



APPLICATION ACCEPTED: February 6, 2015
PLANNING COMMISSION: July 8, 2015
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

June 24, 2015

STAFF REPORT

SPECIAL EXCEPTION AMENDMENT APPLICATION /COMPREHENSIVE SIGN PLAN

SEA 2002-PR-031-02/CSP 2011-PR-011

PROVIDENCE DISTRICT

APPLICANT: The MITRE Corporation

ZONING: C-3, HC (SEA)
PTC, HC (CSP)

PARCEL(S): 30-3 ((28)) 3A1 and 4A3 (SEA)
30-3 ((28)) 4C (CSP)

ACREAGE: 19.60 acres (SEA)
2.93 acres (CSP)

PLAN MAP: Office Use

SE CATEGORY: Category 6: Waiver of Certain Sign Regulations

PROPOSAL: To amend SEA 2002-PR-031 previously approved for a waiver of certain sign regulations in order to permit an additional free standing directional sign within the MITRE office campus, which is zoned C-3.

To approve CSP 2011-PR-011 to permit three directional signs for the MITRE 4 office building, which is zoned PTC.

Suzanne Wright

STAFF RECOMMENDATIONS:

Staff recommends that **SEA 2002-PR-031-02** be approved subject to the proposed development conditions in Appendix 1.

Staff recommends approval of **CSP 2011-PR-011** subject to the proposed development conditions in Appendix 2.

It should be noted that it is not the intent of staff to recommend that the Board, 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.

X:\DPZ\Tysons-Core\CASES\MITRE CSP\Staff Report\Cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception Amendment

SEA 2002-PR-031-02

Applicant:
Accepted:
Proposed:

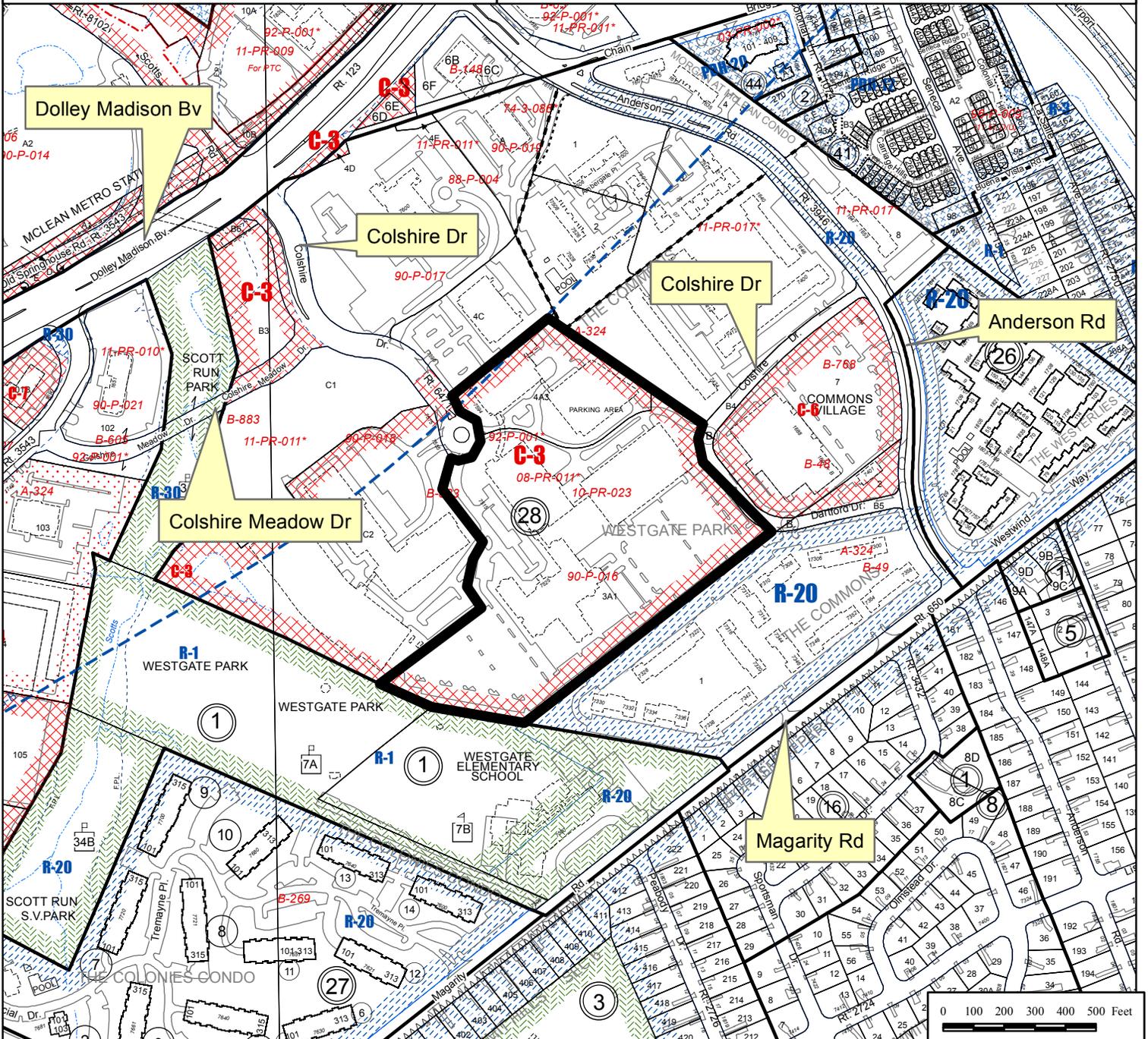
THE MITRE CORPORATION

02/06/2015

AMEND SE 2002-PR-031 PREVIOUSLY
APPROVED FOR WAIVER OF CERTAIN SIGN
REGULATIONS TO PERMIT THE
INSTALLATION OF ADDITIONAL WAYFINDING SIGNAGE



Area: 19.6 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: 09-0620
Located: 7515 COLSHIRE DRIVE, MCLEAN, VA 22102
Zoning: C-3
Plan Area: 2,
Overlay Dist: HC
Map Ref Num: 030-3- /28/ /0003A1 /28/
/0004A3

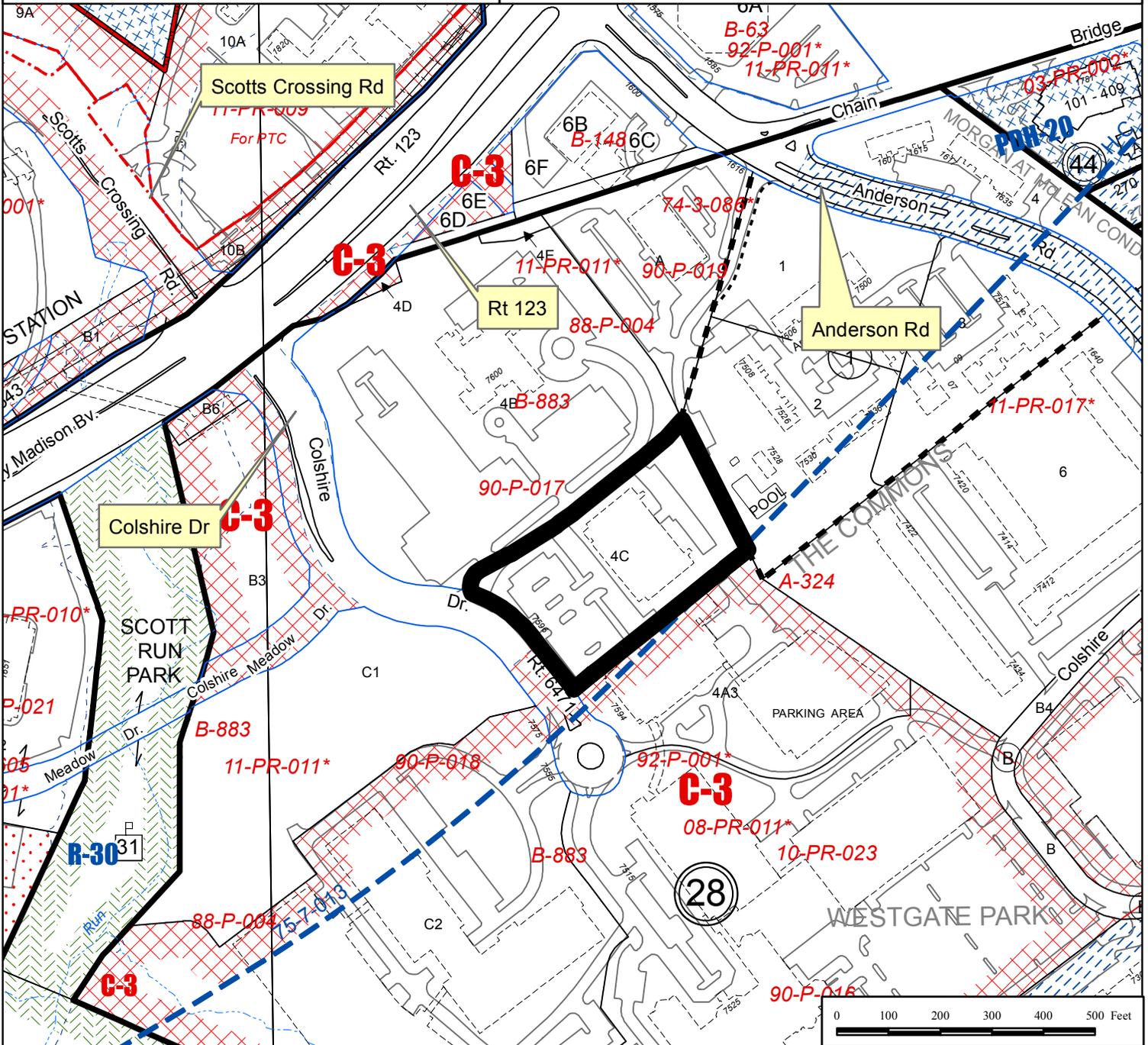


Comprehensive Sign Plan

CSP 2011-PR-011



Applicant: THE MITRE CORPORATION
Accepted: 02/06/2015
Proposed: COMPREHENSIVE SIGN PLAN
Area: 2.93 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: EAST SIDE OF COLSHIRE DRIVE
Located: APPROXIMATELY 880 FEET SOUTH OF
DOLLEY MADISON BOULEVARD
Zoning: PTC
Overlay Dist: HC
Map Ref Num: 030-3- /28/ /0004C





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Suite 2
Annapolis, MD 21401
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SPECIAL EXCEPTION SIGN PLAN AMEDMENT

CAMPUS WAYFINDING

29 April, 2015

MITRE CAMPUS SIGNAGE PLAN



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Existing Signage to Remain

Sign No.	Sign Type	Description	Maximum Sign Area Dimensions:	Mounting Conditions
1	AA	Primary Directional - Single Sided	3'-6" Wide x 6'-3" High 22.00 sq. ft.	Free Standing - Existing
2	AA	Primary Directional - Single Sided	3'-6" Wide x 6'-3" High 22.00 sq. ft.	Free Standing - Existing
3	AA	Secondary Directional - Double Sided	3'-6" Wide x 6'-3" High 22.00 sq. ft.	Free Standing - Existing
4	BB	Secondary Directional - Double Sided	3'-6" Wide x 4'-1 1/2" High 14.50 sq. ft.	Free Standing - Existing
5	BB	Secondary Directional - Single Sided	3'-6" Wide x 4'-1 1/2" High 14.50 sq. ft.	Free Standing - Existing
6	BB	Secondary Directional - Single Sided	3'-6" Wide x 4'-1 1/2" High 14.50 sq. ft.	Free Standing - Existing
7	BB	Secondary Directional - Single Sided	3'-6" Wide x 4'-1 1/2" High 14.50 sq. ft.	Free Standing - Existing
8	BB	Secondary Directional - Single Sided	3'-6" Wide x 4'-1 1/2" High 14.50 sq. ft.	Free Standing - Existing
9	BB.1	Secondary Directional - Single Sided	1'-3" Wide x 1'-8" High 2.1 sq. ft.	Free Standing - Existing
10	LL	Secondary Directional - Single Sided	7'-0" Wide x 6'-2" High 43.00 sq. ft.	Free Standing - Existing
SUMMARY:		Total Existing Signage Free Standing	183.60 sq. ft.	

Proposed Signage

11	BB	Primary Directional - Double Sided	3'-6" Wide x 4'-2 1/2" High 15 sq. ft.	Free Standing
SUMMARY:		Total Proposed Signage Free Standing (To Be Constructed)	15.00 sq. ft.	

29 April, 2015

NOTES:

- The applicant reserves the right to alter the text or colors of the signs shown in this signage plan so long as the signs comply with the size, height, and location limitations of this signage plan.
- The applicant reserves the right to install any other signage that is not included in this Sign Program in accordance with the provisions of Article 12 of the Fairfax County Zoning Ordinance

Site Plan:
Sign Location Plan

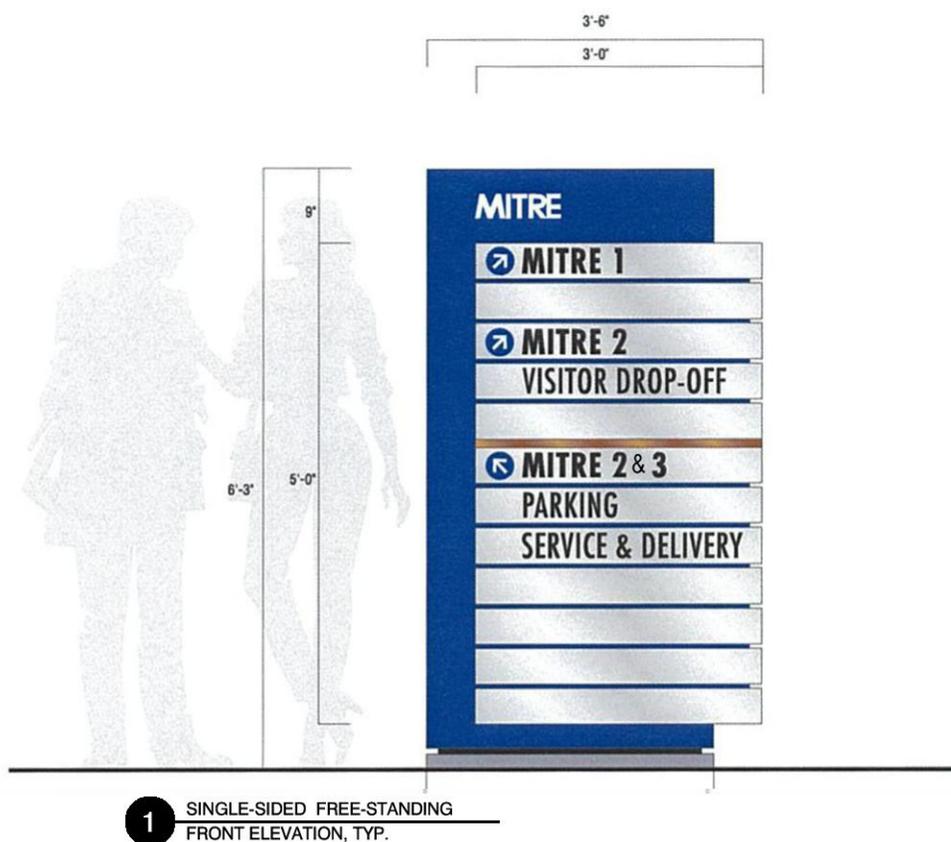
A.01

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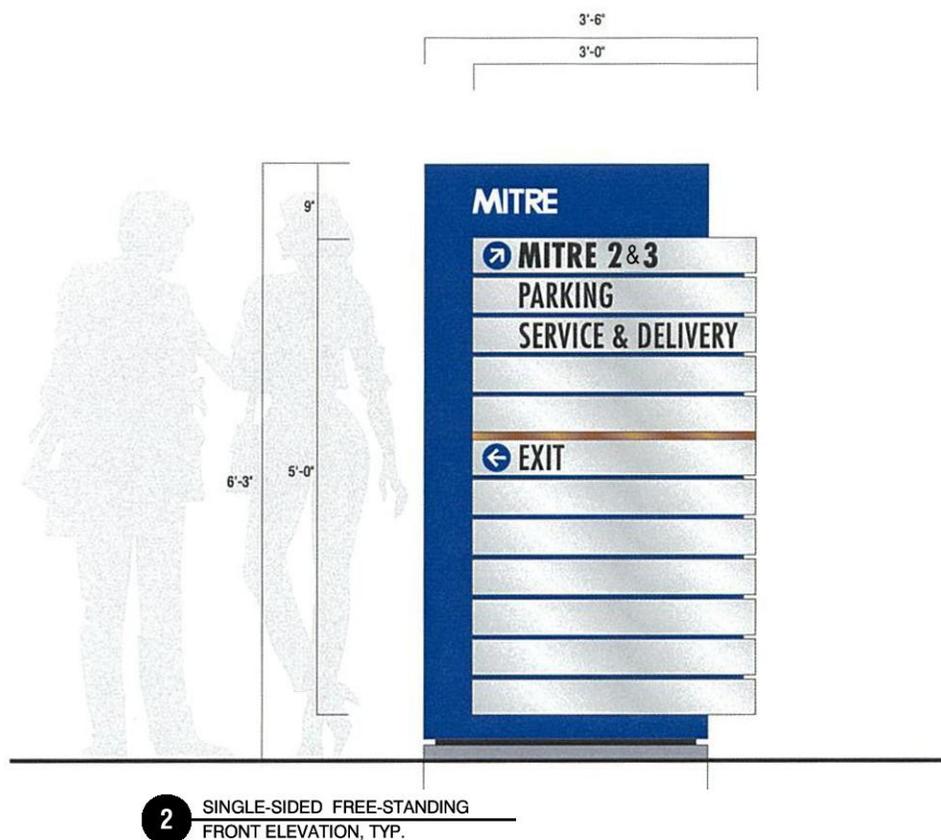
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Scale:
1/2" = 1'-0"

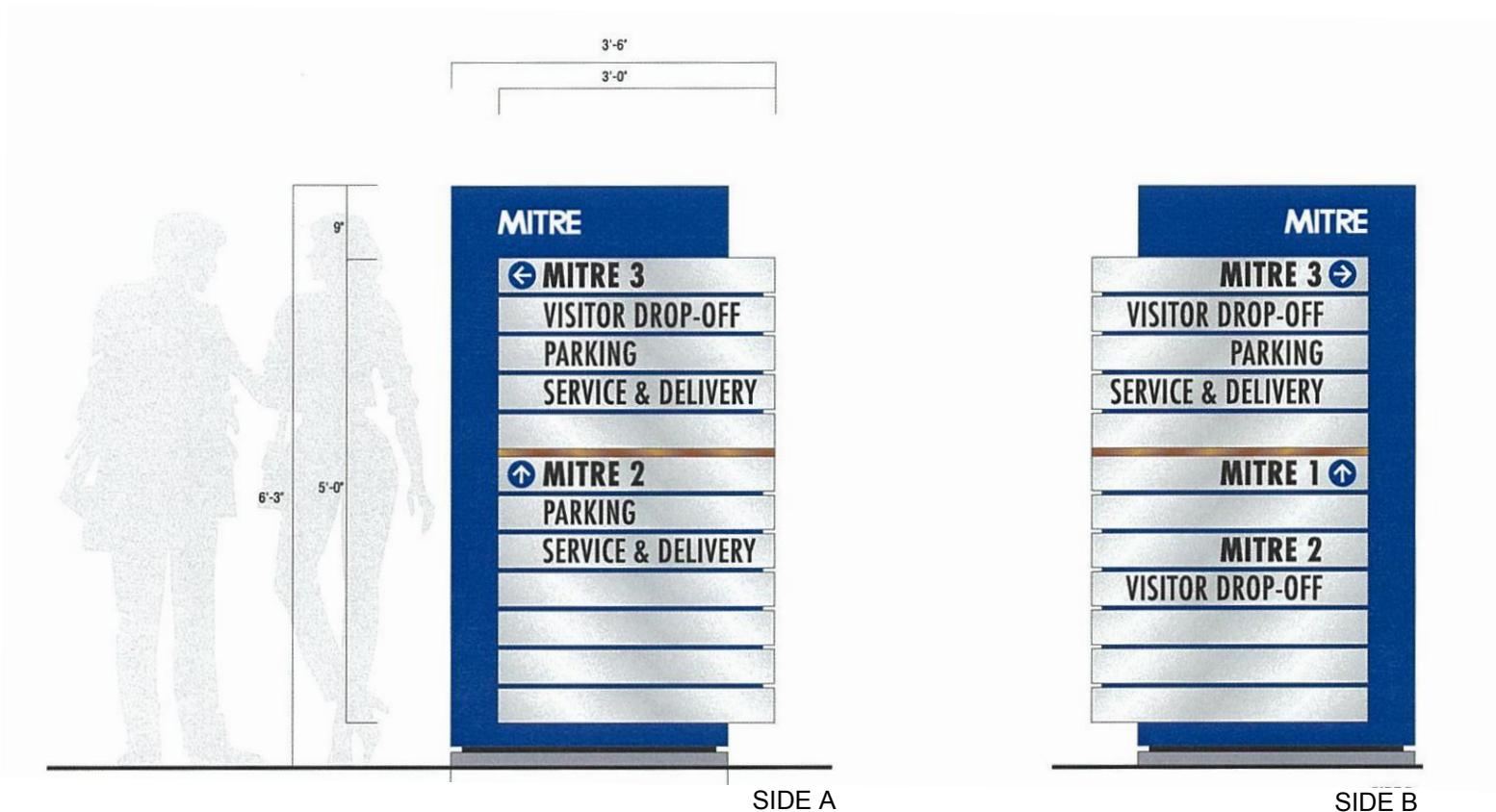
2.00

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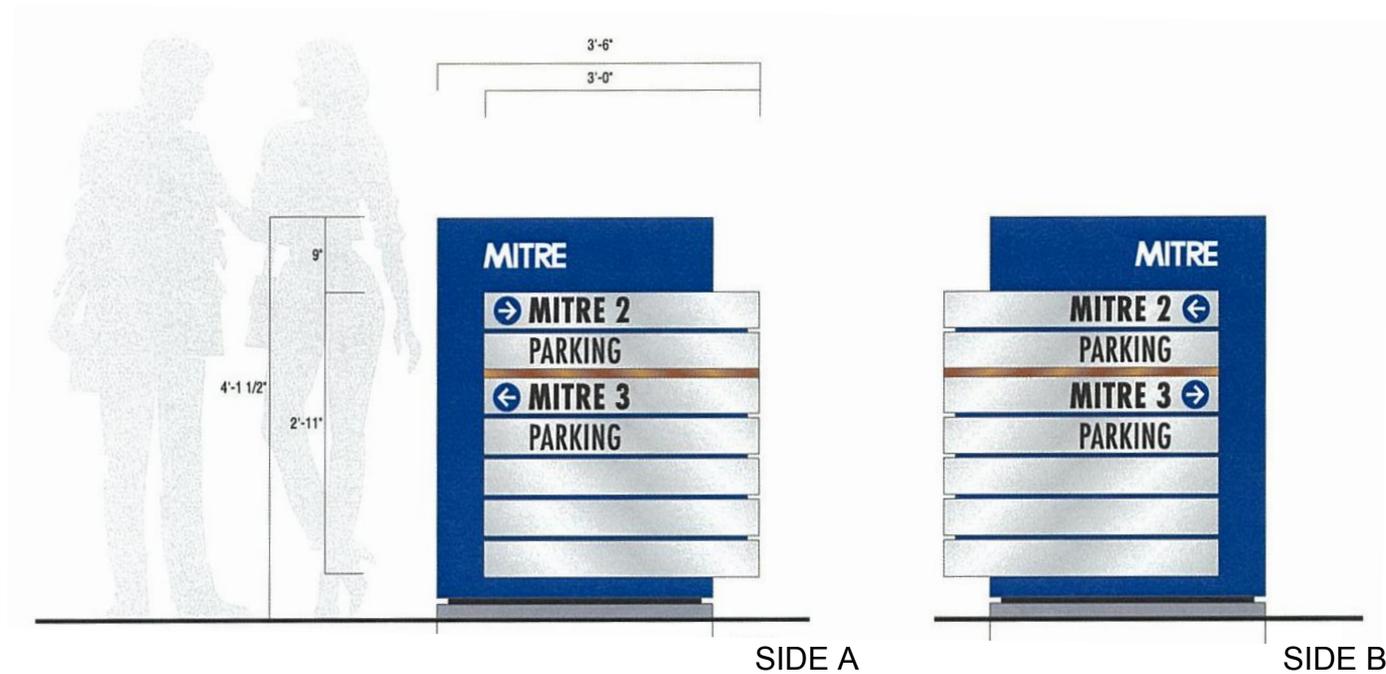


3 DOUBLE-SIDED FREE-STANDING
FRONT ELEVATION, TYP.



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4 DOUBLE-SIDED FREE-STANDING
FRONT ELEVATION, TYP.

Sign Type:
Double-Sided Free-Standing
BB - Secondary Directional

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

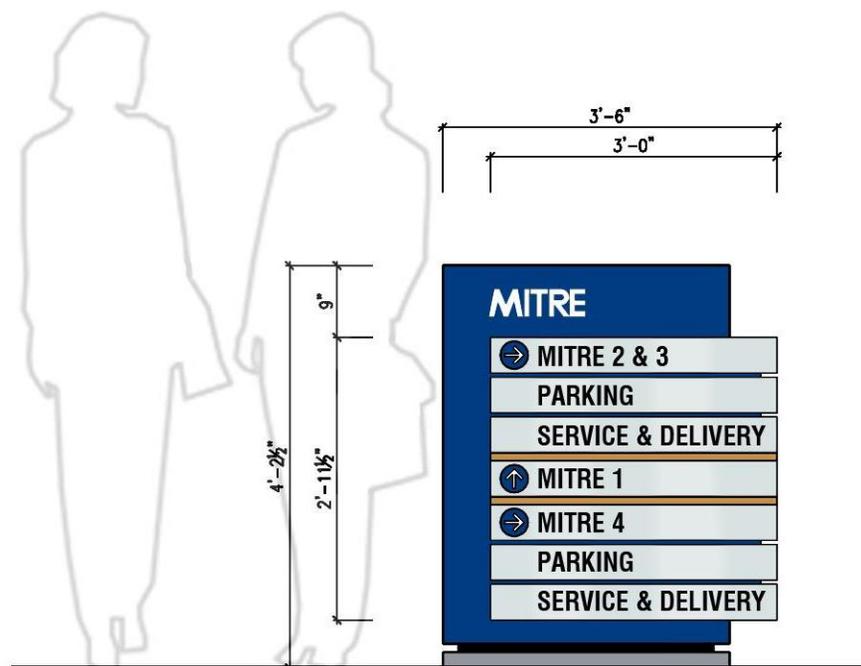
29 April, 2015

4.00

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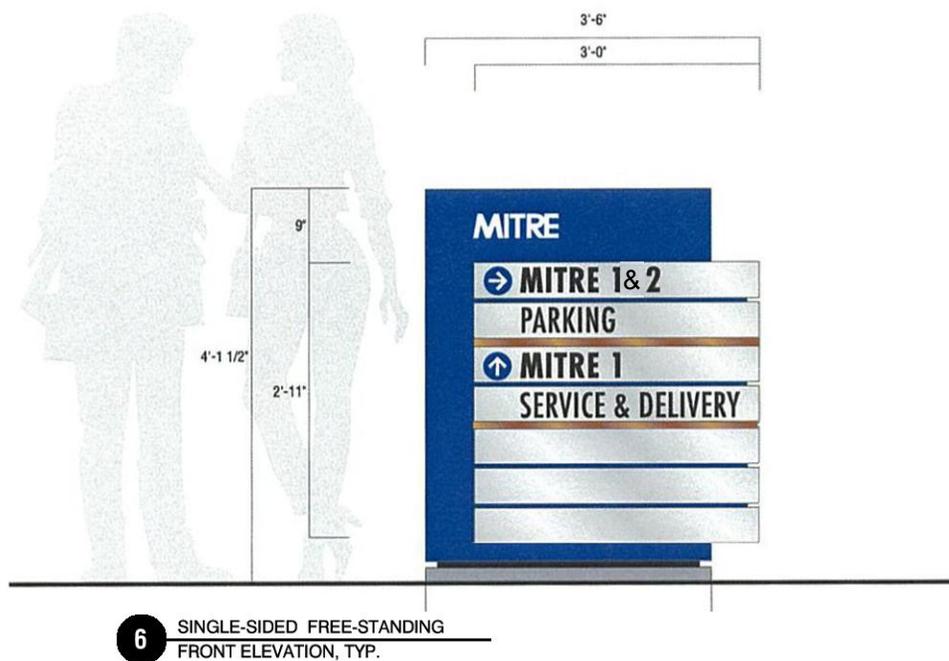
5 SINGLE-SIDED FREE-STANDING
FRONT ELEVATION, TYP.

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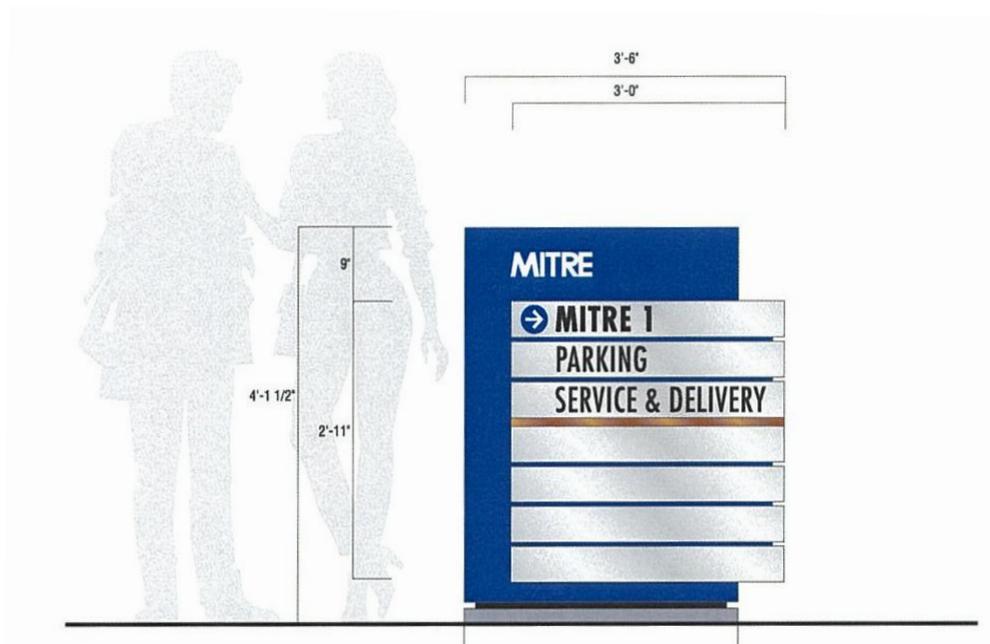


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7 SINGLE-SIDED FREE-STANDING
FRONT ELEVATION, TYP.

Sign Type:
Single-Sided Free-Standing
BB - Secondary Directional

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

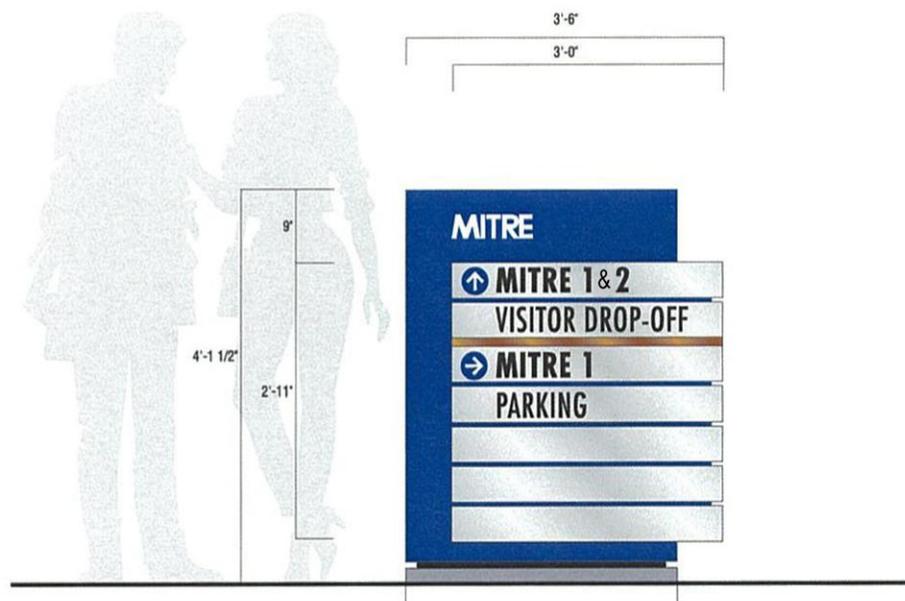
7.00

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8 SINGLE-SIDED FREE-STANDING
FRONT ELEVATION, TYP.

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9 SINGLE-SIDED FREE-STANDING
FRONT ELEVATION, TYP.

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Sign Type:
Single-Sided Free-Standing
BB.1 - Secondary Directional

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

29 April, 2015

9.00

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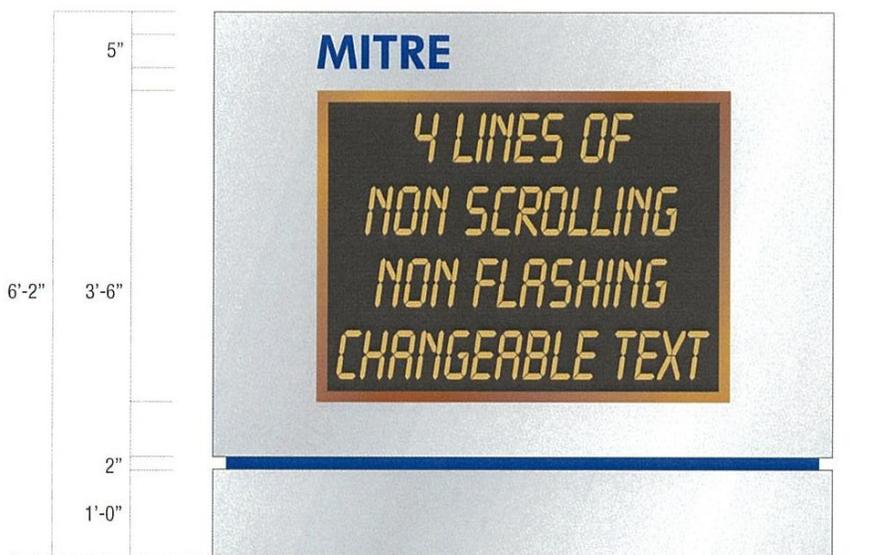


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Top View



Painted aluminum cabinet.
 Color: Matthews Brushed Aluminum

1/2" thick painted acrylic letters.
 Color: MITRE Blue

Programmable Amber LED display

2" reveal.
 Color: MITRE Blue.

Painted aluminum base.
 Color: Matthews Brushed Aluminum



29 April, 2015

10 SINGLE-SIDED FREE-STANDING
 FRONT ELEVATION, TYP.

Sign Type:
 Single-Sided Free-Standing
 LL - Secondary Directional

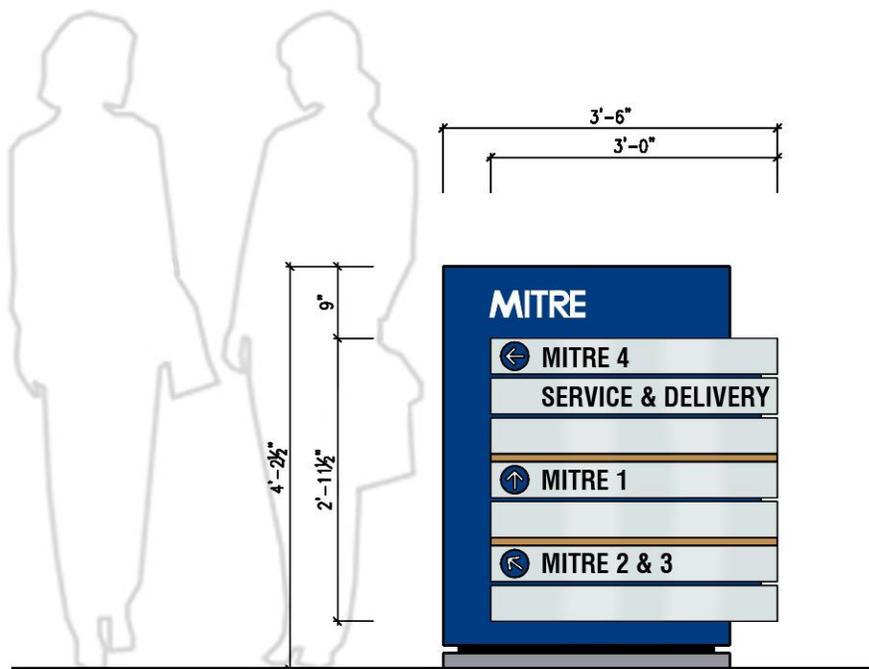
10.00

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11 DOUBLE-SIDED FREE-STANDING
 FRONT ELEVATION, TYP.

SIDE - A



SIDE - B

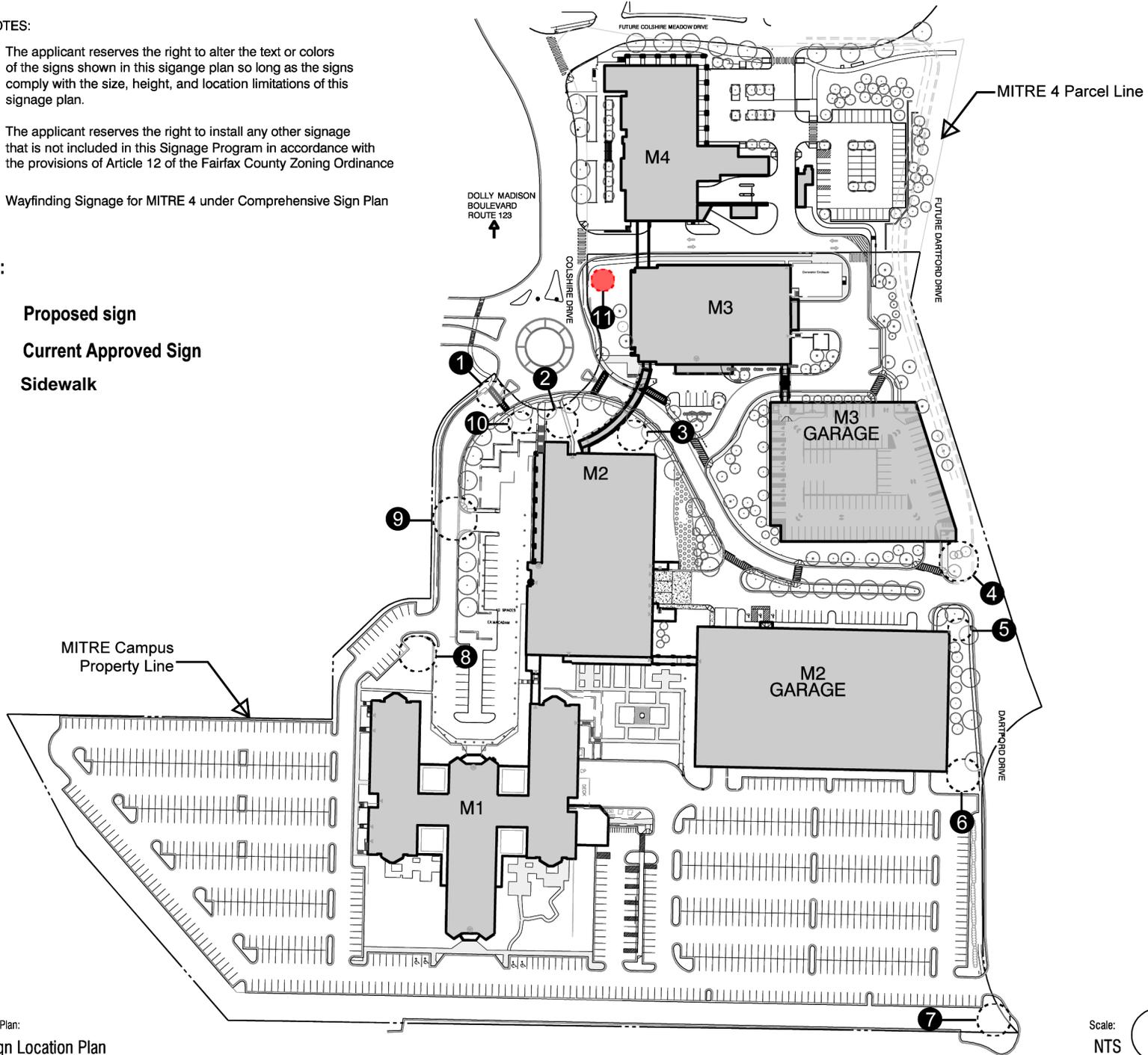
29 April, 2015

NOTES:

1. The applicant reserves the right to alter the text or colors of the signs shown in this signage plan so long as the signs comply with the size, height, and location limitations of this signage plan.
2. The applicant reserves the right to install any other signage that is not included in this Signage Program in accordance with the provisions of Article 12 of the Fairfax County Zoning Ordinance
3. Wayfinding Signage for MITRE 4 under Comprehensive Sign Plan

Legend:

-  **Proposed sign**
-  **Current Approved Sign**
-  **Sidewalk**



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Site Plan:
 Sign Location Plan

Scale:
 NTS 

EXT.01

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MITRE

MITRE 4

4 June, 2015

COMPREHENSIVE SIGNAGE PLAN FOR CAMPUS WAYFINDING



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MITRE 4 COMPREHENSIVE SIGNAGE PLAN

Sign No.	Sign Type	Description	Maximum Sign Area Dimensions:	Mounting Conditions
1a	BB	Secondary Directional - Double Sided	3'-6" Wide x 4'-2 1/2" High 15 sq. ft.	Free Standing
1b	BB	Secondary Directional - Double Sided	3'-6" Wide x 4'-2 1/2" High 15 sq. ft.	Free Standing
2	LL.1	Informational - Single Sided	3'-6" Wide x 6'-0" High 21 sq. ft.	Free Standing
3	LL.1	Informational - Single Sided	3'-6" Wide x 6'-0" High 21 sq. ft.	Free Standing
SUMMARY:		Total Proposed Signage Free Standing (To Be Constructed)	57,000 sq.ft.	

4 June, 2015

NOTES:

1. The applicant reserves the right to alter the text or colors of the signs shown in this signage plan so long as the signs comply with the size, height, and location limitations of this signage plan.
2. The applicant reserves the right to install any other signage that is not included in this Sign Program in accordance with the provisions of Article 12 of the Fairfax County Zoning Ordinance
3. The applicant may install either sign **1a** or sign **1b**

Signage:
Statistics

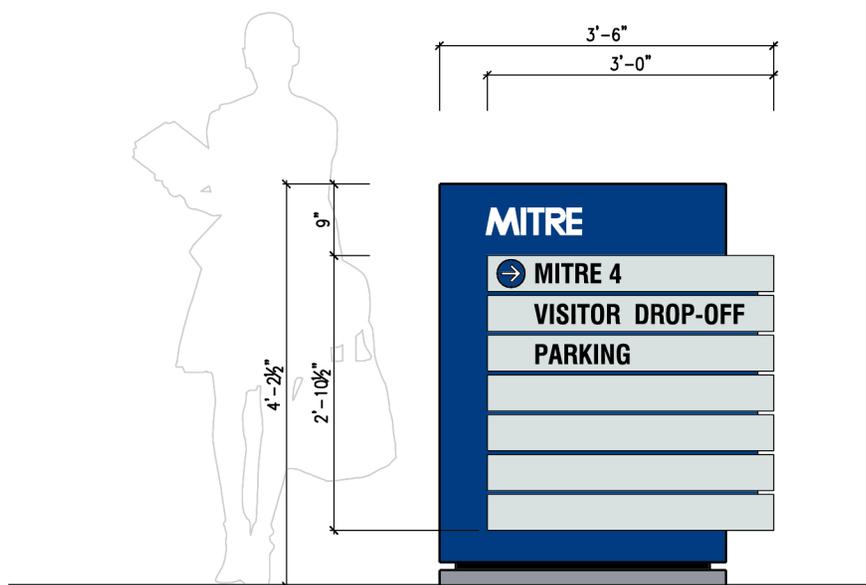
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1a DOUBLE-SIDED FREE-STANDING
 FRONT ELEVATION, TYP.

SIDE - A



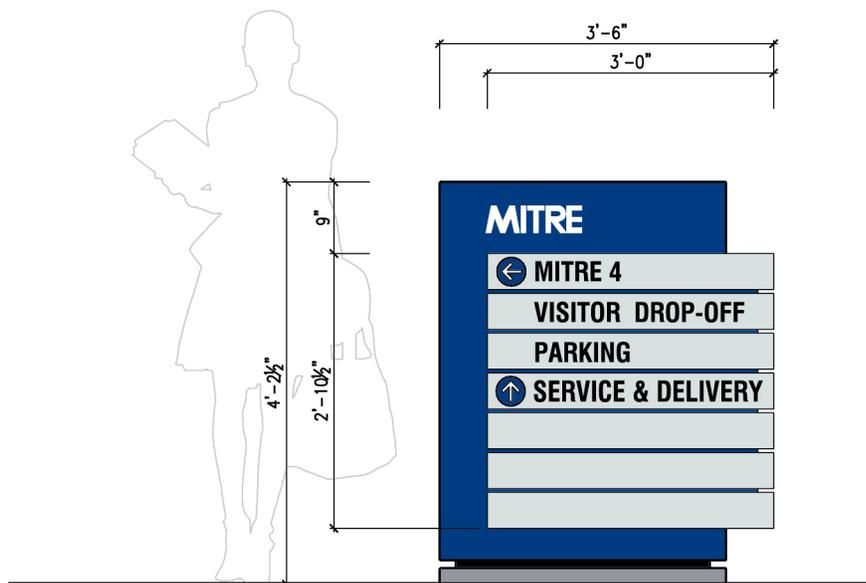
SIDE - B

4 June, 2015



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1b DOUBLE-SIDED FREE-STANDING
 FRONT ELEVATION, TYP.

SIDE - A



SIDE - B

4 June, 2015

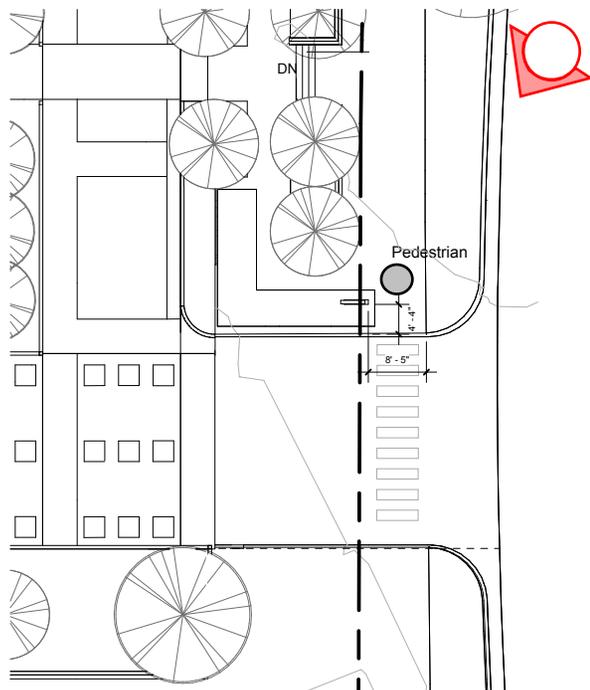


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North Site Entrance - Perspective

For illustrative purposes only. See sheet EXT.01 for approved sign locations



North Site Entrance - Plan

Copyright SKA studio.

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Scale:
 NTS

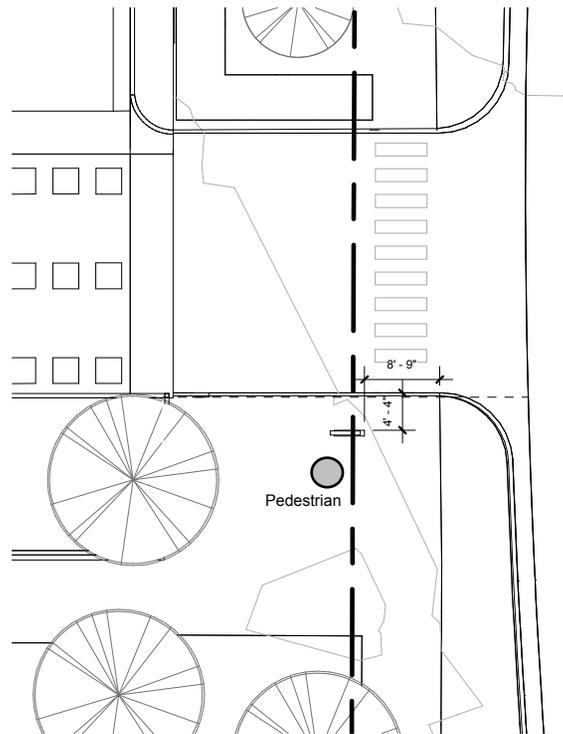
1.01a

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North Site Entrance - Perspective

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North Site Entrance - Plan

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Scale:
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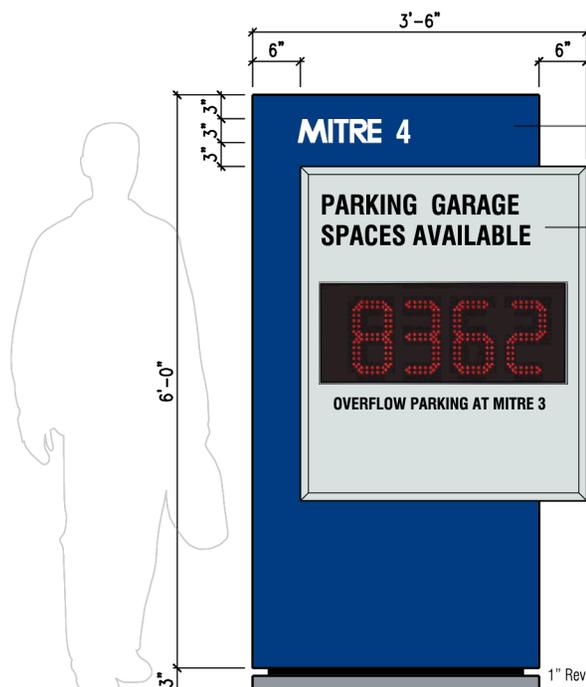
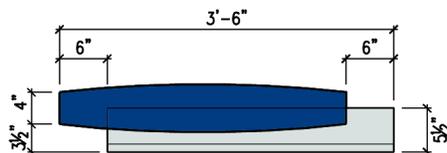
1.01b

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3'-0" x 6'-0" x 6" thick custom aluminum curvilinear pylon sign mounted to concrete base. Internal structure as required to prevent warping and oil-canning. Paint all exposed surfaces MITRE blue. Logo white 3M reflective vinyl.

3'-0" x 3'-6" x 5-1/2" thick custom aluminum sign cabinet mounted onto curvilinear pylon. Sign to be extruded aluminum with top hinge to access electronics. Face of cabinet to be 1/8" aluminum with routed windows to reveal electronic LED message section modules approximately 12" x 30" (Coordinate with LED mfg), Details by fabricator. Paint all exposed surfaces MITRE blue.

Type: Futura Condensed Medium Reflective White 3M vinyl applied for text Parking Garage Spaces Available

1" Reveal Mounting Plate onto 2" Concrete Footer

Concrete base extends 2" above grade. Concrete footing, leveling bolts, and reinforcement as required for secure and stable mounting. Details by fabricator

2 SINGLE TYPE EPS - ELECTRONIC PARKING STATUS
 FRONT ELEVATION, TYP.

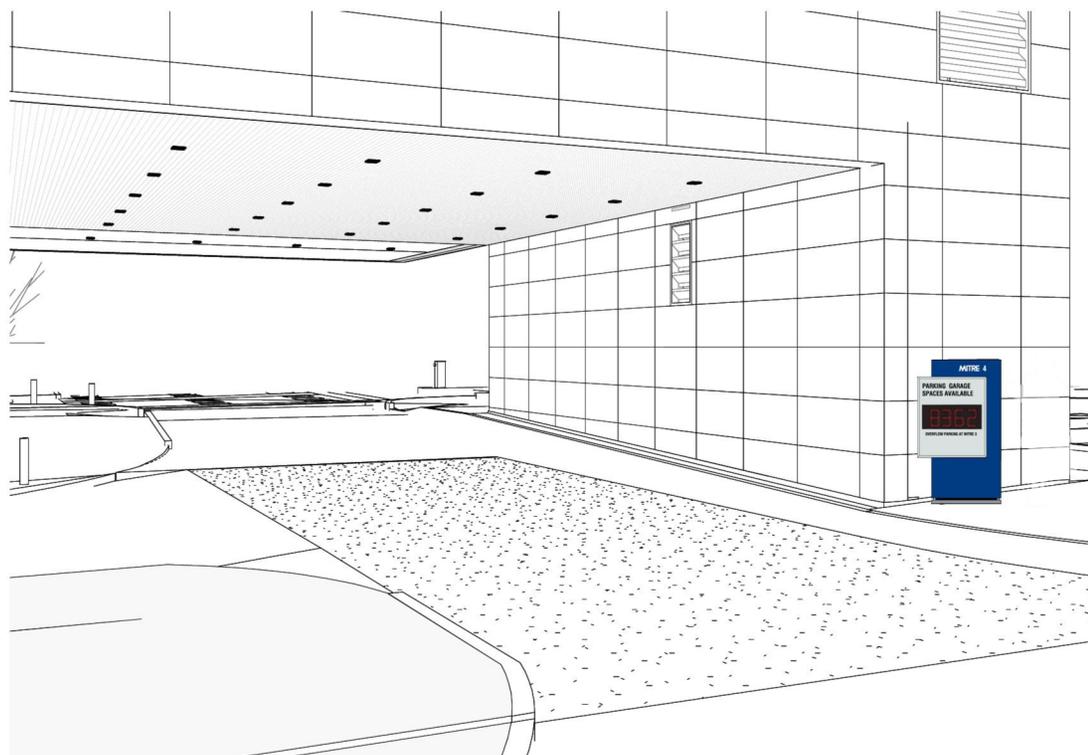
NOTE: sign 3 identical

4 June, 2015



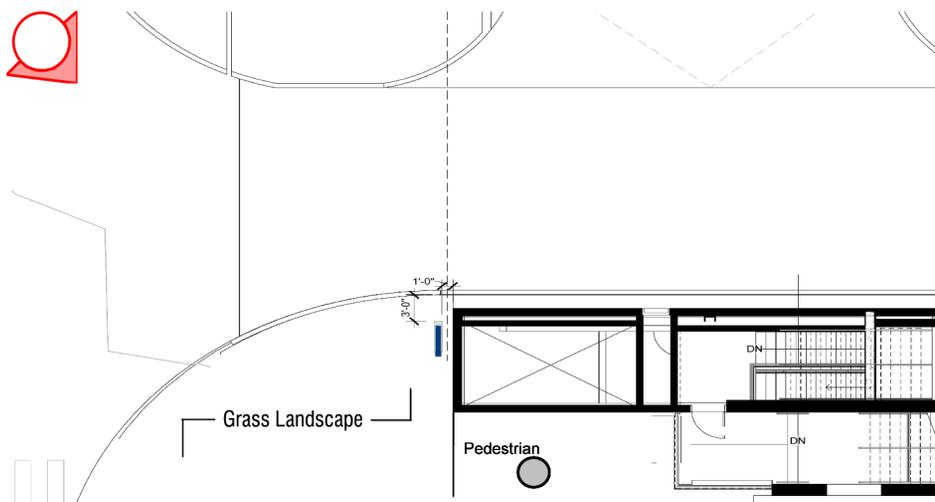
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Garage South Entrance - Perspective

For illustrative purposes only. See sheet EXT.01 for approved sign locations



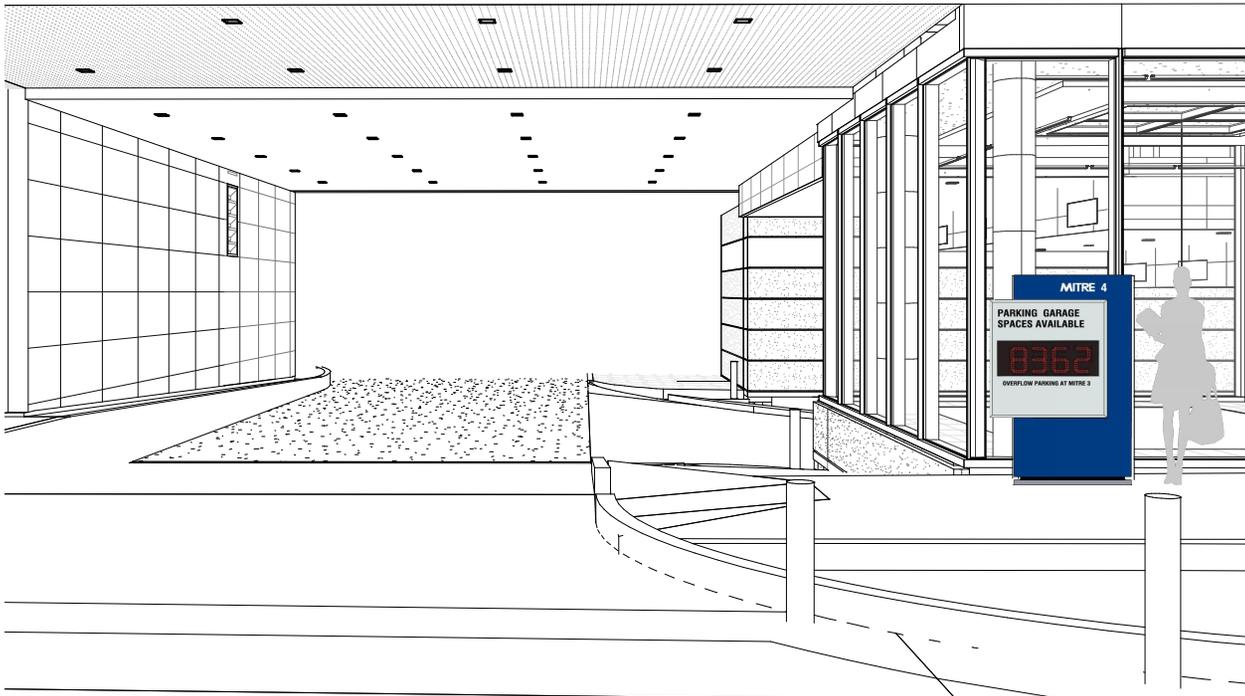
Garage South Entrance - Plan

4 June, 2015

Scale:
NTS

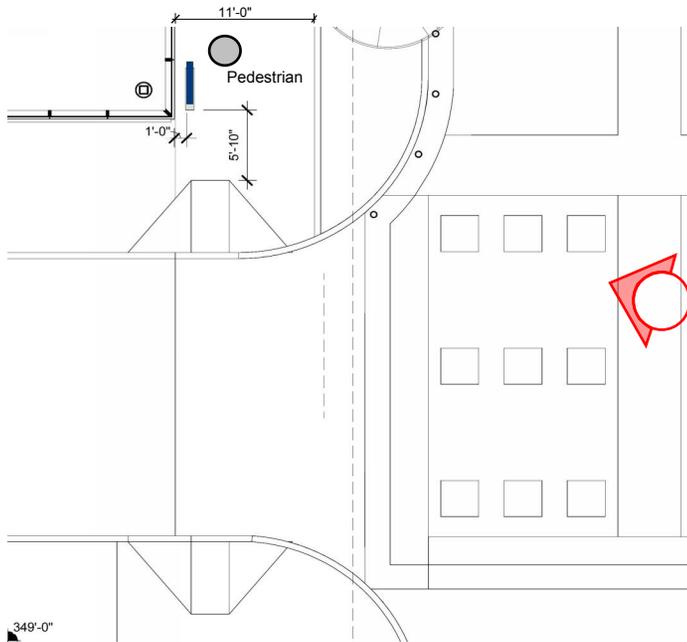
2.01

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Garage North Entrance - Perspective

For illustrative purposes only. See sheet EXT.01 for approved sign locations



Garage North Entrance - Plan

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Scale:
 NTS

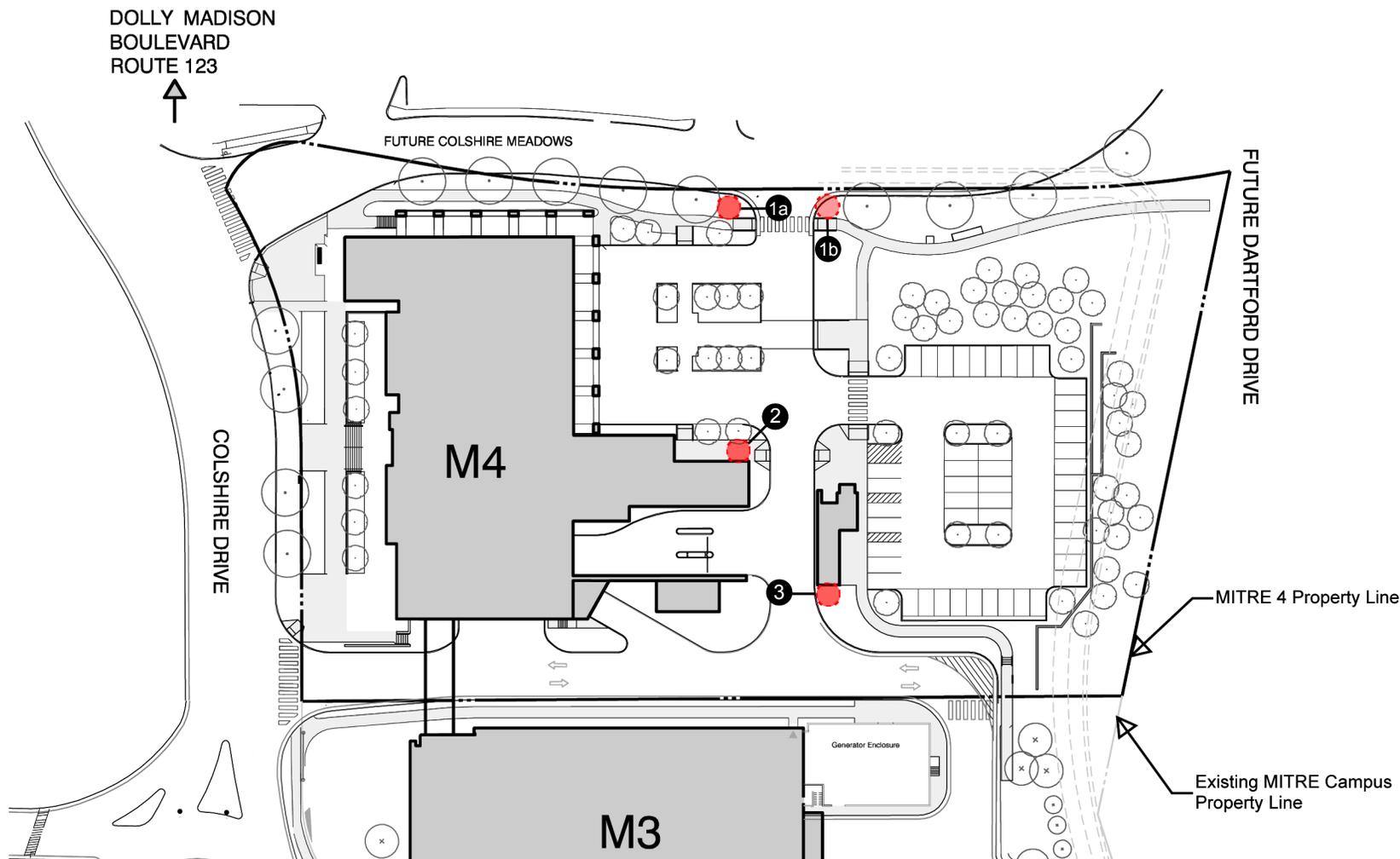
2.02

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Legend:

-  Proposed sign
-  Sidewalk

4 June, 2015

- NOTES:
1. The applicant reserves the right to alter the text or colors of the signs shown in this signage plan so long as the signs comply with the size, height, and location limitations of this signage plan.
 2. The applicant reserves the right to install any other signage that is not included in this Sign Program in accordance with the provisions of Article 12 of the Fairfax County Zoning Ordinance

Site Plan:
 Sign Location Plan

Scale:
 NTS 

EXT.01

Permit Set

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

DESCRIPTION OF THE APPLICATION

The applicant, the MITRE Corporation, seeks approval of a Category 6 Special Exception Amendment for a waiver of certain sign regulations in order to add one freestanding directional sign on a portion of the MITRE campus in Tysons zoned C-3, Highway Corridor Overlay District (HC). The applicant further seeks approval of a Comprehensive Sign Plan (CSP) for three new signs on the portion of the MITRE campus zoned Planned Tysons Corner Urban District (PTC), HC. The PTC-zoned parcel contains the MITRE 4 office building.

The cases, when viewed together as a single proposal, would result in 14 (including four new) signs on the MITRE campus. The sign proposed under the SEA would be 15 square feet (SF) and is 4' 2 ½ feet tall, 3' 6" wide. The CSP proposes one sign (in one of two locations) at that same height and width, with two more signs 6 feet tall and 2' 6" wide for a square footage of 21 SF each. The new signage square footage would total 72 SF and is detailed below.

LOCATION AND CHARACTER

Site Description and Existing Use:

The 22.53-acre MITRE campus is split-zoned, with 2.93 acres zoned PTC and 19.6 acres zoned C-3. Because of the two zoning districts, two separate applications, an SEA and CSP, are required for MITRE's proposed sign program. It should be noted that there is a rezoning request pending which proposes to rezone the entire MITRE campus to the PTC Zoning District. The site of the CSP, which is located in the Scotts Run Station South neighborhood, is zoned PTC, HC and contains the MITRE 4 office building under construction. The remainder of the site, which is zoned C-3, is located at the terminus of Colshire Drive and contains three existing office buildings (MITRE 1, 2 and 3), two parking structures, and surface parking lots. The primary access to the site is provided via two entrances off the Colshire Drive cul-de-sac. In addition, secondary access to the site is provided from the east via the Commons Village Shopping Center from Colshire Drive. Finally, once completed, the MITRE 4 office building will be accessed from a driveway between MITRE 3 and 4 and from the future Colshire Meadow Drive extension that has been proffered with Scotts Run Station South.

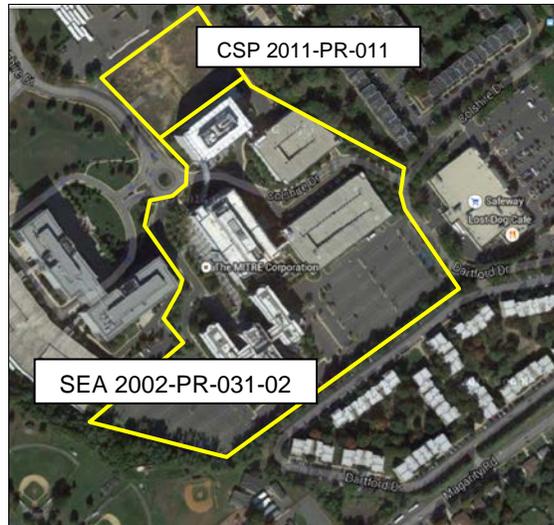


Figure 1 Aerial Imagery

Surrounding Uses:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
West	Office (West*Gate, Northrup Grumman)	C-3	Office
North	Mixed Use, Office (Scotts Run Station South)	PTC	Transit Station Mixed Use
South	Residential, Multi-family (The Commons Apartments)	R-20	Residential, 20-30 du/ac
East	Retail (Commons Village Shopping Center)	C-6	Residential Mixed Use

BACKGROUND

There are two distinct zoning case timelines for the MITRE campus. The SEA is the larger of the two cases here in terms of land area and is part of the West*Gate office park, whose zoning history is associated with RZ 92-P-001 (including its progeny PCA 92-P-001, PCA 92-P-001-2, PCA 92-P-001-3, RZ 1998-PR-052, and PCA 1998-PR-052), SE 2002-PR-031 and SEA 2002-PR-031.

On June 22, 1992, the Board of Supervisors approved RZ-92-P-001 to rezone 128.63 acres, which comprised the West*Gate site, from I-3, I-4, C-2, C-7, R-1 and HC Districts to the C-3 and HC Districts, subject to proffers dated June 19, 1992. This

rezoned area consisted of most of the parcels within Sub-Unit R-2 of the Tysons Corner Urban Center in the Comprehensive Plan.

On January 27, 2003, the Board of Supervisors approved SE 2002-PR-031 for waiver of certain sign regulations, in effect, approving a signage plan entitled "MITRE Campus Wayfinding" dated November 4, 2002, prepared by Gallagher & Associates. This signage plan provided for nine directional signs at the MITRE office campus totaling 140.6 square footage of signage.

On January 7, 2008, the Board of Supervisors approved SEA 2002-PR-031 to permit an additional sign, the LED sign with changeable text, on the site. The approved square footage was therefore increased to 143.6 SF.

On April 9, 2013, the Board of Supervisors approved RZ 2011-PR-011/FDP 2011-PR-011-02 to rezone the property to PTC and to permit the developed of the mixed use neighborhood known as Scotts Run Station South. The MITRE 4 site, which will contain a single office building, was incorporated into that PTC rezoning.

The files for these cases are on file with the Department of Planning and Zoning (DPZ). Because the subject site is part of the overall West*Gate office park, relevant history includes the following.

APPROVED DIRECTIONAL SIGNS (SPECIAL EXCEPTION AMENDMENT)		
Location	Maximum allowable sign area per Par.2(G) of Sect. 12-103 of the zoning Ordinance	Approved
Sign 1--at westernmost entrance off of Colshire Drive cul-de-sac	2 SF	22 SF
Sign 2--at easternmost entrance off of Colshire Drive cul-de-sac	2 SF	22 SF
Sign 3 -- at entrance to MITRE 3 parking structure	2 SF	22 SF
Sign 4-- at entrance to MITRE 2 parking structure	2 SF	14.5 SF
Sign 5-- at northernmost entrance on Colshire Drive, opposite Commons Village Shopping Center	2 SF	14.5 SF
Sign 6--at middle entrance on Colshire Drive, opposite Commons Village Shopping Center	2 SF	14.5 SF
Sign 7--at southernmost entrance on Colshire Drive, opposite Commons Village Shopping Center	2 SF	14.5 SF

Sign 8--at entrance to MITRE 1 and MITRE 2 buildings	2 SF	14.5 SF
Sign 9--at entrance to MITRE 2 building	2 SF	2.1 SF
Sign 10--directly in front of MITRE 2 building	2 SF	43 SF
Totals	Total Sign Area Permitted=20SF	Total Approved Sign Area 183.6 SF
DIRECTIONAL SIGN REQUESTED		
Location	Maximum allowable sign area per Par.2(G) of Sect. 12-103 of the zoning Ordinance	Requested
Sign 11--directly in front of MITRE 3 building	2 SF	15 SF
DIRECTIONAL SIGNS REQUESTED (COMPREHENSIVE SIGN PLAN)		
Location	Maximum allowable sign area per Par.2(G) of Sect. 12-103 of the zoning Ordinance	Requested
Sign 1a*—at entrance on future Colshire Meadow Drive	2 SF	15 SF
Sign 1b*—at entrance on Future Colshire Meadow Drive	2 SF	15 SF
Sign 3—near MITRE 4	2 SF	21 SF
Sign 4—near southern driveway between MITRE 3 and MITRE 4	2 SF	21 SF
Total	6 SF	57 SF

*Applicant proposes either Sign 1a or 1b, not both.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area: Area II
Planning District: Tysons Corner Urban Center
Plan Map: Office
Tysons Corner Urban Center District: Tysons East

Plan Text:

On pages 94-96 of the 2013 edition of the Area II Plan for the Tysons Corner Urban Center in URBAN DESIGN, Urban Design Principles, the Comprehensive Plan provides that the urban design should:

Enhance Regional Identity

- *Advance Tysons as the vibrant downtown of Fairfax County.*
- *Transform Tysons into a highly desirable, walkable, transit-oriented, mixed use urban environment.*

Establish a Sense of Place

- *Create unique and walkable districts, neighborhoods, and centers within Tysons.*
- *Encourage design elements that highlight the distinct character of each district, as well as common elements that unify Tysons as an urban center.*
- *Encourage each district to include tree-lined streets, a range of urban parks, and public gathering places.*
- *Improve Connectivity*
- *Increase the efficiency of vehicular and pedestrian movements within Tysons through well-designed transit and a walkable grid of streets and open spaces.*
- *Create pedestrian and bicycle-friendly environments and connections throughout Tysons that are safe, pleasant, and convenient.*
- *Maximize benefits of rail in Tysons by improving connectivity to adjacent communities and to regional activity centers.*

Also on page 94, the Plan notes that

Detailed urban design guidelines and standards will be developed for districts or sub-districts to provide more definitive guidance in implementing the Plan. The guidelines will address issues such as building materials, street furniture, signage, and provide more specific guidance on built forms. They will help define distinct identities and characteristics for the various neighborhoods within Tysons. The guidelines will supplement the Areawide and District Recommendations in the Plan in providing guidance for development.

The Tysons Urban Design Guidelines, endorsed by the Board of Supervisors on January 24, 2012, address design elements that should be considered with signs. On Page 5-4, suggestions include:

- *Use permanent, weather proof, well-designed signs.*
- *Limit the number of signs to convey a clear message and avoid visual clutter.*
- *Clearly state the business name or other information displayed on the sign.*
- *Scale typeface, characters and graphics of storefront signage to pedestrians and/or motorists, as applicable.*

- *The scale and materials used for signs should be appropriate to the neighborhood. For instance, monolithic digital or other illuminated signs may be considered on a case by case basis in areas close to the metro and adjacent to high concentrations of arts and entertainment uses. Similarly, small-scale blade signs or awning signage would be more appropriate for a mixed-use residential neighborhood.*
- *Signage must not present a visual obstruction to sight distances at intersections and vehicular entrances.*

ANALYSIS

Title of SEA Plat: MITRE Campus Wayfinding
Prepared By: SKA Studio
Original and Revision Dates: April 29, 2015

The SEA sign plan consists of 14 sheets. A copy is located at the front of the staff report.

Sheet	Description
Cover Sheet	Title Page
A.01	Signage Table, with existing and proposed sign details including height, width, and square footage of signs.
1.0	Details of single-sided free standing sign 1
2.0	Details of single-sided free standing sign 2
3.0	Details of double-sided free standing sign 3
4.0	Details of double-sided free standing sign 4
5.0	Details of single-sided free standing sign 5
6.0	Details of single-sided free standing sign 6
7.0	Details of single-sided free standing sign 7
8.0	Details of single-sided free standing sign 8
9.0	Details of single-sided free standing sign 9
10.0	Details of single-sided free standing sign 10
11.0	Details of double-sided free standing sign 11
Ext.01	Sign Location Plan showing existing and proposed signs in plan view

As shown below, the SEA proposes only one new sign, Sign 11, which is to be located on the Colshire Drive traffic circle at the MITRE 3 office building.

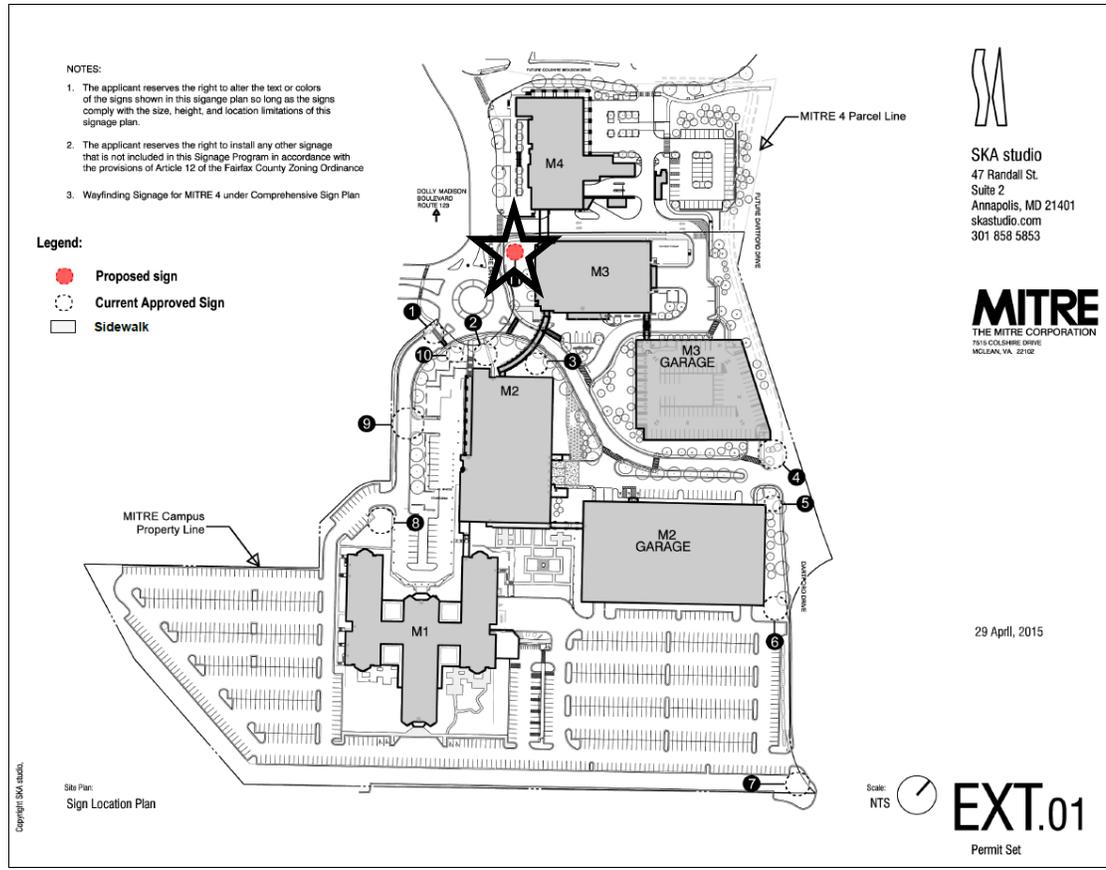


Figure 2 SEA Sign Plan

Proposed Sign 11 is 4' 2 1/2" tall by 3' 6" wide totaling 15 SF. The sign is shown below and matches the previously approved signs as it is a blue background with MITRE inscribed. In addition, the text on the plan includes items such as the names of the buildings and an arrow showing the directions, or information on things such as loading, deliveries, etc.

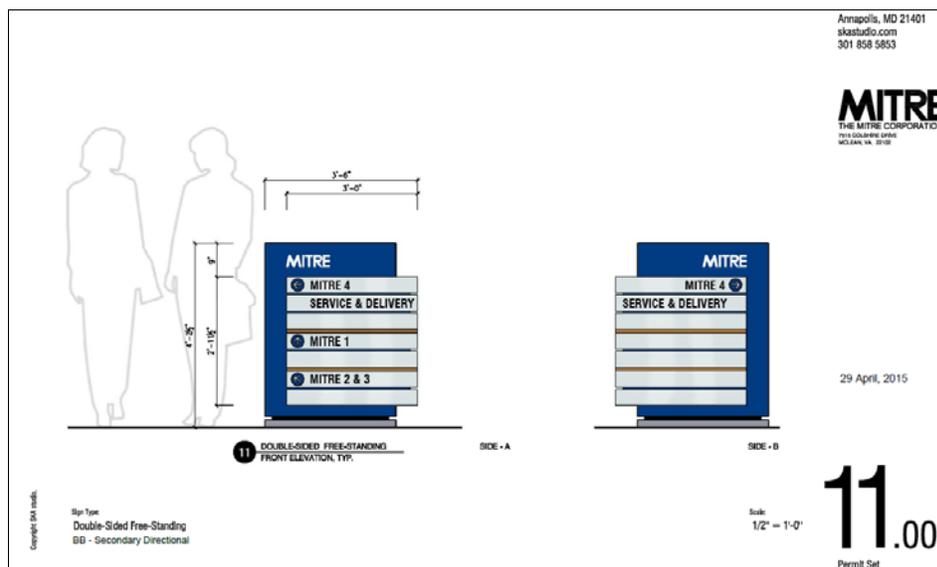


Figure 3 Sign 11

Title of CSP: Comprehensive Sign Plan for Campus Wayfinding

Prepared By: SKA Studio

Original and Revision Dates: June 4, 2015

The CSP sign plan consists of ten sheets. A copy is located at the front of the staff report.

Sheet	Description
Cover Sheet	Title Page
A.01	Comprehensive Signage Plan with tabulations
1.00a	Details of double-sided free standing sign 1a
1.00b	Details of double-sided free standing sign 1b
1.01a	Perspective of Sign 1a
1.01b	Perspective of Sign 1b
2.00	Details for electronic parking status sign
2.01	Perspective for Sign 3
2.02	Perspective for Sign 2
Ext.01	Sign Location Plan showing existing and proposed signs in plan view

The proposed signs on the CSP are limited to Parcel 4C, which is zoned PTC and the location of MITRE 4 office building (currently under construction). Three signs are proposed in the areas near the parking entrances to the site and along the future Colshire Meadow Drive extension, which is an east-west street is to be constructed as a part of the Scotts Run Station South development. The applicant is showing two possible locations for Sign 1, which are depicted on the illustrations below.

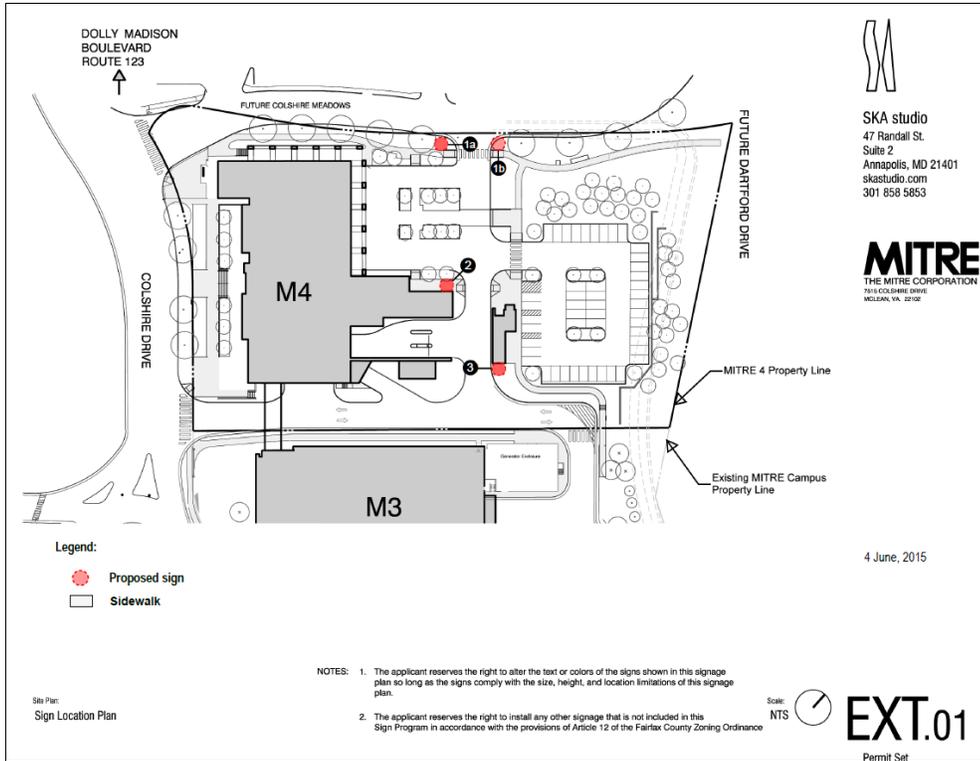


Figure 4 Proposed sign locations in CSP

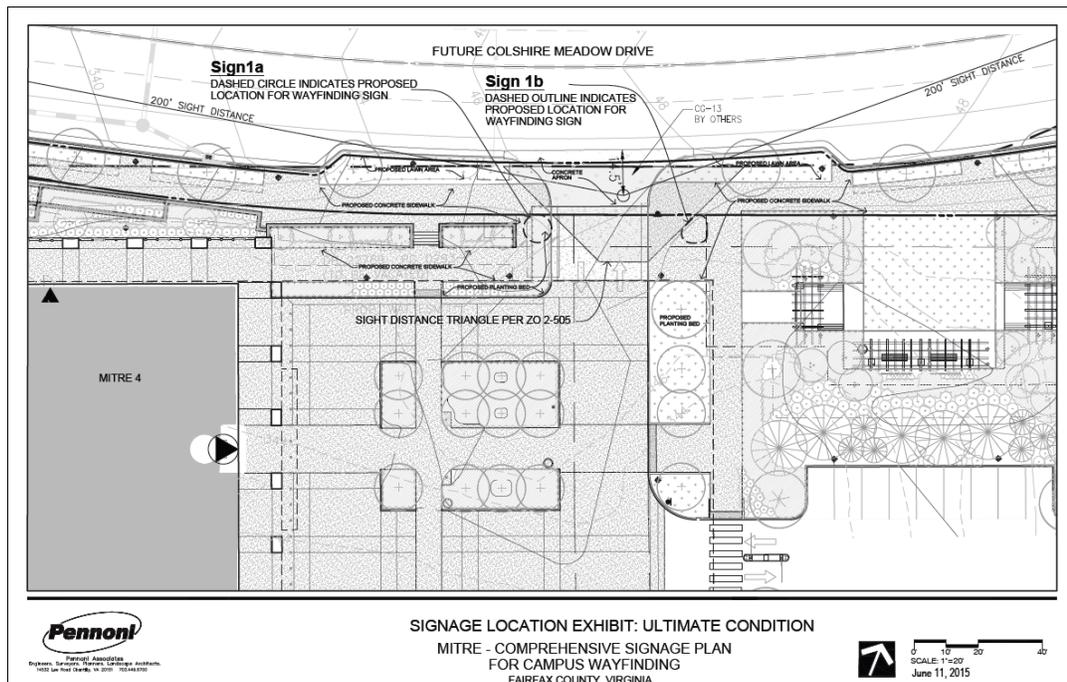


Figure 5 EXHIBIT showing future road grid, sight distances and alternative locations for Sign 1

Signs 1a/1b are the same dimensions as the many of the signs on the main campus, as well as the requested new sign in the SEA (Sign 11). The dimensions are 4' 2 1/2" tall by 3' 6" wide and 15 SF.

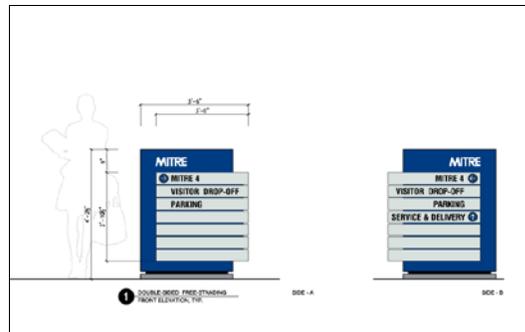
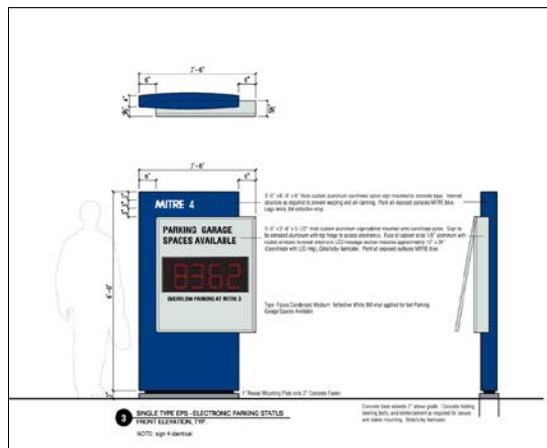


Figure 6 Sign 1a/1b

Signs 3 and 4 are the only signs proposed in either application that propose a slightly different type of sign than elsewhere on the site. These signs are taller with dimensions of 6' by 3'6" and 21 SF. They are also designed to direct people to available parking spaces through use of an electronic parking count.



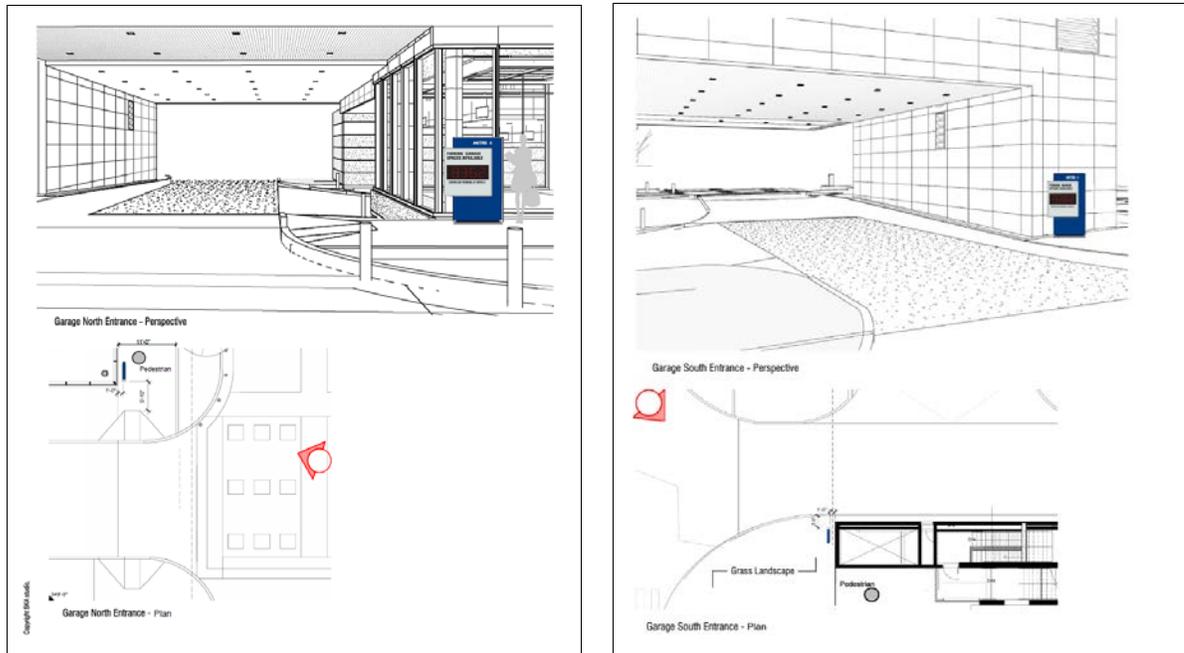


Figure 7 Sign 3 and 4 Perspective

Land Use Analysis

The proposed signage does not present any significant land use issues with respect to the use and intensity guidance contained in the Comprehensive Plan. In light of the Plan focus on appropriate scale and providing a clear sense of place for development in the Tysons area, the applicant's proposal to improve the directional signage is in harmony with the intended spirit of the Plan.

Transportation Analysis (Appendix 7)

The applicant was asked to provide sight distance information for Sign 1a/1b in the CSP, whose proposed location is at the entrance to the site from an existing parking lot and the future Colshire Meadow Drive extended. The sign is outside of the sight distance triangle and a development condition has been proposed to maintain sight distance in the future. Therefore, this issue is resolved.

Environmental Analysis

There are no environmental issues associated with this application.

Urban Forestry Analysis (Appendix 8)

It was unclear in the earliest submission of the sign plans whether landscaping would be impacted by the proposed signage. With regard to the one sign proposed in the SE, the sign would be located in an area of hardscape. For the CSP, the applicant has submitted the illustration identified as Figure 5 in this report. This illustration shows that Sign 1b is located on sidewalk, hardscaped area and Sign 1a is located in a grass planting bed. As such, staff has proposed a development condition to require that the signs integrate with any proposed or

existing landscaping and that, specifically, the signs be placed to not impact the trees or shrubs. With the implementation of this proposed development condition, staff believes that the landscaping character of this site will be not be adversely affected by the proposed signage.

Zoning Ordinance Requirements (Appendix 8)

Because the CSP and SEA both propose directional signage, staff reviewed the proposals against Sect. 12-103 (2)(G) of the Zoning Ordinance. Under Section 12-103(2)(G), signs that are displayed on-site for the direction or convenience of the public (such as signs which direct traffic or identify the location of restrooms, public telephones, freight entrances or parking areas) are limited to two (2) square feet in area and cannot be located closer than five (5) feet to any lot line. The Zoning Ordinance does not limit the number of directional signs; therefore, a site can have an unlimited number of directional signs. As discussed above, the SEA site currently has ten (10) directional signs. Under the SEA, the applicant requests one additional directional sign to provide additional directional signage at the new driveway created with the construction of MITRE 4. This SEA requests sign area in excess of the *square footage* allowed per the Zoning Ordinance, 198.6 SF versus the 22 SF permitted.

The three signs proposed under the CSP are also larger than two (2) square feet permitted, the request is 57 SF where 8 SF would be permitted, and Sign 1a/1b may be as close as 3 feet from the new property line created when Colshire Meadow Drive is extended. However, the applicant has provided the sight distance triangle that shows that the signs are appropriately out of the sight lines for vehicles for Colshire Meadow Drive (extended).

Special Exception Requirements

General Special Exception Standards (Sect. 9-006)

General Standard 1 and 2 require that the proposed use be in harmony with the adopted comprehensive plan and the general purpose and intent of the applicable zoning district regulations. The Comprehensive Plan recommends that signs be used to help create a sense of place and identity and refers to the Urban Design Guidelines for additional suggestion that the signs be well designed, clear and appropriately scaled. Staff finds that the proposed signs are an appropriate expansion of the approved sign program on the MITRE office campus and that the signs are well designed and appropriate in scale as well as being clear and legible. Therefore, staff finds that the sign proposed in the SEA application is in harmony with the adopted Comprehensive Plan and the general purpose and intent of the applicable zoning district regulations.

General Standard 3 requires that the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties. In order to ensure that these signs are harmonious with and will not affect the adjacent properties, staff recommends that the previously-approved development conditions, which limited the number, size, location and type of signs, be carried forward with this application. With the implementation of these proposed development conditions, staff believes that this standard is satisfied.

General Standards 4, 5, 6 and 7 relate to traffic impact, landscaping and screening, open space, drainage, utilities, parking and loading and are not applicable to this application.

General Standard 8 states that signs are regulated by Article 12 but that stricter requirements may be imposed by the Board. The applicant is seeking a special exception for a waiver of the sign regulation in Article 12 as they apply to the size of a new directional sign on Colshire Drive.

Additional Standards for Waiver of Certain Sign Regulations (Sect. 9-620)

The purpose of the special exception is to provide some relief where appropriate for those signs in the C and I districts which, because of certain unusual circumstances as specified below, do not provide identification as intended by the sign regulations. In the C and I districts, the Board may approve, either in conjunction with the approval of a rezoning or as a Category 6 special exception, a modification or waiver of the sign regulations in accordance with the following:

1. Such waiver may be for an increase in sign area, increase in sign height or different location of a sign, not otherwise provided by Sect. 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104.

The applicant is seeking an increase in the size of a directional sign. The applicant is not proposing the erection of a freestanding sign or off-site sign, not otherwise permitted by Article 12. Therefore, this standard has been satisfied.

2. Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.

Given the location of the site at the end of the cul-de-sac, which contains several other site entrances, including a new entrance between MITRE 3 and MITRE 4, and the fact that this site contains four different buildings, with separate main entrances and separate parking, staff believes that the proposed directional sign, which is larger than permitted by the Zoning Code, is necessary for wayfinding. With the implementation of the proposed development conditions, staff finds that this standard has been satisfied.

3. It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.

With the implementation of the staff-proposed development conditions, staff finds that the proposed application is in harmony with the adopted the adopted Comprehensive Plan.

4. A waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and

conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.

Given the proposed conditions and the planned development approved around the project site, staff finds that the sign will not negatively impact the existing or planned development of adjacent properties and the proposed sign is consistent with the purpose and intent of Article 12.

In order to ensure that these signs are harmonious with and will not affect the adjacent properties, staff recommends that a number of development conditions approved in SEA 2002-PR-031 be carried forward with the requested amendment. With the implementation of these proposed development conditions, staff believes that the applicant's sign proposal will not have a negative impact on the existing or planned development of adjacent properties. Therefore, staff finds that this standard has been satisfied.

Conformance with Standards for Comprehensive Sign Plans (Sect. 12-210)

Sect. 12-210 of the Zoning Ordinance allows the Planning Commission to approve a Comprehensive Sign Plan for developments within a "P" District as an alternative to the provisions contained in Article 12 of the Zoning Ordinance. This provision requires that a Comprehensive Sign Plan show the location, size, height and extent of all signs within the "P" District, or section of the "P" District, as well as the nature of the information being displayed on the signs. Par. 4 of Sect. 12-210 provides that "signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16." That paragraph further states that "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." Staff finds that the three signs proposed here meet the criteria listed above and that the scale and locations are appropriate and provide direction to various points onsite. Furthermore, these three signs fit in with the existing signs on the MITRE campus.

Overlay District Requirements

Highway Corridor (HC) (Sect. 7-1600)

While a small portion of this parcel lies within the Highway Corridor Overlay District, the provisions of the HC district do not regulate this use. Specifically, this proposal does not include a drive-in bank, a fast food restaurant, a quick-service food store, a service station or a service station/mini-mart.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that SEA 2002-PR-031-02 is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff finds that CSP 2011-PR-011 is in harmony with the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends that SEA 2002-PR-031 be approved subject to the proposed development conditions in Appendix 1.

Staff recommends that CSP 2011-PR-011 be approved subject to the proposed development conditions in Appendix 2.

It should be noted that it is not the intent of staff to recommend that the Board, 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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception 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.

APPENDICES

1. Proposed Development Conditions for SEA 2002-PR-031-02
2. Proposed Development Conditions for CSP 2011-PR-011
3. Affidavit
4. Statement of Justification
5. Approved Development Conditions for SEA 2002-PR-031
6. Plan Citations
7. Urban Design Guidelines
8. Transportation Analysis
9. Office of Community Revitalization Analysis
10. Zoning Inspection Analysis
11. Urban Forestry Analysis
12. Fairfax Park Authority Analysis
13. Fairfax County Water Authority Analysis
14. Sanitary Sewer Analysis
15. Applicable Zoning Ordinance Provisions
16. Glossary

PROPOSED DEVELOPMENT CONDITIONS**SEA 2002-PR-031-02****June 24, 2015**

If it is the intent of the Board of Supervisors to approve **SEA 2002-PR-031-02** previously approved for a waiver of certain sign regulations, located at Tax Map Parcels 30-3 ((28)) 3A1 and 4A3, to permit an additional directional sign with LED features on the cul-de-sac of Colshire Drive pursuant to Sect. 9-620 of the Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions. Previously approved conditions are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application. It is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Sign Plan approved with the application, as qualified by these development conditions.*
3. Signage shall be provided in substantial conformance with the Sign Plan, entitled *MITRE: Campus Wayfinding*, prepared by Gallagher and Associates and dated April 29, 2015, except as may be modified by these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Code.
4. A total of eleven (11) directional signs shall be permitted as depicted on the sign plan. These signs shall be located no closer than five (5) feet to the street.*
5. Notwithstanding the provisions of Paragraph 2 of Section 12-103, sign permits shall be obtained for all signs permitted pursuant to this Sign Plan.*
6. With the exception of the proposed LED sign located at the terminus of the cul-de-sac on Colshire Drive, no sign shall be lit.*
7. The lighting associated with the proposed LED sign shall be in accordance with the provisions of Part 9 of Article 14 of the Zoning Ordinance.*
8. The text on the proposed LED sign may change no more than 2 times in a 24 hour period, but shall not scroll.*
9. No sign shall move, display any flashing or intermittent lights nor have any features which could be construed as fluorescent or neon in character or

color.*

10. All signs shall be for directional purposes only.*
11. All other signs shall conform with the requirements of Article 12 of the Zoning Ordinance.*

This approval, contingent on the above noted conditions, shall not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards. The Applicant shall be itself responsible for obtaining the required Sign Permit(s) through established procedures.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the sign permit has been issued. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

PROPOSED DEVELOPMENT CONDITIONS**CSP 2011-PR-011****June 24, 2015**

If it is the intent of the Planning Commission to approve CSP 2011-PR-011, located at Tax Map 30-3 ((28)) 4C to allow a Comprehensive Sign Plan (CSP) 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.

1. This CSP is granted for and runs with the land indicated in this application and is not transferable to other land.
2. The CSP, titled "MITRE Comprehensive Signage Plan for Campus Wayfinding", and dated June 4, 2015", is approved for a total of 3 signs in the locations as depicted on the plan.
3. No landscaping, other than lawn, shall be disturbed with the proposed signage and the applicant shall provide the Urban Forestry Management Division with an overlay of Signs 1a or 1b, for their review and approval prior to obtaining a sign permit.
4. Sight distances shall be maintained at all entrances onsite whether in an interim condition or in the ultimate condition (with the extension of Colshire Meadow Drive) as depicted on the signage location exhibit dated June 11, 2015 attached to these conditions and contained in the staff report.

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.



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: June 8, 2015

TO: Suzanne Wright, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal 
Office of the County Attorney

SUBJECT: Affidavit
Application No.: SEA 2005-PR-031-02
Applicant: The Mitre Corporation
PC Hearing Date: 7/8/15
BOS Hearing Date: Not yet scheduled

REF.: 128487

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 6/8/15, which bears my initials and is numbered 128487a, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 8, 2015
(enter date affidavit is notarized)

I, Ben I. Wales, do hereby state that I am an
(enter name of applicant or authorized agent)

128487 a

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SEA 2002-PR-031-02
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
The MITRE Corporation Agents: Julie A. Bowen	7515 Colshire Drive McLean, VA 22102	Applicant/Owner
Jones Lang LaSalle Americas, Inc. Agents: Kem Shackelford Courtenay Abby J. Goodman Amy (nmi) Weber	1801 K Street, N.W. Suite #1000 Washington, DC 20006	Agents

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: June 8, 2015
(enter date affidavit is notarized)

120487a

for Application No. (s): SEA 2002-PR-031-02
(enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Jill S. Parks Brian J. Winterhalter Jeffrey A. Nein Ben I. Wales Molly M. Novotny Katherine P. Humphrey	Reston Town Center One Freedom Square 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorneys/Agents
Steven Kahle Architects Agents: Steven W. Kahle Jeremy P. Hayes	47 Randall Street, Suite 2 Annapolis, MD 21401	Architect/Agents

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 8, 2015
(enter date affidavit is notarized)

128487 a

for Application No. (s): SEA 2002-PR-031-02
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
-The MITRE Corporation
7515 Colshire Drive
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- [] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

There are no shareholders. The MITRE Corporation is a non-profit Delaware corporation and is tax-exempt under 501(c)(3) of the Internal Revenue Code.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: June 8, 2015
(enter date affidavit is notarized)

128487 a

for Application No. (s): SEA 2002-PR-031-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Jones Lang LaSalle Americas, Inc.
1801 K Street, N.W.
Suite #1000
Washington, DC 20006

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Steven Kahle Architects
47 Randall Street, Suite 2
Annapolis, MD 21401

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Steven W. Kahle

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 8, 2015
(enter date affidavit is notarized)

120487a

for Application No. (s): SEA 2002-PR-031-02
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

Cooley LLP
Reston Town Center, One Freedom Square
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
DeAnna D. Allen
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
Michael D. Basile

Keith J. Berets
Laura Grossfield Birger
Thomas A. Blinka
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham
James P. Brogan

Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Peter F. Burns
Blain B. Butner
John T. Byrnes
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Reuben H. Chen
Dennis (nmi) Childs

(check if applicable) [x] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)DATE: June 8, 2015
(enter date affidavit is notarized)

128487 a

for Application No. (s): SEA 2002-PR-031-02
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP
Reston Town Center
11951 Freedom Drive
Reston, VA 20190(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)William T. Christiansen, II
Sean M. Clayton
Samuel S. Coates (former)
Jeffrey L. Cohen
Thomas A. Coll
Joseph W. Conroy
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Scott D. Dailard
Benjamin G. Damstedt
Craig E. Dauchy
Renee R. Deming
Darren K. DeStefano
Eric W. Doherty
William P. Donovan, Jr.
Michelle C. Doolin
Joseph M. Drayton
Christopher B. Durbin
John C. Dwyer
Shannon M. Eagan
Ivor R. Elrifi
Heidi A. Erlacher
Gordon H. Empey
Sonya F. Erickson
Michael R. Faber
Lester J. Fagen
Jesse D. Farmer
Brent D. FassettJohn R. Feore, Jr.
M. Wainwright Fishburn, Jr.
Jennifer Fonner Fitchen (former)
Thomas J. Friel, Jr.
Francis M. Fryscak
Koji F. Fukumura
James F. Fulton, Jr.
William S. Galliani
W. Andrew H. Gantt III
Stephen D. Gardner (former)
Jon E. Gavenman
Colleen P. Gillis
Jonathan C. Glass
Michael B. Goldstein
Wendy C. Goldstein
Kathleen A. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
William E. Grauer (former)
Jonathan G. Graves
Jacqueline I. Grise Lester
Kenneth L. Guernsey
Patrick P. Gunn
Divakar (nmi) Gupta
Sarah J. Guske
Jeffrey M. Gutkin
John B. Hale
Danish (nmi) Hamid
M.R. Hartman, III
Bernard L. Hatcher
Matthew B. Hemington
Cathy Rae HershcopfGordon K. Ho
Lila W. Hope
C. Thomas Hopkins
Mark M. Hrenya
Brendan J. Hughes
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Robert L. Jones
Barclay J. Kamb
Richard S. Kanowitz
Kimberly J. Kaplan-Gross
Matthew A. Karlyn (former)
Jeffrey S. Karr
Sally A. Kay
Heidi M. Keefe
Jason L. Kent
Mehdi (nmi) Khodadad
Charles S. Kim
Kevin M. King
Michael J. Klisch
Jason M. Korall
Barbara A. Kosacz
Kenneth J. Krisko
Carol D. Laherty
Mark F. Lambert
Matthew E. Langer
Samantha M. LaPine
John G. Lavoie
Pang (nmi) Lee
Robin J. Lee
Louis (nmi) Lehot(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: June 8, 2015
(enter date affidavit is notarized)

128487 a

for Application No. (s): SEA 2002-PR-031-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Jamie K. Leigh
Natasha V. Leskovsek
Shira Nadich Levin
Alan (nmi) Levine
Michael S. Levinson
Stephanie (nmi) Levy
Elizabeth L. Lewis
Michael R. Lincoln
James C. T. Linfield
Samuel M. Livermore
Douglas P. Lobel
J. Patrick Loofbourrow
Mark C. Looney
Robert B. Lovett
Andrew P. Lustig
Thomas O. Mason
Jennifer J. Massey
Joshua O. Mates
~~Keith A. McDaniels (former)~~
Michael J. McGrail
John T. McKenna
Bonnie Weiss McLeod
Mark A. Medearis
Laura M. Medina
Beatriz (nmi) Mejia
Craig A. Menden
Erik B. Milch

Chadwick L. Mills
David E. Mills
J. Kevin Mills
Patrick J. Mitchell
Ali M.M. Mojdehi
Ann M. Mooney
Timothy J. Moore
William B. Morrow, III (former)
M. Howard Morse
Frederick T. Muto
Danielle E. Naftulin
Ryan E. Naftulin
Jeremy M. Naylor
Stephen C. Neal
Edward J. O'Connell
Ian (nmi) O'Donnell
Kathleen M. Pakenham
Timothy G. Patterson
Anne H. Peck
D. Bradley Peck
David G. Peinsipp
Nicole K. Peppe
Robert W. Phillips
Susan Cooper Philpot
Frank V. Pietrantonio

Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Aaron M. Pomeroy
Marya A. Postner
Steve M. Przesmicki
Seth A. Rafkin
Frank F. Rahmani
Marc A. Recht
Michael G. Rhodes
Michelle S. Rhyu
Lyle D. Roberts
John W. Robertson
Ricardo (nmi) Rodriguez
Kenneth J. Rollins
Kevin K. Rooney
Adam J. Ruttenberg
Thomas R. Salley III
Jessica I. Valenzuela Santamaria
Glen Y. Sato
Martin S. Schenker
Joseph A. Scherer
Marc G. Schildkraut
William J. Schwartz
Ellen A. Scordino
Audrey K. Scott
John H. Sellers

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: June 8, 2015
(enter date affidavit is notarized)

128487a

for Application No. (s): SEA 2002-PR-031-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Ian R. Shapiro
Michael N. Sheetz
C. Christopher Shoff
Jordan A. Silber
Brent B. Siler
Ian D. Smith
Stephen R. Smith
Whitty (nmi) Somvichian
Wayne O. Stacy
Anthony M. Steigler

Steven M. Strauss
James N. Strawbridge (former)
M. Anne Swanson
C. Scott Talbot
Mark P. Tanoury
Joseph (nmi) Teja, Jr.
Gregory C. Tenhoff
Michael E. Tenta
Timothy S. Teter
Michael R. Tollini
Michael S. Tuscan
Joseph J. Vaughn
Miguel J. Vega
Erich E. Veitenheimer III
Aaron J. Velli
David A. Walsh
Mark B. Weeks
Mark R. Weinstein

Thomas S. Welk
Peter H. Werner
Francis R. Wheeler
Geoffrey T. Willard
Andrew S. Williamson
Peter J. Willsey
Mark (nmi) Windfeld-Hansen
David J. Wittenstein
Nancy H. Wojtas
Amy M. Wood
J. Peyton Worley
Nan (nmi) Wu
Babak (nmi) Yaghmaie
David R. Young
Christina (nmi) Zhang
Kevin J. Zimmer

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: June 8, 2015
(enter date affidavit is notarized)

128487a

for Application No. (s): SEA 2002-PR-031-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Additions:

- Ann (nmi) Bevitt
- Nicholas (nmi) Bolter
- David (nmi) Bresnick
- John A. Clendenin
- Chris (nmi) Coulter
- James R. Crabtree
- Mark J. Deem
- Matthew P. Dubofsky
- Erik S. Edwards
- Mark C. Everiss
- Christopher M. Finney
- Laurence M. Harris
- Nicholas A. Hobson
- Richard M. Hopley
- Brendan J. Hughes
- Jeffrey M. Kaban
- Natasha (nmi) Kaye
- David R. Kendall
- Benjamin (nmi) Kleine
- Haibo J. Lu
- Ed (nmi) Lukins
- Nicola (nmi) Maguire
- Jason J. Maton
- Becket (nmi) McGrath
- Phillip E. Morton
- Rama (nmi) Padmanabhan
- Sarah E. Pearce
- Kevin J. Perry
- Akash (nmi) Sachdeva
- Justin M. Stock
- Scott B. Weston
- John (nmi) Wilkinson
- Jonathan (nmi) Yorke

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 8, 2015
(enter date affidavit is notarized)

128487a

for Application No. (s): SEA 2002-PR-031-02
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)
None.

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SEA 2002-PR-031-02

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

128487a

DATE: June 8, 2015

(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

Ben Wales

(check one)

[] Applicant

[x] Applicant's Authorized Agent

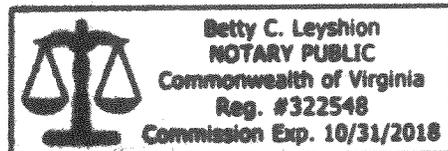
Ben I. Wales

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 8th day of June 20 15, in the ~~State~~/Comm. of Virginia, County/City of Fairfax.

Betty C. Leyshion
Notary Public

My commission expires: 10/31/2018





County of Fairfax, Virginia

MEMORANDUM

DATE: May 12, 2015

TO: Suzanne Wright, Staff Coordinator
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning

FROM: Dawn Curry
Senior Zoning Inspector
Zoning Inspections Branch

SUBJECT: Comprehensive Sign Plan 2011-PR-011 is concurrent with Special Exception Amendment 2002-PR-031-02
Westgate Industrial Park, The Mitre Corporation
7515 Colshire Drive
Tax Map Ref.: 30-3 ((28)) 0003A1
Zoning District: C-3

REFERENCE: ZIB# 2015-PR-0227 (related to 2015-PR-0153 & 2015-PR-0099)

A review of Comprehensive Sign Plan 2011-PR-011 & Special Exception Amendment application 2002-PR-031-02 for The Mitre Corporation – Additional wayfinding signage at 7515 Colshire Drive, Mclean, Virginia has been completed.

The SEA 2002-PR-031-02 & CSP 2011-PR-011 plans and correspondence submitted with this application indicated that Five (5) freestanding signs will be located on this property and the adjacent parcel (Mitre 4 parcel). The plan also indicates that:

- The proposed freestanding signs (4) associated with CSP 2011-PR-011 contains approximately 72 square feet.
 - * A note on plan sheet 1.00 indicates double-sided freestanding secondary directional **Sign #1**.
 - * The proposed sign (1) dimensions for sign type BB are 3' 6" (width) x 4' 2 ½" (height) = 15 square feet.
 - * A note on plan sheet 2.00 indicates single-sided freestanding secondary directional **Sign #2**.
 - * The proposed sign (1) dimensions for sign type BB are 3' 6" (width) x 4' 2 ½" (height) = 15 square feet.

- * A note on plan sheet 3.00 indicates proposed single-sided freestanding electronic parking status **signs #3 & #4** are identical signs.
 - * The proposed signs (2) dimensions for sign type LL.1 are 3' 6" (width) x 6' (height) x 9 ½" (depth) = 21 square feet.
 - * Each proposed sign contains a changeable sign copy element that is to indicate available parking spaces.
 - * The dimensions provided for these proposed signs are 3.6' x 6' or 21.6 sq. ft.
 - * The depth of these signs does not exceed 18".
- The proposed freestanding sign (1) **Sign#5** associated with SEA 2002-PR-031-02 contains approximately 15 square feet
 - * The proposed dimensions for sign type BB are 3' 6" (width) x 4' 2 ½" (height) 1/2" (depth) = 15 square feet.
 - * Location of one (1) freestanding secondary directional signs. This plan sheet is not drawn to scale.
 - * The sign location plan, on plan sheet EXT.01, that identifies the proposed locations of the proposed freestanding directional signs. This plan sheet is not drawn to scale.
 - * As a result, it is unknown if the proposed signs are located in the sight distance triangles. Per Sect. 2-505 of the Zoning Ordinance, signs positioned in the sight distance triangle may block the lateral view of the motoring public and can represent safety hazard.
 - * The Mitre Corporation Campus currently has (10) existing directional-way freestanding signs at 183.60 square feet of sign area in total, shown on plan sheet A.01
 - By right signage for C-8 – Commercial uses- General commercial property is limited.
 - ❖ Par. 5 of Sect. 12-203 specifies a: Freestanding signs, where permitted, shall in no instance project beyond any property line or be within five (5) feet of the curb line of a service drive, travel lane or adjoining street. When located on a corner lot, a freestanding sign shall be subject to the provisions of Sect. 2-505.sign with a maximum area of twelve (12) square feet, five (5) feet in height and located no closer than ten (10) feet to any lot line.
 - ❖ Par. 2 of Sect. 12-206 Commercial Uses in Other Commercial Areas:
No individual enterprise shall be permitted a freestanding sign.
 - ❖ Approved sign permits are required to be issued prior to the installation of signage per Sect. 18-601, Par. 1 of Sect. 12-301 and Paragraph 6 and 9 of Sect. 2-302 of the Zoning Ordinance.

- ❖ In addition, Building and an Electrical (if illuminated) are needed to be obtained from DPWES to authorize construction.
- ❖ A step by step guide for obtaining required sign and building permits is available on the DPZ web site as well as a sign permit application.
<http://www.fairfaxcounty.gov/dpz/zoning/signpamplet.pdf>

Contact me at (703) 324-4286 if you have any questions.



County of Fairfax, Virginia

MEMORANDUM

DATE: March 20, 2015

TO: Suzanne Wright, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Mitre Corporation, SE 2002-PR-031-02

I have reviewed the above referenced Special Exception Plan, a Statement of Justification and a Plan stamped "Received, Department of Planning and Zoning, February 4, 2015. A site visit was not conducted due to time constraints. The following comment and recommendation is based on this review.

1. **Comment:** It is unclear from the materials submitted that the required landscaping in the area(s) of any proposed sign(s) will not be impacted.

Recommendation: The applicant should provide a detailed and accurate accounting of all required landscaping in the vicinity of each sign for review.

JSB/

UFMDID #: 199543

cc: DPZ File



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD 

DATE: March 19, 2015

SUBJECT: SEA 2002-PR-031-02, MITRE Corporation sign plan
Tax Map Numbers: 30-3 ((28)) 3A1 & 4A3

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on the land, resources, facilities or service levels of the Park Authority.

FCPA Reviewer: Andrea Dorlester
DPZ Coordinator: Suzanne Wright

Copy: Cindy Walsh, Director, Resource Management Division
Suzanne Wright, DPZ Coordinator
Chron File
File Copy



FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

APPENDIX 13
RECEIVED
Department of Planning & Zoning

FEB 24 2015

Zoning Evaluation Division

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

February 23, 2015

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: CSP 2011-PR-011
Mitre Corporation
Tax Map: 30-3

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

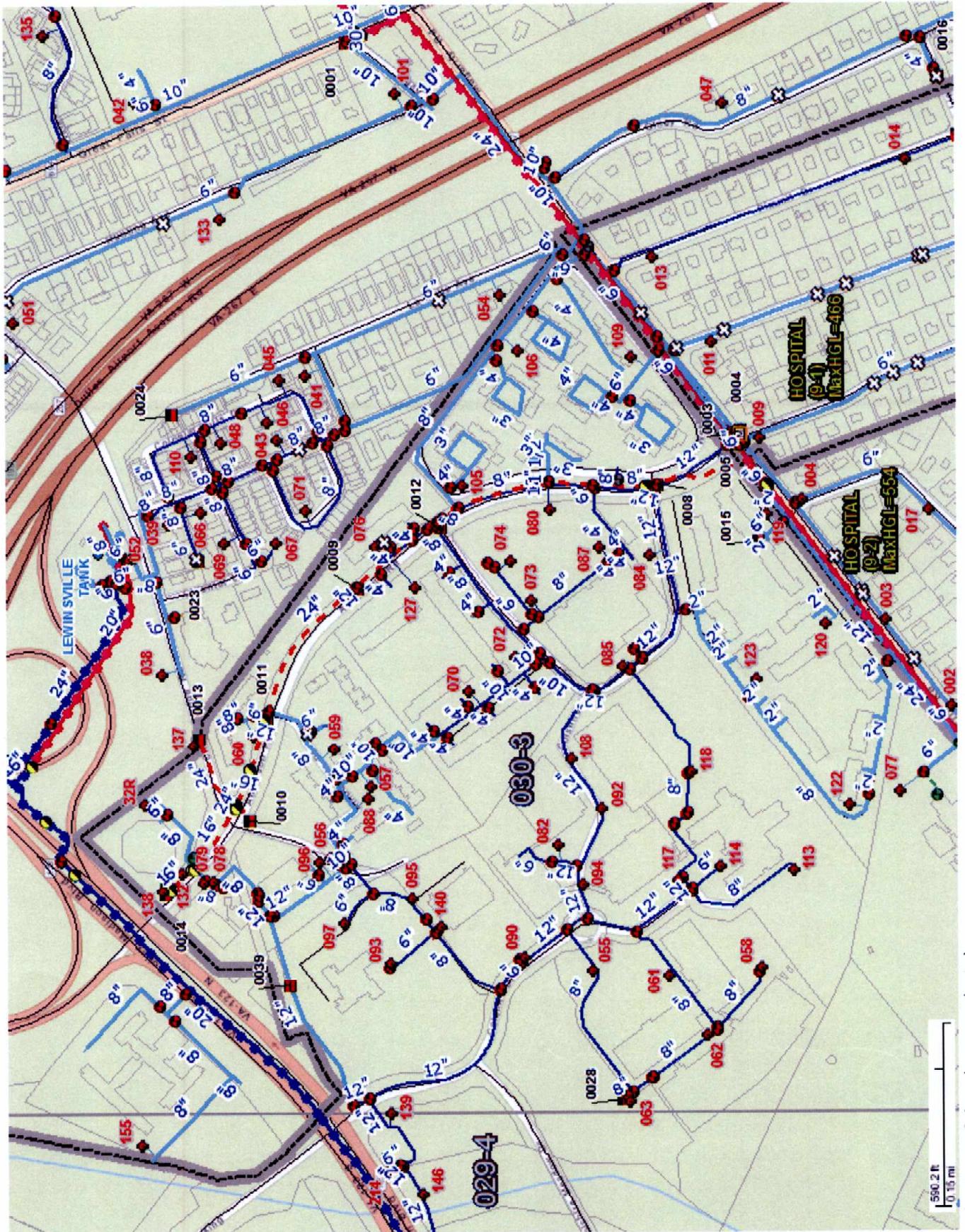
1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing and proposed water mains.
3. Permanent type signs and support structures with concrete footers are not allowed within Fairfax Water easements. Any proposed work within existing water main easements will require review and prior approval from Fairfax Water. Water main located in the right-of-way will require a 5-foot separation with any proposed signage.

If you have any questions regarding this information please contact Ross Stilling, P.E., Chief Site Plan Review at 703-289-6385.

Sincerely,

Gregory J. Frelewicz, P.E.
Manager, Planning Department

Enclosure





County of Fairfax, Virginia

MEMORANDUM

DATE: February 27, 2015

TO: Suzanne Wright
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E. (Tel: 703 324-5008)
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. CSP 2011-PR-011, Conc. with SEA 2002-PR-031-02
(The Mitre Corporation)
Tax Map No. 030-3- ((28)) - - 0004C

The proposed sign plan has no impact on the sanitary sewer system. Please contact me at the number above if you have any questions.



9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

12-210 Uses in P Districts

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

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

When such application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written statement signed by the record owners of such properties which indicates their endorsement of the application.

4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

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		

**THE MITRE CORPORATION
COMPREHENSIVE SIGN PLAN AND
SPECIAL EXCEPTION AMENDMENT APPLICATION**

STATEMENT OF JUSTIFICATION

I. INTRODUCTION

The MITRE Corporation (“MITRE” or the “Applicant”) owns approximately 22.5 acres on Colshire Drive, McLean (the “Property” or “Campus”). The Property has been developed with three office buildings and a fourth office building (“MITRE 4”) is currently under construction. The Property lies south of the Route 123/Colshire Drive intersection and is more particularly described as Fairfax County Tax Map# 30-3 ((28)), Parcels 3A1, 4A3 and 4C.

MITRE seeks Comprehensive Sign Plan and Special Exception Amendment approvals to allow the installation of additional wayfinding signage on its Campus to assist with the direction of pedestrians and vehicles to MITRE 4.

II. THE PROPERTY AND MITRE’S OPERATIONS

MITRE operates Federally Funded Research and Development Centers for the Department of Defense (“DOD”), Federal Aviation Administration (“FAA”) and the Internal Revenue Service (“IRS”). Through contracts with these agencies, MITRE addresses issues of national security, assists national and military intelligence agencies with development of new approaches to producing, distributing and safeguarding intelligence information, develops aviation simulations and works to modernize the nation’s tax administration system. MITRE’s office buildings are equipped with research laboratories as well as conference facilities in which MITRE sponsors various conferences, seminars and workshop sessions on such topics as the latest technological advancements, federal safety regulations and communication satellite services, which attract a significant number of people. In addition, based upon the nature of their contract work, MITRE frequently hosts high-level government meetings with top executives, policy makers and other authorities to discuss issues of national security. Many attendees of functions at the Campus are newcomers or off-site employees that visit this Property infrequently. Directional signage, therefore, is particularly important to the success of these functions.

MITRE’s Campus can be accessed from the north by Colshire Drive and the future Colshire Meadow Drive or from the south by MITRE Plaza or Dartford Drive. Further, MITRE 4 will be connected to the balance of the Campus by an internal drive. Clear and coordinated signage is very important to the operation of MITRE’s Campus and providing direction to its various buildings.

III. BACKGROUND

MITRE's existing office buildings (MITRE 1, 2 and 3) are developed on land that is zoned C-3. The buildings and two existing parking garages are served by directional signage that was approved by the Board of Supervisors in 2002 under SE 2002-PR-031 and subsequently amended in 2007 to include additional wayfinding signage.

The MITRE 4 building is currently being constructed on a parcel that is zoned PTC ("Planned Tysons Corner Urban District"). The building represents MITRE's first new building construction in Northern Virginia in over 10 years and is one of the first redevelopment projects in the area surrounding the Tysons McLean Metrorail Station. Since this parcel has a different zoning designation to the remainder of the Property (and is a 'Planned' district), the existing special exception sign plan cannot be amended to include the additional signs needed on the MITRE 4 parcel.

The Applicant is proposing the addition of four signs to the Campus. Three of these signs will be on the MITRE 4 parcel and must be the subject of a Comprehensive Sign Plan application. The fourth sign will be located adjacent to the MITRE 4 parcel, within the remainder of the Campus, and must be approved through an amendment to the existing special exception sign plan. This statement of justification discusses both of these applications.

IV. COMPREHENSIVE PLAN

The Fairfax County Comprehensive Plan does not include signage requirements for properties in Tysons. However, the Plan does reference the Tysons Corner Urban Design Guidelines, which were adopted in 2012. The Urban Design Guidelines provide recommendations on wayfinding signs and suggest that signs should be scaled to serve both motorists and pedestrians, should be clear and concise, should be complementary to the streetscape in which they are located and should not obstruct pedestrian traffic. The proposed signs have been carefully designed and located to address the recommendations of the Urban Design Guidelines. Furthermore, the proposed signs have been carefully coordinated with currently approved and existing signs on the Campus to help ensure streetscapes do not appear cluttered with differing signage or structures.

V. PROPOSED SPECIAL EXCEPTION AMENDMENT SIGNAGE

A. Special Exception Amendment

MITRE seeks approval of an amendment of SEA 2002-PR-031 to allow the addition of one freestanding directional sign to the existing sign plan, identified as Sign 11. The existing sign plan consists of ten directional signs located throughout the C-3 zoned portion of the Campus. The proposed two-sided sign will provide direction to MITRE 4 for pedestrians and vehicles traveling north or south on Colshire Drive. It will also confirm the location of existing MITRE buildings.

Approval of the proposed sign requires the modification of Section 12-103.2.G. of the Zoning Ordinance to allow directional signs larger than those otherwise provided for.

Directional signs previously approved for the Property under SE 2002-PR-031 and SEA 2002-PR-031 have all been permitted through the amendment of this Section of the Zoning Ordinance.

The proposed Sign 11 will complement the existing signs at the Campus. The additional directional sign has been designed to be the same size, height and color as existing signs on the Property. The sign will be setback a minimum of 5 feet from the right-of-way on Colshire Drive and does not have the potential to impact any existing lines of site for vehicle movements through the Campus.

B. Conformance Special Exception General Standards (Section 9-006) of the Zoning Ordinance

1. *The proposed use shall be in harmony with the adopted comprehensive plan. The proposed Sign 11 will facilitate direct, safe movements at the Property.*
2. *The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations. The proposed Sign 11 will provide direction to uses permitted in the C-3 district and the adjacent PTC district.*
3. *The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The proposed Sign 11 has been carefully designed to be attractive and coordinated with existing signage throughout the Property. The sign design and sign materials have been chosen to reflect the high-quality of MITRE's existing signage. We do not anticipate any adverse effect to neighboring properties from installation of the proposed Sign 11.*
4. *The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The proposed use will not generate additional traffic. It is anticipated that traffic safety will be improved by the proposed signage.*
5. *In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13. We do not believe that landscaping of the proposed sign is necessary. Providing landscaping and screening will detract from the legibility and clear visibility of the proposed sign.*
6. *Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. Not applicable.*
7. *Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11. Not applicable.*

8. *Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.* Comment acknowledged.

C. Conformance Signage Waiver Standards (Section 9-620) of the Zoning Ordinance

1. *Such waiver may be for an increase in sign area, increase in sign height or different location of a sign, not otherwise provided by Sect. 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104.*

The Applicant is proposing increased sign area for a directional sign, consistent with existing special exception and special exception amendment approvals for signage on the Property. This sign type is provided for by Section 12 of the Zoning Ordinance.

2. *Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.*

There are unique characteristics of the use of the Property that warrant the approval of the requested special exception. The Property will include four office buildings, each with numerous conference and training rooms and regular off-site visitors. Further, MITRE 4 will include a lecture hall, which will regularly host presentations to MITRE's visitors. The proposed sign will assist visitors to the Campus with easily locating the building that is their intended destination and avoid confusion and the need for additional vehicle movements.

3. *It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.*

The proposed Sign 11 will assist in the safe direction of visitors to the Property and is in conformance with the Comprehensive Plan.

4. *A waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.*

The proposed Sign 11 has been carefully designed to be attractive and coordinated with existing signage throughout the Property. The sign design and proposed sign

materials have been chosen to reflect the size and high-quality of the existing signs on the Campus. We do not anticipate any adverse effects from the proposed Sign 11.

VI. PROPOSED COMPREHENSIVE SIGN PLAN

The Applicant is currently constructing the 340,000 square foot MITRE 4 building at the northern edge of its Campus. Since the MITRE 4 parcel is zoned PTC, any necessary directional signage required beyond that permitted by the Zoning Ordinance must be the subject of a Comprehensive Sign Plan application.

As part of the redevelopment of the properties surrounding the Campus, several new streets are proposed. Colshire Meadow Drive is to be constructed across the northern edge of the MITRE 4 parcel, which will connect Colshire Drive to the west with Anderson Road and a future Dartford Drive to the east. Dartford Drive will run along the eastern edge of the Campus, connecting Route 123 to the north, with Magarity Road to the south.

The Applicant seeks to install three freestanding wayfinding signs on the MITRE 4 parcel that will provide direction to the building, to its parking facilities and loading areas. Sheet EXT.01 of the Comprehensive Sign Plan shows the Applicant is proposing two options for the location of a sign at the vehicular entrance to the MITRE 4 parcel from Colshire Meadows Drive (locations 1a and 1b): one sign location is to the east of the entrance; and one sign location is to the west. Only one sign location will be implemented. Signs 1a and 1b are identical in size, height and appearance to freestanding wayfinding signs currently approved and installed on the Property under SEA 2002-PR-031. They would be 2-sided and will identify the MITRE 4 building and provide direction to parking and drop-off areas.

MITRE also seeks approval of two parking status signs (identified as Signs 2 and 3 on Sheet EXT.01), which will provide the number of available parking spaces available in the MITRE 4 parking garage. Signs 2 and 3 are electronic signs that will be located internal to the Property, towards the southern edge of the MITRE 4 parcel, and are designed to be viewed from vehicles already within the Campus. As part of the zoning approvals for MITRE 4, the Applicant committed to a lower parking rate than the remainder of the Campus. The building's proximity to the Metrorail's Tysons McLean station and MITRE's existing Transportation Management Program will help ensure the available parking spaces within the MITRE 4 parking garage will not be exceeded. However, MITRE 4 is anticipated to regularly receive visitors, which may result in vehicles needing to be parked in one of MITRE's other parking garages. MITRE 4 will include substantial meeting space and a large lecture hall in which presentations will be provided to MITRE's employees and visitors.

As with Sign 11 proposed under the special exception amendment request, each of the four signs proposed in the Comprehensive Sign Plan require the modification of Section 12-103.2.G. of the Zoning Ordinance to allow directional signs larger than those otherwise provided for. With the exception of their size, Signs 1 through 3 will be in

accordance with requirements in Section 12 of the Zoning Ordinance, including: no signs of which all or any part is in motion by any means (Section 12-104.5). Signs 2 and 3 (the parking status signs) will be lit by Light Emitting Diodes (“LED”) from within the structure, but will not display flashing or intermittent lights, or lights of changing degrees of intensity of color or moving copy (Section 12-104.6).

VII. WAIVERS AND STATEMENTS

The Applicant respectfully requests a waiver of the Special Exception application submission requirements listed in Section 9-011 Paragraph 2 (Special Exception Plat), including details relating to stormwater management and drainage. These items are not necessary for the processing of this Special Exception Amendment request, which proposes the addition of one sign that is consistent with existing signs on the Property, and have not previously been required as part of the processing of SE 2002-PR-031 or SEA 2002-PR-031. The Special Exception Amendment application includes a sign location plan, showing the location of existing and proposed signs.

The proposed signage will not generate the need for the storage or use of any hazardous or toxic substances (as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280) to be generated, utilized, stored, treated, and/or disposed of on site.

VIII. SUMMARY

The proposed Comprehensive Sign Plan and Special Exception Amendment applications will allow the addition of necessary and important signage on the MITRE Campus to serve the MITRE 4 building. The Applicant respectfully requests favorable consideration of the Application by Staff, the Planning Commission and the Board of Supervisors.

Ben I. Wales
June 8, 2015



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

January 16, 2008

Ben I. Wales
Cooley, Godward, Kronish, LLP
Reston Town Center
One Freedom Square
11951 Freedom Drive
Reston, Virginia 20190

Re: Special Exception Amendment Application SEA 2002-PR-031

Dear Mr. Wales:

At a regular meeting of the Board of Supervisors held on January 7, 2008, the Board approved Special Exception Amendment Application SEA 2002-PR-031 in the name of The Mitre Corporation. The subject property is located at 7515 and 7525 Colshire Drive on approximately 19.6 acres of land zoned C-3 and HC in the Providence District [Tax Map 30-3((28)) 3A1 and 4A3]. The Board's action amends Special Exception Application SE 2002-PR-031, previously approved for a waiver of certain sign regulations to permit one additional freestanding directional sign and associated modifications to site design and development conditions pursuant to Section 9-620 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions. Previously approved conditions are marked with an asterisk (*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application. It is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Sign Plan approved with the application, as qualified by these development conditions.*
3. Signage shall be provided in substantial conformance with the Sign Plan, entitled *MITRE: Campus Wayfinding*, prepared by Gallagher and Associates and dated May 31, 2007 and revised through October 5, 2007, except as may be modified by these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Code.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

SEA 2002-PR-031
January 16, 2008

-2-

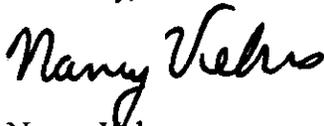
page 2 of 3

4. A total of ten (10) directional signs shall be permitted as depicted on the sign plan. These signs shall be located no closer than five (5) feet to the street.
5. Notwithstanding the provisions of Paragraph 2 of Section 12-103, sign permits shall be obtained for all signs permitted pursuant to this Sign Plan.*
6. With the exception of the proposed LED sign located at the terminus of the cul-de-sac on Colshire Drive, no sign shall be lit.
7. The lighting associated with the proposed LED sign shall be in accordance with the provisions of Part 9 of Article 14 of the Zoning Ordinance.
8. The text on the proposed LED sign may change no more than 2 times in a 24 hour period, but shall not scroll.
9. No sign shall move, display any flashing or intermittent lights nor have any features which could be construed as fluorescent or neon in character or color.*
10. All signs shall be for directional purposes only.*
11. All other signs shall conform with the requirements of Article 12 of the Zoning Ordinance.*

This approval, contingent on the above noted conditions, shall not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards. The Applicant shall be itself responsible for obtaining the required Sign Permit(s) through established procedures.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the sign permit has been issued. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/dms

This district is composed of two subdistricts: the North Tysons Central 123 subdistrict, which includes the Tysons II mixed use development; and the South Tysons Central 123 Subdistrict, which is dominated by Tysons Corner Center. The district also includes two urban neighborhoods along Watson Street and Towers Crescent Drive.

Guidance for evaluating development proposals in each subdistrict is contained in the Areawide Recommendations and the following subdistrict recommendations. Redevelopment options are dependent on the degree to which necessary public infrastructure can be provided and Plan objectives and development conditions set forth in the Areawide and subdistrict guidance can be satisfied by development proposals.

NORTH TYSONS CENTRAL 123 SUBDISTRICT

The North Tysons Central 123 subdistrict is comprised of about 115 acres and is generally bounded by Westpark Drive on the northeast, Chain Bridge Road on the south, and International Drive on the west. Existing development includes a regional shopping mall, office buildings, a hotel and a multifamily development. The vision for this subdistrict is to transform into a significantly more intense mixed use area transit-oriented area. The subdistrict contains three subareas.

Subarea 1: Tysons II

Subarea 1 is comprised of about 87 acres, bounded by International Drive on the west, Chain Bridge Road on the south, Subarea 2 on the northeast, and Subarea 3 on the north. Existing development includes the Galleria at Tysons II shopping mall, office buildings and a hotel.

Base Plan

Prior to Metrorail, the area was planned and approved for a mix of offices, hotels and retail mall with an intensity of 1.0 FAR (or approximately 4,700,000 square feet).

Planned and Approved Development

The area is planned and approved for transit-related mixed use development with approximately 6,800,000 square feet. Land uses include office, hotel, and residential development. The existing mall is to be retained and may be reconfigured. In approved office, hotel and residential buildings ground level retail and service uses are to be provided. With the addition of a conference or convention center, a density bonus may be considered.

The vision of this intensification is to create urban spaces that people can walk through easily, as well as to and from the adjacent Metro rail station. The approved urban design amenities include extensive streetscape features, plazas, and an amphitheater. Some plazas are large enough for open-air activities such as musical performances by small groups. A variety and an abundance of seating and public art are to be provided and are to make these spaces appealing and attractive.

While the mall and other existing developments do not readily accommodate a grid of streets, efforts should be made to provide a connected network of streets and to provide new pedestrian and bicycle connections where streets are not possible. In addition, redevelopment or reconfiguration of the mall should seek, where possible, to reduce views of parking garages,

wrapping such structures with other uses and/or providing attractive façade treatments and screening.

Redevelopment Option

Development above the approved level of 6,800,000 square feet may occur if it is consistent with the guidance on intensity and land use mix in the Areawide Land Use Recommendations, and if it meets the following conditions:

- Changes to the mix of uses may be necessary to address traffic impacts during peak periods, such as converting approved office to residential uses.
- If additional residential uses are provided, they should include recreational facilities and other amenities for the residents, as well as affordable/workforce housing as discussed in the Areawide Land Use Recommendations.
- Public facility, transportation and infrastructure analyses should be performed in conjunction with any development application. The results of these analyses should identify necessary improvements, the phasing of these improvements with new development, and appropriate measures to mitigate other impacts. Also, commitments should be provided for needed improvements and for the mitigation of impacts identified in the public facility, transportation and infrastructure analyses, as well as improvements and mitigation measures identified in the Areawide Recommendations.
- Additional publicly accessible open space amenities within the subarea and/or in conjunction with Subarea 2 should be provided. To address this issue, innovative solutions should be explored to provide additional open space amenities, coordinating development with the adjacent South West Park Subarea. For example, the “pooling” of land between the two subareas could result in a major open space amenity for this portion of Tysons Corner. Open space should be consistent with the urban park and open space standards in the Areawide Environmental Stewardship Recommendations.
- Improvements to pedestrian and vehicular accessibility within Subareas 1 and 2 of this subdistrict will be necessary to address the envisioned urban character. To enhance connectivity, pedestrian terraces and plazas could be built into the side of the hill between Tysons Boulevard and West Park Drive. To improve vehicular circulation, the Jones Branch extension should be provided as shown in the Areawide Transportation Recommendations.
- Existing and approved building heights range from The Galleria at Tysons II at approximately 65 feet, to high-rise buildings approved at almost 350 feet. Changes in approved building heights should be consistent with the conceptual Building Height Map and Guidelines in the Urban Design section. This guidance indicates that the tallest buildings are planned up to 400 feet and are located near the Metro station, south of Galleria Drive. North of Galleria Drive and along either side of Tysons Boulevard, buildings are planned and approved up to 300 feet, and the northern portion of the mall site is planned for building heights up to 225 feet. As indicated under the building height guidelines in the Urban Design section, building heights should vary within the subarea.
- Potential circulator routes, as described in the Areawide Transportation Recommendations, extend through or abut portions of this subarea. In addition to the above guidance for this area, redevelopment proposals along the circulator routes should

provide right-of-way or otherwise accommodate these circulators and should make appropriate contributions toward their construction cost. See the Intensity section of the Areawide Land Use Recommendations.

Subarea 2: South West Park

This portion of West Park forms the northeastern boundary of the subdistrict and is comprised of about 20 acres. Existing development is suburban office buildings with surface parking. The area's existing intensity is about 0.40 FAR.

Base Plan

This area is planned for office with support retail and service uses at an intensity averaging about 0.6 FAR. As an option, it is planned for a mix of office and residential uses averaging about 0.80 FAR (if the mix of uses has less traffic impact than office redevelopment at 0.6 FAR).

Redevelopment Option

With the advent of Metrorail, the vision for this area is to redevelop primarily with mixed use with an urban character at a substantially higher intensity than the Base Plan. The mix of uses should include ground level retail. However, the degree of intensification is contingent on how well development integrates with Tysons II through pedestrian and vehicular linkages. Any redevelopment that is not within 1/2 mile distance of the Metro station should not exceed an intensity of 1.0 FAR for office use or should not exceed 1.5 FAR for mixed use including residential use (the mix of uses should have less traffic impact than office redevelopment at 1.0 FAR).

The successful redevelopment of this area is closely linked to the redevelopment of the adjacent West Park Urban Neighborhood Subarea in the North Central District. South West Park is planned for a mix of uses with a concentration of office uses. West Park Urban Neighborhood is planned to redevelop from a suburban office park to a primarily residential area with supporting uses, including ground level retail and public facilities. To ensure that the redevelopment of each of these areas is consistent with the overall land use goals for Tysons, the total amount of office development in the two subareas combined should be no more than 3 million square feet.

To achieve this vision, development proposals should address the Areawide Recommendations and provide for the following.

- The vision is to redevelop the subarea with more intense mixed use buildings for portions within 1/2 mile distance of the Metro station. Redevelopment should be diverse in land uses, including additional office use as well as potential hotel, retail and/or residential uses. All redevelopment should provide support retail and service uses. The intensities and land use mix should be consistent with the Areawide Land Use Recommendations.
- Logical and substantial parcel consolidation should be provided that results in well-designed projects that function efficiently on their own, include a grid of streets and public open space system, and integrate with and facilitate the redevelopment of other parcels in conformance with the Plan. To ensure the provision of public facilities, a street grid, and the desired land use pattern, redevelopment proposals in this subarea should consolidate with a significant portion of the West Park Urban Neighborhood Subarea in

5

Signage and Wayfinding

5. SIGNAGE AND WAYFINDING

Signage is an important element that will contribute to the character of Tysons. The two predominant signage types that will most contribute to place making in Tysons are on-site signage (signs used to identify a place of business or a residential building); and wayfinding elements which are placed in the public realm and provide directional assistance or location information to pedestrians and motorists.

The quantity and quality of all signage should be considered in a comprehensive manner within a development but should also be complementary between neighborhoods and in most cases, the subdistrict, district, or Tysons as a whole.

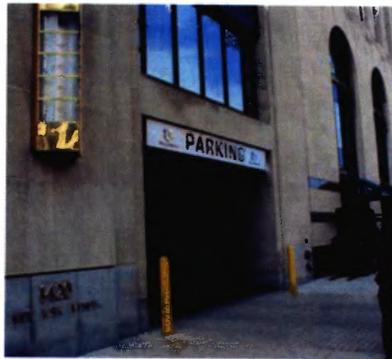
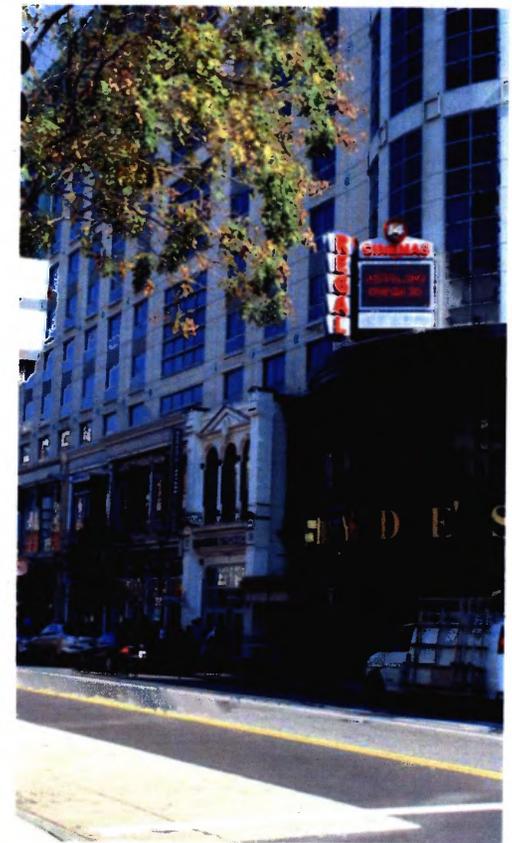
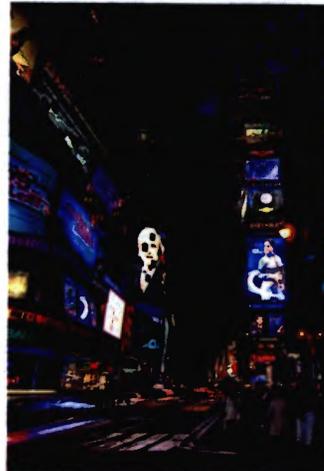
Article 12 of the Zoning Ordinance provides guidance regarding the permitted types, size and location of signs. All signs require permits which are reviewed and approved by the Zoning Inspection Branch of the Department of Planning and Zoning. Depending on the size and illumination of the sign, building and/or electrical permits may also be required. When Article 12 was developed, it did not envision the signage needs of a high-density urban environment such as Tysons. To address these needs, it is expected that innovative signage design will emerge in Tysons as the urban form is built. It is recommended that a Comprehensive Sign Plan (CSP) be submitted for all redevelopment applications. It is further recognized that the signage requested pursuant to such CSPs may deviate significantly from that permitted under Article 12.

All signage should be well-organized, neat, well-maintained, concise and legible. Signage should fit with the architectural style of the building, using complementary materials and colors, and ideally be incorporated into the architectural elements of the structure.

Design Suggestions:

- ◆ Use permanent, weather proof, well-designed signs.
- ◆ Limit the number of signs to convey a clear message and avoid visual clutter.
- ◆ Clearly state the business name or other information displayed on the sign.
- ◆ Scale typeface, characters and graphics of storefront signage to pedestrians and/or motorists, as applicable.
- ◆ The scale and materials used for signs should be appropriate to the neighborhood. For instance, monolithic digital or other illuminated signs may be considered on a case by case basis in areas close to the metro and adjacent to high concentrations of arts and entertainment uses. Similarly, small-scale blade signs or awning signage would be more appropriate for a mixed-use residential neighborhood.
- ◆ Signage must not present a visual obstruction to sight distances at intersections and vehicular entrances.
- ◆ See Chapter 7 for suggestions regarding signage in interim conditions.





Above Left: (top left) Retail signage - small scale, (top right) Retail signage, large scale, (bottom left) Directional signage for parking, (bottom right) Retail signage on an awning.

Above Right: (top left) Large scale, building mounted retail signage, (bottom left) Innovative lettering and signage for a cultural attraction, (right) Many sign types in a retail area.

5.1 Signage and Wayfinding Elements

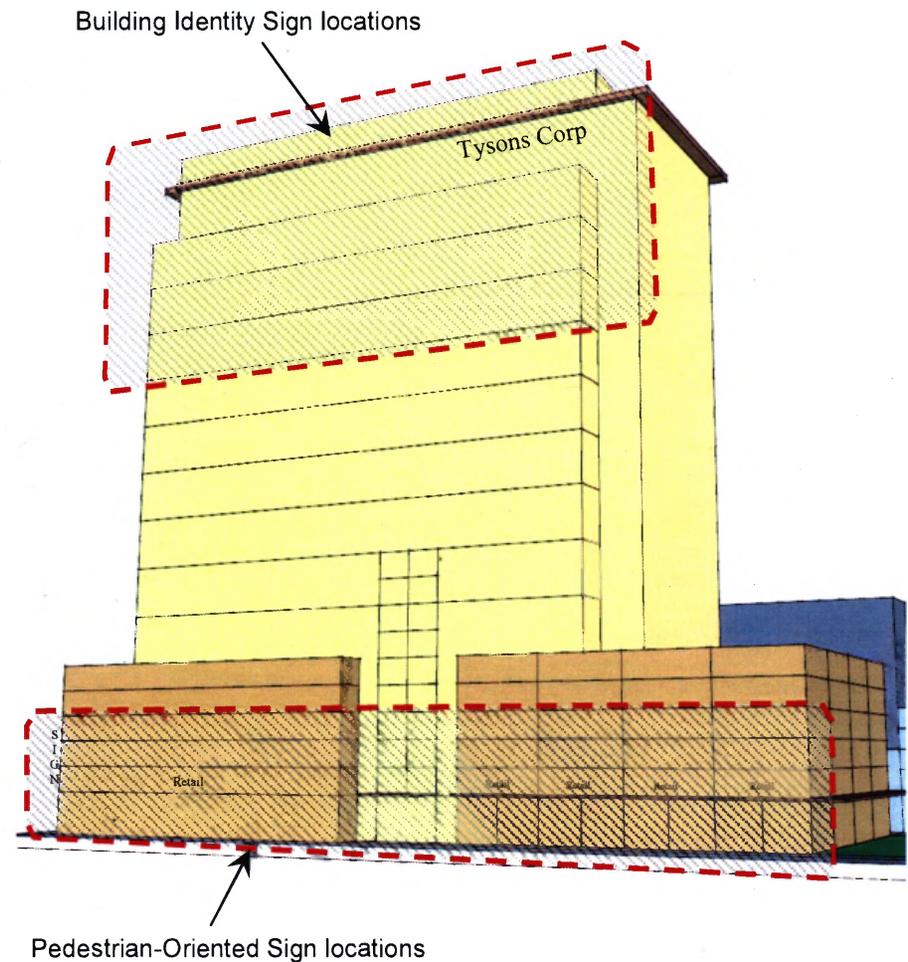
Building Identity Signs

Building identity signs are generally auto-oriented and intended to be seen from a distance. As such, they are usually located in the top half of the building, closer to the roofline, and are the largest signs in an urban area. Signs should be sized for legibility, but also appropriate to the scale of larger urban buildings. They are intended to identify the name of a building or the name of a major tenant within the building. Building identity signs can also contribute to the identity of the skyline by providing visual interest when they are well-integrated into the building architecture.

Pedestrian-oriented Signs

Pedestrian-oriented signs include blade signs, awning signage, and sign bands which are generally located within the first two or three stories of a building. These signs are typically for retail, services or other businesses which are accessible to the public from street level. They are not intended to identify individual office tenants. Window signage may also be considered for businesses with storefronts.

Additional signage may be considered on parking garages and other non-habitable portions of a building if it is well-integrated into the building architecture and does not create visual clutter.



Design Suggestions:

- ◆ Building identity signs recognize a corporate identity, a major tenant, or the name of the building. Signs can be comprised of text or logos.
- ◆ Building identity signs should be sized proportionally to the height of the building and the size of the building façade. In general, building identity signs should not be taller than one story in height, although some variation for stand-alone logos may be considered.
- ◆ Building identity signs should be located in the top half of a building, close to the roofline, and should be limited to one per major building façade. Additional building identity signs may be considered near the building base when the size is more appropriate to the pedestrian scale and does not produce visual clutter.
- ◆ Building identity signs should be integrated into the building architecture, taking into consideration the pattern of fenestration and building materials.
- ◆ Consider building identity signs that are projected and only visible at night.
- ◆ For extremely tall buildings, signage may not be readily visible unique building architecture should be considered as a branding technique in lieu of large signage.



Opposite: General placement of sign types in urban development

Top: Capital One Headquarters, Image: www.dcmud.blogspot.com

Bottom: Continental Headquarters, Image: Wikipedia

5.3 Pedestrian-Oriented Signs

Design Suggestions:

Sign Bands

- ◆ A majority of pedestrian-oriented signs will be building-mounted signs for ground floor retail, services, and other commercial uses which face the street.
- ◆ Generally, building-mounted signs should be located within a “sign band” located above the storefront and below the façade above, to provide some continuity in placement (A).
- ◆ When several businesses are located in one building, individual signs should share some similar design characteristics, including scale, alignment, and placement to avoid visual clutter. Variation reflective of the nature of the individual businesses may be considered.
- ◆ In general, sign bands should be around 3 feet tall. Signage for individual businesses should be limited to the width of the associated storefront on the building façade.
- ◆ Awning, or canopy signage, in lieu of building-mounted signage may be considered (B).

Pedestrian Blade Signs

- ◆ Pedestrian blade signs projecting from buildings should be mounted a minimum of 8 feet above the sidewalk. Signs should project no more than 4 feet from the building façade (C).
- ◆ Pedestrian blade signs should be limited to one per business.

Vertical Building Signs

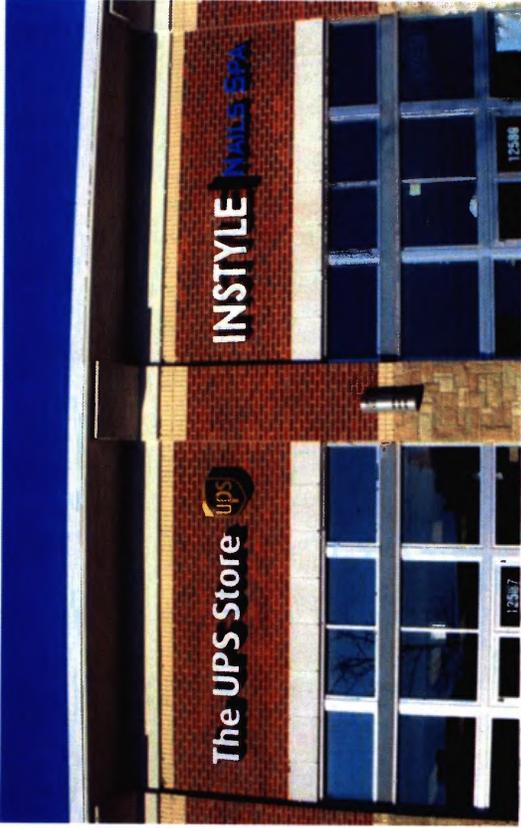
- ◆ Vertical building signs can be flush with, or project from, a building façade, and should be mounted above the first floor. Generally, signs should project no more than 3 feet from the building façade (D).
- ◆ Vertical building signs should be limited to one per business.

Monument Signs

- ◆ Monument signs, which are low and ground-mounted, are discouraged in an urban environment. If monument signs are proposed, they should not be located in the streetscape, but they may be located in the building zone or within plazas or open spaces which form entry features to the building.
- ◆ Monument signs may be integrated into seat walls or planter walls (E).



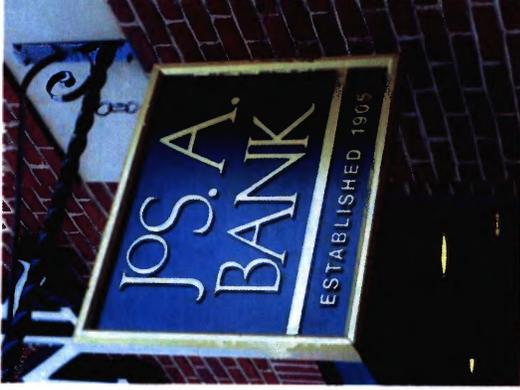
5.3 Pedestrian-Oriented Signs



A



B



C



D



E

5.3 Pedestrian-Oriented Signs

Design Suggestions (cont.):

Storefront (Window) Signs

- ◆ Permanent or temporary window signs may be considered for a portion of the glazed area of the storefront. Signage should not unreasonably obstruct views from the street into storefront spaces (F).

Building-mounted Cabinet Signs and Display Windows

- ◆ Building-mounted cabinet signs and display windows may be considered in areas where functional storefronts are not possible or where blank walls exist.
- ◆ Building-mounted cabinet signs should not advertise specific products, but may display seasonal decorations, event information, and general branding.
- ◆ Stand-alone cabinet signs are strongly discouraged within the streetscape as they can disrupt pedestrian movement.
- ◆ In general, building-mounted cabinet signs and display windows should be sized proportionally to the scale of the storefront, and should be located within the first floor of a building (G).

Other Signs

- ◆ Provide clear, unobstructed address signs for public safety purposes.



F

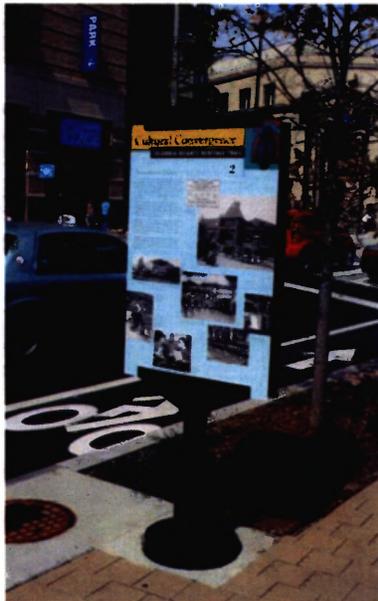


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5.4 Wayfinding Elements

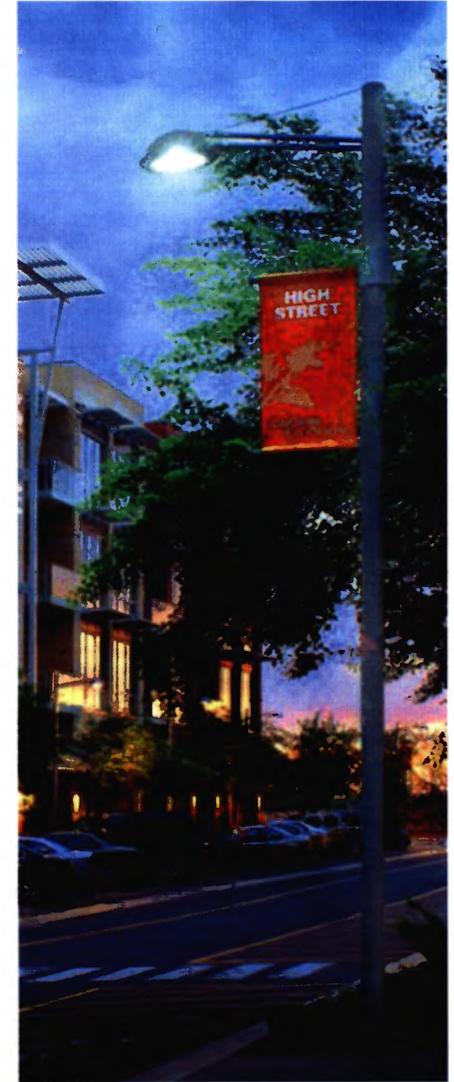
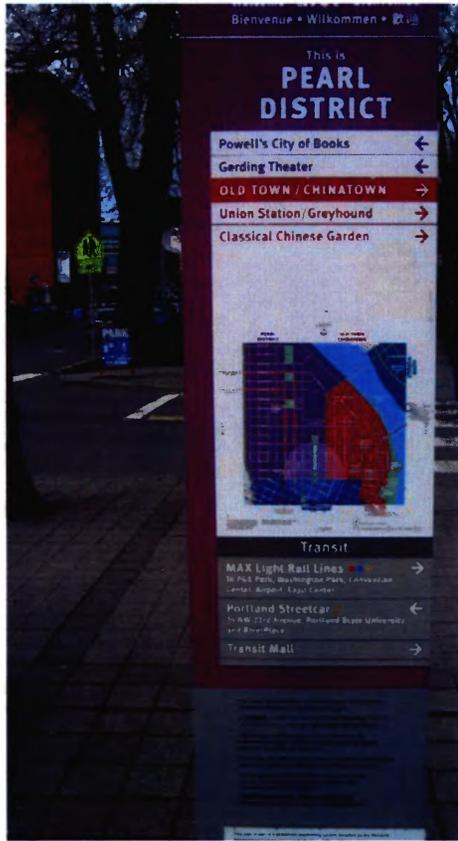
As the character of districts and subdistricts emerges, and as parks, museums, entertainment and dining areas are developed, wayfinding signage will help pedestrians and motorists navigate throughout Tysons.

Wayfinding elements are most effective when used on a sub-district and district level and indicate routes and events throughout Tysons. A Tysons-wide strategy for wayfinding should be considered, and could act as a branding tool. It is expected that stakeholder groups, such as the Tysons Partnership, will undertake and implement these wayfinding strategies as a collective vision that will complement and connect all of the redevelopment projects in Tysons.



Design Suggestions:

- ◆ Signs should include appropriately scaled elements that assist both motorists and pedestrians.
- ◆ Wayfinding signage should clearly convey information for both motorists and pedestrians without unnecessary clutter or detail.
- ◆ All signage structural components should complement the color and finish of streetscape furnishings in Section 3.4.
- ◆ Careful consideration should be paid to the placement of wayfinding signs in high-volume pedestrian areas. Signs should not obstruct pedestrian traffic in any way. Wayfinding signs should not be placed in the sidewalk zone.
- ◆ Streetlight-mounted banners that advertise public events, seasonal attractions or other attractions are encouraged.
- ◆ Conflicts with pedestrian flow should be minimized by consolidating different signs on one structure.
- ◆ Wayfinding programs should coordinate with online and interactive websites to provide up-to-date information on travel, events and other relevant information.
- ◆ Create wayfinding systems that can be utilized by a wide variety of users, including the visually and hearing impaired, and that comply with accessibility requirements.



Opposite Left: Sign with historic area information. Washington DC

Opposite Right: Retail signage—Bethesda, MD

Above Left: (Left) Portland wayfinding signage (Right) Vancouver wayfinding signage

Above Right: (Left) Wayfinding signage National Harbor—Maryland (Right) Banner arm signage on street light



County of Fairfax, Virginia

MEMORANDUM

DATE: May 14, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief *Ref for MAD*
Site Analysis Section, DOT

SUBJECT: FCDOT Staff Report for SEA 2002-PR-031-02/CSP 2011-PR-011
The MITRE Corporation
Tax Map # 0303 28 0003A1 & 0303 28 0004A3

The following memorandum is FCDOT staff's response to the Special Exception Application (SEA)/Comprehensive Sign Plan (CSP), accepted on February 6, 2015. The applicant is seeking CSP and SEA approvals to allow the installation of additional wayfinding signage on its Campus to assist with the direction of pedestrian and vehicles to MITRE 4.

The CSP has been evaluated by staff and transportation impacts associated with the implementation of new signs do not pose a concern. The applicant has located signage outside of sight triangles as required by Section 2-505 of the Zoning Ordinance, and in doing so does not impact the sight distance for drivers using the site. Supplementary diagrams were provided by the applicant when requested to ensure sign size and placement of the signs did not interfere with a drivers ability to safely navigate the Campus.

All concerns raised by FCDOT staff have been substantially addressed and as such, a recommendation for approval of the special exception is supported.

MAD/JCH

Cc: Suzanne Wright, DPZ

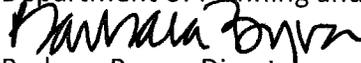


County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

DATE: May 12, 2015

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

FROM: 
Barbara Byron, Director
Office of Community Revitalization

RE: CSP 2011-PR-011 and SEA 2002-PR-031
The MITRE Corporation

The Office of Community Revitalization (OCR) has reviewed the above referenced Comprehensive Sign Plan and Special Exception Amendment applications dated April 29, 2015. The following analysis is offered for consideration regarding this application.

The proposed signage is intended to provide wayfinding and parking information for visitors to the MITRE campus, specifically for the MITRE 4 building. The proposed signage is consistent in color and appearance with the existing MITRE signage on the site. The applicant has demonstrated that the proposed signage does not impede pedestrian movement around the site, and the signage is appropriately scaled.

Therefore, OCR has no concerns with the approval of the SEA or CSP.

CC: Suzanne Wright, Staff Coordinator, DPZ/ZED
Suzianne Zottl, Revitalization Program Manager, OCR
OCR File

Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org

