



**APPLICATION ACCEPTED:** December 15, 2014

**PLANNING COMMISSION:** May 13, 2015

## County of Fairfax, Virginia

**April 29, 2015  
STAFF REPORT  
CSPA 86-C-029-10  
DRANESVILLE DISTRICT**



<b>APPLICANT:</b>	Airbus Americas, Inc.
<b>ZONING:</b>	PDC
<b>PARCEL(S):</b>	15-4 ((01)) 13E3
<b>ACREAGE:</b>	4.14 acres
<b>PLAN MAP:</b>	Dulles Suburban Center, Mixed-Use
<b>PROPOSAL:</b>	To amend previously-approved CSPA 86-C-029-08 to allow sign modifications.

### **STAFF RECOMMENDATIONS:**

Staff recommends that the Planning Commission approve CSPA 86-C-029-10, subject to development conditions consistent with those contained in Appendix 1.

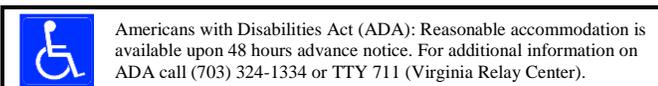
It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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) 324-12

**Michael H. Lynskey, ASLA**



**Excellence \* Innovation \* Stewardship  
Integrity \* Teamwork \* Public Service**

**Department of Planning and Zoning**  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



# Comprehensive Sign Plan Amendment

CSPA 86-C -029-10



Applicant:  
Accepted:  
Proposed:

AIRBUS AMERICAS, INC.  
12/15/2014  
TO AMEND CSPA-86-C-029-08 TO  
CONSOLIDATE TWO EXISTING BUILDING  
MOUNTED SIGNS INTO ONE SIGN WITH LESS  
TOTAL SIGNAGE AREA

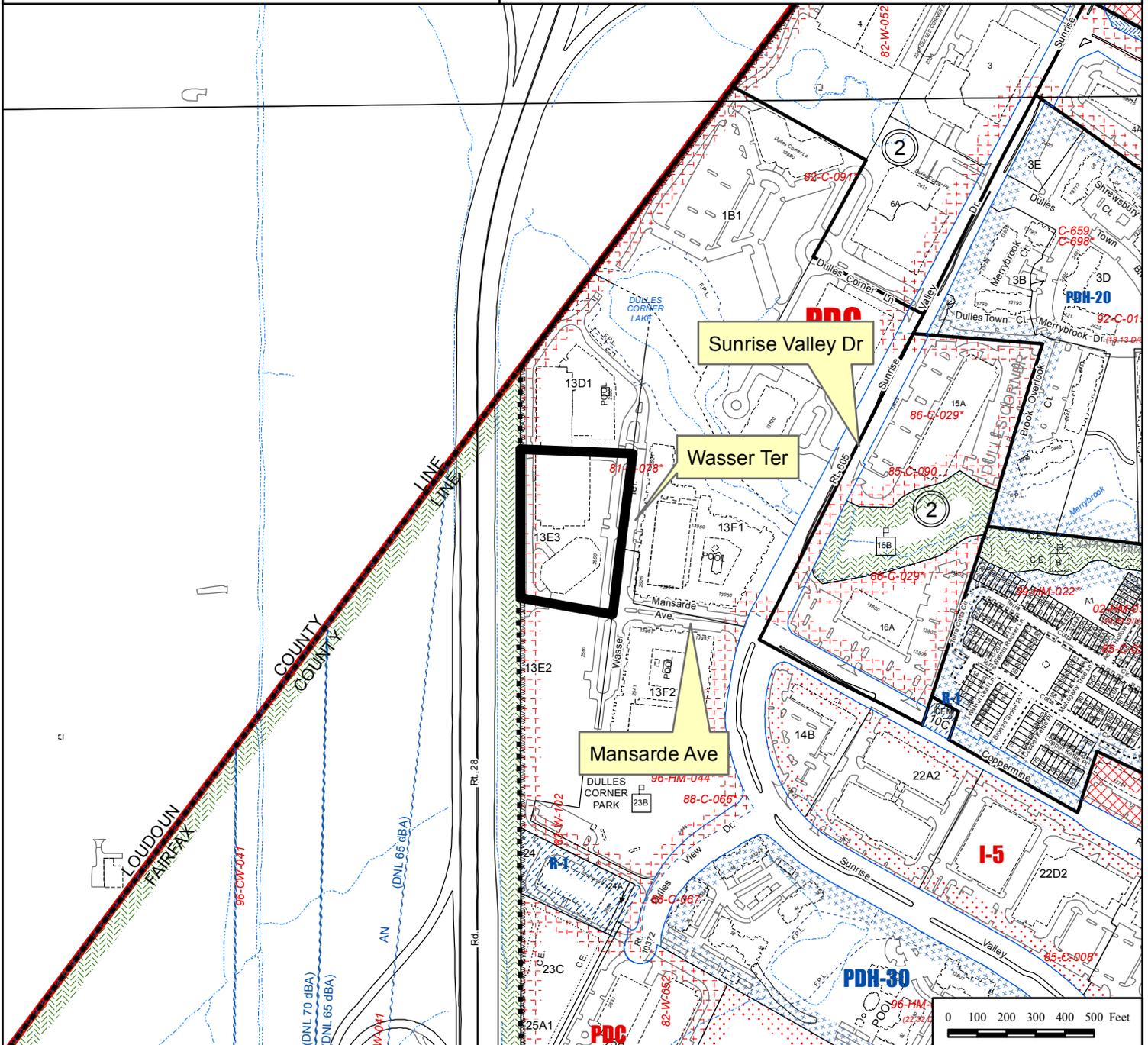
Area: 4.137 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect:  
Located: WEST SIDE OF WASSER TERRACE AT THE  
TERMINUS OF MANSARDE AVENUE

Zoning: PDC

Overlay Dist:

Map Ref Num: 015-4- /01/ /0013E3



# Comprehensive Plan of Exterior Signage Dulles Corner

## CSPA 86-C-029-10

April 8, 2015

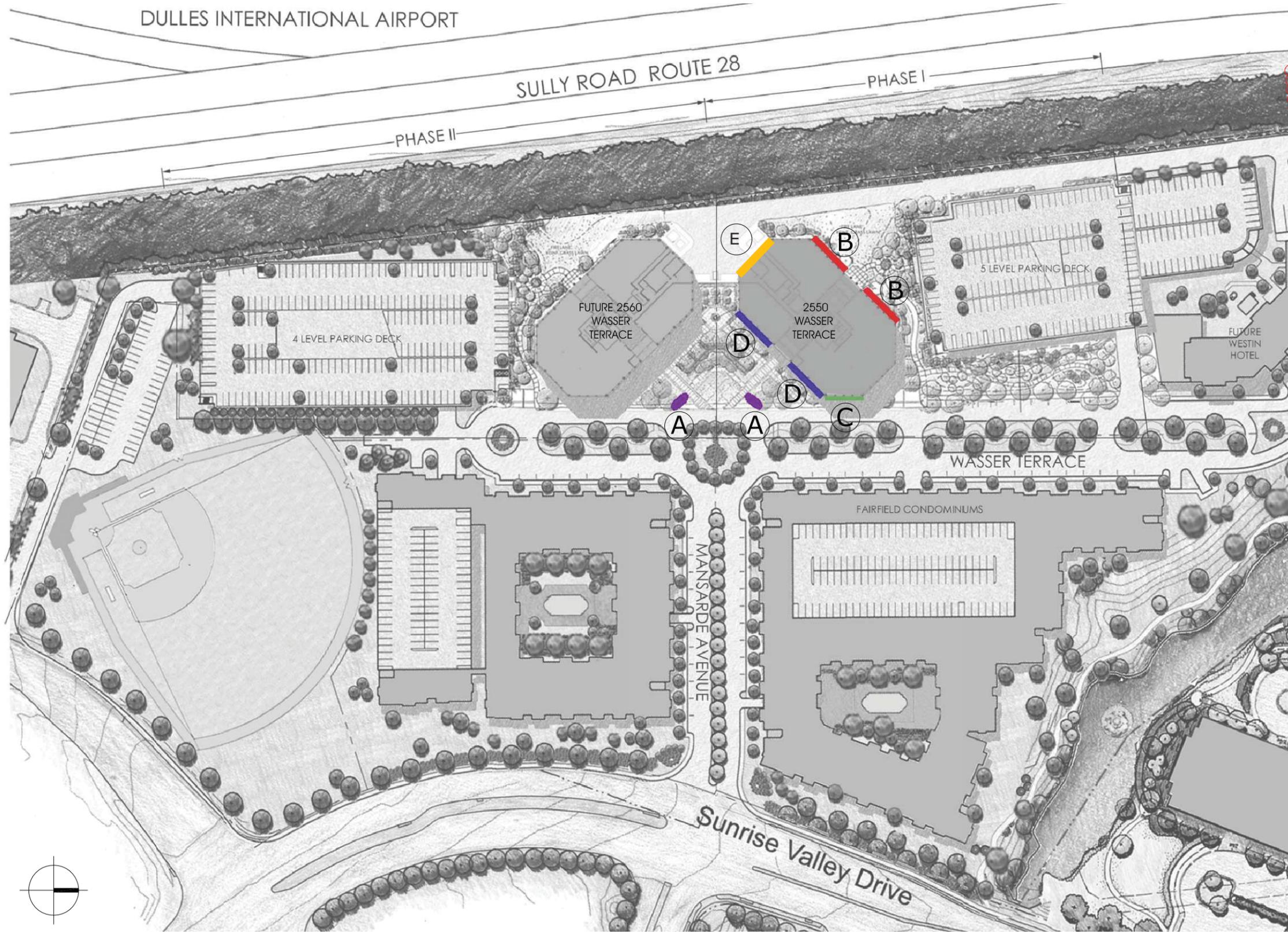
Sheet Index	
Sheet 1	Updated
Sheet 2	Updated
Sheet 3	No Change
Sheet 4	No Change
Sheet 5	No Change
Sheet 6	No Change
Sheet 7	No Change
Sheet 7A	New Sheet
Sheet 8	No Change
Sheet 9	No Change

DULLES INTERNATIONAL AIRPORT

SULLY ROAD ROUTE 28

PHASE I

PHASE II



PROPOSED SIGN TYPES

- (A) — FREE STANDING BUILDING SIGN (ADDRESS AND OCCUPANTS)
- (B) — BUILDING MOUNTED TENANT SIGNAGE @ 9TH FLOOR/ ROOF SPANDREL
- (C) — BUILDING MOUNTED TENANT SIGNAGE @ 3RD LEVEL
- (D) — FUTURE BUILDING MOUNTED TENANT SIGNAGE @ 3RD LEVEL
- (E) — BUILDING MOUNTED TENANT SIGNAGE @ 9TH FLOOR/ROOF SPANDREL REFER TO ENLARGED SITE PLANS FOR EXACT SIGN LOCATION

  TO BE REMOVED IF SIGN E IS INSTALLED.

\* NO CHANGE TO SIGNS A, C, AND D APPROVE PURSUANT TO CSPA-86-C-29-08

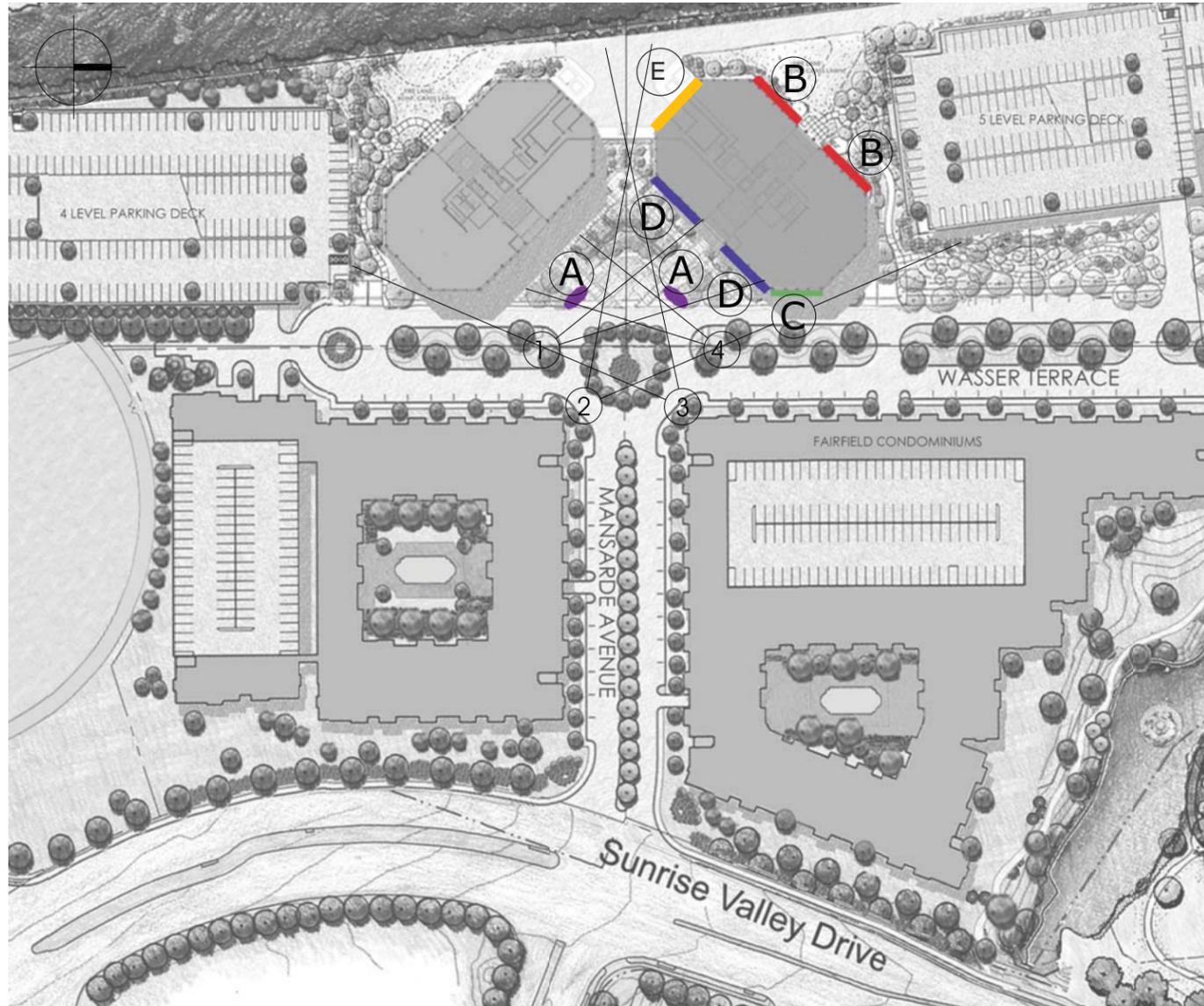
OVERALL SITE PLAN \_ NTS



3



4



2



1

\* NO CHANGE TO SIGNS A, C, AND D  
APPROVE PURSUANT TO CSPA-  
86-C-29-08

OVERALL SITE PLAN \_ NTS



TO BE REMOVED IF SIGN E IS  
INSTALLED.

PROPOSED SIGN TYPES

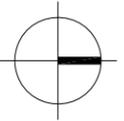
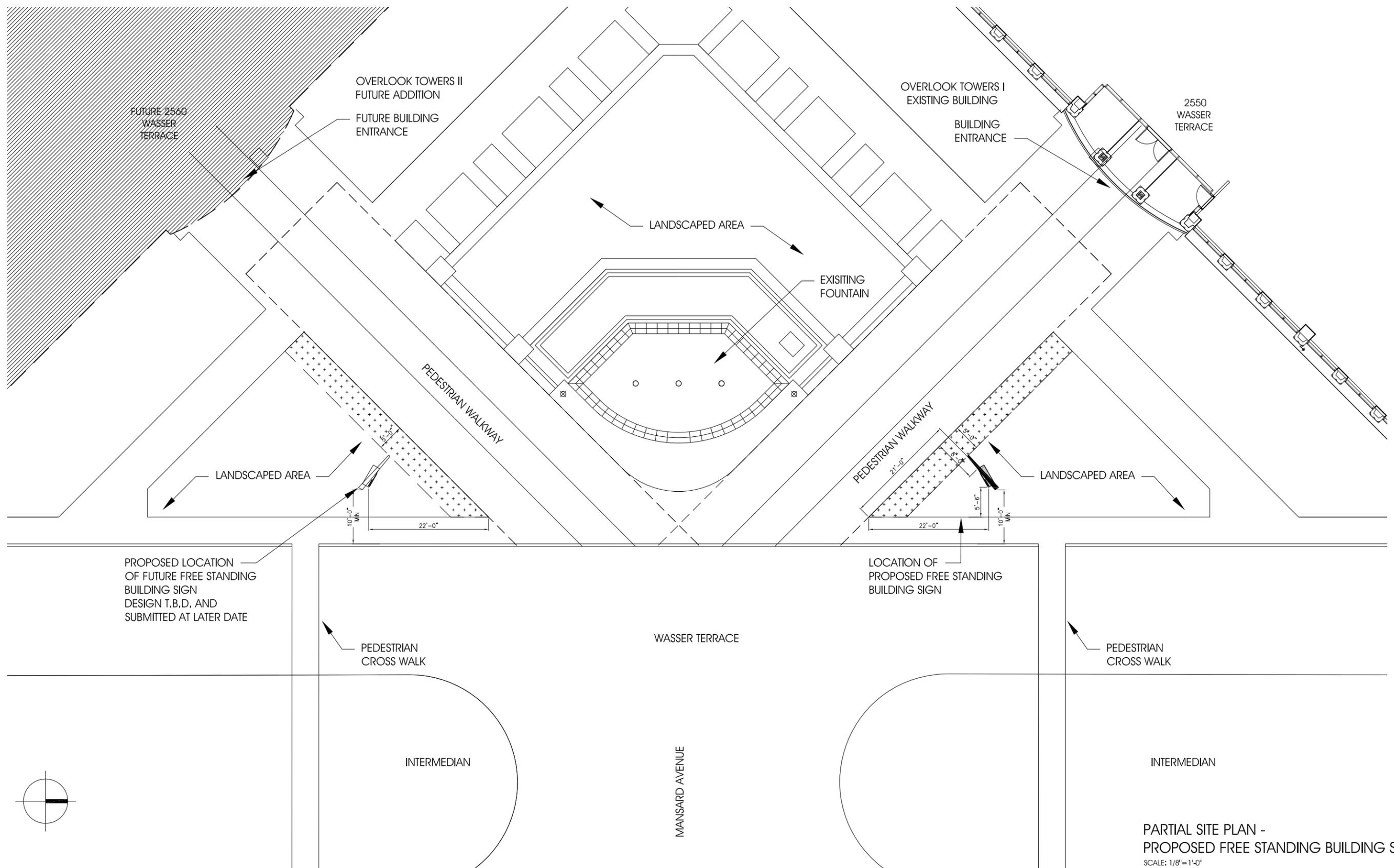
**A** FREE STANDING BUILDING SIGN  
(ADDRESS AND OCCUPANTS)

**B** BUILDING MOUNTED TENANT  
SIGNAGE @ 9TH FLOOR/  
ROOF SPANDREL

**C** BUILDING MOUNTED TENANT  
SIGNAGE @ 3RD LEVEL

**D** FUTURE BUILDING MOUNTED  
TENANT SIGNAGE @ 3RD LEVEL

**E** BUILDING MOUNTED TENANT  
SIGNAGE @ 9TH FLOOR/ROOF  
SPANDREL



PARTIAL SITE PLAN -  
 PROPOSED FREE STANDING BUILDING SIGN  
 SCALE: 1/8" = 1'-0"

**NORITAKE**  
 associates

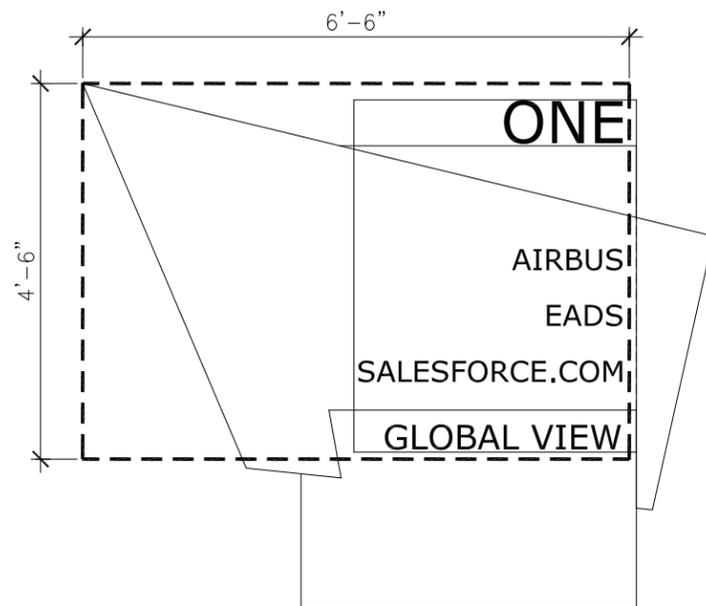
605 PRINCE STREET, ALEXANDRIA, VA 22314  
 T. 703.739.9366 F. 703.739.9481

COMPREHENSIVE PLAN OF EXTERIOR SIGNAGE  
 DULLES CORNER

HERNDON, VA

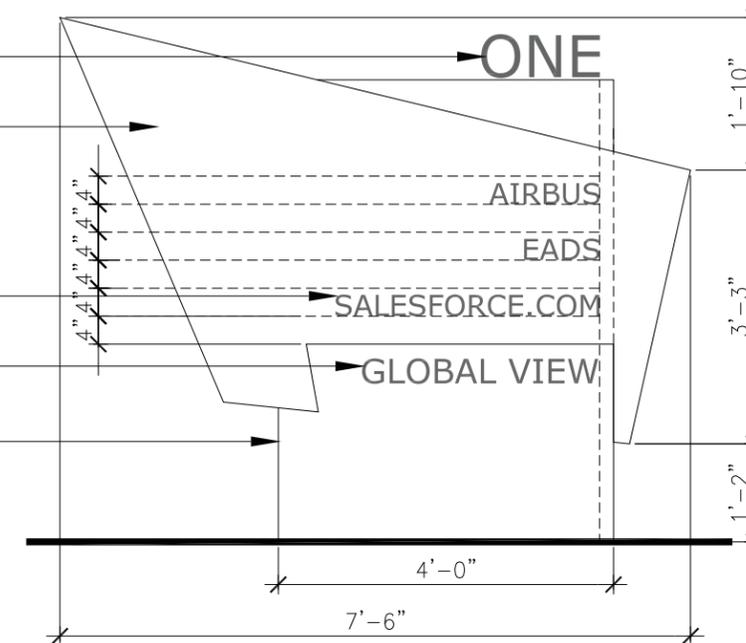
SHEET 03

NO CHANGE FROM CSPA 86-C-029-08

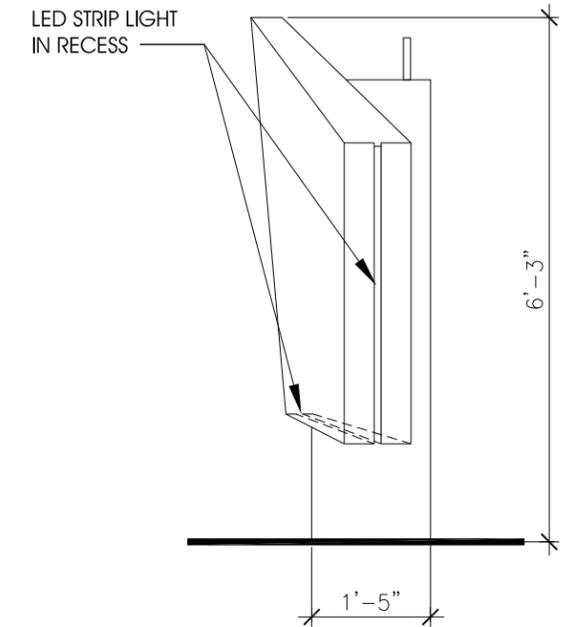


SQ.FT. DIAGRAM  
CALCULATED SIGN AREA: 29.25 SQ.FT.

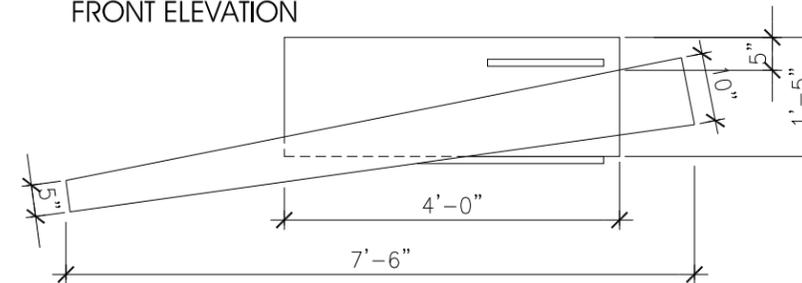
- 6" ALUMINUM LETTERS W/ METALLIC COATING  
RAISED ON 1" PINS
- METAL PLATE  
W/ SATIN SILVER FINISH
- 3" ALUMINUM LETTERS W/ METALLIC COATING  
RAISED ON 1" PINS
- 3-1/2" ALUMINUM LETTERS W/ METALLIC  
COATING RAISED ON 1" PINS
- HEAVY METAL PLATE, RIBBED  
FINISH, DARK
- SIGN T.B. LIT BY LIGHT BEAMER  
(SPOT LIGHTING) LOCATED ON  
GROUND



FRONT ELEVATION



SIDE ELEVATION



PLAN

FUNCTION: IDENTIFY BUILDING ADDRESS  
AND TENANT NAMES  
OVERALL SIZE: 6'-3" X 7'-6"

PROPOSED FREE STANDING BUILDING SIGN  
SCALE: 1"=1'-0"



RENDERING - NTS

6" ALUMINUM LETTERS W/ METALLIC COATING  
RAISED ON 1" PINS

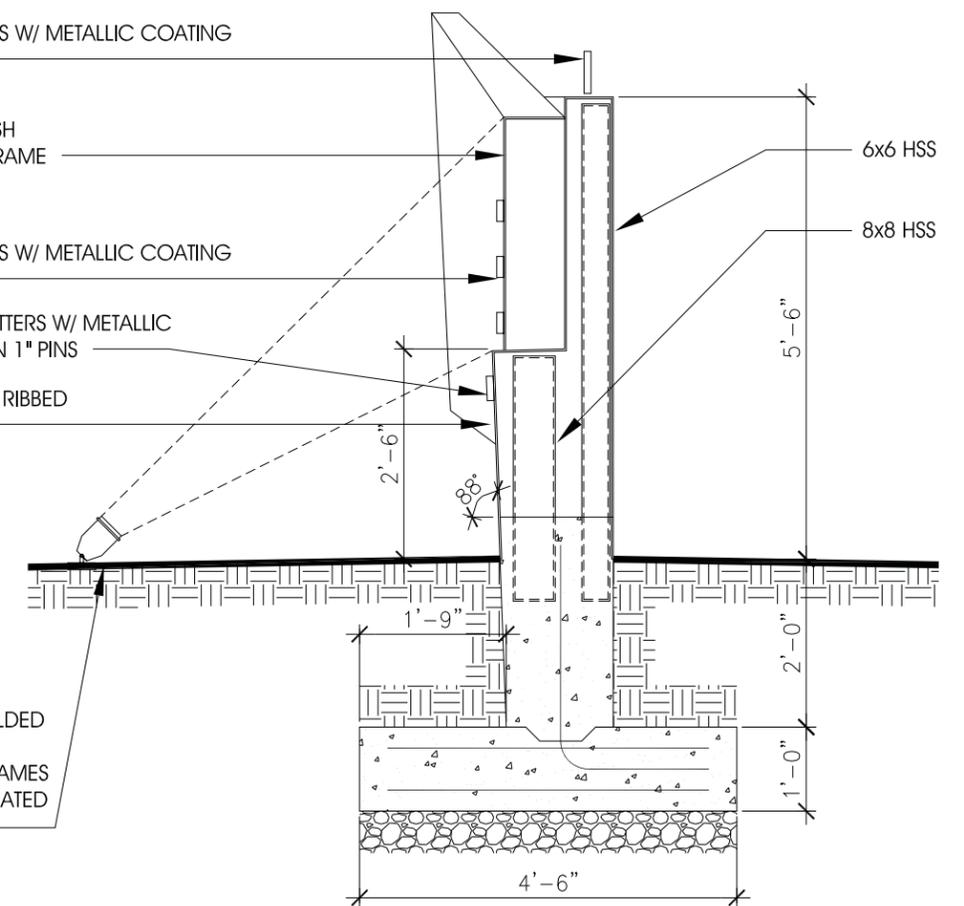
METAL PLATE  
W/ SATIN SILVER FINISH  
ATTACHED TO HSS FRAME

3" ALUMINUM LETTERS W/ METALLIC COATING  
RAISED ON 1" PINS

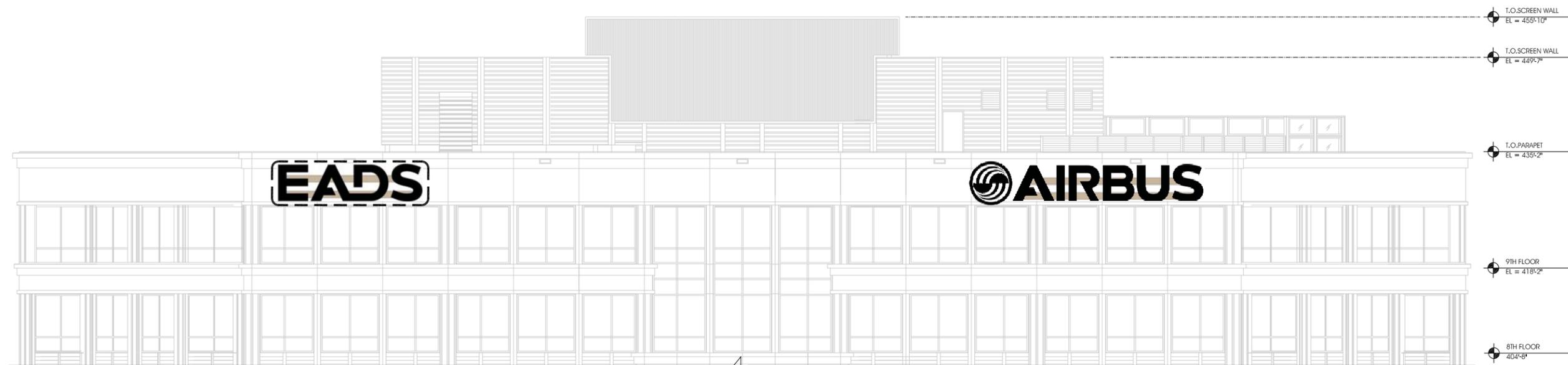
3-1/2" ALUMINUM LETTERS W/ METALLIC  
COATING RAISED ON 1" PINS

HEAVY METAL PLATE, RIBBED  
FINISH, DARK

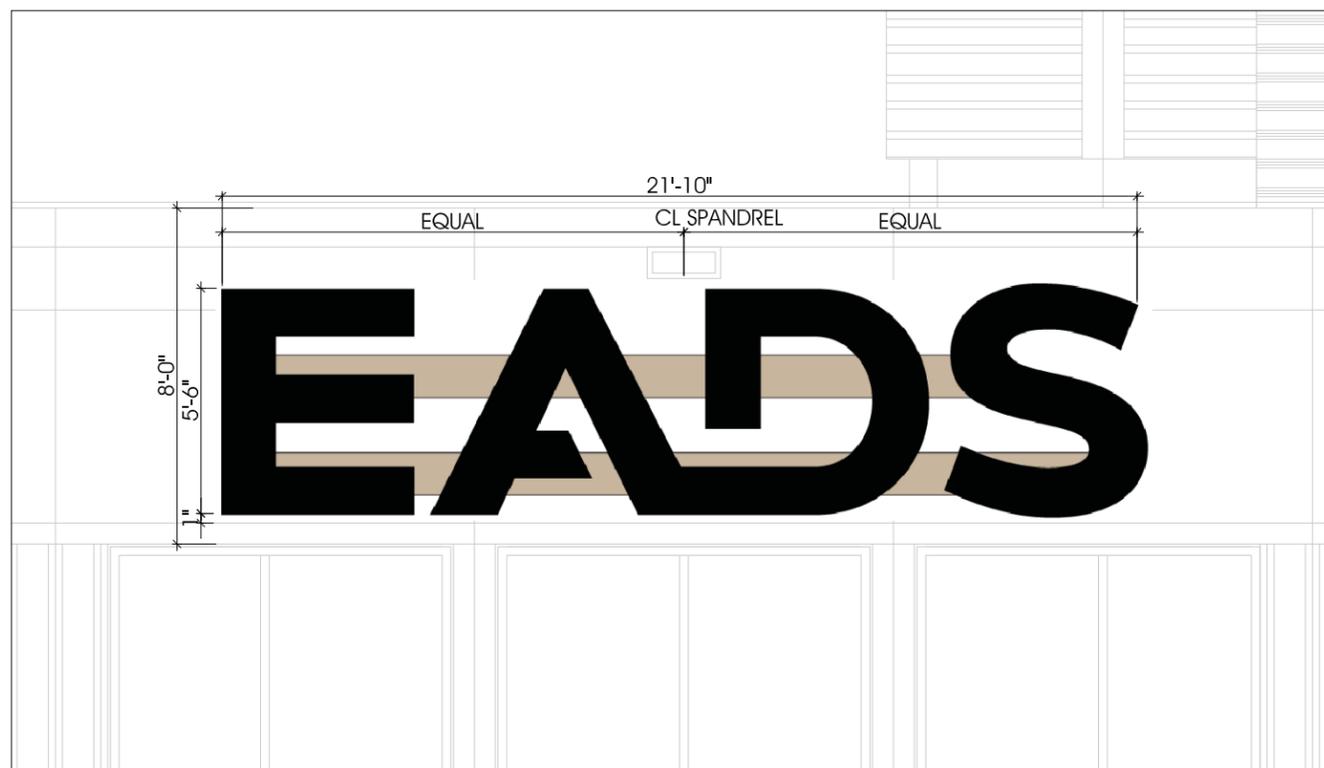
SIGN T.B. LIT BY  
DIRECTIONALLY SHIELDED  
SPOT LIGHTS AIMED  
TOWARDS TENANT NAMES  
(FULL CUT OFF), LOCATED  
ON GROUND.



PROPOSED FREESTANDING BUILDING SIGN  
SCALE: 1"=1'-0"

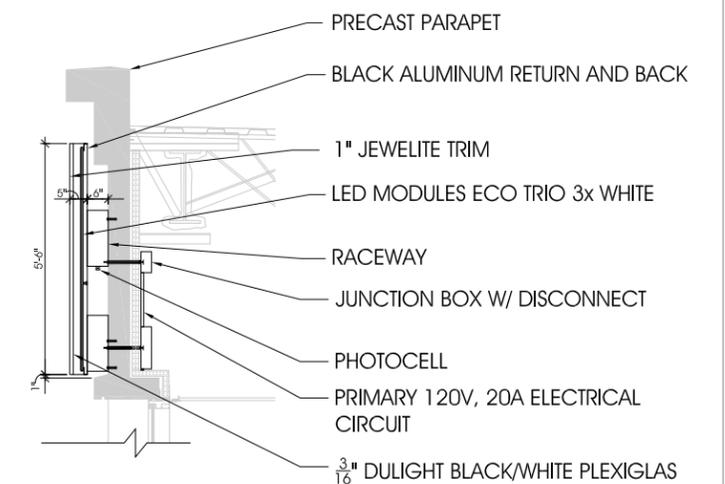


PARTIAL BUILDING ELEVATION - NORTH  
SCALE: 1/8"=1'-0"



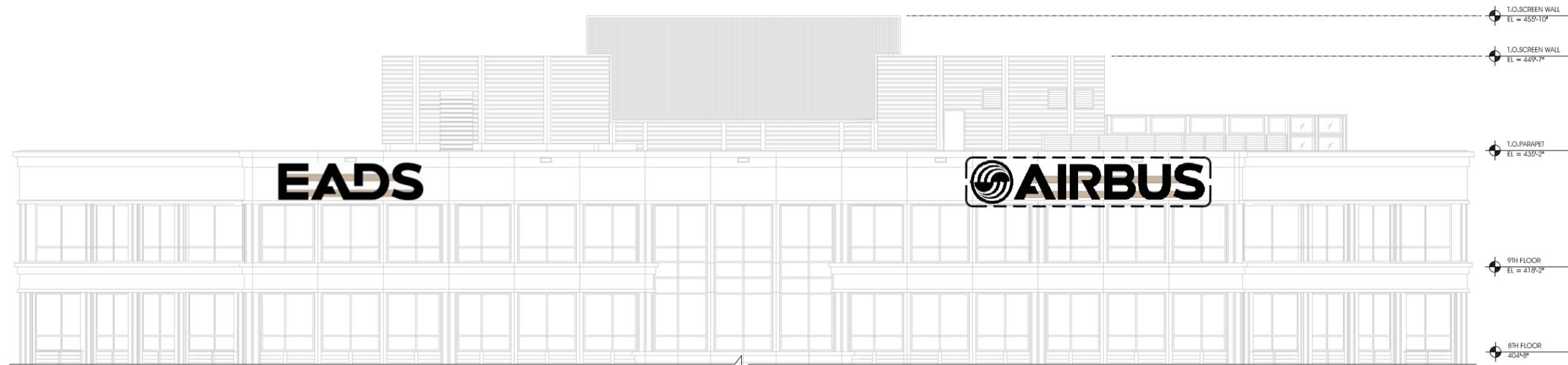
SIGN TO BE CENTERED ON PRECAST PANEL

SIGN AREA: 120.08 SQ.FT.



PROPOSED TENANT SIGN @ 9TH FLOOR/ ROOF SPANDREL - EADS LOGO DETAIL

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

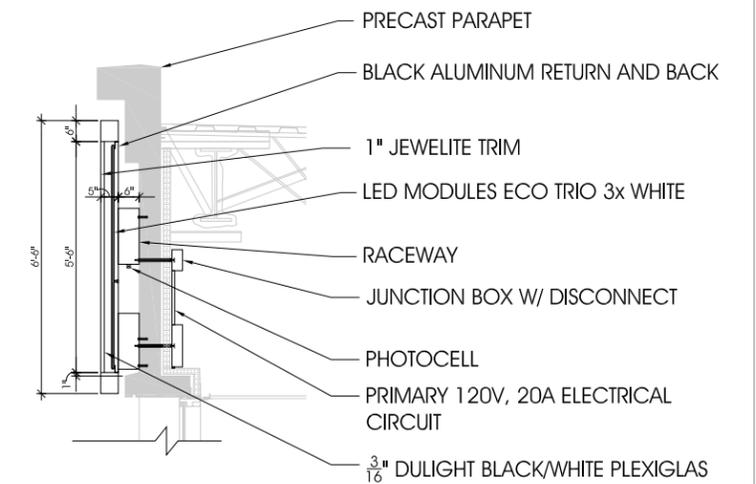


PARTIAL BUILDING ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"



SIGN TO BE CENTERED ON PRECAST PANEL

SIGN AREA: 201.75 SQ.FT.

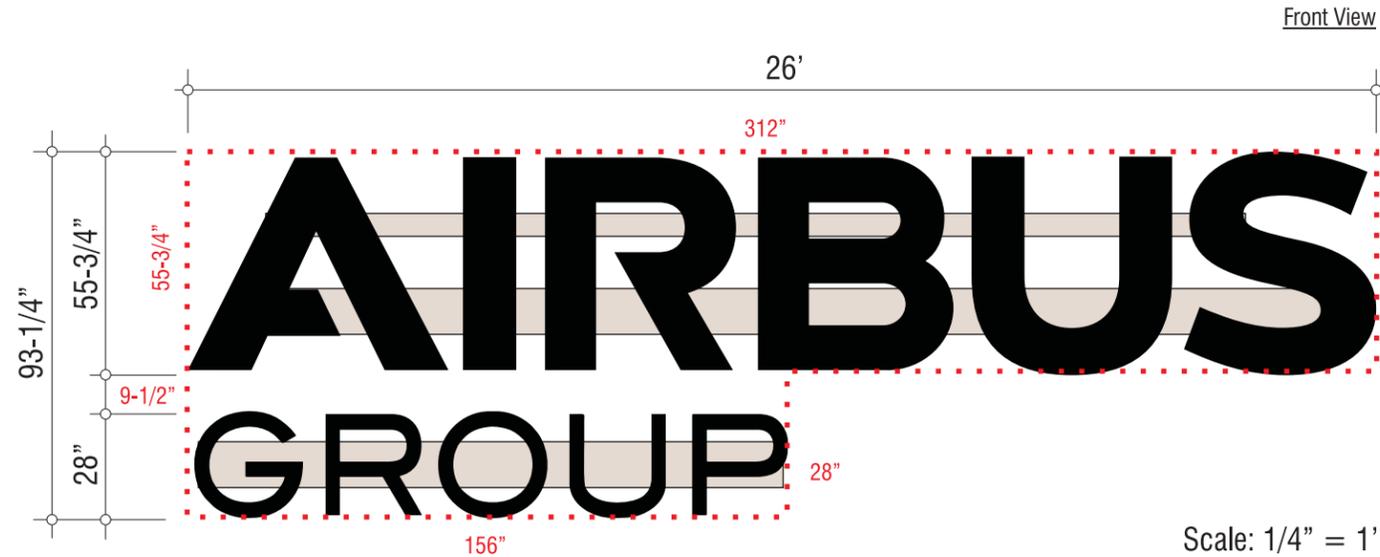


PROPOSED TENANT SIGN @ 9TH FLOOR/  
ROOF SPANDREL - AIRBUS LOGO DETAIL  
SCALE: 1/2" = 1'-0"

# Channel Letters

Front Illuminated

\* New signage proposed as part of CSPA 86-C-029-10



Front View

TO BE INSTALLED AS ALTERNATIVE TO SIGNS SHOWN ON SHEETS 6 AND 7

Scale: 1/4" = 1'

**MANUFACTURE AND INSTALL 1X (ONE) SET OF FACE-LIT CHANNEL LETTERS.**  
MESSAGE: AIRBUS GROUP

**MATERIALS:**

**CHANNEL LETTERS** - TO BE CONSTRUCTED OF .080 BLACK ALUMINUM BACKS, .063" BLACK ALUMINUM RETURNS (5" DEEP).

INTERIOR SURFACES SPRAYED WHITE FOR MAXIMUM LIGHTING.

**FACES**- TO BE CONSTRUCTED OF 3/16" WHITE PLEXIGLASS OVERLAID W/DAY-NIGHT 3M TRANS. VINYL.

NOTE: FACES BAND WITH A 2" BLACK TRIM CAP.

**LIGHTING**- FROM AN INTERNAL SOURCE OF BITRO ECO TRIO 3X WHITE LED MODULES POWERED BY A 12VOLT POWER PACK. NOTE: ALL WIRING AND MATERIALS USED WILL BE U.L. APPROVED.

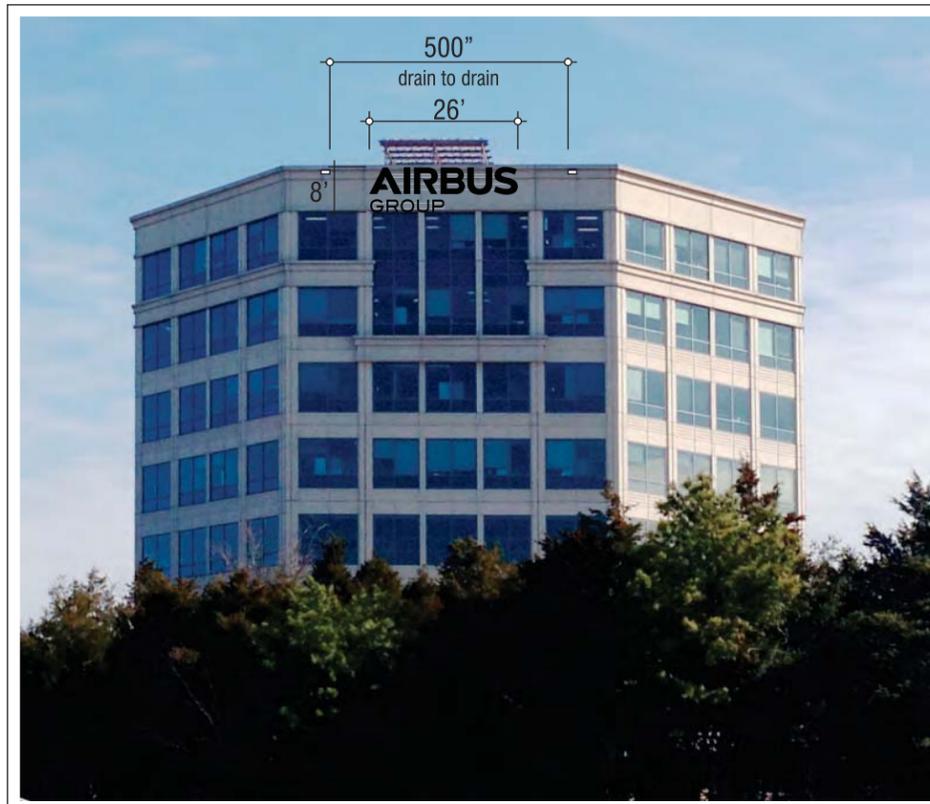
**RACEWAY (2x):** CUSTOM BUILT ALUMINUM RACEWAY, SPRAYED TO MATCH BUILDING COLOR (PMS WARM GREY 1C, TO BE FIELD VERIFIED).

**INSTALLATION:** LETTERS TO BE INSTALLED ON BUILDING FASCIA W/RACEWAYS, ALUMINUM TUBE SUPPORT AND 1/2" LAGS/SHIELDS.

NOTE: ALL PENETRATIONS INTO FASCIA TO BE SEALED WITH SILICONE ADHESIVE.

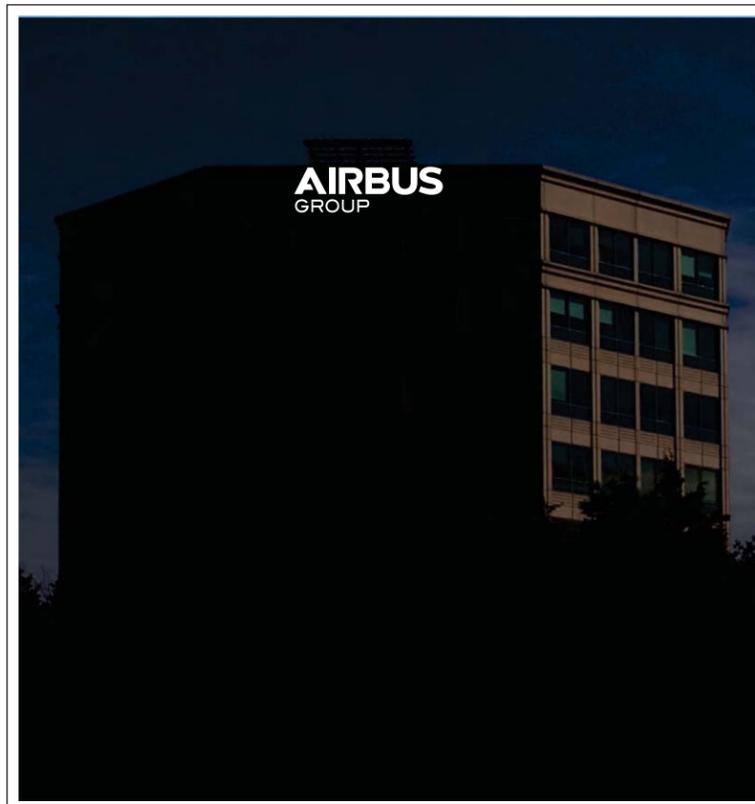
**ELECTRICAL**- RUN TO SIGN LOCATION BY OTHERS. ONE (1) 20AMP 120VOLT CIRCUIT REQUIRED. SELLER TO MAKE FINAL HOOK-UP, IF ADEQUATE ELECTRICAL SERVICE IS PROVIDED AT TIME OF INSTALLATION.

**PERMITS:** SIGN FABRICATOR TO OBTAIN ALL REQUIRED PERMITS



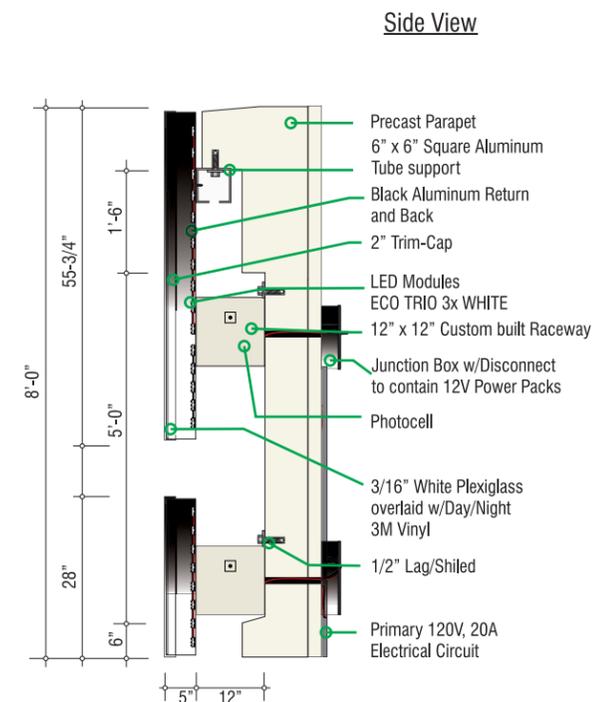
As Installed. Day View

Scale: 1/32" = 1'



As Installed. Night View

Scale: 1/32" = 1'



Side View

Scale: 3/8" = 1'

DESIGNED BY

**SMI Sign Systems, Inc.**

integrated sign solutions

3903 Cornell Place • Frederick, MD • 21703  
Tel: 301-468-1132 Fax: 301-230-9048

SALES REPRESENT.

NAME Chris Cleveland  
PHONE 301-468-1132  
EMAIL chris@smisigns.com

PROJECT MANAGER

NAME  
PHONE  
EMAIL

PROJECT DESIGNER

NAME Alex

DATE 05/29/2014

FILE PATH a-b\Airbus Americas\Channel Letters.cdr

PAGE 1 of 1

REVISIONS Date:

DESIGNED FOR

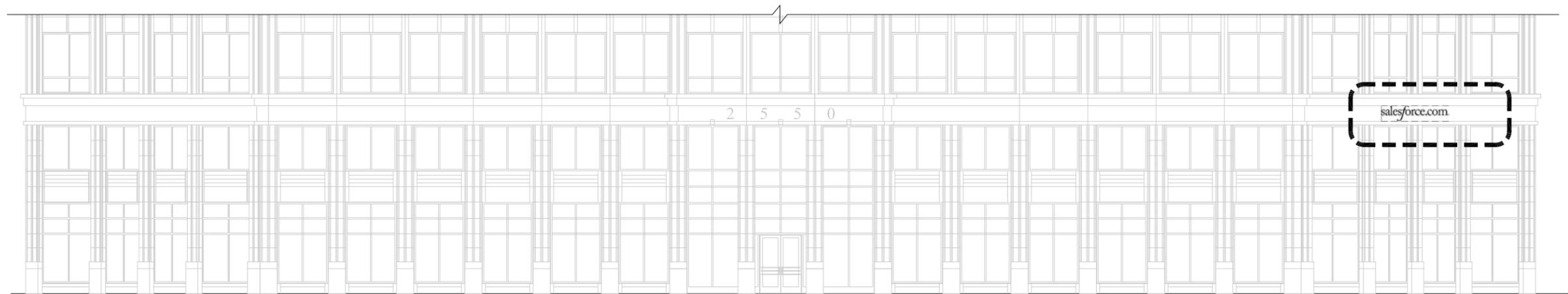
**AIRBUS**

I verify that I have checked all details in text, copy and layout including spelling and grammar on each proof and find it to be correct. I authorize this job to begin Production.

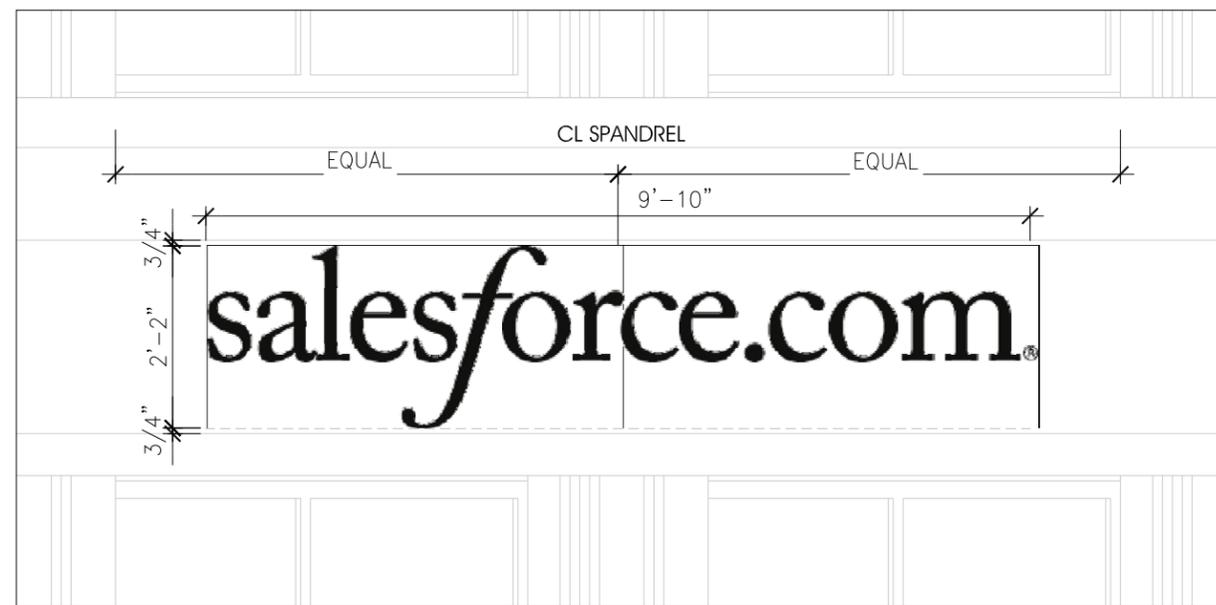
Approved By:

Date:

SMI Sign Systems, Inc. is not responsible for typesetting of layout errors after customer sign-off. Changes to typesetting, layout, reprints or any aspect of production shall be sole financial responsibility of customer. Should an error occur within our control, SMI Sign Systems, Inc. will make best effort to rectify. SMI Sign Systems, Inc. will not be liable for costs or damages beyond costs associated with correction of the sign.

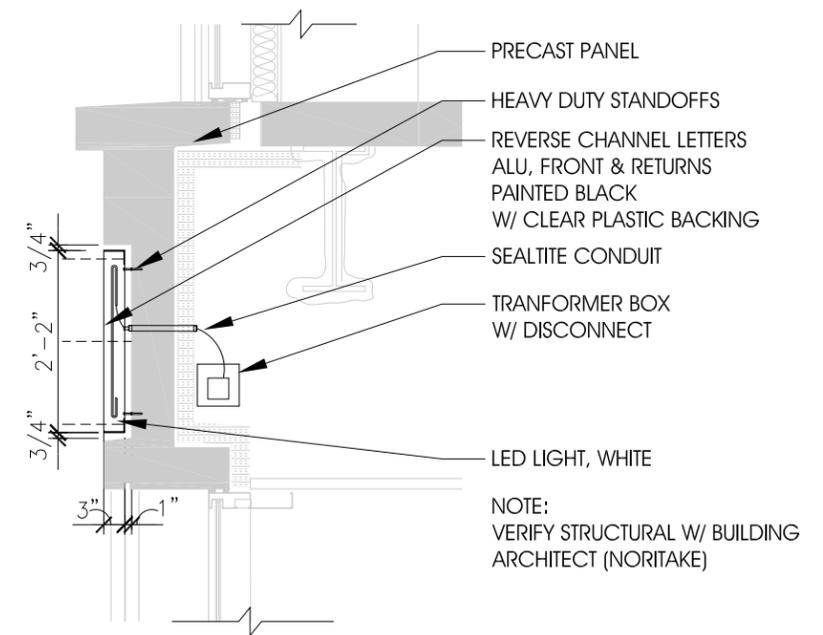


PARTIAL BUILDING ELEVATION - SOUTH EAST  
SCALE: 1/8"=1'-0"

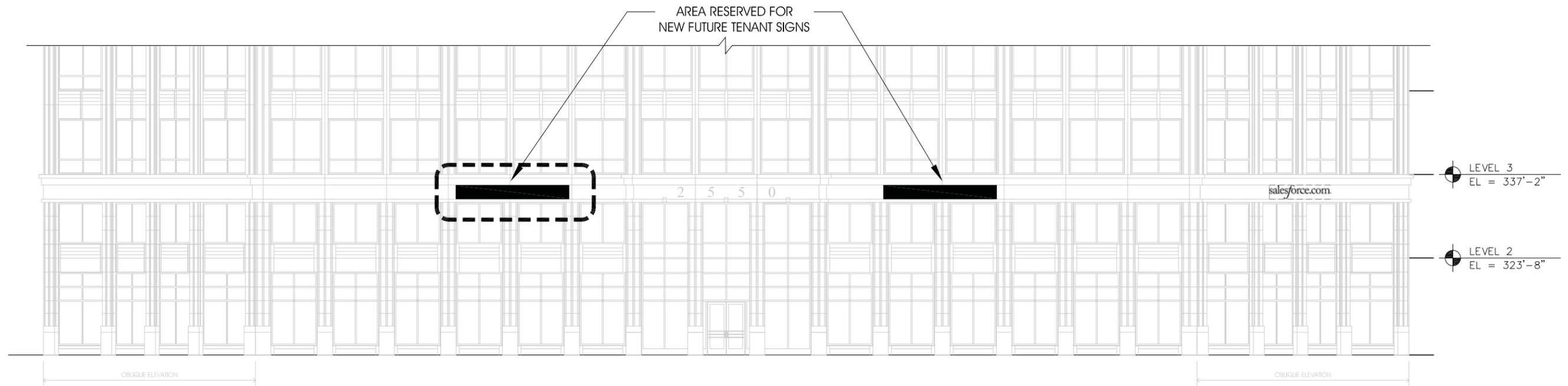


SIGN TO BE CENTERED ON PRECAST PANEL

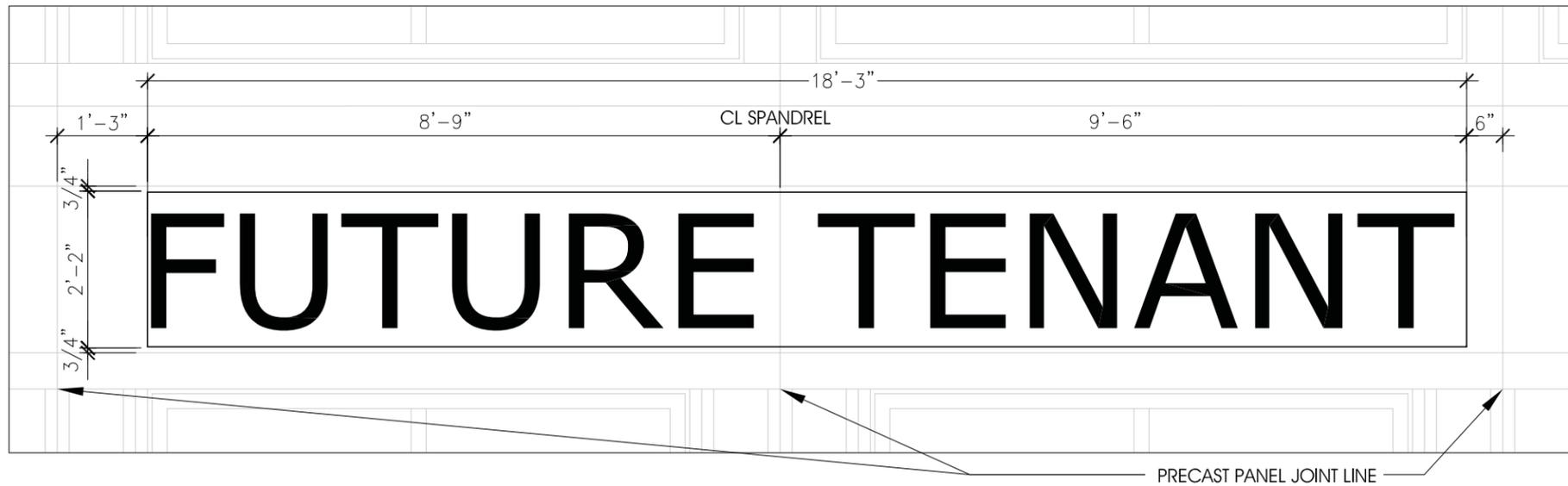
SIGN AREA: 21.3 SQ.FT.



PROPOSED TENANT SIGN @ 3RD FLOOR -  
SALESFORCE.COM LOGO DETAIL  
SCALE: 1"=1'-0"



PARTIAL BUILDING ELEVATION - SOUTH EAST  
SCALE: 1/8"=1'-0"



PROPOSED FUTURE TENANT SIGN  
@ 3RD FLOOR -  
SCALE: 1"=1'-0"

BOTH SIGNS TO HAVE EITHER

- a) FACE-LIT CHANNEL LETTERS W/ BLACK DAY/ WHITE NIGHT EFFECT (WHITE LED) OR
- b) REVERSE CHANNEL LETTERS (WHITE LED)

BOTH SIGNS TO USE SAME METHOD OF LIGHTING.

SIGNS TO BE CENTERED ON PRECAST PANEL BETWEEN WINDOWS, AS SHOWN.

ALLOWABLE SIGN AREA PER SIGN:  
39.0 SQ.FT. MAX.  
(18'-3" X 2'-2")

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

**APPLICATION DESCRIPTION:**

The applicant, Airbus Americas, Inc., requests approval of the tenth amendment to a Comprehensive Sign Plan (CSP 86-C-029) for the Dulles Corner development, zoned PDC, and located adjacent to Route 28 - directly across from Dulles Airport, in the Dranesville District. The current application applies only to a 4.137-acre portion (tax parcel 15-4((01))13E3) of the overall 96-acre CSP area.

This application would amend building-mounted signage previously approved with CSPA 86-C-029-08, to allow the option of one new building-mounted sign on the southwest facade of an existing building to replace two existing building-mounted signs, which would be removed upon installation of the new sign. A copy of the proposed CSPA is included at the beginning of this staff report. Proposed development conditions and the applicant’s statement of justification are contained in Appendices 1 and 2 respectively. A copy of previously-approved CSPA 86-C-028-08 is included as Appendix 3.

**LOCATION AND CHARACTER:**

The Dulles Corner Development, located east of Route 28 and south of Dulles Airport Access Road, includes a mix of office, retail, hotel and residential uses. The subject property is located on the west side of Wasser Terrace at the terminus of Mansarde Ave, and contains one existing eight-story office building, with one additional similar office building approved on the adjacent parcel, but not yet built.

<b>Figure 1: SURROUNDING USES</b>			
	<b>Existing Zoning:</b>	<b>Existing Use:</b>	<b>Comprehensive Plan:</b>
<b>North:</b>	PDC	Hotel (Westin)	Mixed-use
<b>South:</b>	R-1	Telecommunication Switching Station	Public Facilities
<b>East:</b>	PDC	Multi-Family Residential	Mixed-use
<b>West:</b>	R-1	Route 28 and Dulles International Airport	Public Facilities

**ZONING BACKGROUND:**

Dulles Corner was rezoned to the PDC District in 1987 (RZ 86-C-029). The following background information relates to the various amendments to the Dulles Corner Development which are relevant to the current request. For a more detailed history of the Comprehensive Sign Plan and its amendments, see Appendix 6.

- **RZ 86-C-029**

On February 23, 1987, the Board of Supervisors approved RZ 86-C-029 to rezone 96.1 acres from R-1 (Residential, one dwelling unit per acre) and I-4 (Medium Intensity Industrial) Districts to the PDC (Planned Development Commercial) District for the development of Dulles Corner. Copies of the CDP/FDP and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

- **CSP 86-C-029**

On July 22, 1987, the Planning Commission approved CSP 86-C-029 to create a comprehensive sign plan for the Dulles Corner Development. This sign plan did not specify signs for the subject property.

- **PCA 1996-HM-044-03, PCA 88-C-066-05 and PCA 86-C-029-10** (with the Planning Commission having previously approved **FDPA 1996-HM-044, FDPA 88-C-066 and FDPA 86-C-029-06**)

On December 6, 2006, the Board of Supervisors approved the aforementioned amendments to modify the Conceptual/Final Development Plans, proffers and conditions to permit site modifications on three portions of Dulles Corner (Tax Maps 15-4 ((1)) 23A pt., 13, 13B, 23A pt., 23A1 and 13C), specifically to permit two office buildings (210,000 square feet each), a hotel and conference center (160,000 square feet with 320 rooms), a retail support building for the hotel (71,896 square feet), two residential buildings (594,000 square feet for 470 dwelling units) and park dedication, with an option for an office building (217,896 square feet) and retail support building (14,000 square feet) in lieu of the hotel and hotel support buildings. This is the governing CDP/FDP and copies of the proffers, conditions and CDP/FDP are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

- **CSPA 86-C-029-07**

On January 18, 2012, the Planning Commission approved the seventh amendment to CSP 86-C-029, which included two freestanding signs and five building-mounted signs for one newly constructed building and one future "sister" building.

- **CSPA 86-C-029-08** (Appendix 3)

On January 17, 2013, the Planning Commission approved an application to amend two of the five building mounted signs previously approved with CSP 86-C-029-07 to allow for increased copy area.

- **CSPA 86-C-029-09**

On July 18, 2013, the Planning Commission approved an application to add an additional freestanding monument sign to Parcel 1B of Dulles Corner. This amendment did not affect the current application parcel.

## **COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** III

**Planning District:** Upper Potomac

**Planning Sector:** Sully

**Special Study Area:** Dulles Suburban Center, Land Unit "A"

The Comprehensive Plan for the Dulles Suburban Center seeks to foster visual unity in the area through design elements and asserts an expectation of high urban design standards, in order to make the area a showplace for urban redevelopment. With regards to signage, the primary consideration of the plan is to create a unified signage style for a given development unit and to carry it out consistently. The Design Guidelines for the Dulles Suburban Center mention creating "*Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter*". One objective of the Land Unit "A" plan, specifically, is to create a clearly recognizable identity that relates to the area's function as an urban core.

The major objectives of the Dulles Suburban Center Plan also emphasize support for business and commercial development in the area and encourage flexibility for economic enterprises attracted to the Dulles Airport, while seeking to minimize undesirable visual impacts of development.

**DESCRIPTION OF PROPOSAL:**

**CSPA Plan:** (at beginning of staff report)

**Title of CSPA:** “Comprehensive Plan of Exterior Signage, Dulles Corner – CSPA 86-C-029-10”

**Prepared by:** Noritake Associates

**Date:** April 8, 2015

**Description:** The CSPA consists of 11 sheets, including a cover sheet, and would supersede previously-approved CSPA 86-C-086-08. An index on the cover reflects which sheets have been revised from the previous CSPA, and lists one new sheet (Sheet 7A), which contains details of the proposed new sign.

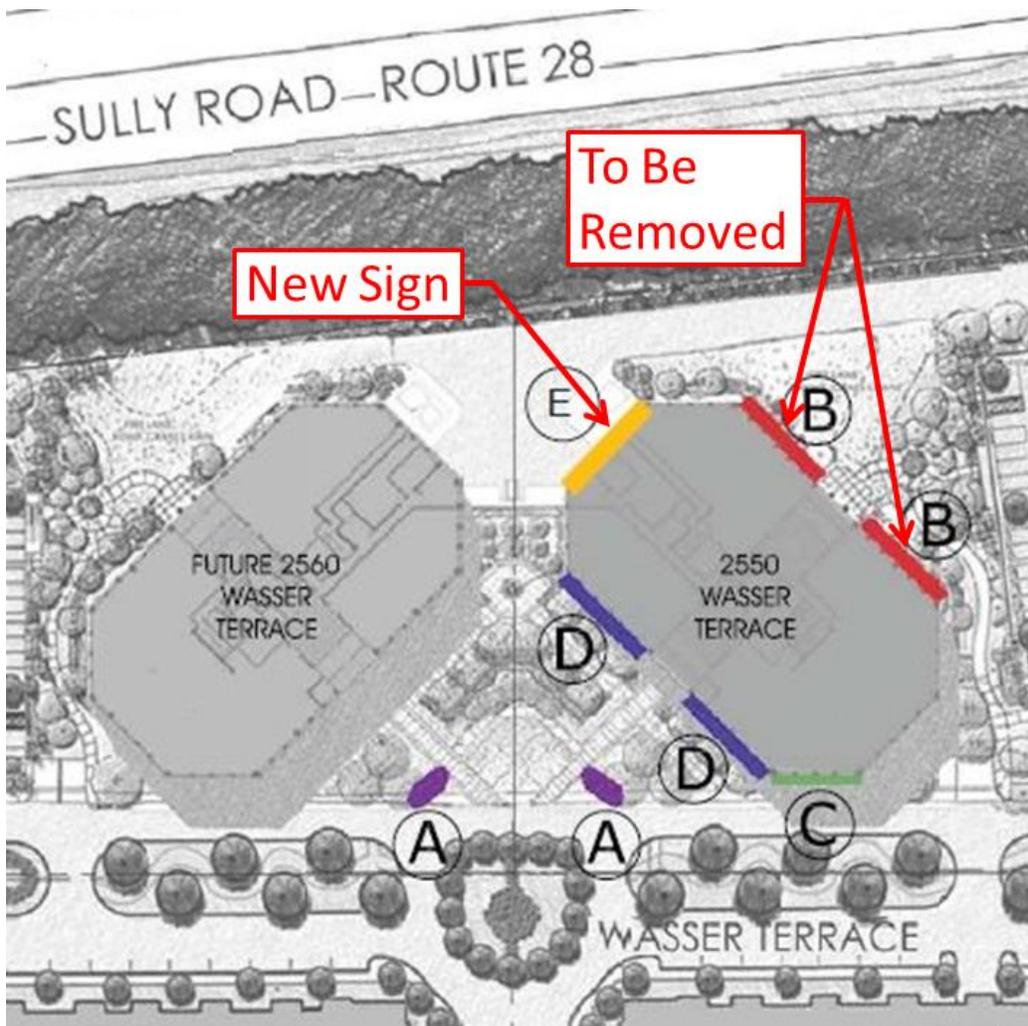


Figure 2: Proposed sign modifications (from Sheet 1 of the CSPA).

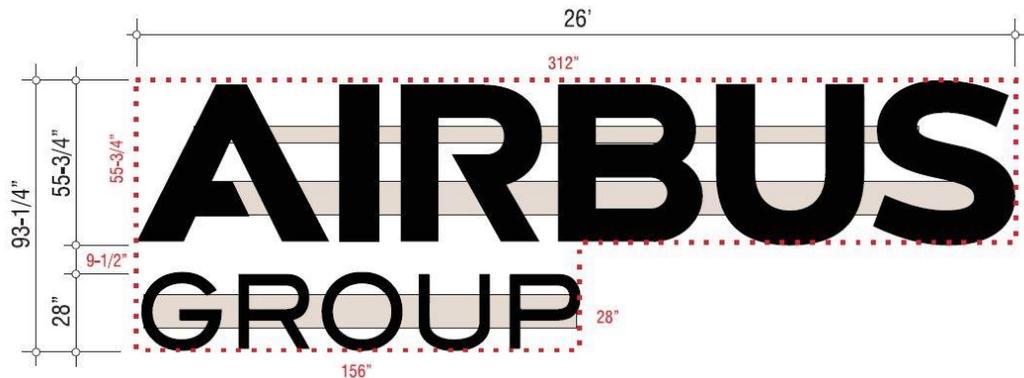


Figure 3: Proposed new sign (from Sheet 7A of the CSPA).

**STAFF ANALYSIS**

**Zoning Ordinance Provisions (Appendix 5)**

Section 12-203-8 specifies that the area of the building-mounted signs shall not exceed one and one-half square feet of sign area for each of the first 100 linear feet of building frontage plus one square foot of sign area for each linear foot over 100 linear feet of building frontage; however no one sign shall exceed 200 sf. Applying the Section 12-203-8 frontage formula to the building in this application would yield a maximum permissible building-mounted sign area of 270 sf. The total area of the signs approved by CSPA 86-C-029-08 was 421.85 sf, which exceeded the maximum “by-right” permissible area by 151.85 sf. Section 12-210-1 of the Zoning Ordinance allows such flexibility in the design of signage in planned developments, in accordance with a comprehensive plan of signage.

The currently-proposed 161.42 sf building-mounted sign would replace two existing building-mounted signs (having a combined area of 321.75 sf), which would reduce the total sign area approved for the building. The resulting total sign area of 261.52 sf would be within the “by-right” permissible amount. The new sign would also be within the 200 sf maximum permissible “by-right” area for each individual sign.

	Approved Copy Area	Proposed Change	Difference	Letter Height Approved	Letter Height Proposed
Airbus	201.75	0	-201.75	5'-6"	N/A
EADS	120	0	-120	5'-6"	N/A
Airbus Group, Inc.	0	161.42	161.42	N/A	4'-7.75" (AIRBUS) and 28" (Group)
Salesforce	21.3	No change	0	2'-2"	2'-2"
Future Tenant	78.8	No change	0	2'-2"	2'-2"
Total	421.85	261.52	-160.33		

Figure 4: Sign area table (from applicant’s Statement of Justification).

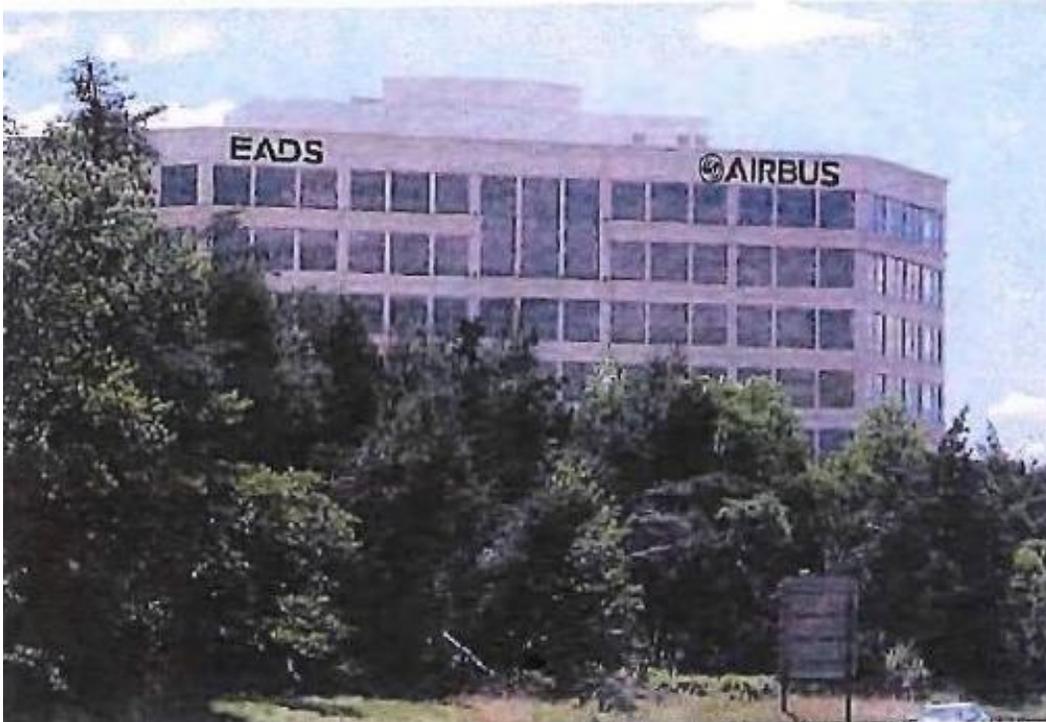


Figure 5: Applicant rendering of existing building-mounted signs (to be removed).



Figure 6: Applicant rendering of proposed building-mounted sign.

### **Land Use Analysis**

Section 12-210-4 additionally specifies that signage options be in accordance with the standards for planned developments set forth in Part 1 of Article 16, and that “all 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”.

Staff considers the proposed sign in scale and harmonious with the existing signage on the site, and envisions no additional adverse impacts on surrounding properties as compared to the previously-approved plan.

### **Environmental Analysis**

There are no additional environmental impacts identified in the current proposal as compared to the previously-approved plan.

### **Transportation Analysis**

There are no additional transportation impacts identified in the current proposal as compared to the previously-approved plan.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff feels that the proposed amendment, constituting a revision of previous amendment CSPA 86-C-029-08, represents a decrease in building-mounted signage from the previously-approved amendment and remains consistent with the existing Comprehensive Sign Plan and the spirit of the County’s Comprehensive Plan for the Dulles Suburban Center, which encourages economic development associated with the Dulles Airport and identification of the area as an urban core. The proposal would also conform to applicable Zoning Ordinance requirements.

### **Recommendation**

Staff recommends that CSPA 86-C-029-10 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.

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. Statement of Justification
3. CSPA 86-C-029-08 and Approved Development Conditions
4. Applicable Comprehensive Plan Provisions
5. Applicable Zoning Ordinance Provisions
6. Background Information on CSP 86-C-029
7. DPZ - Zoning Inspections Branch memo
8. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS**  
**CSPA 86-C-029-10**  
**April 29, 2015**

If it is the intent of the Planning Commission to approve CSPA 86-C-029-10, located at Tax Map 15-4((1)) 13E3 for an amendment to CSP 86-C-029, pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These development conditions shall supersede the development conditions approved with CSPA 86-C-029-08. Conditions carried forward from that approval are noted with an asterisk (\*). All other previously approved CSP conditions governing the Dulles Corner development shall remain in effect.

1. This Comprehensive Signage 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 “Comprehensive Plan of Exterior Signage, Dulles Corner” prepared by Noritake Associates, and dated April 8, 2015, is approved only for those signs shown in this Comprehensive Sign Plan Amendment. In addition, signs not requiring permits allowed by Section 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions. \*
3. Any signs other than those included in this Comprehensive Sign Plan Amendment or previously approved Comprehensive Sign Plans shall require the review and approval of an amendment to this Comprehensive Sign Plan. \*
4. 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. \*
5. All freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways. \*
6. All signs shall be consistent with the color palette, typography and the use of logos indicated in the CSPA. \*

7. Tenant names depicted on the CSPA may be changed without requiring an amendment to this CSPA, in order to accommodate future tenant changes, as long the sign dimensions, letter heights, colors and other general sign details remain in conformance with the CSPA and the matrix associated with Development Condition 4. *(new condition)*

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.

**STATEMENT OF JUSTIFICATION NARRATIVE**  
**Comprehensive Sign Plan Amendment – CSPA 86-C-029-10**  
**Dulles Corner**

---

April 8, 2015

**BACKGROUND**

Dulles Corner is a 99.28 acre development that is regulated by a Comprehensive Sign Plan that was originally approved as CSP 86-C-029 and has been subject to nine amendments over the years. Dulles Corner is located east of Route 28 and west of Sunrise Valley Drive and south of the Dulles Toll Road. It includes: office, commercial, hotel, retail and residential uses. The purpose of the Comprehensive Sign Plan was to establish a coordinated sign system for visual identification of tenants and to orient and direct vehicular and pedestrian traffic.

**SUMMARY OF PROPOSAL**

This application seeks to create and option to consolidate two existing building mounted signs into one sign with less total signage area. The proposal will amend CSPA-86-C-029-8 which was approved on January 17, 2013 and permitted an increase in building mounted sign copy area for EADS North America and Airbus. Earlier this year, EADS North America was reorganized as Airbus Americas, Inc. This site is the headquarters location for Airbus Americas, Inc. The new signage is needed to accurately reflect the current tenants of the building. The existing EADS and Airbus signage have a total approved copy area of 321.75 square feet. The new sign will have a total copy area of 161.42 square feet. After approval of this application, the total approved signage for 2550 Wasser Terrace will be reduced by 160.33 square feet. After approval, the either the two signs approved in the CSPA-86-C-029-8 or the proposed sign location in this application could be utilized.

**PROPOSED BUILDING SIGNAGE**

Photo-shopped before and after images are included in the Comprehensive Sign Plan package (see attached). The proposed signage will be internally illuminated. The letters will be white translucent acrylic face-lit letters with a perforated vinyl overlay to achieve a "black/day - white/night" effect with the same construction as what exists on the building today.

The following chart details the approved signage and proposed signage for the building at 2550 Wasser Terrace. The changes proposed only affect the Airbus and EADS signs.

	<b>Approved Copy Area</b>	<b>Proposed Change</b>	<b>Difference</b>	<b>Letter Height Approved</b>	<b>Letter Height Proposed</b>
Airbus	201.75	0	-201.75	5'-6"	N/A
EADS	120	0	-120	5'-6"	N/A
Airbus Group, Inc.	0	161.42	161.42	N/A	4'-7.75" (AIRBUS) and 28" (Group)
Salesforce	21.3	No change	0	2'-2"	2'-2"
Future Tenant	78.8	No change	0	2'-2"	2'-2"
<b>Total</b>	<b>421.85</b>	<b>261.52</b>	<b>-160.33</b>		

CONFORMANCE WITH COMPREHENSIVE PLAN

This application continues the implementation of the Comprehensive Plan recommendation for the subject property as endorsed with the approved rezoning application and Comprehensive Sign Plan. The signs are consistent with the character and nature of the signs within the Dulles Corner development.

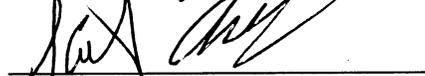
CONFORMANCE WITH ORDINANCES, REGULATIONS AND ADOPTED STANDARDS

This application is in conformance with the provisions of all applicable ordinances, regulations and adopted standards. Attachment A details the conformance with the Zoning Ordinance.

CONCLUSION

The signage proposed compliments the existing architecture of the buildings for which the tenants are being identified and fits into character of the Dulles Corner community. The proposal is in conformance with the Zoning Ordinance provisions for Comprehensive Sign Plans.

Submitted by



---

Scott E. Adams

McGuireWoods LLP, Agent for Applicant



# County of Fairfax, Virginia

**2013 Planning  
Commission**

January 18, 2013

**Peter F. Murphy, Jr.**  
Chairman  
*Springfield District*

Lisa Chiblow, Planner  
McGuire Woods, LLP  
1750 Tysons Blvd., Suite 1800  
McLean, Virginia 22102

**Vacant**  
Vice Chairman

**Janet R. Hall**  
Secretary  
*Mason District*

**RE: CSPA-86-C-029-08 – Dulles View Property B1,  
LLC and Dulles Corner Office II, LLC**

**Frank de la Fe**  
Parliamentarian  
*Hunter Mill District*

Dear Ms. Chiblow:

This will serve as your record of the Planning Commission's action on CSPA-86-C-029-08, an application by Dulles View Property B1, LLC and Dulles Corner Office II, LLC, in the Dranesville District.

**Jay Donahue**  
*Dranesville District*

On Thursday, January 17, 2013, the Planning Commission voted unanimously to approve CSPA-86-C-029-08, subject to the development conditions dated January 3, 2013, as attached.

**Earl L. Flanagan**  
*Mount Vernon District*

Also attached for your information is a copy of the verbatim excerpt from the Planning Commission's action on this application. Should you need any additional information on this action, please do not hesitate to contact me at 703-324-2865.

**James R. Hart**  
*At-Large*

**Janyce N. Hedetniemi**  
*At-Large*

**Ellen "Nell" Hurley**  
*Braddock District*

**John L. Litzenberger**  
*Sully District*

**Kenneth A. Lawrence**  
*Providence District*

**James T. Migliaccio**  
*Lee District*

Attachments (a/s)

**Timothy J. Sargeant**  
*At-Large*

cc: John Foust, Supervisor, Dranesville District  
Jay Donahue, Commissioner, Dranesville District  
Michael Lynskey, Staff Coordinator, ZED, DPZ  
January 17, 2013 Date File  
O-8c File

**Barbara J. Lipka**  
*Executive Director*

**Kara A. DeArrastia**  
*Clerk to the Commission*

Sincerely,

Barbara J. Lipka  
Executive Director

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



**PROPOSED DEVELOPMENT CONDITIONS  
CSPA 86-C-029-08**

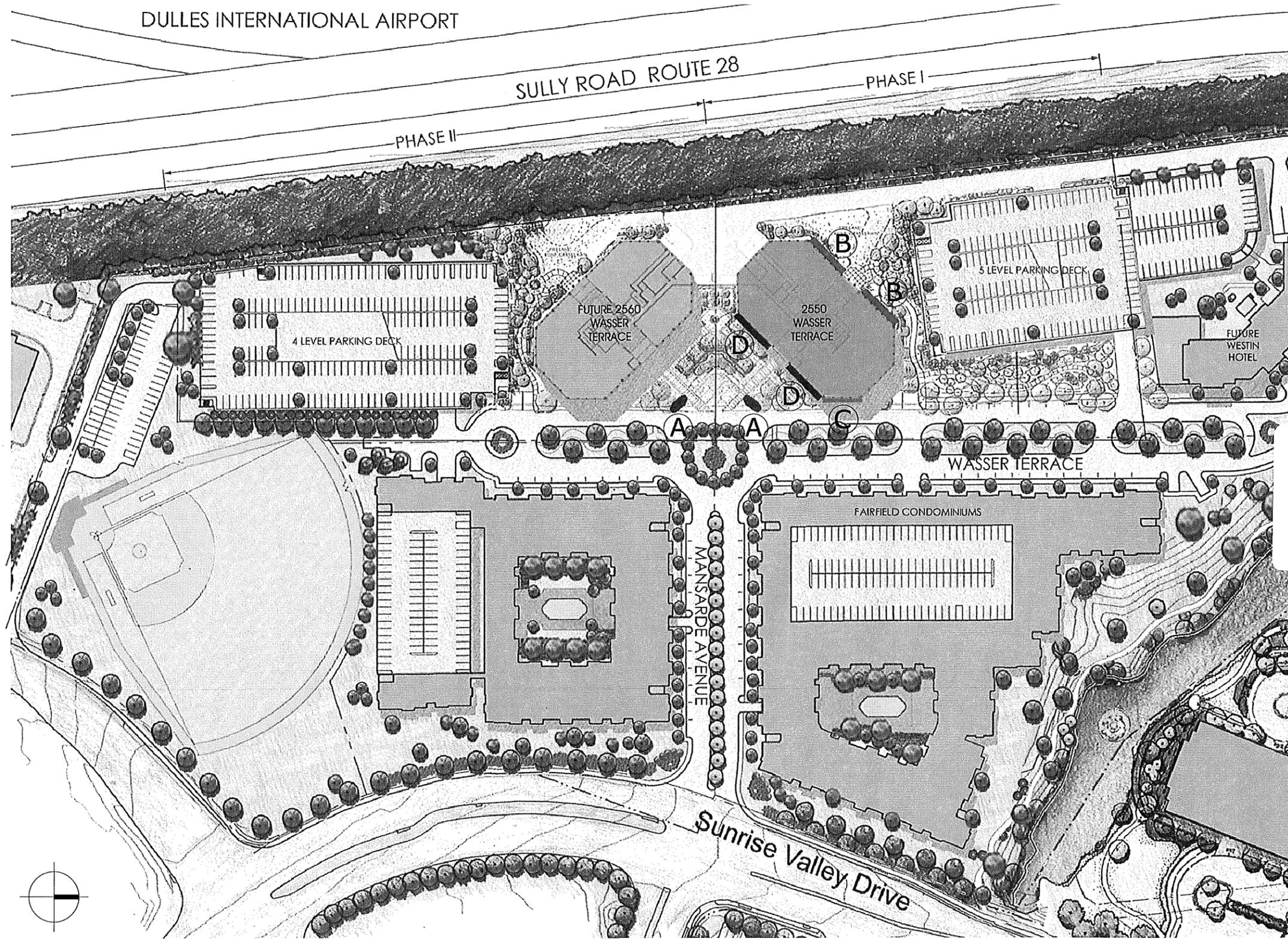
**January 3, 2013**

If it is the intent of the Planning Commission to approve CSPA 86-C-029-08, located at Tax Maps 15-4((1)) 13E2 and 13E3 for an amendment to CSP 86-C-029, pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. All previously approved CSP conditions governing the overall Dulles Corner development shall remain in effect.

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5. All freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.
6. 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.



- PROPOSED SIGN TYPES
- (A) ● FREE STANDING BUILDING SIGN (ADDRESS AND OCCUPANTS)
  - (B) — BUILDING MOUNTED TENANT SIGNAGE @ 9TH FLOOR/ ROOF SPANDREL
  - (C) — BUILDING MOUNTED TENANT SIGNAGE @ 3RD LEVEL
  - (D) — FUTURE BUILDING MOUNTED TENANT SIGNAGE @ 3RD LEVEL

REFER TO ENLARGED SITE PLANS FOR EXACT SIGN LOCATION

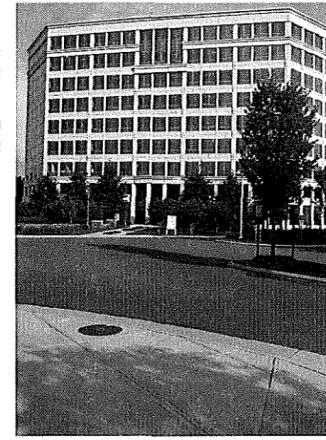
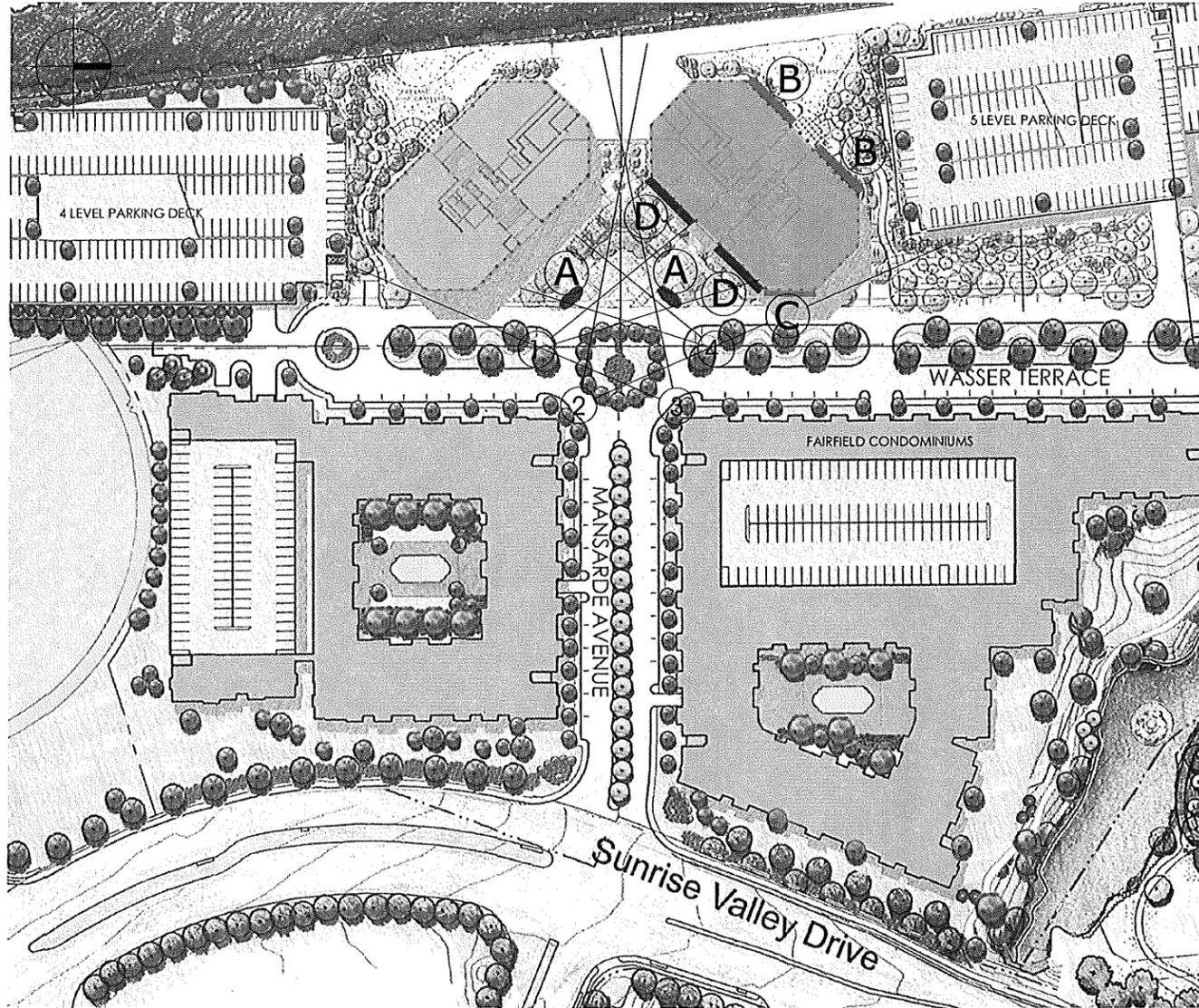
Application No. CSPA 86-C-029-08 Staff MHL  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP) (CSP) **(CSPA)**  
 See Development Conds Dated 1-3-2013  
 Date of (BOS) (BZA) **(PC)** Approval 1/17/2013  
 Sheets 1 of 9

RECEIVED  
 Department of Planning & Zoning  
 JAN 31 2013  
 Zoning Evaluation Division

OVERALL SITE PLAN \_ NTS



3



2



4



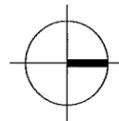
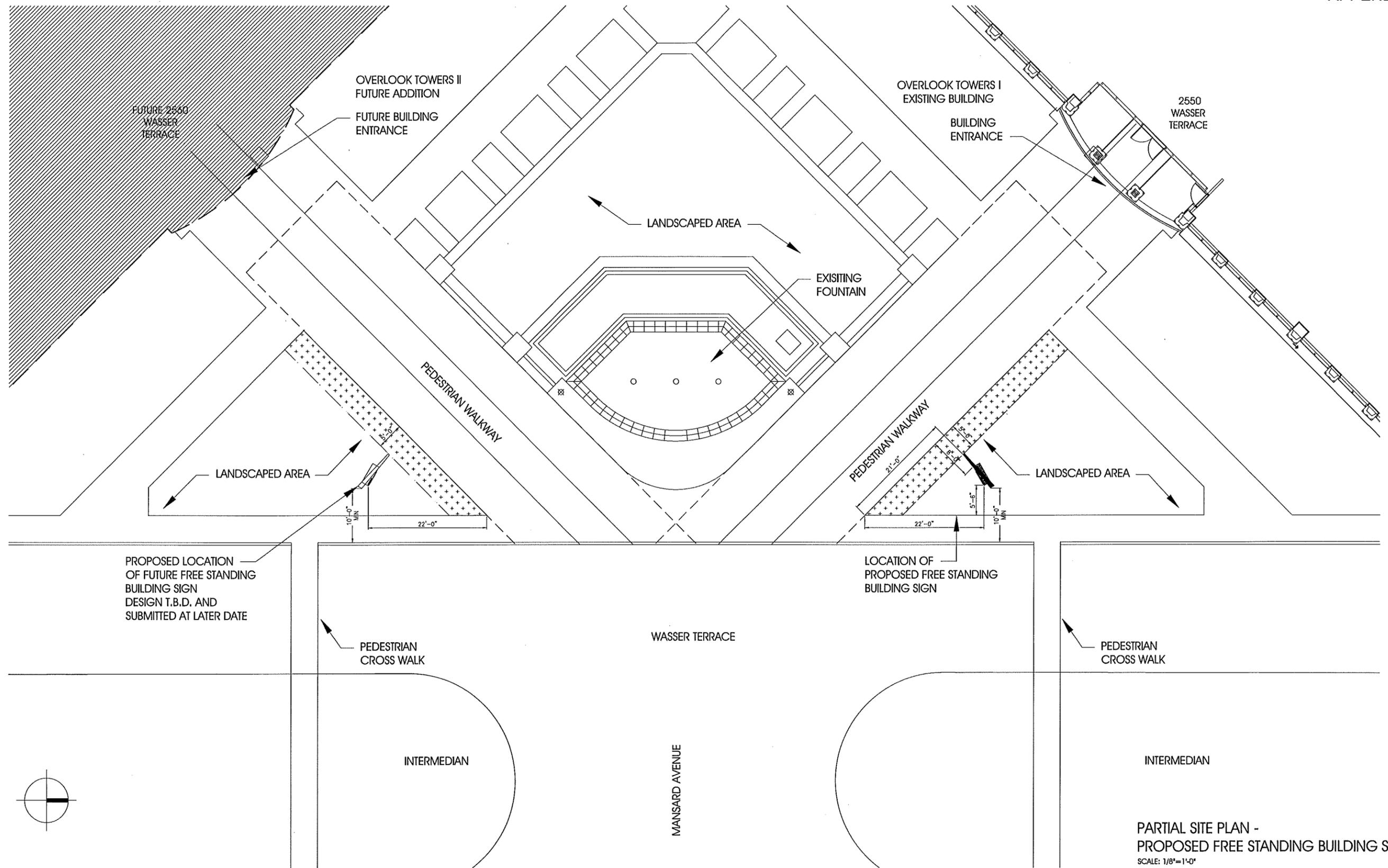
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OVERALL SITE PLAN \_ NTS

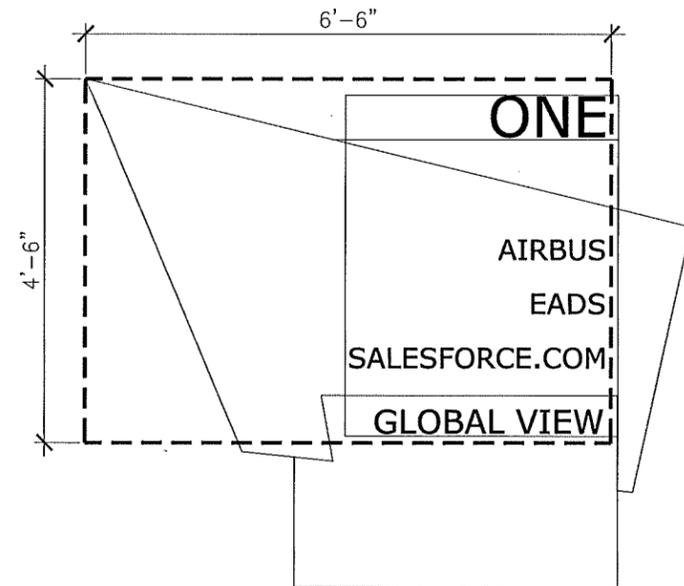
Application No. CSPA 86-C-029-08 Staff MHL  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP) (CSP) (CSPA)  
 See Development Conds Dated 1-3-2013  
 Date of (BOS) (BZA) (PC) Approval 1/17/2013  
 Sheets 2 of 9

PROPOSED SIGN TYPES

- A** ● FREE STANDING BUILDING SIGN (ADDRESS AND OCCUPANTS)
- B** ■ BUILDING MOUNTED TENANT SIGNAGE @ 9TH FLOOR/ ROOF SPANDREL
- C** ■ BUILDING MOUNTED TENANT SIGNAGE @ 3RD LEVEL
- D** ■ FUTURE BUILDING MOUNTED TENANT SIGNAGE @ 3RD LEVEL

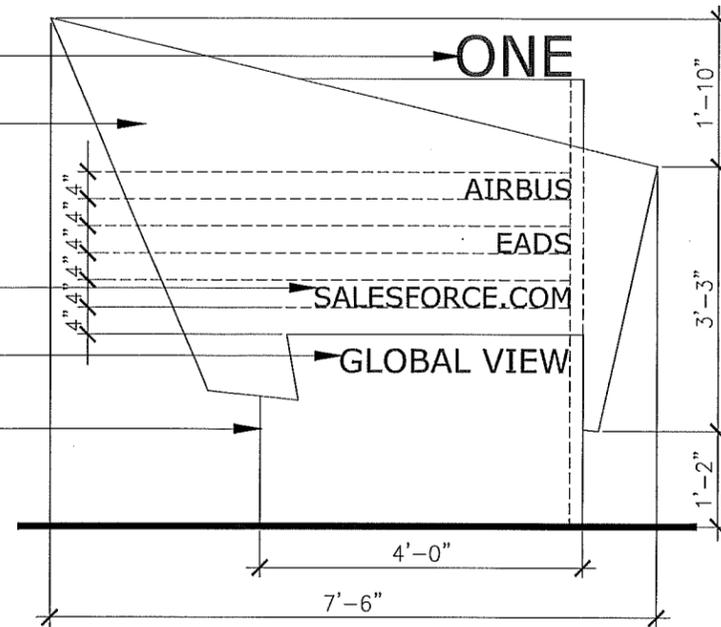


PARTIAL SITE PLAN -  
PROPOSED FREE STANDING BUILDING SIGN  
SCALE: 1/8"=1'-0"

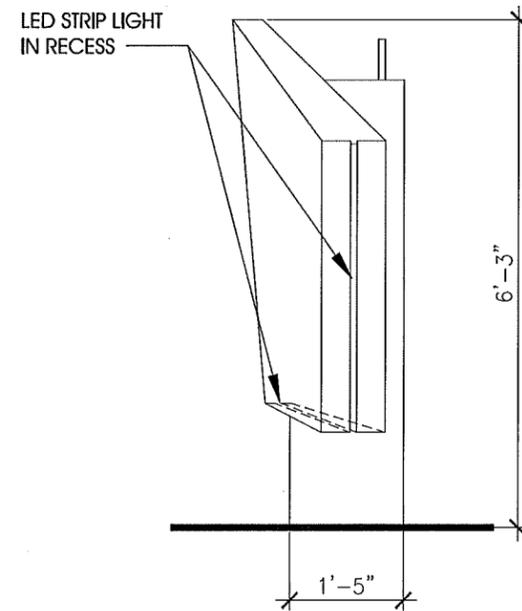


SQ.FT. DIAGRAM  
CALCULATED SIGN AREA: 29.25 SQ.FT.

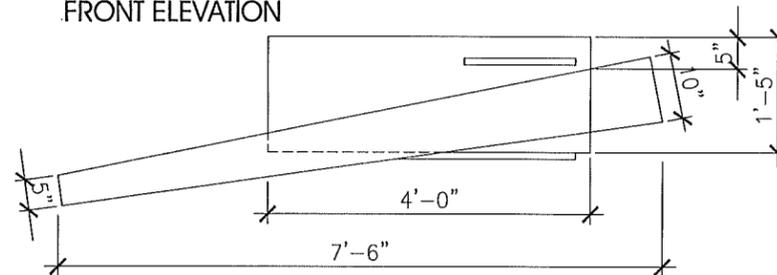
- 6" ALUMINUM LETTERS W/ METALLIC COATING  
RAISED ON 1" PINS
- METAL PLATE  
W/ SATIN SILVER FINISH
- 3" ALUMINUM LETTERS W/ METALLIC COATING  
RAISED ON 1" PINS
- 3-1/2" ALUMINUM LETTERS W/ METALLIC  
COATING RAISED ON 1" PINS
- HEAVY METAL PLATE, RIBBED  
FINISH, DARK
- SIGN T.B. LIT BY LIGHT BEAMER  
(SPOT LIGHTING) LOCATED ON  
GROUND



FRONT ELEVATION



SIDE ELEVATION



PLAN

Application No. **CSPA 86-C-029-08** Staff **MHL**  
**APPROVED DEVELOPMENT PLAN**  
 (DP) (GDP) (CDP) (FDP) (CSP) **(CSPA)**  
 See Development Conds Dated **1-3-2013**  
 Date of (BOS) (BZA) **(PC)** Approval **1/17/2013**  
 Sheets 4 of 9

FUNCTION: IDENTIFY BUILDING ADDRESS  
AND TENANT NAMES  
OVERALL SIZE: 6'-3" X 7'-6"

PROPOSED FREE STANDING BUILDING SIGN  
SCALE: 1"=1'-0"

Application No. CSPA 86-C-029-08 Staff MHL  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP) (CSP) (CSPA)  
 See Development Conds Dated 1-3-2013  
 Date of (BOS) (BZA) (PC) Approval 1/17/2013  
 Sheets 5 of 9



RENDERING - NTS

6" ALUMINUM LETTERS W/ METALLIC COATING  
 RAISED ON 1" PINS

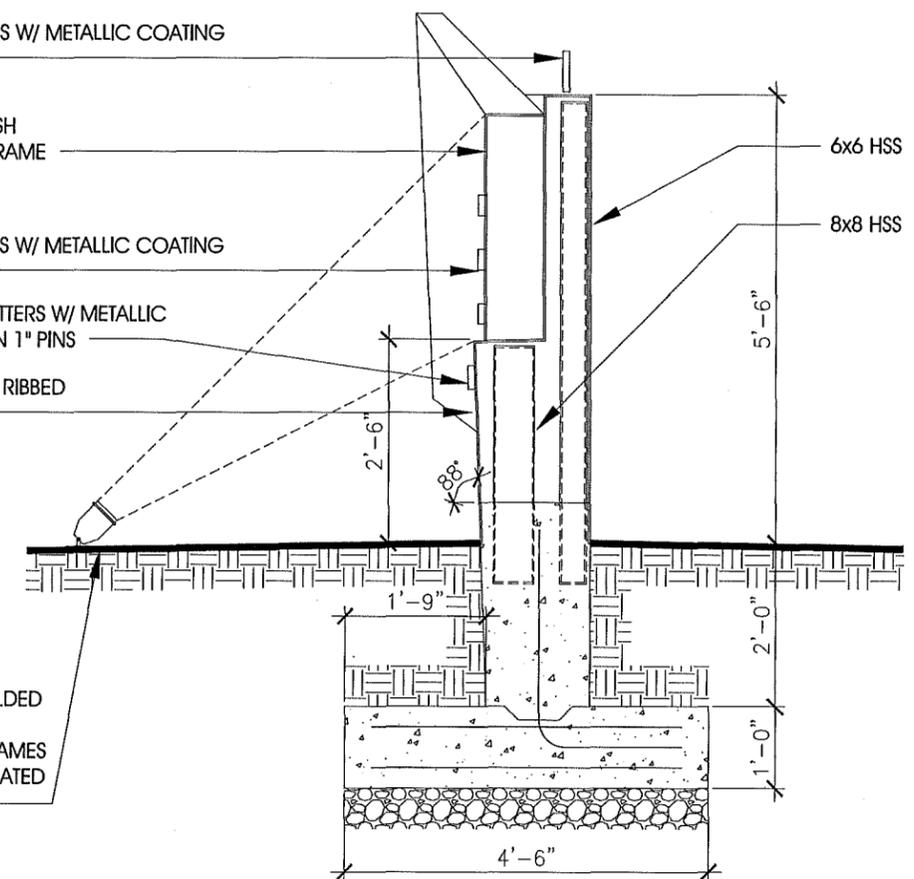
METAL PLATE  
 W/ SATIN SILVER FINISH  
 ATTACHED TO HSS FRAME

3" ALUMINUM LETTERS W/ METALLIC COATING  
 RAISED ON 1" PINS

3-1/2" ALUMINUM LETTERS W/ METALLIC  
 COATING RAISED ON 1" PINS

HEAVY METAL PLATE, RIBBED  
 FINISH, DARK

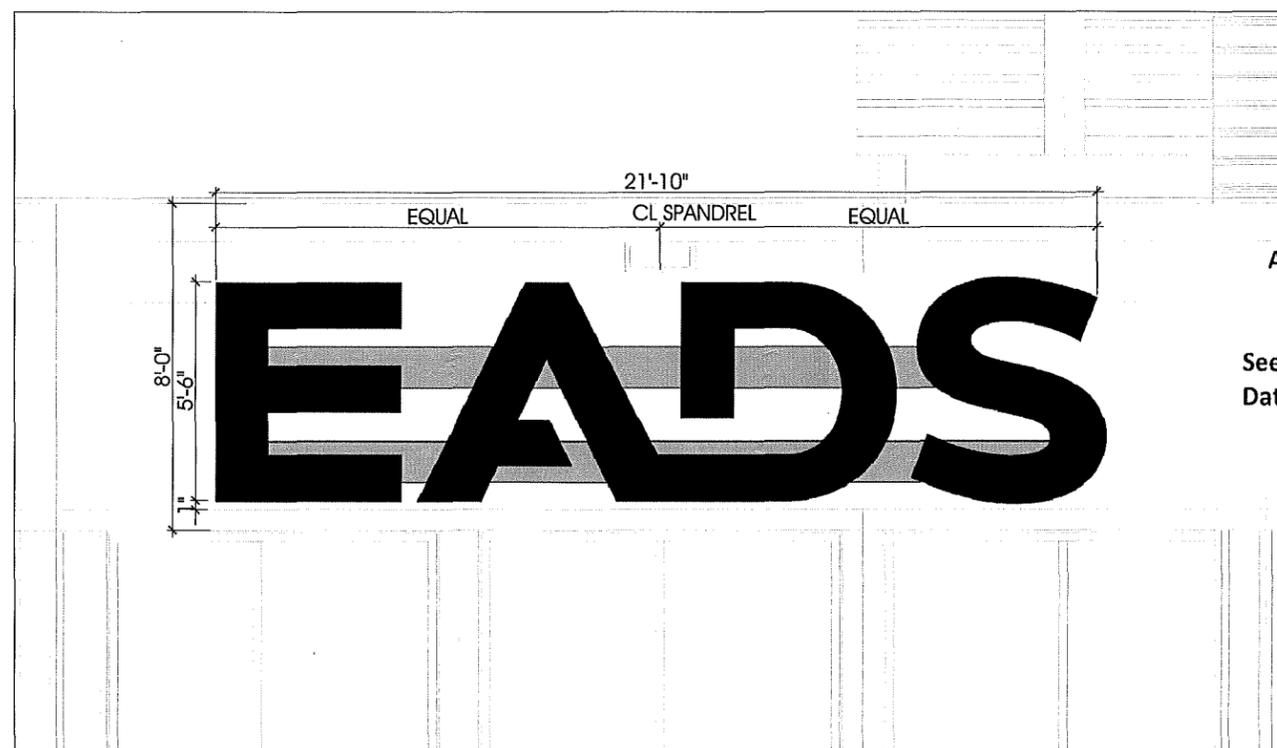
SIGN T.B. LIT BY  
 DIRECTIONALLY SHIELDED  
 SPOT LIGHTS AIMED  
 TOWARDS TENANT NAMES  
 (FULL CUT OFF), LOCATED  
 ON GROUND.



PROPOSED FREESTANDING BUILDING SIGN  
 SCALE: 1"=1'-0"



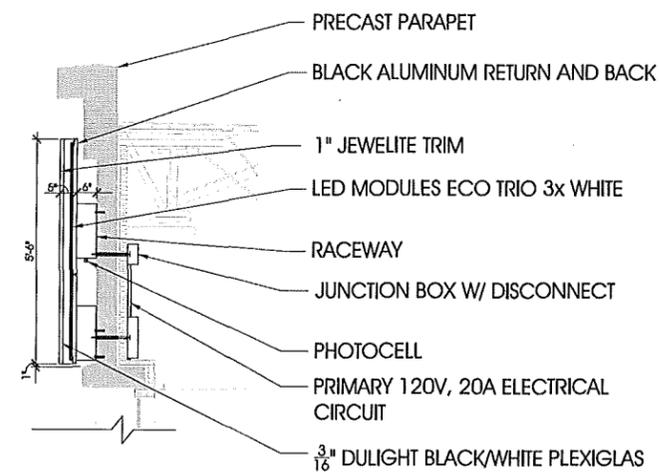
PARTIAL BUILDING ELEVATION - NORTH  
SCALE: 1/8"=1'-0"



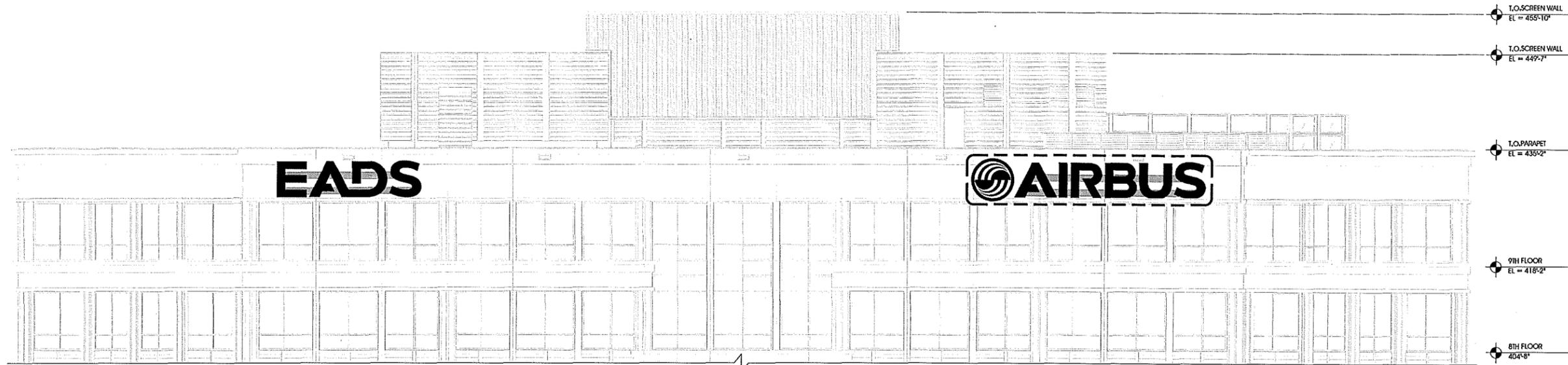
SIGN TO BE CENTERED ON PRECAST PANEL

SIGN AREA: 120.08 SQ.FT.

Application No. CSPA 86-C-029-08 Staff MHL  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP) (CSP) (CSPA)  
 See Development Conds Dated 1-3-2013  
 Date of (BOS) (BZA) (PC) Approval 1/17/2013  
 Sheets 6 of 9



PROPOSED TENANT SIGN @ 9TH FLOOR/ ROOF  
 SPANDREL - EADS LOGO DETAIL  
 SCALE: 1/2"=1'-0"



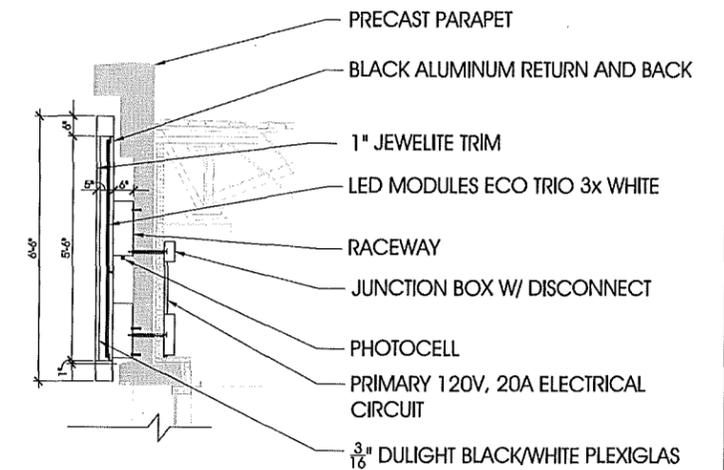
PARTIAL BUILDING ELEVATION - NORTH  
SCALE: 1/8"=1'-0"



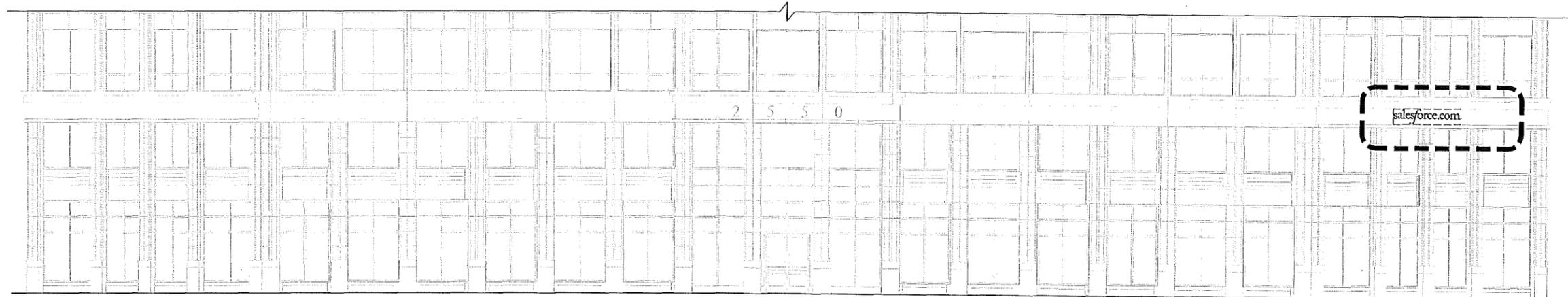
SIGN TO BE CENTERED ON PRECAST PANEL

Application No. CSPA 86-C-029-08 Staff MHL  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP) (CSP) (CSPA)  
 See Development Conds Dated 1-3-2013  
 Date of (BOS) (BZA) (PC) Approval 1/17/2013  
 Sheets 7 of 9

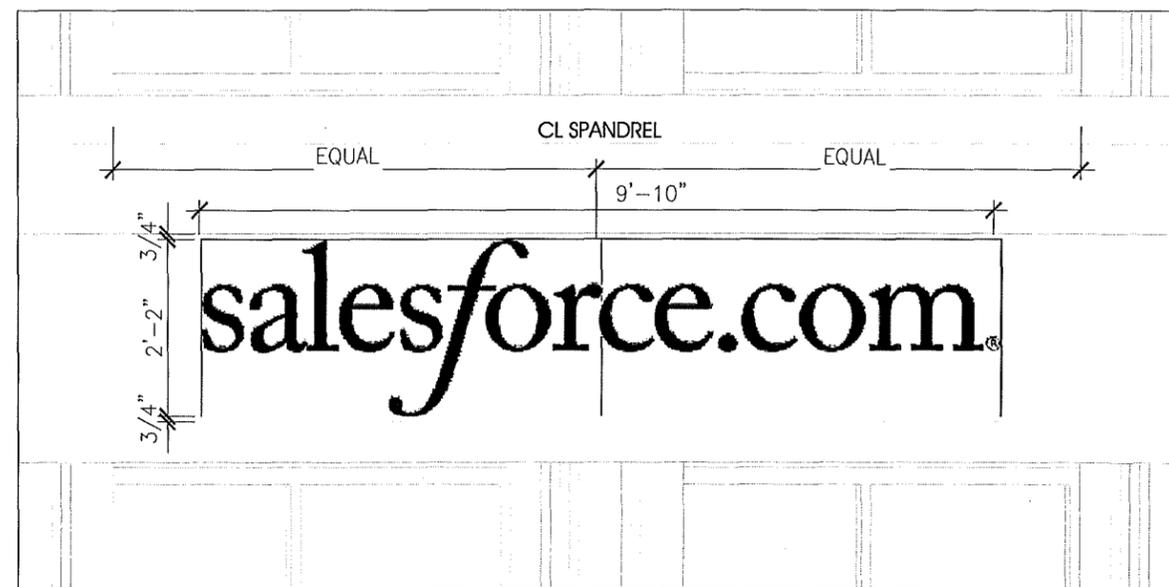
SIGN AREA: 201.75 SQ.FT.



PROPOSED TENANT SIGN @ 9TH FLOOR/  
 ROOF SPANDREL - AIRBUS LOGO DETAIL  
 SCALE: 1/2"=1'-0"

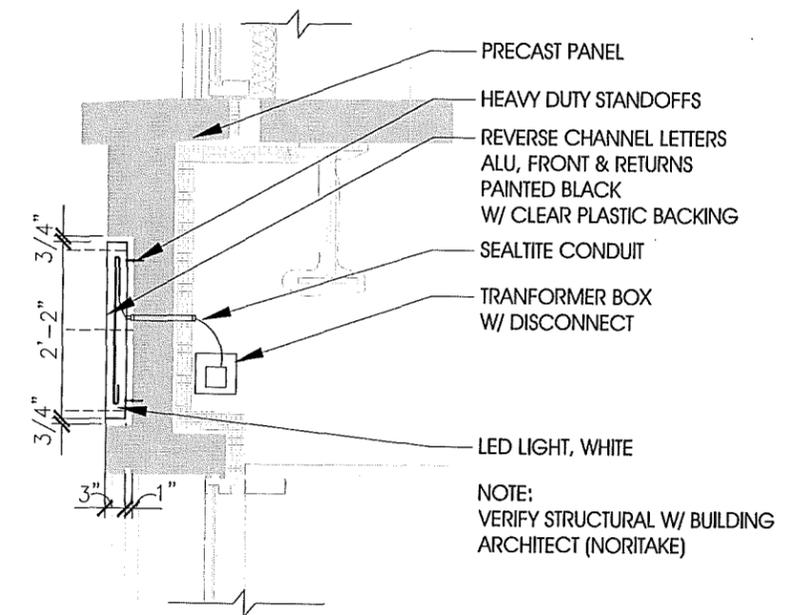


PARTIAL BUILDING ELEVATION - SOUTH EAST  
SCALE: 1/8"=1'-0"

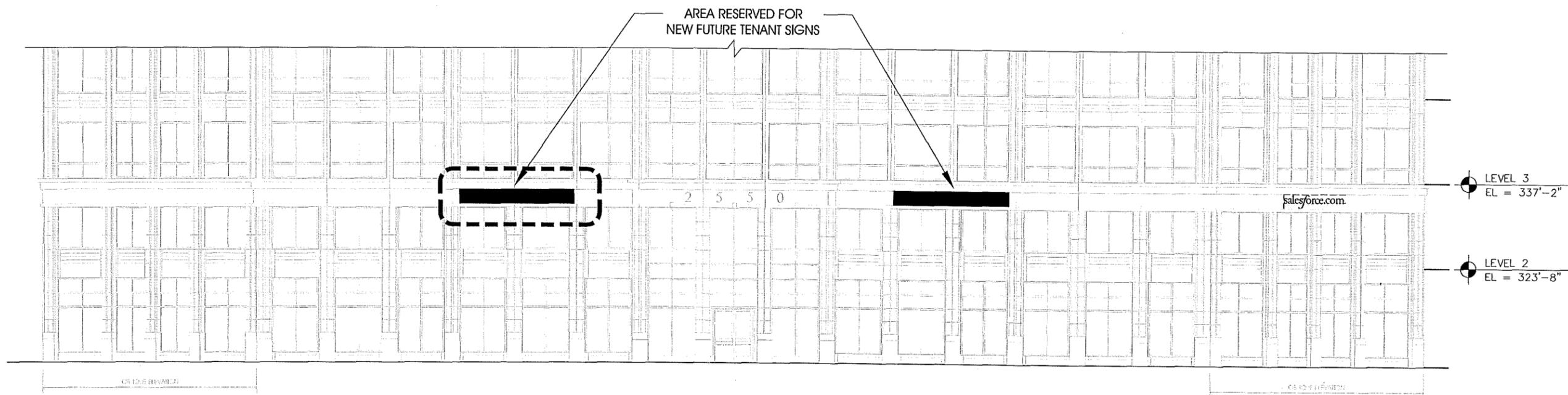


SIGN TO BE CENTERED ON PRECAST PANEL

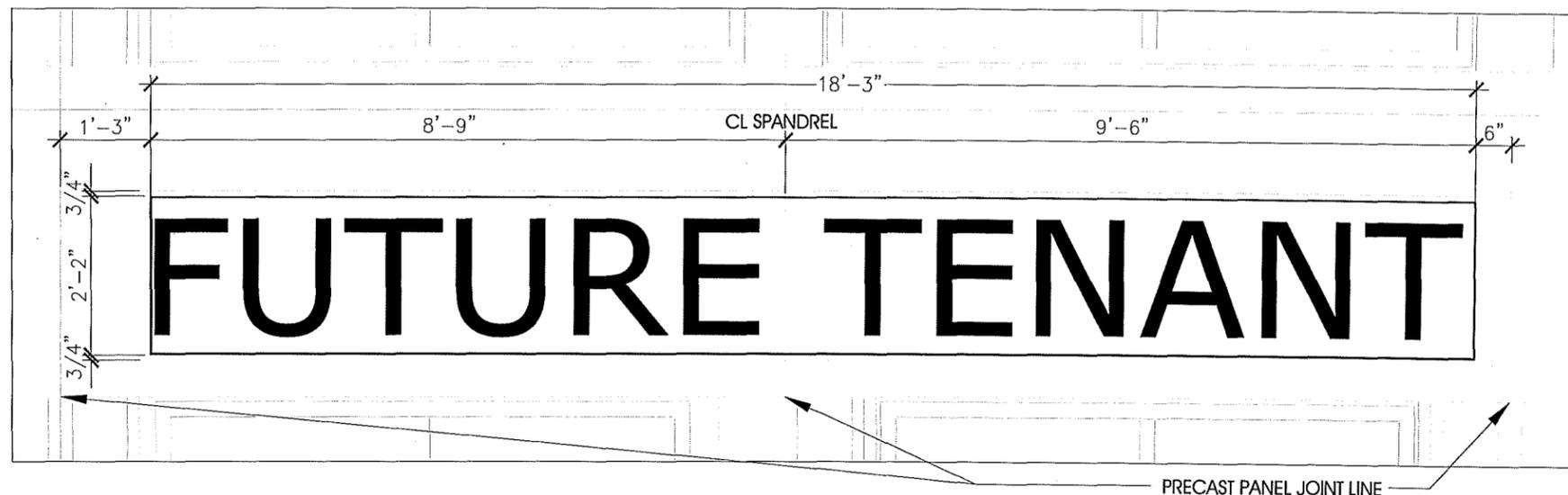
SIGN AREA: 21.3 SQ.FT.



PROPOSED TENANT SIGN @ 3RD FLOOR -  
SALESFORCE.COM LOGO DETAIL  
SCALE: 1"=1'-0"



PARTIAL BUILDING ELEVATION - SOUTH EAST  
SCALE: 1/8"=1'-0"



PROPOSED FUTURE TENANT SIGN  
@ 3RD FLOOR -  
SCALE: 1"=1'-0"

BOTH SIGNS TO HAVE EITHER

- a) FACE-LIT CHANNEL LETTERS W/ BLACK DAY/ WHITE NIGHT EFFECT (WHITE LED) OR
- b) REVERSE CHANNEL LETTERS (WHITE LED)

BOTH SIGNS TO USE SAME METHOD OF LIGHTING.

SIGNS TO BE CENTERED ON PRECAST PANEL BETWEEN WINDOWS, AS SHOWN.

ALLOWABLE SIGN AREA PER SIGN:  
39.0 SQ.FT. MAX.  
(18'-3" X 2'-2")

*(Included are applicable excerpts from the **Fairfax County Comprehensive Plan, 2011 Edition, Dulles Suburban Center Plan, amended through 3-24-2015**. To view the full text, please refer to the Fairfax County web site or view a copy on file at the Fairfax County Department of Planning and Zoning.)*

## **DULLES SUBURBAN CENTER OVERVIEW**

### **CONCEPT FOR FUTURE DEVELOPMENT {excerpt}**

The Dulles Suburban Center offers an opportunity and challenge to create a high quality, well-conceived, integrated, and functional multiple use employment and residential sector. Vision, creativity, reason, and public-private cooperation can be rewarded by fashioning a model community characterized by an exemplary quality of life featuring an optimal mix of employment, housing, environmental protection, transportation service, and other services, all while significantly enhancing the tax base.

Dulles Airport, a major economic catalyst for the Northern Virginia area, is adjacent to the Dulles Suburban Center. Future development within the Suburban Center will benefit from the proximity of the Airport and emphasize national and international business and commercial endeavors; tourism and visitor services; major recreation and entertainment features; mixed commercial and residential areas in urban settings with compatible facilities and amenities; and industrial service areas required to support the Dulles Airport and suburban area, and the metropolitan region. A variety of housing outside the airport noise contours in the Dulles Suburban Center and adjacent Planning Districts will serve this Center. A mixed-use core urban area is planned adjacent to the Dulles Airport Access Road, with uses similar to but more intense than other parts of the Center. This higher intensity core is envisioned to be served by Metrorail. A second node of mixed-use development is planned in the Westfields area to create a focal point for residents and employees.

### **DESIGN GUIDELINES FOR DULLES SUBURBAN CENTER {excerpts}**

Objective: The design guidelines are intended to facilitate the integration of new development with existing and future development, to ensure that the various land uses function well together from the point of view of the user, thus contributing to the overall positive image of the Suburban Center as a high quality area to live, work, shop or visit.

#### **Site Planning**

##### **Signage/Street Furniture**

- Create a signage style for a given development complex and carry it out consistently at major roads entering the complex and at building site entries. Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Freestanding and pole-mounted signs are discouraged.

**DESIGN GUIDELINES FOR THE SUBURBAN CENTER CORE IN LAND UNIT A {*excerpts*}**

In addition to the design guidelines that are applicable to the entire Dulles Suburban Center, the following objectives and guidelines are specifically applicable in the core in Land Unit A. This core area ultimately will have the highest development intensities in the Suburban Center, as well as a future transit focus.

**Identity: Creating a Sense of Place**

- Enhance the identity and legibility of the Core by developing a comprehensive signage plan that identifies both entries to the Core from major roads, as well as street entries to building complexes, parks, trails, etc. This signage should include consistent sign colors, lettering and shapes, and perhaps a logo for the Core, to alert users that they are in a special area.

*(Included are applicable excerpts from the Fairfax County Zoning Ordinance, amended through March 3, 2015. To view the full text, please refer to the Fairfax County web site or view a copy on file at the Fairfax County Department of Planning and Zoning.)*

## **ARTICLE 12 – SIGNS**

### **PART 1 12-100 GENERAL PROVISIONS**

#### **12-105 Sign Measurements** *(excerpts)*

1. 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 area of a sign(s) located on a raceway shall be computed in accordance with the provisions of Par. 2 below.

2. The area of building-mounted signs composed of individual letters and/or symbols shall be computed in accordance with one of the following methods:
  - a. If the space between the proposed individual letters and/or symbols is less in dimension than the width of the largest unit, the computation shall be made in accordance with a strict application of the provisions of Par. 1 above.

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

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

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.
3. Illumination of signs shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.

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 ½) 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.

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

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.

**16-403 Site Plan/Subdivision Plat Preparation, Building Permit, Residential Use Permit and Non-Residential Use Permit** (*excerpts*)

4. Minor modifications to an approved final development plan may be permitted when it is determined by the Zoning Administrator that such are in substantial conformance with the approved final development plan and that such: are in response to issues of topography, drainage, underground utilities, structural safety, layout, design, vehicular circulation, or requirements of the Virginia Department of Transportation or Fairfax County; or are accessory uses; or are accessory structures or minor building additions as permitted by Par. 4A(7) or 4(B)7 below.
  - a. For approved final development plans for all uses, other than churches, chapels, temples, synagogues and other such places of worship (hereinafter places of worship) and places of worship with a child care center, nursery school or private school of general or special education, the modifications shall, in no event:
    - 1) Permit a more intensive use than that approved pursuant to the approved conceptual development plan, final development plan or any applicable proffers or development conditions; or

- 2) Result in an increased parking requirement, except for any additional parking which may be required for any building additions or modifications permitted under Par. 4A(7) below; or
- 3) Permit additional uses other than those approved pursuant to the approved conceptual development plan, final development plan, or any applicable proffers or development conditions, except that accessory uses in accordance with this paragraph may be permitted; or
- 4) Reduce the effectiveness of approved transitional screening, buffering, landscaping or open space; or
- 5) Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent property; or
- 6) Result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads, that reduces non-stormwater management open space, tree save and/or landscaping area on the lot; or
- 7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use and minor additions to buildings may be permitted, provided that the sum total of all such structures or additions shall not exceed the following:
  - a. five (5) percent of the approved gross floor area or 500 square feet of gross floor area, whichever is less, when the total gross floor area shown on the approved final development plan is less than 50,000 square feet; or
  - b. one (1) percent of the approved gross floor area when the total gross floor area shown on the approved final development plan is 50,000 square feet or more; or
  - c. 250 square feet of gross floor area of accessory storage structure uses when the total gross floor area shown on the approved final development plan is 10,000 square feet or less; and
  - d. the land area designated for commercial uses in the PDH District or the maximum FAR provisions in the PDC, PRM and PTC Districts; or
  - e. the maximum permitted density.

## **CSP 86-C-029 BACKGROUND INFORMATION**

Dulles Corner was rezoned to the PDC District in 1987 (RZ 86-C-029) and includes a mix of office, retail, hotel and residential uses. The following background information relates to the various amendments to the Dulles Corner Development with an emphasis on amendments to the Comprehensive Sign Plan (SCP 86-C-029).

- **RZ 86-C-029**

On February 23, 1987, the Board of Supervisors approved RZ 86-C-029 to rezone 96.21 acres from the R-1 (Residential, one dwelling unit per acre) and I-4 (Medium Intensity Industrial) Districts to the PDC District for the development of Dulles Corner. The development plan depicted up to 2.9 million square feet of office, hotel and retail uses, at a maximum FAR of 0.70 and a minimum of 38.49 acres (40%) of open space. Copies of the CDP/FDP and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

- **CSP 86-C-029**

On July 22, 1987, the Planning Commission approved CSP 86-C-029 to create a comprehensive sign plan for the Dulles Corner Development. This sign plan did not specify signs for the subject property. The approved development conditions and a reduction of the approved CSP are contained in Appendix 3.

- **CSPA 86-C-029**

On December 2, 1987, the Planning Commission approved CSPA 86-C-029 to permit a Building Address Sign (Type 4A) to serve Building Site 15.

- **PCA 86-C-029 (concurrent with PCA C-637 and PCA 85-C-008)**

On September 7, 1988, the Board of Supervisors approved PCA 86-C-029 to establish the "Three Party Group" between Dulles Corner (RZ 86-C-029), Pomeroy Investments, Inc. (RZ C-637), and Bahman and Roshanak Batmanghelidj (RZ 85-C-008). The proffers were amended for the respective properties to provide for cooperation and the joint sharing of costs associated with constructing roads to provide access to the properties owned individually by the entities comprising the group and additional road improvements in the area. Copies of the CDP and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

- **CSPA 86-C-029-02**

On November 3, 1988, the Planning Commission approved CSPA 86-C-029-02 to permit an Entry Feature Sign (Type 1a), Building-Mounted Logo Sign (Type 5c), and Occupant Sign (Type 4) for Building Site 16. In addition, an Office Park

Identification Sign (Type 7) was proposed at the corner of Frying Pan Road and Sully Road at the extreme southern tip of Dulles Corner.

- **RZ 88-C-066 (concurrent with PCA 86-C-029-03 and FDP 86-C-029-04)**

On December 4, 1989, the Board of Supervisors approved RZ 88-C-066 to rezone 3.08 acres (Tax Map 15-4 ((1)) 23A pt., 23A1, and 13C) from the R-1 District to the PDC District. PCA 86-C-029-03 and FDP 86-C-029-04 amended the CDP/FDP for Dulles Corner to consolidate the 3.08 acres and approved three office buildings. Copies of the CDP/FDP and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

- **CSPA 86-C-029-03**

On September 5, 1990, the Planning Commission approved CSPA 86-C-029-03 to permit signage for Building Sites 1, 11, 12 and 13, with the stipulation that the material, color, design and location of the signs be in accordance with CSP 86-C-029. The amendment added an Office Park Identification Sign (Type 7a) at the north end of the office park, near the Hyatt Hotel (Building Site 1) using virtually the same design for the Office Park Identification Sign (Type 7a) approved under CSPA 86-C-029-2.

- **CSPA 86-C-029-04**

On October 10, 1996, the Planning Commission approved CSPA 86-C-029-04 to permit the modification of the Entry Feature Sign (Type 1) previously approved to be located on the west side of Horse Pen Road, opposite the intersection of Horse Pen Road and Coppermine Road, pursuant to CSP 86-C-029. This entry feature sign was later modified in CSPA 86-C-029-06 (see below). Copies of the approved development conditions and a reduction of the approved CSPA are contained in Appendix 4.

- **PCA 86-C-029-05 and PCA 88-C-066**

On August 4, 1997, the Board of Supervisors approved PCA 86-C-029-05 and PCA 88-C-066 to modify the office layout for the subject site. The applications consolidated the previous proffers into one unified proffer statement. The approved proffers anticipated the “Land Swap” with the Jefferson at President’s Park, approved under RZ 1996-HM-044, PCA 86-C-029.06 and PCA 88-C-066-02. The CDP/FDP was later amended by PCA 86-C-029-08, PCA 88-C-066-04 and PCA 1996-HM-044-02. Copies of the CDP and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

- **PCA 86-C-029-06, PCA 88-C-066-02 and RZ 1996-HM-044 (concurrent with RZ 1997-HM-043, PCA 85-C-008-03)**

On May 11, 1998, the Board of Supervisors approved the above as part of the “Land Swap” between Dulles Corner and Jefferson at President’s Park, which permitted both developments to maintain contiguous land area on their respective sides of Dulles View Drive. The applications amended the proffers and CDP to permit the deletion of 1.39 acres east of Dulles View Drive from Tax Map 15-4 ((1)) 22J, to be rezoned to the PDH-30 District pursuant to RZ 1997-HM-043. RZ 1996-HM-044 rezoned 1.21 acres located west of Dulles View Drive (Tax Map 15-4 ((1)) 23A pt.) from the I-5 (General Industrial) District to the PDC District, and incorporated the area into the land area of the Conceptual Development Plan

for Dulles Corner as part of PCA 86-C-029-06 and PCA 88-C-066-02. The development plan for the subject site was later amended and copies of the CDP/FDP and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

- **CSPA 86-C-029-05**

On September 6, 2000, the Planning Commission approved CSPA 86-C-029-05 to permit a single freestanding Building Identification Sign (Type 4b) for an 11.04 acre site.

- **PCA 86-C-029-08, PCA 88-C-066-04 and PCA 1996-HM-044-02 (with the Planning Commission having previously approved FDPA 86-C-029-04, FDP 88-C-066 and FDP 1996-HM-044)**

On November 20, 2000, the Board of Supervisors approved the above amendments to permit site modifications; specifically to permit six office buildings, with the option for up to two hotels in lieu of two offices, at a maximum height of 150 feet (not including penthouses), for a total of 1,171,896 square feet and 46% open space. Copies of the CDP and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

- **PCA 1996-HM-044-03, PCA 88-C-066-05 and PCA 86-C-029-10 (with the Planning Commission having previously approved FDPA 1996-HM-044, FDPA 88-C-066 and FDPA 86-C-029-06)**

On December 6, 2006, the Board of Supervisors approved the aforementioned amendments to modify the Conceptual/Final Development Plans, proffers and conditions to permit site modifications on three portions of Dulles Corner (Tax Maps 15-4 ((1)) 23A pt., 13, 13B, 23A pt., 23A1 and 13C), specifically to permit two office buildings (210,000 square feet each), a hotel and conference center (160,000 square feet with 320 rooms), a retail support building for the hotel (71,896 square feet), two residential buildings (594,000 square feet for 470 dwelling units) and park dedication with an option for an office building (217,896 square feet) and retail support building (14,000 square feet) in lieu of the hotel and hotel support buildings. This is the governing CDP/FDP and copies of the proffers, conditions and CDP/FDP are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

- **CSPA 86-C-029-06**

On May 16, 2007, the Planning Commission approved CSPA 86-C-029-06 to modify two ground-mounted signs, previously modified in CSPA 86-C-029-04, subject to the development conditions dated May 2, 2007.

- **CSPA 86-C-029-07**

On January 18, 2012, the Planning Commission approved CSPA 86-C-029-07 to approve two Freestanding Building Identification Signs and five Building-Mounted Tenant Signs for a pair of office buildings on Wasser Terrace, at the terminus of Mansarde Avenue, subject to the development conditions dated January 4, 2012.

- **CSPA 86-C-029-08**

On January 17, 2013, the Planning Commission approved an application to amend two of the five building mounted signs previously approved in CSP 86-C-029-07 to allow for increased copy area, subject to development conditions dated January 3, 2013.

- **CSPA 86-C-029-09**

On July 18, 2013, the Planning Commission approved an application to add an additional freestanding monument sign to Parcel 1B of Dulles Corner, subject to development conditions dated July 3, 2013.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 14, 2015

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

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

**SUBJECT:** CSPA 86-C-029-10

**REFERENCE:** 2550 Wasser Terrace, Hendon VA 20171  
Tax Map: 15-4 ((1)) 13E3  
PROP OF LB DULLES ACQUISITION LLC, PCL B-1A-1  
Zoning District: PDC  
ZIB# 2015-0014 *0174BM*

The purpose of this memorandum is to provide comments for the revised CSPA plan and Statement of Justification dated April 8, 2015. Please see my April 14, 2015 comments in highlighted bold text below the bulleted comments that were provided in my previous memorandum dated January 12, 2015 (attached).

Please find the comments below regarding the proposed CSPA:

- ❖ The area of the proposed Sign is 161.42 square feet using the eight (8) line method for calculating sign area (see Page 1 of the Statement of Justification, Summary of Proposal and the Matrix, for an error in the calculation of the proposed sign area).

**This correction has been provided for in the Matrix shown on the revised Statement of Justification.**

- ❖ The Matrix that is provided on Page 1 of the Statement of Justification will need to be revised to provide the correct letter height for both the text shown for "Airbus" and "Group" to avoid any confusion.

**This correction has been provided for in the Matrix shown on the revised Statement of Justification.**

- ❖ The proposed change and difference and totals shown in the Matrix need to be revised to correct the error detailed above as it pertains to the calculation of sign area.

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/



CSPA 86-C-029-10  
2550 Wasser Terrace, Hendon VA 20171  
Tax Map: 15-4 ((1)) 13E3  
April 14, 2015  
Page 2

**This correction has been provided for in the Matrix shown on the revised Statement of Justification.**

- ❖ The sheets that provide the renderings should be clearly labeled as existing signs to be removed.

**This correction has been provided for on Sheet 2 of the revised plan.**

- ❖ Sheet 06B should be clearly labeled to indicate that the sign that is shown is the proposed sign that is the subject of the CSPA.

**This correction has been provided for on Sheet 7A of the revised plan**

- ❖ All remaining Sheets that indicate signs that are not being altered by this amendment should be clearly labeled as follows: "To Remain Unchanged By This CSPA," or similar language to avoid any confusion.

**This correction has been provided for on each of the Sheets for the revised plan**

**One additional comment that was omitted from my January 12, 2015 memorandum is that in the Matrix provided in the Statement of Justification, the approved copy area for the two proposed Future Tenant signs is incorrect. The correct total for these two should be 79.08 square feet (18'3" x 2'2") x 2.**

### 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		