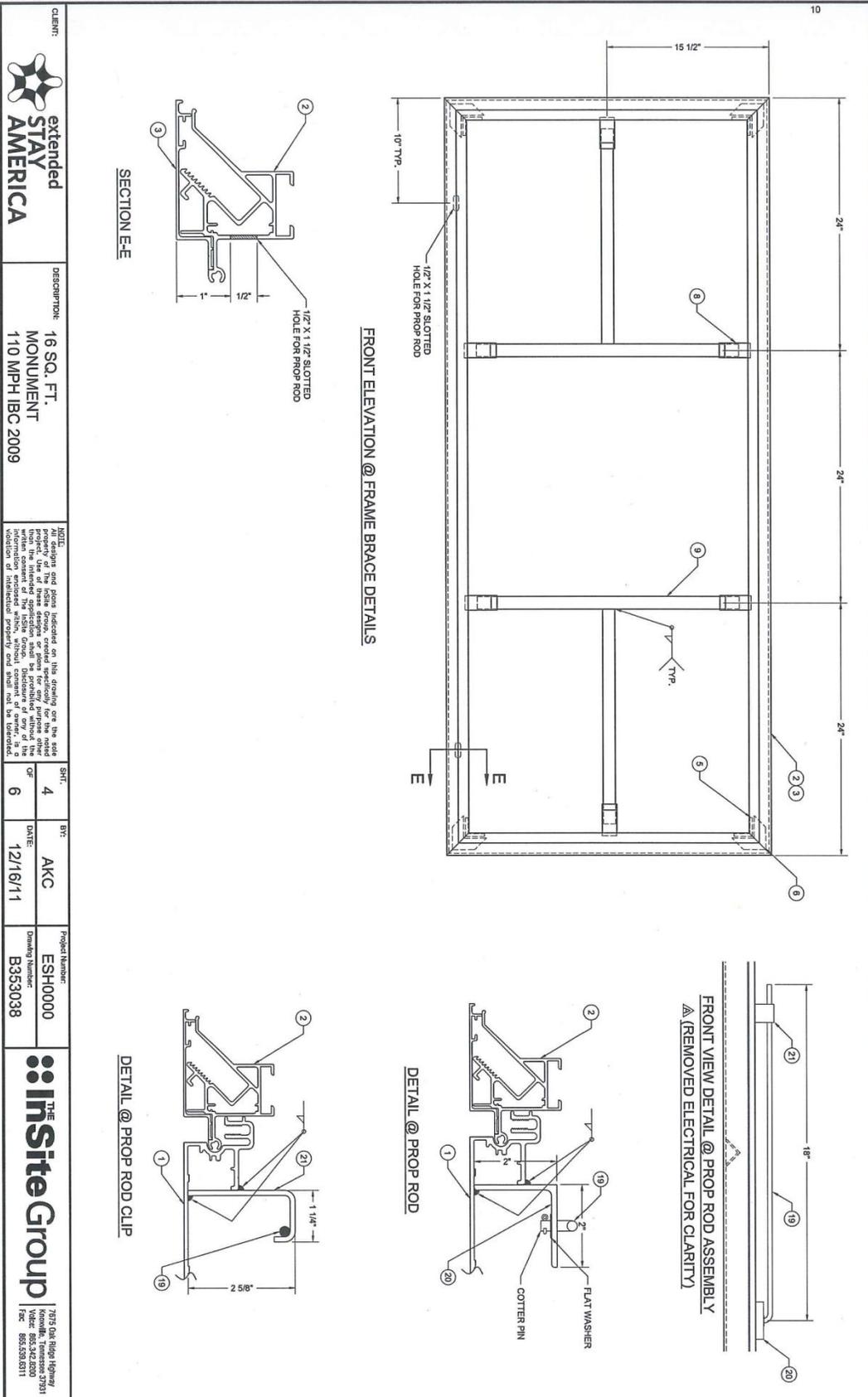
CLIENT: **extended STAY AMERICA**

DESCRIPTION: **16 SQ. FT. MONUMENT 110 MPH IBC 2009**

SHT:	3	REV:	AKC	Project Number:	ESH0000
	6		DATE:		12/16/11

**THE InSite Group**

17974 Oak Ridge Highway  
 Knoxville, Tennessee 37931  
 Mobile: 865.542.8200  
 Fax: 865.539.8311



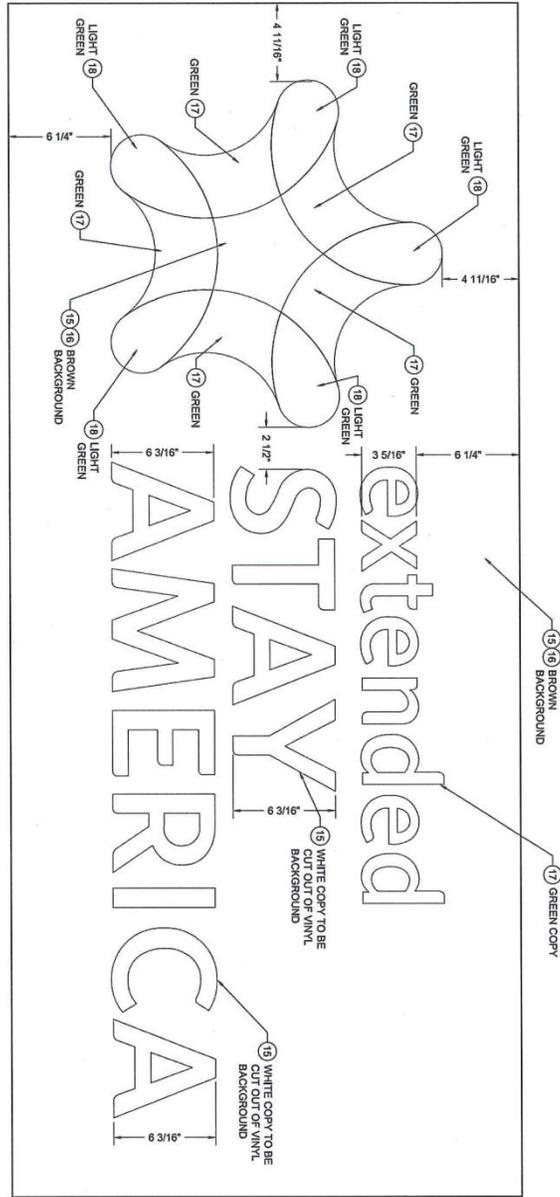
CLIENT: **extended STAY AMERICA**

DESCRIPTION: **16 SQ. FT. MONUMENT 1-10 MPH IBC 2009**

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 7815 Oak Ridge Highway  
 York, PA 17402  
 Tel: 863.598.8111  
 Fax: 863.598.8111



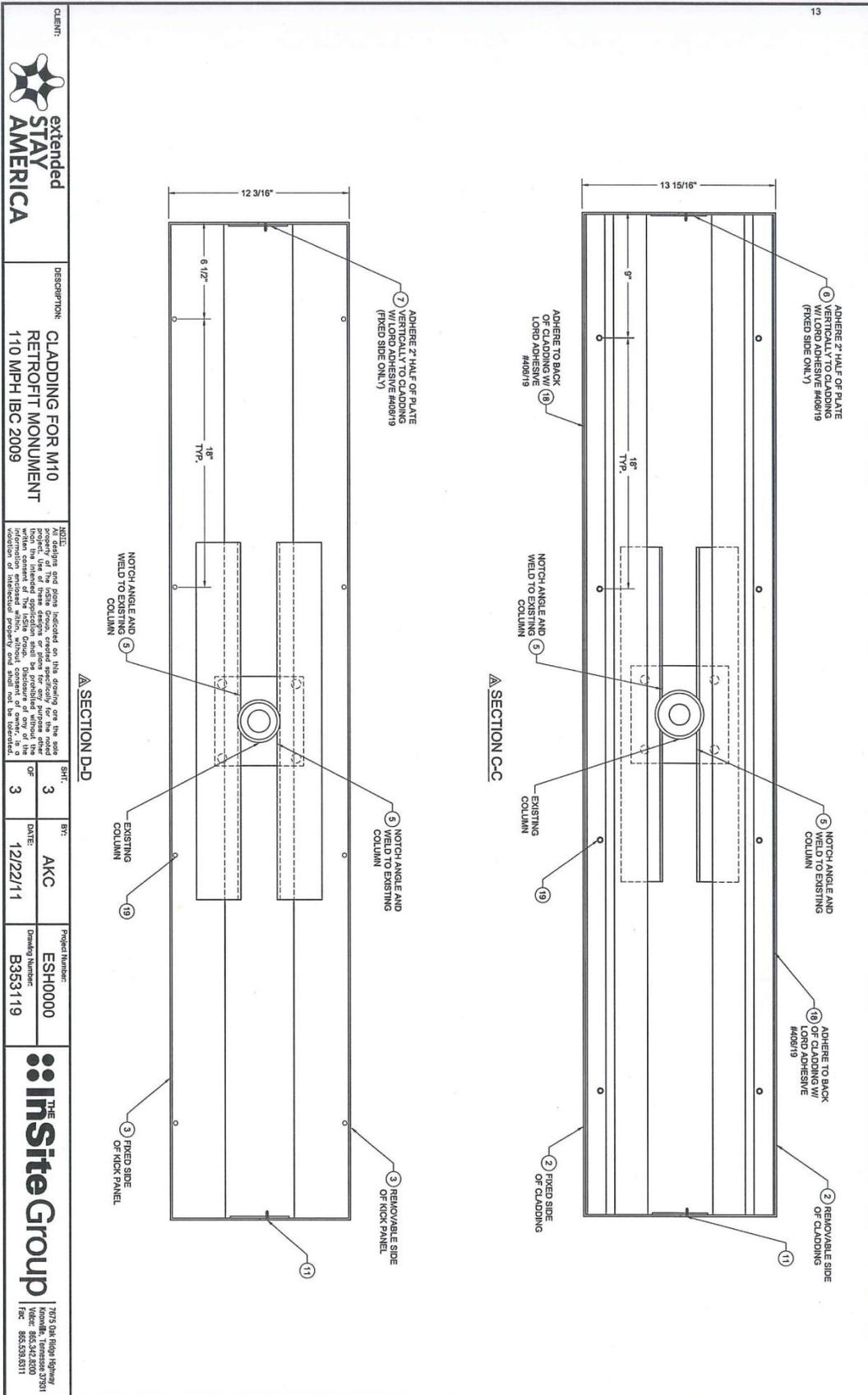
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CLIENT: extended STAY AMERICA

DESCRIPTION: CLADDING FOR M10 RETROFIT MONUMENT 110 MPH IBC 2009

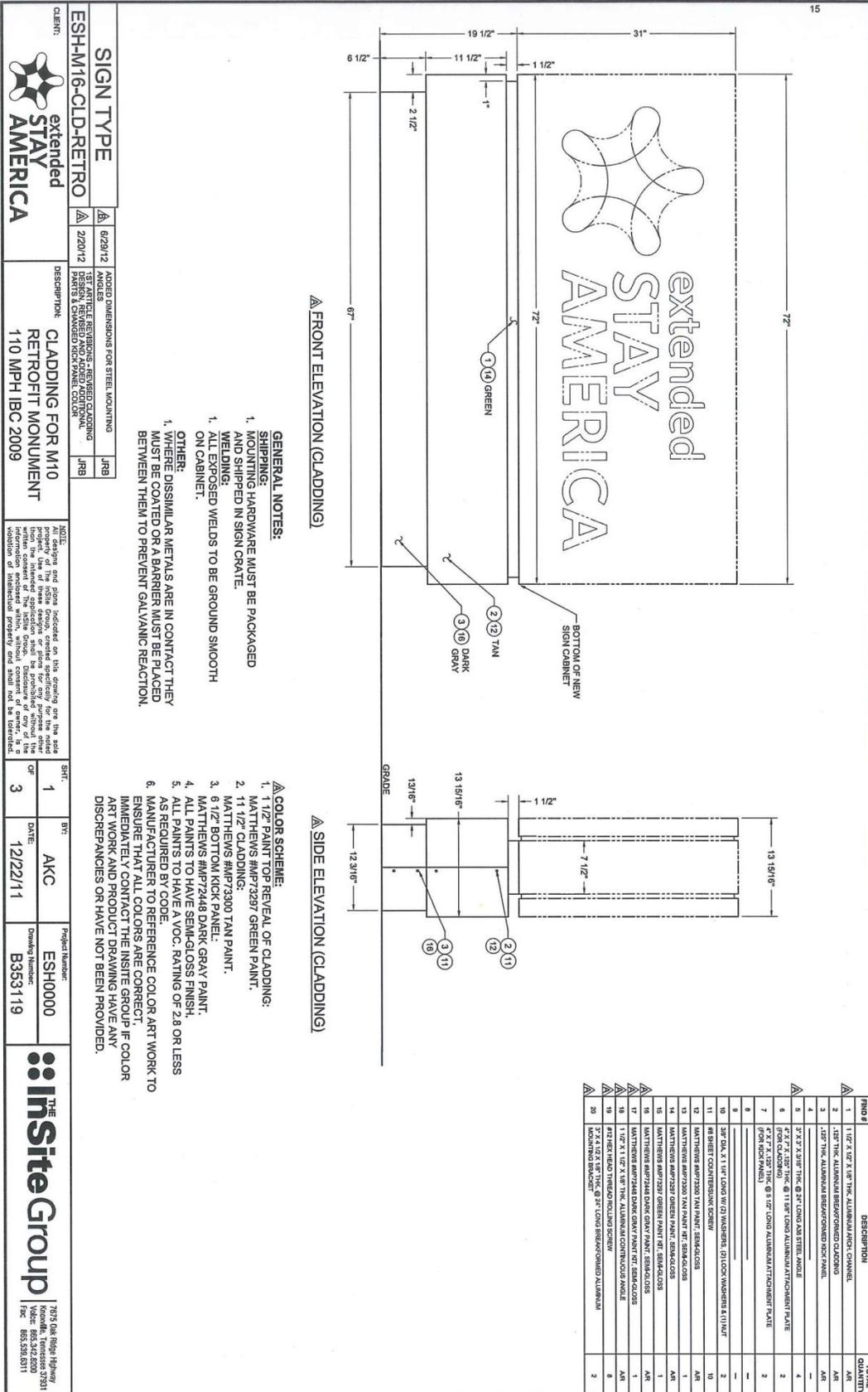
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Voice: 865.342.2500  
Fax: 865.539.8311





CLIENT:	ESHM16-CLD-RETRO
DATE:	6/29/12
DESCRIPTION:	ADDED DIMENSIONS FOR STEEL MOUNTING ANGLES, BEHAVIORED CLADDING DESIGN, REVISED AND ADDED ADDITIONAL PANELS & CHANGED KICK PANEL COLOR
PROJECT NUMBER:	JRB
PROJECT NAME:	CLADDING FOR M10 RETROFIT MONUMENT 110 MPH IBC 2009

PROJECT NUMBER:	ESH0000
DRAWING NUMBER:	B353119
DATE:	12/22/11
BY:	AKC
CHK:	3

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Knoxville, Tennessee 37831  
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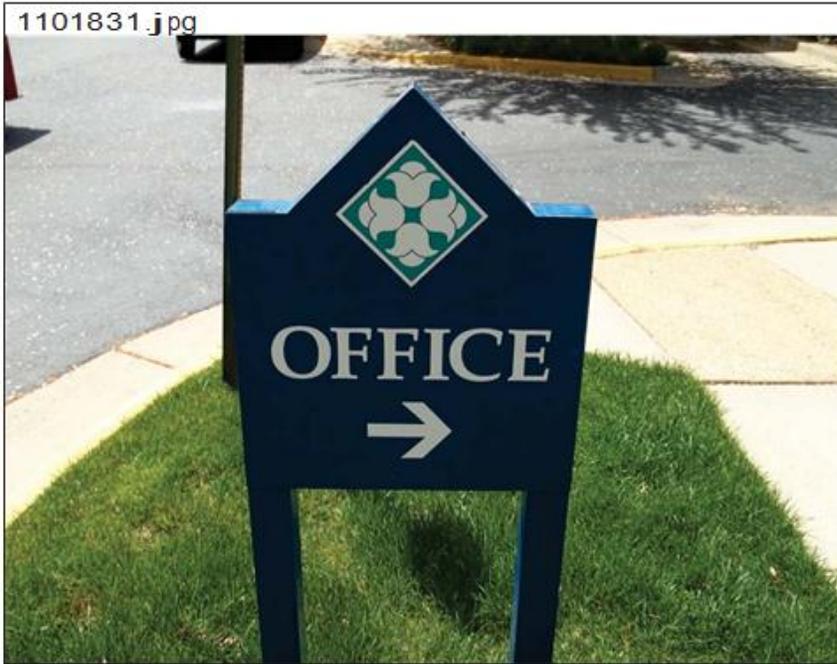
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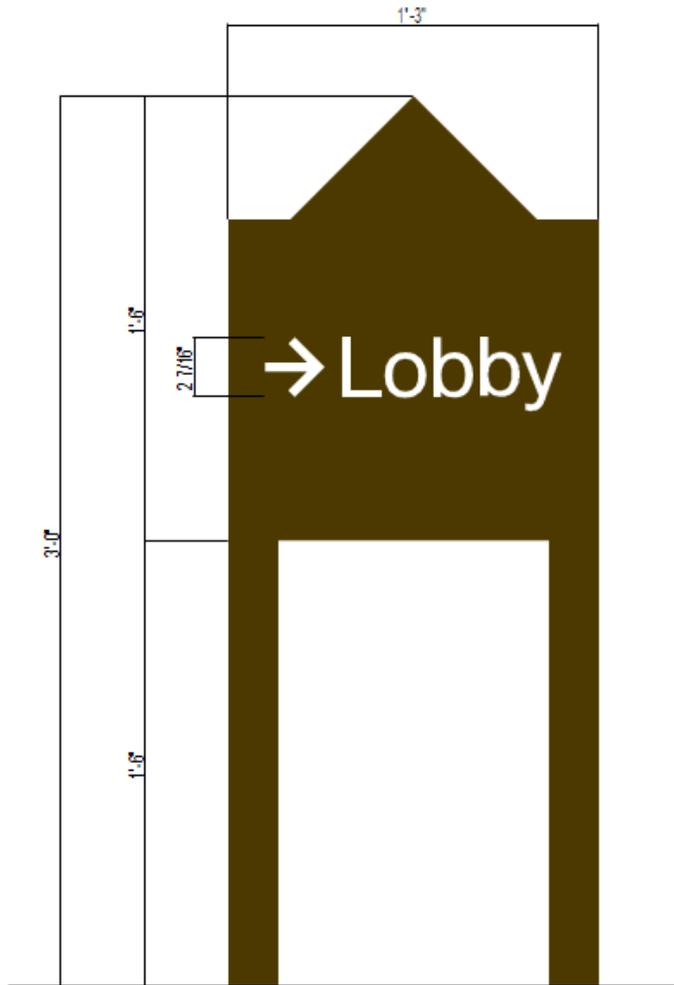
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ESH09722 Washington, D.C. - Fairfax - Fair Oaks - 12104 Monument Dr Fairfax, VA 22033



FABRICATE AND INSTALL (1) D/F NON-ILLUMINATED DIRECTIONAL SIGN OF 0.063" ALUMINUM PAN 2" DEEP PAINTED BROWN TO MATCH MATTHEWS #MP73299 BROWN PAINT, SEMI-GLOSS. GRAPHICS TO BE WHITE VINYL. SIGNS TO BE INSTALLED ON (2) 2" SQUARE ALUMINUM TUBES PAINTED BROWN.

### Sub-unit J1

This sub-unit is planned for office mixed-use development. The planned linear park on the southern edge will be a major amenity and pedestrian corridor for the area and must be preserved. This sub-unit represents a transition between the mixed-use Suburban Center core area to the east and the non-core area to the west and south. Excellence in site planning and design is expected of any development in this sub-unit, particularly since the unit occupies such a highly visible location. As an option at the overlay level, the land area currently used for parking at the western end of the shopping center plaza may be appropriate for additional development of at least 10,000 square feet of retail use but no more than 20,000 square feet. A mix of residential and retail use may be appropriate if retail use is integrated into the development on the first floor facing the shopping center plaza and the residential development does not exceed four stories. High quality design and landscaping should be employed to mitigate impacts on the adjacent residential use. Safe and efficient pedestrian connections should be provided to link the mix of uses in this sub-unit.

### Sub-unit J2

This sub-unit is planned for office mixed-use at an FAR of 1.0 at the overlay level. A hotel may also be an appropriate use. All development plans must include provisions for the linear park, planned for the north side of Monument Drive. This linear park will be a major amenity and pedestrian corridor for the area and must be preserved.

Two options may be considered for designated sites in Sub-unit J2, as follows:

1. As an option, office use up to 1.0 FAR at the overlay level may be appropriate for Tax Map 46-3((1)) 40, 41B, 41C and 51 with full parcel consolidation.
2. As an option at the overlay level, multifamily residential use may be appropriate for Tax Map 46-3((1)) 36E, up to a total of 402,000 square feet. A small integrated component of neighborhood-serving ground-floor retail is encouraged to be included, so long as market conditions warrant viable use(s). This site is located on the northeast corner of the intersection of Monument Drive and Fair Lakes Parkway. These uses may be considered under the following conditions:
  - Provide high-quality urban architectural and landscaping design to create a signature development on this very visible corner site.
  - Development should take the form of high-density residential use. A majority of the units should be one-bedroom or efficiency units to minimize the impacts on schools.
  - A contribution should be made to the County's low and moderate-income housing goals through an appropriate proffer for Affordable Dwelling Units (based on the prevailing Ordinance requirements at the time of Site Plan approval) or a combination of Affordable Dwelling Units and a contribution to the Housing Trust Fund.
  - Provide the required parking for residents in structures. Provide convenient parking for visitors and customers of any proposed retail use onsite.
  - Articulate the facades in order to reduce the appearance of the building mass.



- Provide a linear park along the east side of Monument Drive to encourage pedestrians to walk to nearby shopping, restaurants, movie theatres and workplaces. The linear park should meet the following conditions:
  - 1) Subject to approval of the Virginia Department of Transportation, remove the existing sidewalk in order to provide a single trail with improved landscaping, including street trees.
  - 2) Street trees should measure 3 inch caliper at a minimum.
  - 3) The width of the linear park should be a minimum distance of 20 feet.
  - 4) At least one major plaza should be provided as a public gathering place.
  - 5) To take advantage of the articulation of the buildings, additional small courtyards along Monument Drive should be provided, to include landscaping and benches.
  - 6) The intersection of Monument Drive and Fair Lakes Parkway is a major focal point in Land Unit J. The corner should be feature a special treatment that is visually pleasing to both pedestrians and drivers. Special features, such as landscaping with a fountain, public art, an outdoor clock or appropriate architectural treatment(s) are encouraged to help define the corner site.
- Ensure that street trees are provided along Fair Lakes Parkway, relocating existing trees or replacing street trees lost during development as recommended by the County.
- Provide buffering and screening between the residential use and adjacent office and/or parking structures and lots.

### **Sub-unit J3**

The church that currently occupies this area is a viable land use within the context of the Plan. The building is attractive and in good repair. It is located on a high point topographically and presents a quality image for the area. Expanding the church on-site up to .50 FAR may be appropriate under the following conditions:

- Design the institutional complex so that the buildings (including the parking structure) are coordinated in terms of landscaping, architecture, building materials, and pedestrian and vehicular access.
- Provide most, if not all, of the parking in a structure;
- Mitigate any negative impacts on the adjacent residential use that are the result of expanding the institutional use. Provide enhanced landscaping, buffering and screening between the institutional and residential uses to provide effective year-round screening between the uses. Landscaping should be installed during any redevelopment and maintained to ensure adequate height and coverage of vegetation throughout each development phase. Architectural treatments and enhanced landscaping for structured parking are encouraged to lessen the visual impact of the structure on the adjacent residential use.

**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.

**PART 2 12-200 SIGN REGULATIONS BY USE AND DISTRICT**

**12-203 Commercial Uses - General**

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.

## APPENDIX 4

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.
8. Building-mounted signs on buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s) shall not exceed one and one-half (1 1/2) square feet of sign area for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign, however, shall have a sign area in excess of 200 square feet.
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.
10. A shopping center shall be permitted one (1) freestanding sign; provided, however, that a shopping center with frontage on two (2) or more major thoroughfares may have one (1) freestanding sign for each frontage on a major thoroughfare with a maximum of two (2) such signs. No freestanding sign(s), other than those noted above, shall be permitted for individual enterprises located within or on the same lot with a shopping center.
11. Service stations or service station/mini-marts may be allowed one (1) additional square foot of sign area on each gasoline pump for the sole purpose of identifying the specific product dispensed from that pump.
12. Notwithstanding the provisions of this Ordinance, motor vehicle fuel price signs required by the provisions of Article 4 of Chapter 10 of The Code shall be permitted, and the sign area of such sign(s) shall not be computed in the maximum sign area permitted by this Ordinance.
13. The following signs are permitted as accessory to office parks:
  - A. One (1) freestanding sign may be erected at each major entrance to an office park. Such sign(s) shall identify the name of the office park. No such sign shall exceed forty (40) square feet in area or twenty (20) feet in height or be located closer than ten (10) feet to any street line.
  - 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.
  - C. One (1) freestanding on-site directory sign may be permitted in close proximity to each major entrance of an office park. Such sign(s) shall be limited to identifying and providing directional information to the individual enterprises located within the office park. No such sign shall exceed fifteen (15) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any street line.
14. Hospitals shall be permitted one (1) freestanding sign at each entrance. No freestanding sign shall exceed eighty (80) square feet in area or twelve (12) feet in height, or be located closer than five (5) feet to any lot line. Hospitals shall also be permitted one (1) building-mounted sign for each building entrance for the purpose of identifying a hospital function. No such sign shall exceed fifty (50) square feet in area. The Board may approve additional signs in accordance with Sect. 9-308.

**12-210 Uses in P Districts**

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

1. As an alternative, signs may be permitted in a P district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission following a public hearing conducted in accordance with the provisions of Sect. 18-109. The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs.
2. In addition, within a PRC District or the Tysons Corner Urban Center as designated in the adopted comprehensive plan, a plan for off-site directional signs which identify destinations or locations within the district or center such as commercial centers, residential areas, public uses or community facilities may be approved by the Planning Commission following a public hearing conducted in accordance with Sect. 18-109; provided, however, that written notice to property owners and adjacent property owners shall not be required. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the plan as well as the nature of the information to be displayed on each sign. All such signs shall be located within the PRC District or the Tysons Corner Urban Center, as applicable.
3. Any application submitted pursuant to Par. 1 or 2 above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent or within the Tysons Corner Urban Center, an application pursuant to Par. 2 above may be made by a public agency or County recognized redevelopment organization or authority. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and a fee as set forth in Sect. 18-106. In the event an application pursuant to Par. 2 above is made within the Tysons Corner Urban Center to include property not zoned PTC, such directional signs shall not impact the amount or size of signage otherwise permitted on such property.

When such application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written statement signed by the record owners of such properties which indicates their endorsement of the application.
4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** November 7, 2013

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

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

**FILE:** 3-4 (RZ 1995-Y-057)

**SUBJECT:** Transportation Impact (Comprehensive Sign Plan)

**REFERENCE:** CSPA 95-Y-0572; ESA P Portfolio  
Traffic Zone: 1690  
Land Identification Map: 56-1 ((01)) 20E

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the submitted Comprehensive Sign Plan dated July 17, 2013.

- All free standing signs (monument and otherwise) should be located outside the VDOT's right-of-way and clear zone and should not obstruct any sight distance lines.
- The applicant's proposed location for the monument sign on Monument Drive is within the VDOT right-of-way. The applicant should secure a VDOT permit in order for the sign to remain at the proposed location.

AKR/ak C:CSPA 95-Y-057 ESA P PortfolioLLG

Fairfax County Department of Transportation  
4050 Legato Road, Suite 400  
Fairfax, Virginia 22033-2898  
Phone: (703) 877-5600 TTY: 771  
Fax: (703) 877 5723  
[www.fairfaxcounty.gov/fcdot](http://www.fairfaxcounty.gov/fcdot)



## 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		