

## **Development Conditions**

### **CSPA 2008-MD-003**

**May 1, 2014**

With the approval of CSPA 2008-MD-003 for a Comprehensive Sign Plan Amendment located at Tax Maps 100-1 ((1)) 9A, 11A, 11A1, 14, and 15 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 CSP 2008-MD-003 (an asterisk identifies those conditions carried forward from CSP 2008-MD-003 with minor modifications to update page references and labels).

1. This Comprehensive Signage Plan is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.\*
2. This Comprehensive Sign Plan Amendment (CSPA), titled "Hilltop Village Center" and prepared by Rounds VanDuzer Architects dated July 6, 2010, as revised through March 25, 2014, is approved only for those signs shown on the CSPA. Modifications to tenant signs allowed by the CSPA shall not include any increase in sign area or number above that shown on the CSPA. In addition, signs allowed by Section 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions.
3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of all sign permits subsequent to the approval of this CSPA. The matrix shall include the submitting party's name, address, tenant type, sign type, sign height, sign area, Non-Residential Use Permit number (if 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 an acknowledgment 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. There shall be no signs moving, displaying flashing or intermittent lights, or lights of changing degrees of intensity of color, scrolling LED text or images, or moving copy, nor have any features which would be construed as fluorescent or neon in character or color.\*

5. Traffic regulatory signage shall meet the Federal Highway Administration (FHWA)'s Manual of Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.\*
6. All signage shall be placed in a location which does not conflict with sight distance requirements.\*
7. All freestanding permanent signs shall maintain at least a minimum five foot setback from any curb line, street right-of-way (ROW) or other vehicular travel way and shall not obstruct any pedestrian walkway.\*
8. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Par. 9 of Article 14 of the Zoning Ordinance. Additionally, signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass. No uplighting shall be permitted on any sign.\*
9. Irrespective of the information contained on Page 30 of the Comprehensive Sign Plan, individual tenants in the freestanding office building shall be permitted to have illuminated signs that incorporate tenant-specific colors, fonts, and logos. The letter height, logo height, and maximum sign area for each sign will be consistent with the information contained on Page 30.\*
10. The bottom of all "seasonal banners on street light poles" located within one foot of a sidewalk or other pedestrian travel way shall be a minimum of eight feet off the finished walking surface.
11. No single building-mounted sign on Buildings A, C, and D for tenants occupying less than 3,500 SF shall exceed a maximum of 60 SF in size.\*
12. No single building-mounted sign on Buildings A, C, and D for Major tenants (tenants occupying 3,500 SF to 14,999 SF) shall exceed a maximum of 75 SF in size.\*
13. The total number of signs and sign area for building-mounted signs on Buildings A, C, and D shall be as follows:
  - A maximum of 24 signs with a total maximum sign area of 1,410 SF shall be permitted for Building A;
  - A maximum of 12 signs with a total maximum sign area of 700 SF shall be permitted for Building C; and,
  - A maximum of 8 signs with a total maximum sign area of 642 SF shall be permitted for Building D.
14. The total maximum sign area for building-mounted signage on Building B shall be 1,420 SF. It shall be allocated as follows:

- A maximum of 14 building-mounted signs with a total maximum square footage of 820 SF shall be permitted for the first-floor tenants. No single building-mounted sign for the tenants occupying less than 3,500 SF shall exceed a maximum of 60 SF in size and no building-mounted sign for Major tenants (tenants occupying 3,500 SF to 14,999 SF) shall exceed a maximum of 75 SF in size.
  - A maximum of 10 building-mounted signs with a total maximum square footage of 600 SF shall be permitted for the second-floor tenants. No single building-mounted sign for tenants occupying less than 3,500 SF shall exceed a maximum of 60 SF in size and no building-mounted sign for Major tenants (tenants occupying 3,500 SF or more) shall exceed a maximum of 75 SF in size.
15. There shall be no more than three signs on the western facade of Building B and no more than two signs on the building's eastern facade. On the northern (Old Beulah Street) facade of Building B, there shall be no more than eleven signs on the first floor and no more than eight signs on the second floor.
  16. No single Window Display Panel for Building D shall exceed a maximum of 77 square feet in size. No single Window Display Panel for Buildings A, B, or C shall exceed a maximum of 50 square feet in size. Window Display Panels shall not contain text.
  17. Window Display Panels shall be counted as building-mounted signs and included in the total maximum number of signs and sign areas shown on the CSPA for each building.
  18. Tenant blade signs shall be included in the total maximum sign areas shown on the CSPA for each building. However, one tenant blade sign six square feet or less for first floor tenants only shall not count toward the total number of allowable signs for each building.
  19. The quantity and area of Junior Anchor Tenant signs shall be included in the total maximum sign areas and quantities shown on Sheet 11 of the CSPA for Buildings A, C, and D.
  20. The Second Story Entrance and Building Address Identification signage for Building B shall be limited to a maximum of 8 square feet.
  21. The total maximum sign area for building-mounted signage on the four-story office building shall be 1,200 SF. It shall be allocated as follows:
    - No single building-mounted sign for the Major office building tenants (tenants occupying 20,000 SF or more) shall exceed a maximum of 100 SF in size. A maximum of twelve building-mounted signs shall be permitted for Major office building tenants.

- No single building-mounted sign for tenants occupying less than 20,000 SF shall exceed a maximum of 40 SF in size.

Signage on the first floor shall not exceed 40 SF per sign and shall be limited to the following: there shall be no more than two signs on the building's Old Beulah Street (northern) façade; no more than four signs on the building's Beulah Street (western) façade, and no more than two signs on the building's Telegraph Road (southern) façade.

Major tenant signs larger than 40 SF shall be limited to the top two floors of the office and no more than three major tenant signs per side of the building.

22. Irrespective of what is shown on Sheet 9 of the CSPA, there shall be a maximum of seven Hilltop Directional Signs throughout the site. These signs shall be limited to a maximum of 15 square feet per sign.

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.