



APPLICATION ACCEPTED: March 25, 2015
PLANNING COMMISSION: September 24, 2015

County of Fairfax, Virginia

September 9, 2015
STAFF REPORT
CSPA 86-C-029-11
DRANESVILLE DISTRICT



APPLICANT: Brandywine Operating Partnership, L.P.
ZONING: PDC
PARCEL(S): 15-2 ((2)) 2, 3 & 4;
15-4 ((1)) 1B1 & 1B2;
15-4 ((2)) 6A
ACREAGE: 40.15 acres
PLAN MAP: Dulles Suburban Center, Mixed-Use
PROPOSAL: To amend previously-approved
CSP 86-C-029 to replace freestanding
identification and directional signage

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission approve CSPA 86-C-029-11, subject to development conditions consistent with those contained in Appendix 1.

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

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

Michael H. Lynskey, ASLA

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



The approval of this Comprehensive Sign Plan Amendment does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-12



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).

Comprehensive Sign Plan Amendment

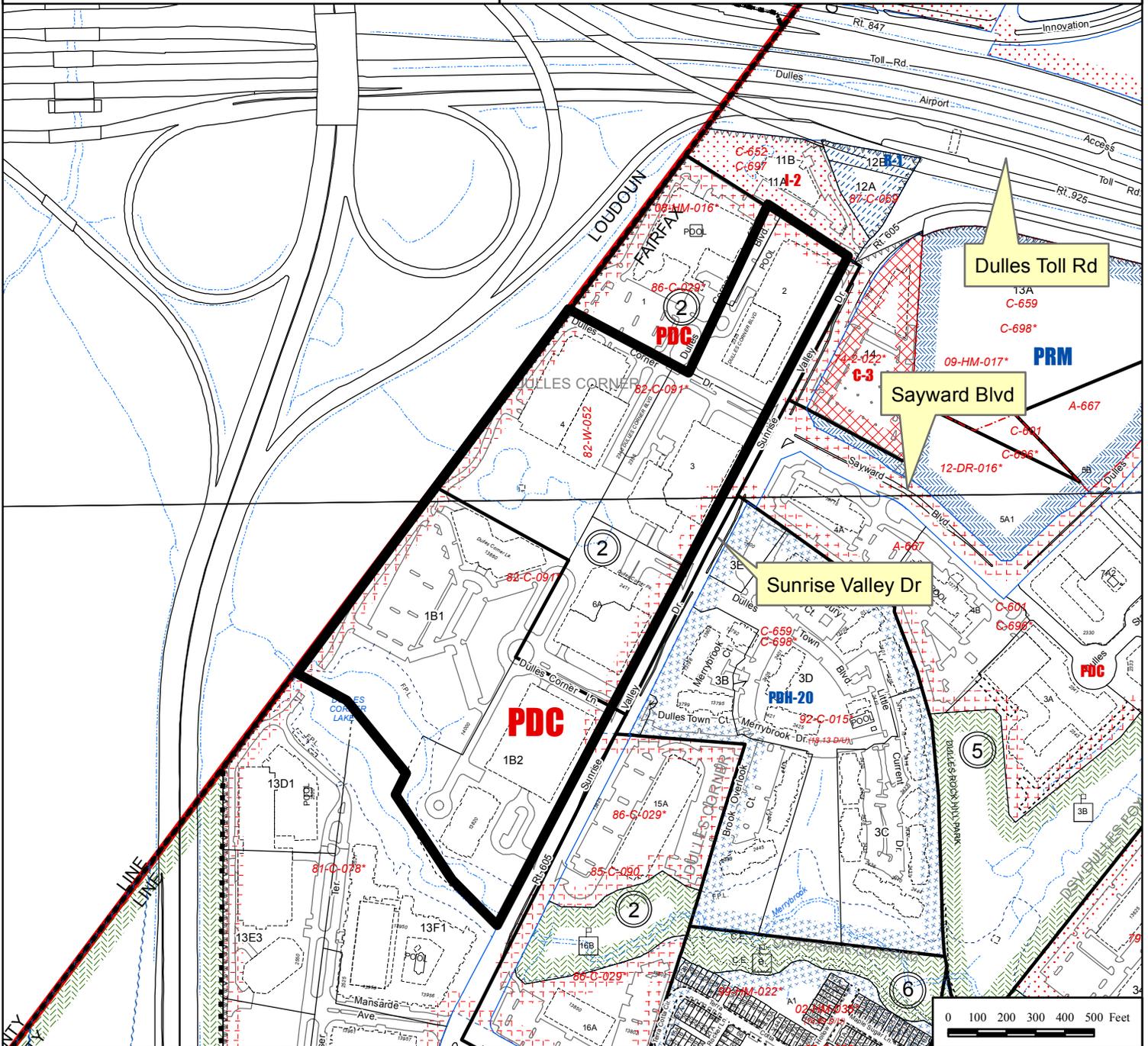
CSPA 86-C -029-11



Applicant: BRANDYWINE OPERATING PARTNERSHIP, L.P.
Accepted: 03/25/2015
Proposed: AMEND PREVIOUSLY APPROVED CSP 86-C-029
Area: 40.15 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: NORTHWEST SIDE OF SUNRISE VALLEY DR APPROX. 600 FT
Located: NORTH OF ITS INTERSECTION WITH THE DULLES CORNER DR AND APPROX. 850 FT SOUTH OF ITS INTERSECTION WITH DULLES CORNER LANE

Zoning: PDC
Overlay Dist: 015-2- /02/ /02/ /0002 /02/ /0003
Map Ref Num: /02/ /0004 015-4- /01/ /0001B1 /01/ /0001B2 /02/ /0006A



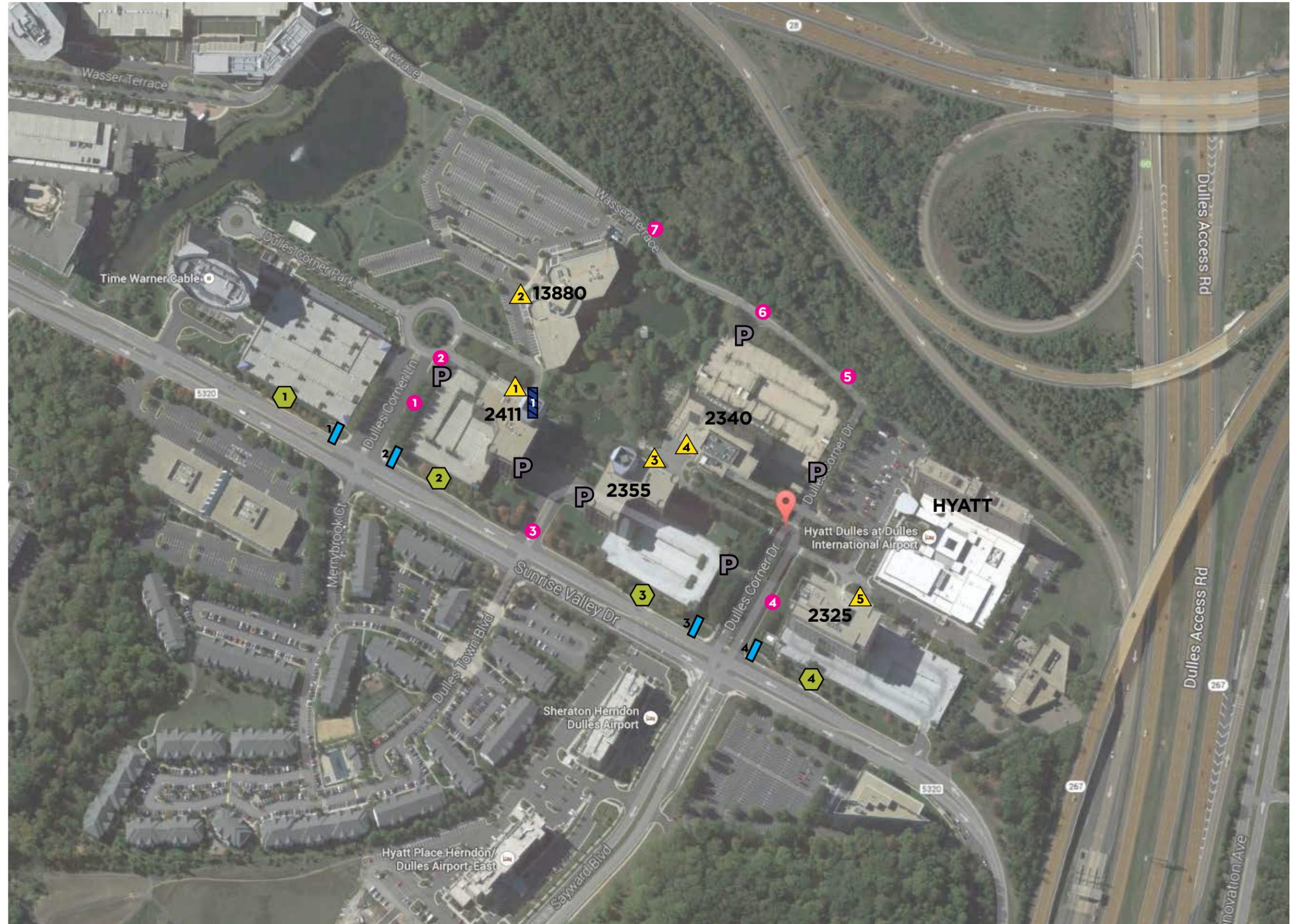
DULLES CORNER PARK

COMPREHENSIVE SIGN PLAN AMENDMENT

REV: AUGUST 28, 2015



NEW SIGNAGE LOCATION PLAN



SYMBOL & DESCRIPTION

-  ENTRY MONUMENT (A)
-  DIRECTIONAL WAYFINDING (B)
-  BUILDING ID (C)
-  BUILDING ENTRY SIGN (D)
-  GARAGE ENTRY SIGNAGE (E)
-  LEASING SIGNAGE (G)

DESCRIPTION NAME	BY-RIGHT QUANTITY	BY-RIGHT SF	PROPOSED QUANTITY	PROPOSED SF	REMOVED QUANTITY	REMOVED SF	DIFFERENCE BETWEEN PROPOSED AND REMOVED
ENTRY MONUMENT	3 ¹	120	4	460.28	6	542.49 ²	-8.34
DIRECTIONAL WAYFINDING	3 ³	45	7	98.46	6	75.831	+36.489
BUILDING ID	5 ⁴	100	5	85.05	5	204.75	-119.70
BUILDING ENTRY SIGN (ADDRESS)	1	2	1	6	N/A	N/A	N/A
GARAGE ENTRY	6 ⁵	12	6	204	6	81	+63
LEASING SIGNAGE	6 ⁶	192	4	128	N/A	N/A	N/A
BUILDING MOUNTED SIGNS	N/A	VARIES ⁸	VARIES	AS PERMITTED BY ZONING ORDINANCE OR CSP ⁹	N/A	N/A	N/A

SYMBOL & DESCRIPTION

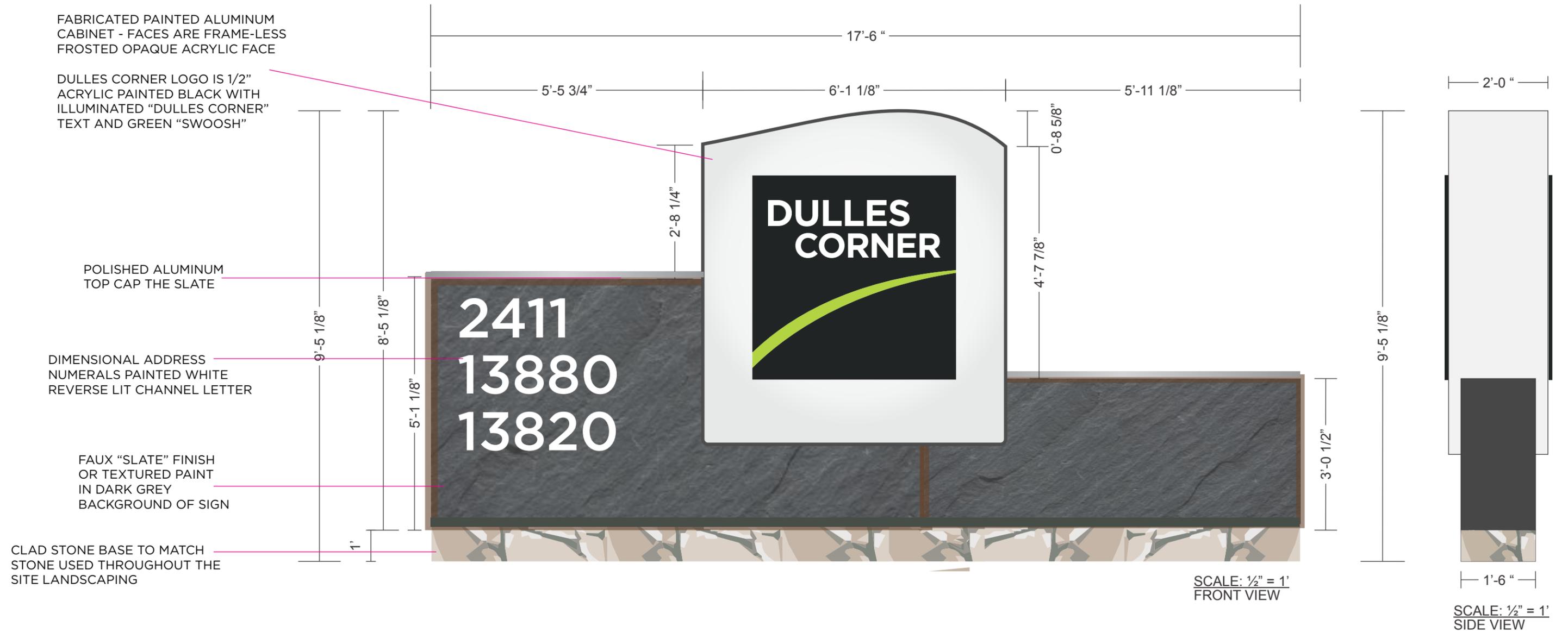
-  ENTRY MONUMENT (A)
-  DIRECTIONAL WAYFINDING (B)
-  BUILDING ID (C)
-  BUILDING ENTRY SIGN (D)
-  GARAGE ENTRY SIGNAGE (E)
-  LEASING SIGNAGE (G)

¹ Section 12-203(13)(A), one (1) freestanding sign may be erected at each major entrance...no such sign shall exceed 40 sf.
² This amount does not include the metal fence that is part of the existing entry signage. That fencing has a combined area of 1,652.77 sf.
³ Section 12-203(13)(C), one (1) freestanding on-site directory sign may be permitted at each major entrance...shall not exceed 15 sf.
⁴ Section 12-203(13)(B), one (1) freestanding building ID sign may be permitted for each detached building...shall not exceed 20 sf.
⁵ Section 12-103(2)(G), small signs which identify the location of parking areas...no sign shall exceed 2 sf
⁶ Section 12-103(3)(D), signs advertising the lease of a premise...shall not exceed 32 sf when advertising a commercial property
 At the time of this CSP approval, existing building-mounted signage to remain. No CSPA is necessary for future changes to building-mounted signage as long as permit requests meet Section 12-203(8) or prior CSP approvals.
 This CSPA permits building-mounted signs that would otherwise be permissible according to Section 12-203 of the Ordinance, or by prior CSP approval

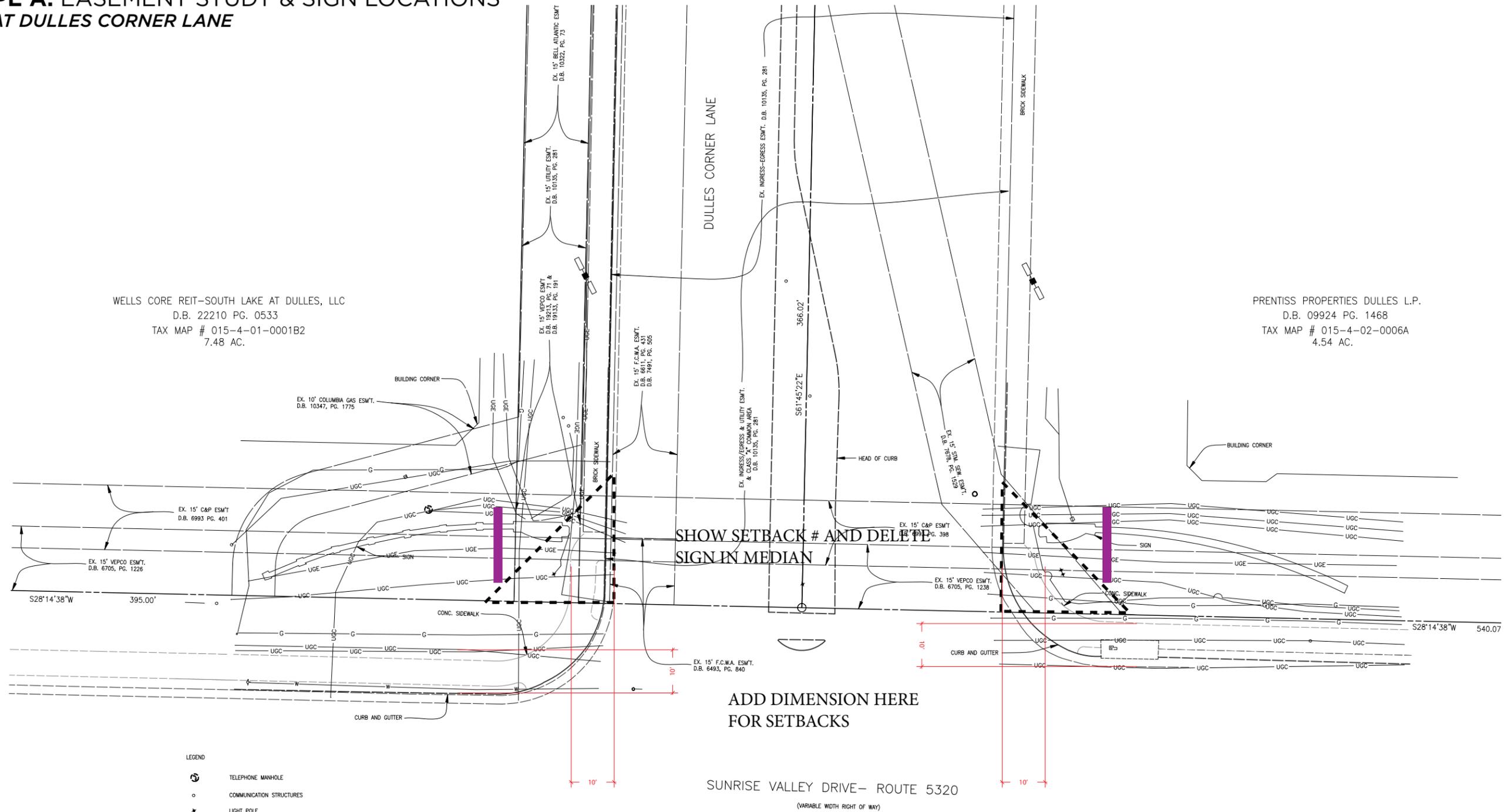
SIGN TYPE A: ENTRY MONUMENT SKETCH
LOCATED AT DULLES CORNER LANE



SIGN TYPE A: ENTRY MONUMENT DRAWING
LOCATED AT DULLES CORNER LANE



**SIGN TYPE A: EASEMENT STUDY & SIGN LOCATIONS
LOCATED AT DULLES CORNER LANE**



WELLS CORE REIT-SOUTH LAKE AT DULLES, LLC
D.B. 22210 PG. 0533
TAX MAP # 015-4-01-0001B2
7.48 AC.

PRENTISS PROPERTIES DULLES L.P.
D.B. 09924 PG. 1468
TAX MAP # 015-4-02-0006A
4.54 AC.

LEGEND

- ⊙ TELEPHONE MANHOLE
- COMMUNICATION STRUCTURES
- ★ LIGHT POLE
- ⊕ FIRE HYDRANT
- WATER VALVE
- STORMWATER MANHOLE
- ⊕ CURB INLET
- GAS TEST STATION
- UGC — UNDERGROUND COMMUNICATION LINE
- UGE — UNDERGROUND ELECTRIC LINE
- W — UNDERGROUND WATER LINE
- G — UNDERGROUND GAS LINE

PLANIMETRIC SURVEY
OF
DULLES CORNER SIGNAGE SITES

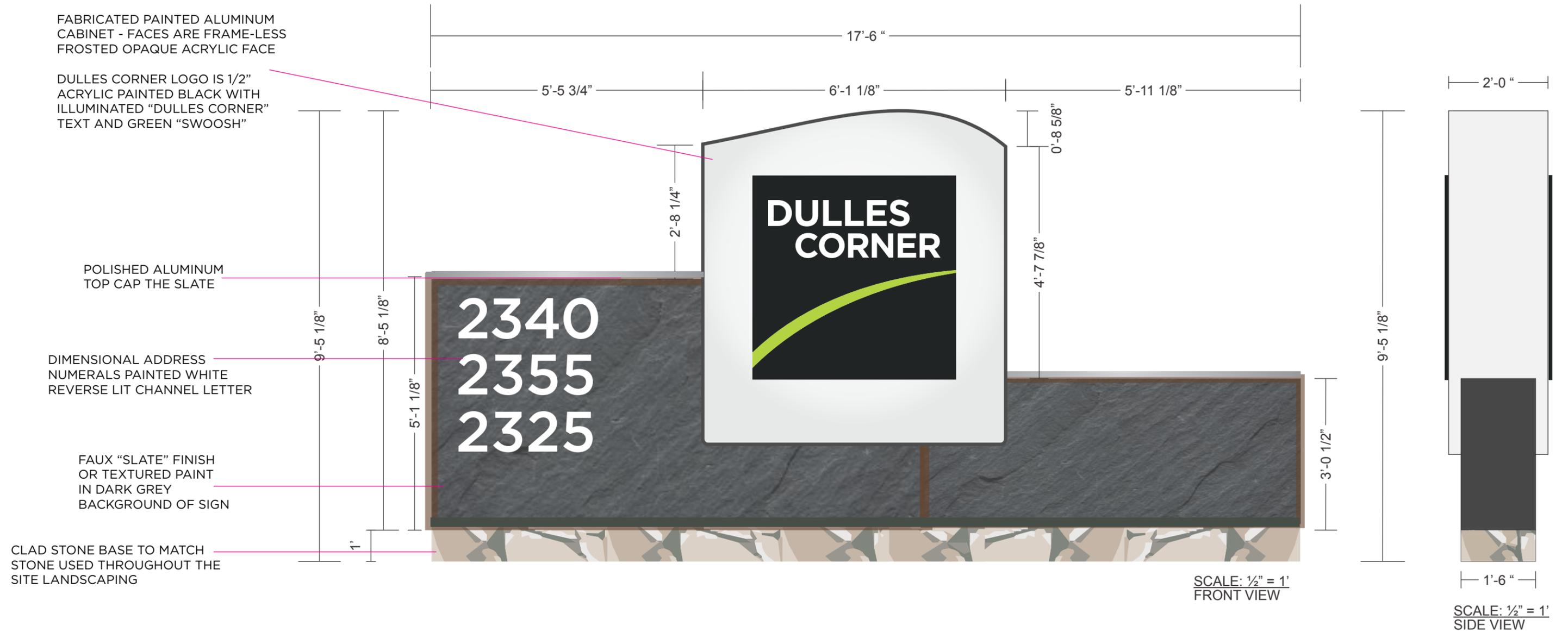
FAIRFAX COUNTY, VIRGINIA
PROJECT: 0962-0221 COMPED BY: JAG
SCALE: 1"=10' SEPTEMBER, 12, 2014



ACAD FILE: 0962-0221_T001

1 OF 2

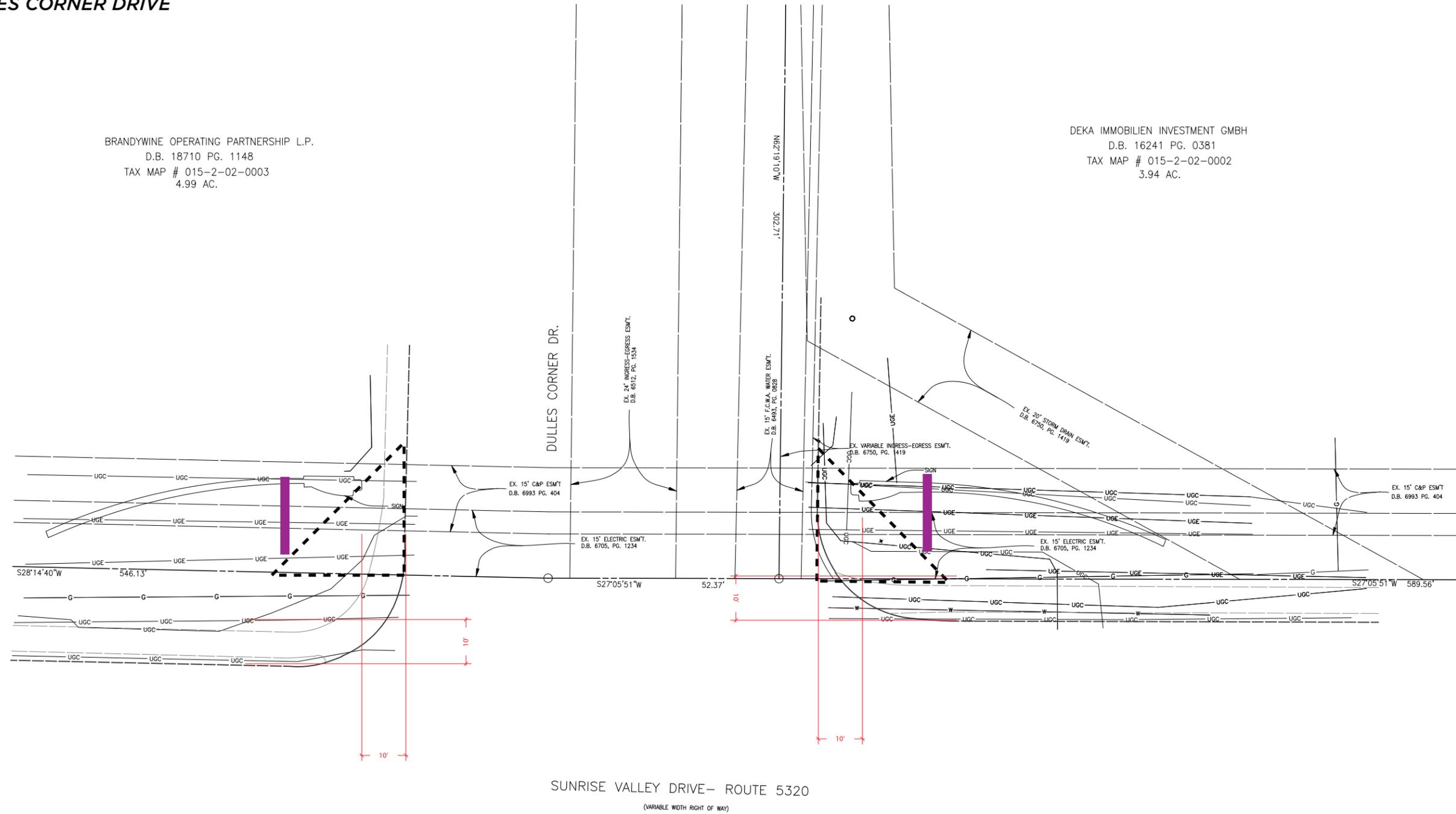
SIGN TYPE A: ENTRY MONUMENT DRAWING
LOCATED AT DULLES CORNER DRIVE



SIGN TYPE A: EASEMENT STUDY & SIGN LOCATIONS
LOCATED AT DULLES CORNER DRIVE

BRANDYWINE OPERATING PARTNERSHIP L.P.
 D.B. 18710 PG. 1148
 TAX MAP # 015-2-02-0003
 4.99 AC.

DEKA IMMOBILIEN INVESTMENT GMBH
 D.B. 16241 PG. 0381
 TAX MAP # 015-2-02-0002
 3.94 AC.



PLANIMETRIC SURVEY
 OF
DULLES CORNER SIGNAGE SITES
 FAIRFAX COUNTY, VIRGINIA
 PROJECT: 0962-0221 COMPED BY: JAG
 SCALE: 1"=10' SEPTEMBER, 12, 2014

Gordon
 4581 Duly Drive
 Chantilly, VA 20151
 Phone: 703-289-2880
 www.gordonus.com

ACAD FILE: 0962-0221_T001 2 OF 2

SIGN TYPE B: DIRECTIONAL SIGNAGE
8 SIGNS LOCATED INSIDE DULLES CORNER PARK

WAYFINDING SIGNAGE PRELIMINARY CONTENT
FINAL CONTENT DETERMINED
WITH PERMIT SUBMISSION
 (PER LOCATIONS NOTED ON PAGE 2)

SIGN 1
 2411 PARKING (R ARROW)
 13880 (S ARROW)

SIGN 2
 2411 MAIN ENTRY (R ARROW)
 13880 (R ARROW)
 13820 (CIRCLE L ARROW)

SIGN 3 (DOUBLE SIDED)
 2411 & 2355 DELIVERIES

SIGN 4
 2355 PARKING (L ARROW)
 2355 2340 MAIN ENTRY (SL ARROW)
 2325 PARKING / MAIN ENTRY (R ARROW)

SIGN 5
 2340 PARKING (L ARROW)
 HYATT (WRITTEN OUT TEXT, NOT LOGO) (R ARROW)
 13880 (L ARROW)

SIGN 6
 2340 PARKING (L ARROW)
 13880 (S ARROW)

SIGN 7
 13880 (L ARROW)
 2411 (L ARROW)

FABRICATED PAINTED ALUMINUM
 CABINET - FACES ARE FRAME-LESS
 FROSTED ACRYLIC FACE

DULLES CORNER LOGO IS 1/2"
 ACRYLIC PAINTED BLACK WITH
 WHITE LETTERS AND GREEN
 "SWOOSH"

POLISHED ALUMINUM
 TOP CAP THE SLATE

FAUX "SLATE" FINISH
 OR TEXTURED PAINT
 IN DARK GREY
 BACKGROUND OF SIGN

STAND-OFF PLEXI PANELS
 BACK PAINTED "FROST" WITH
 VINYL BLACK TEXT

CLAD STONE BASE TO MATCH
 STONE USED THROUGHOUT THE
 SITE LANDSCAPING



FRONT VIEW: NOT TO SCALE

SIGN TYPE C: BUILDING ID SIGNAGE
5 SIGNS LOCATED INSIDE DULLES CORNER PARK

BUILDING ID SIGNAGE CONTENT:
 (PER LOCATIONS NOTED ON PAGE 2)

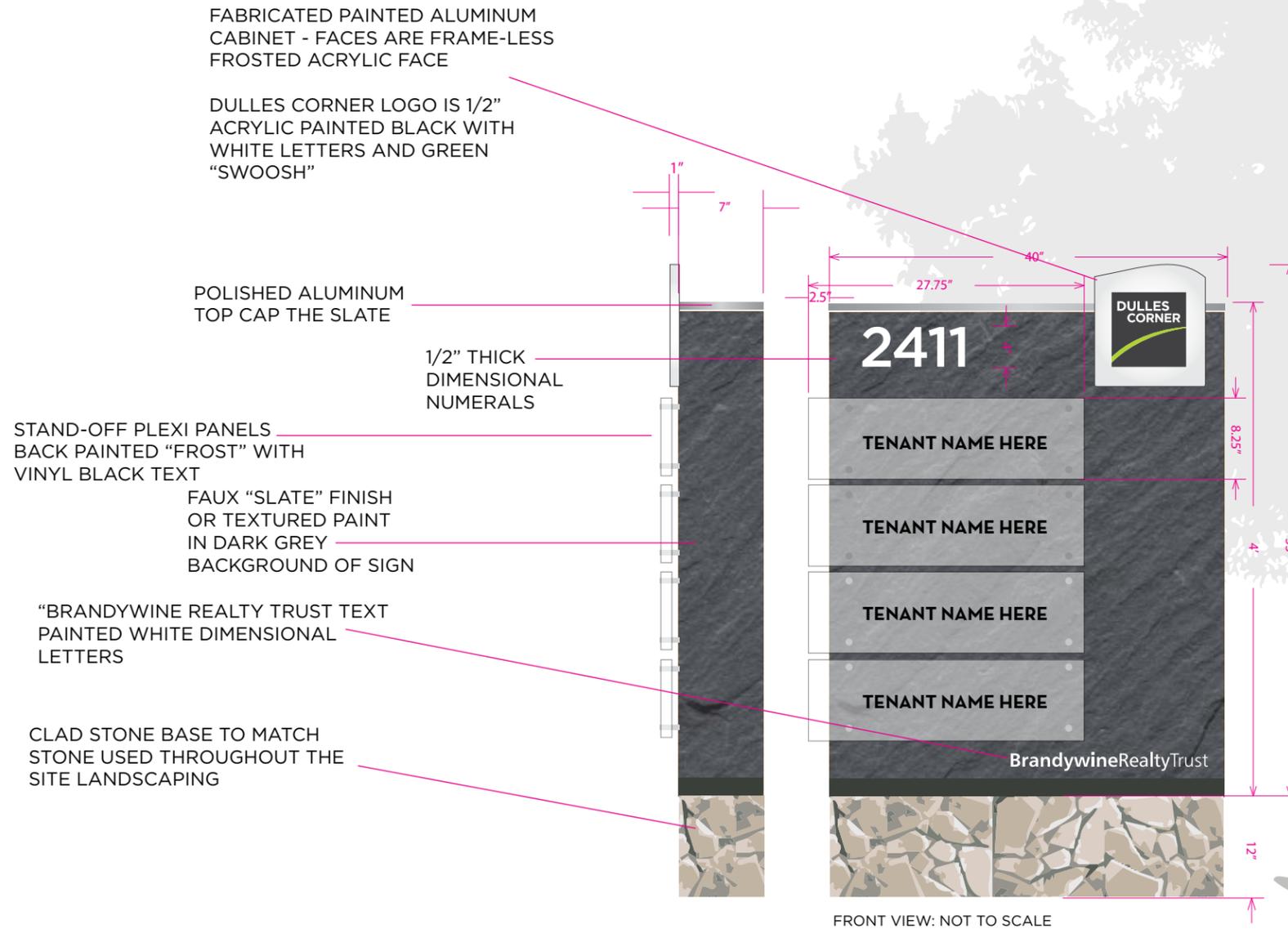
SIGN 1
 LOCATED AT 2411
 4 TENANT PANELS

SIGN 2
 LOCATED AT 13880
 4 TENANT PANELS

SIGN 3
 LOCATED AT 2340
 4 TENANT PANELS

SIGN 4
 LOCATED AT 2355
 4 TENANT PANELS

SIGN 5
 LOCATED AT 2325
 4 TENANT PANELS



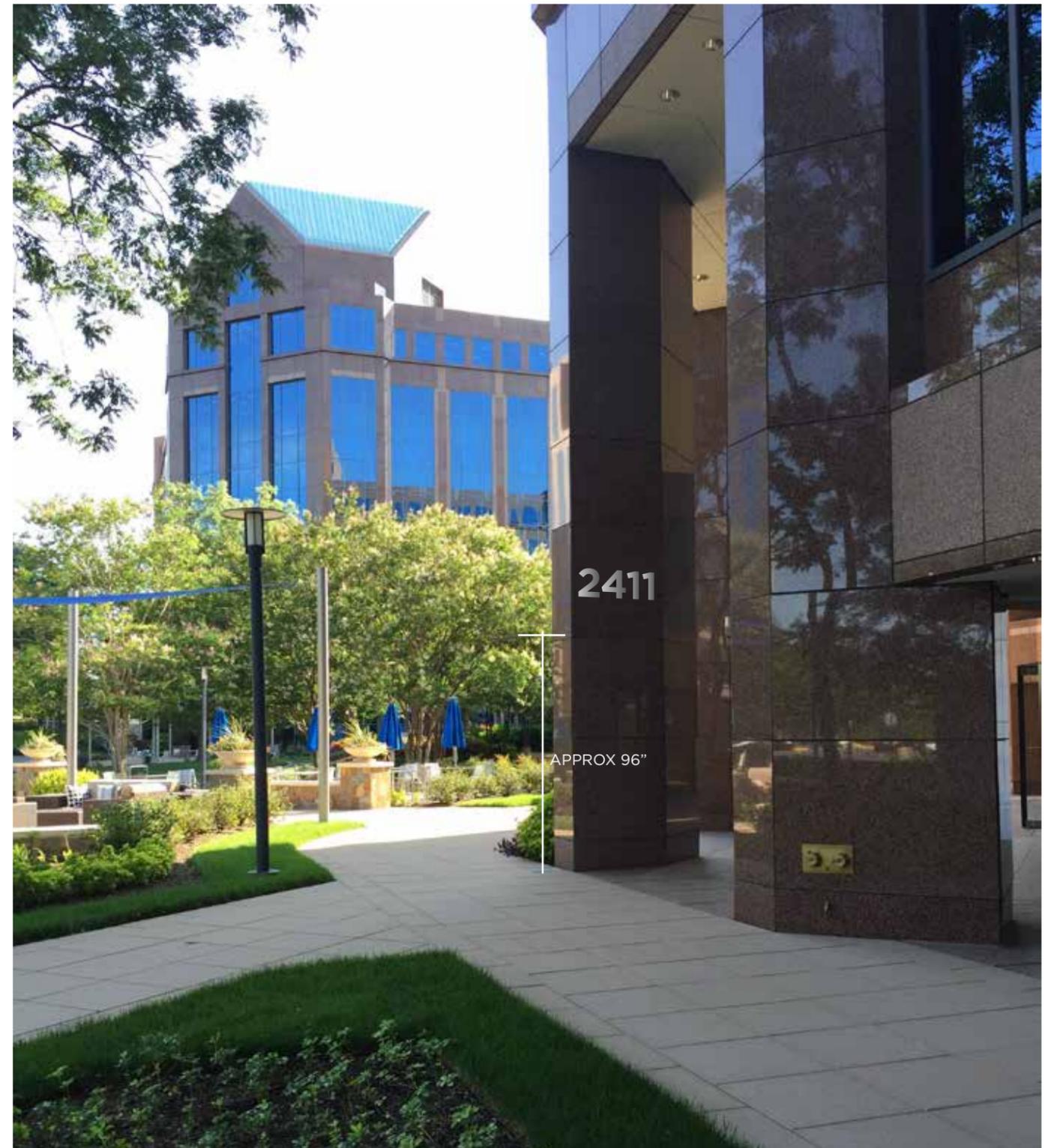
SIGN TYPE D: 2411 BUILDING ENTRY SIGNAGE
SIGNAGE MOUNTED TO 2411 ONLY



NOT TO SCALE

1/2" THICK STAINLESS STEEL LETTERS
MOUNTED TO BUILDING COLUMN
DRILLED/SILICONE GLUED INTO COLUMN
APPROX 3.6 SF

NO ILLUMINATION



SIGN TYPE E: GARAGE ENTRY SIGNAGE
SIGNS MOUNTED TO GARAGE FACADE INSIDE DULLES CORNER PARK

GARAGE ENTRY SIGNAGE CONTENT:
(PER LOCATIONS NOTED ON PAGE 2)

@ 2411 GARAGE
DULLES CORNER LOGO
2411
PARK

@ 2340 GARAGE
DULLES CORNER LOGO
2340
PARK

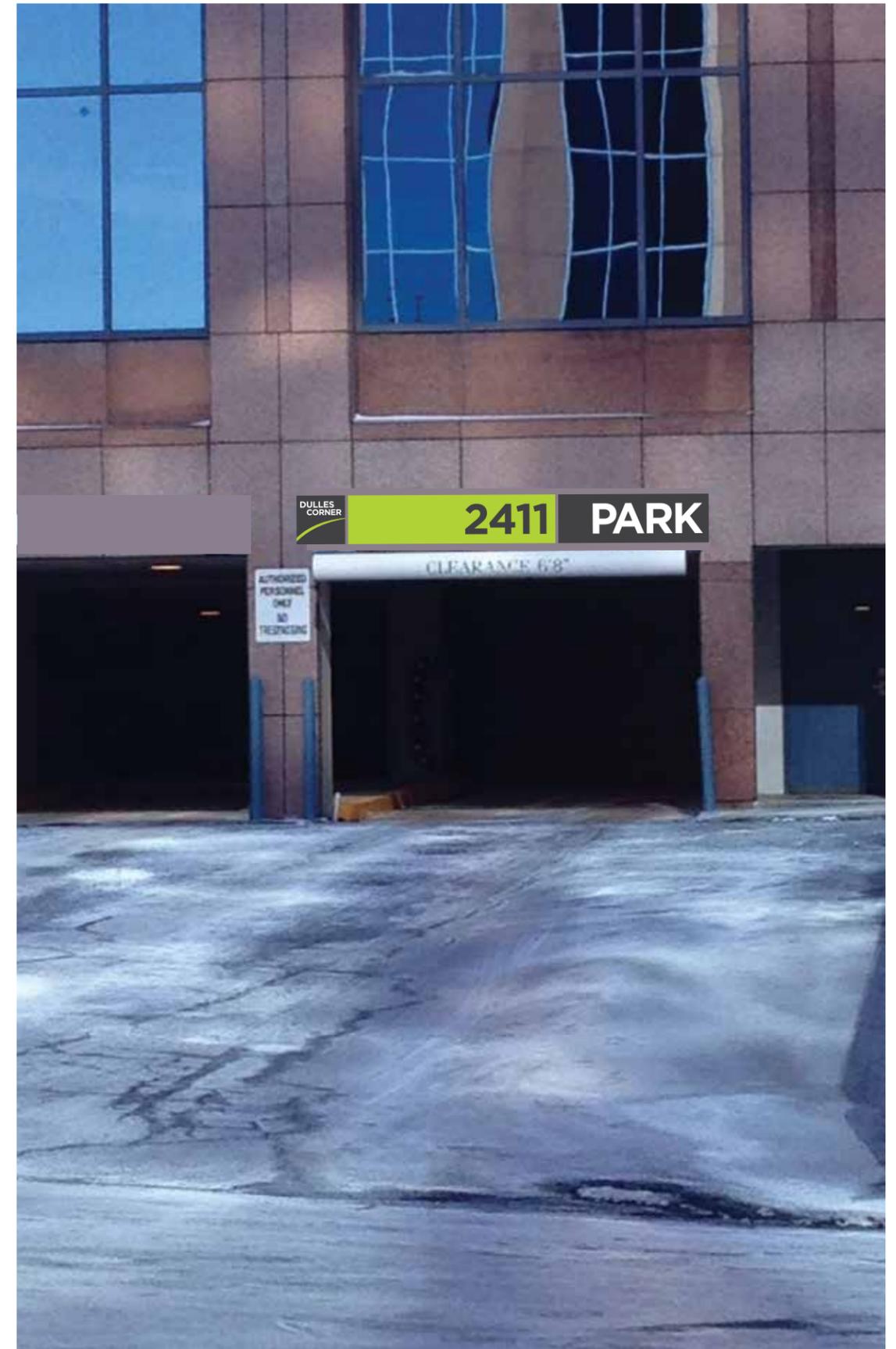
@ 2355 GARAGE
DULLES CORNER LOGO
2355
PARK



NOT TO SCALE

3/4" THICK PAINTED ALUMINUM SIGN
REFLECTIVE BLACK AND WHITE VINYL FOR TEXT AND LOGO
SIGNS ARE APPROXIMATELY 2'H X 17' W (vary by location)
DRILLED/SILICONE GLUED INTO GARAGE FACADE

EXISTING CLEARANCE BARS REMAIN IN PLACE



SIGN TYPE G: LEASING SIGNAGE
4 SIGNS POSTED ON DULLES CORNER PROPERTY AT SUNRISE VALLEY DRIVE

**LEASING SIGNAGE CONTENT:
FINAL CONTENT DETERMINED
WITH PERMIT SUBMISSION**
(PER LOCATIONS NOTED ON PAGE 2)

SEE EXISTING SIGN IMAGE AS REFERENCE
FOR CONTENT TO BE USED (FINAL CONTENT
DETERMINED WITH PERMIT SUBMISSION)

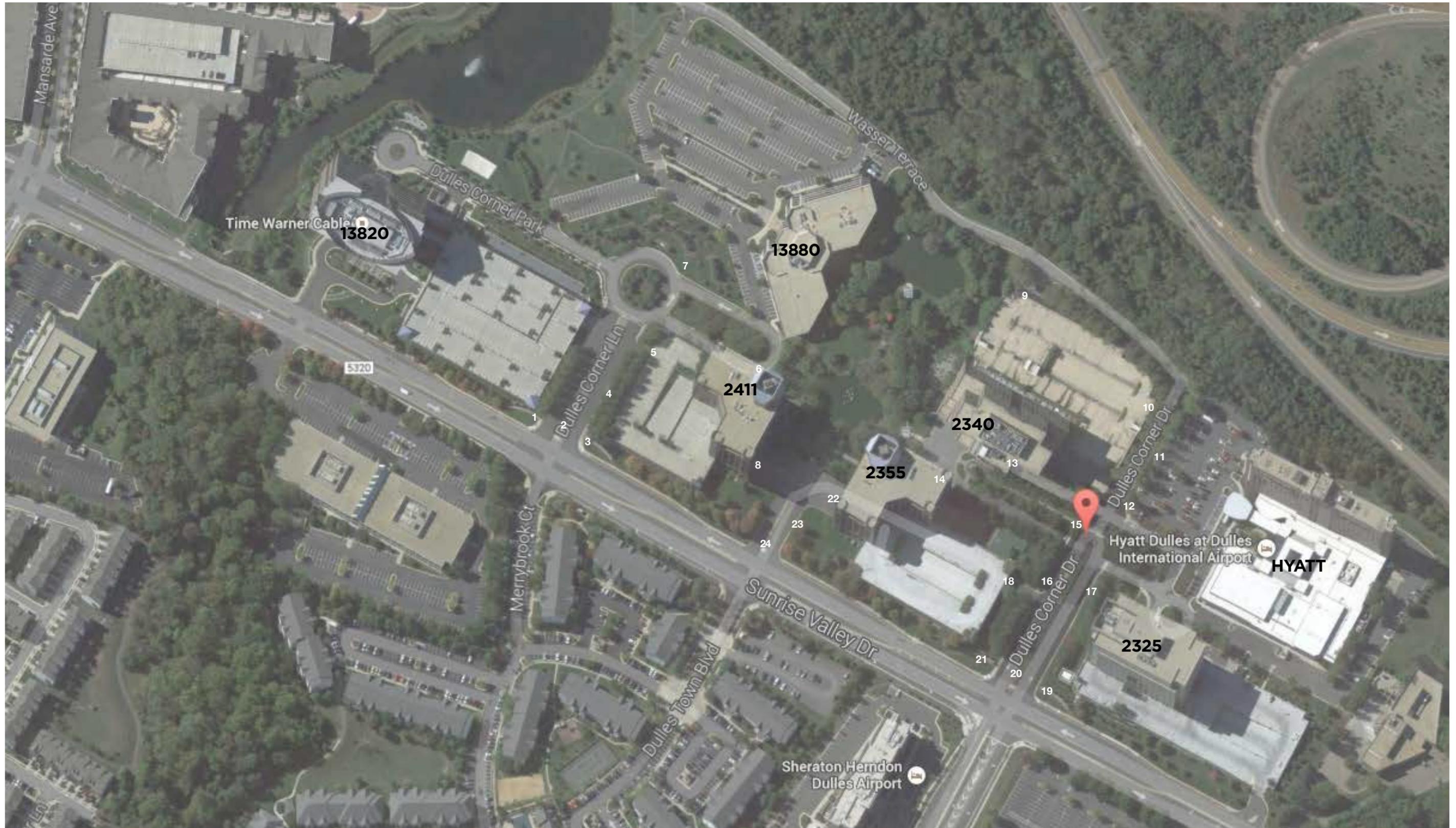
32SF MAXIMUM
8FT HEIGHT MAXIMUM

PLYWOOD POST “V” SIGN
SINGLE SIDED
WITH PRINTED GRAPHICS ON EACH PANEL



LEASING SIGNAGE FOR REFERENCE ONLY
(CONTENT / IMAGES SUBJECT TO CHANGE)

SIGNAGE DEMO LOCATION PLAN (EXISTING SIGNAGE)



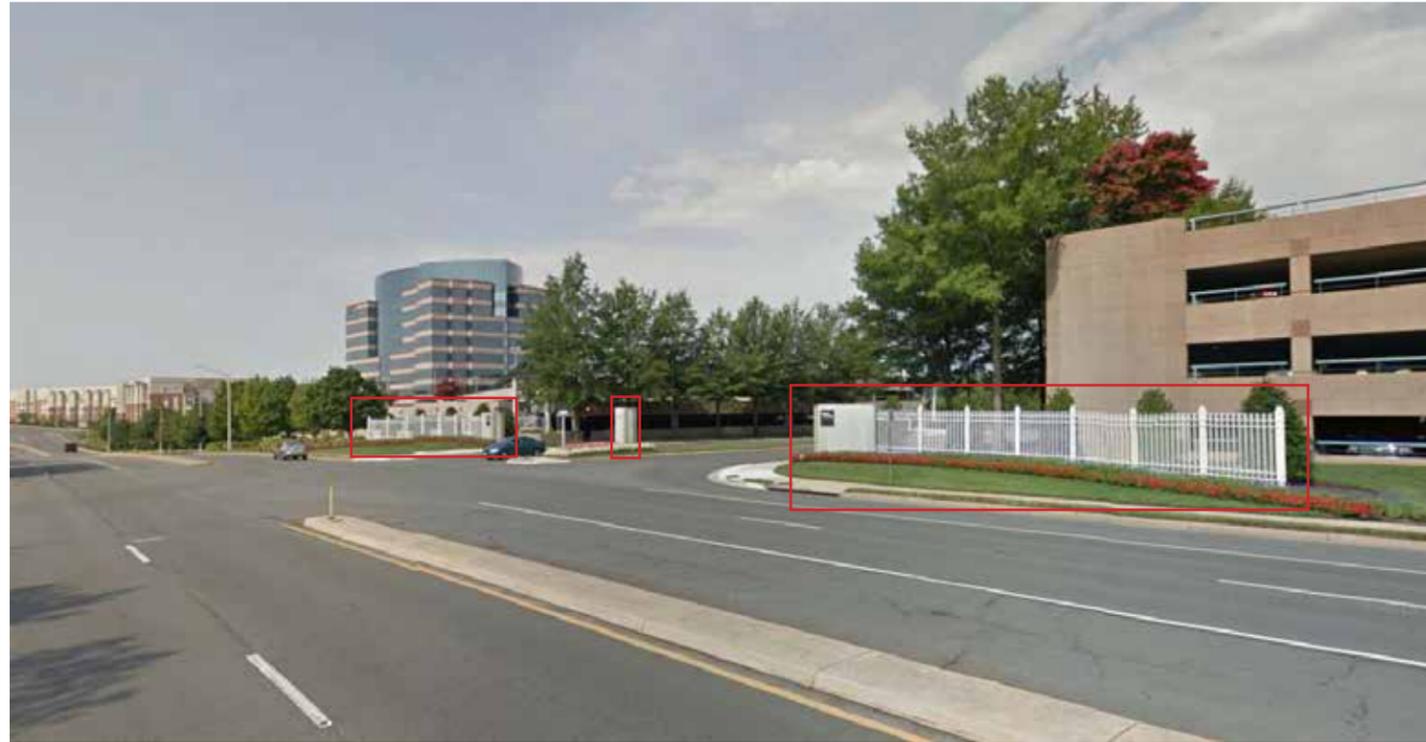
EXISTING SIGNAGE TO BE REMOVED:

ENTRY MONUMENT SIGNAGE

3 SIGNS & FENCE LOCATED @ DULLES CORNER DRIVE

3 SIGNS & FENCE LOCATED @ DULLES CORNER LANE

CORRESPONDING SIGN LOCATIONS NOTED ON PAGE 18



DULLES CORNER LANE ENTRANCE
LOCATIONS # 1, 2 & 3



DULLES CORNER DRIVE ENTRANCE
LOCATIONS # 19, 20 & 21

EXISTING SIGNAGE TO BE REMOVED:
 DIRECTIONAL & BUILDING ID SIGNAGE
 CORRESPONDING SIGN LOCATIONS NOTED ON PAGE 18



LOCATION #4



LOCATION #12



LOCATION #11



LOCATION #15



LOCATION #23



LOCATION #24



LOCATION #24



LOCATION #17



LOCATION #6



LOCATION #7

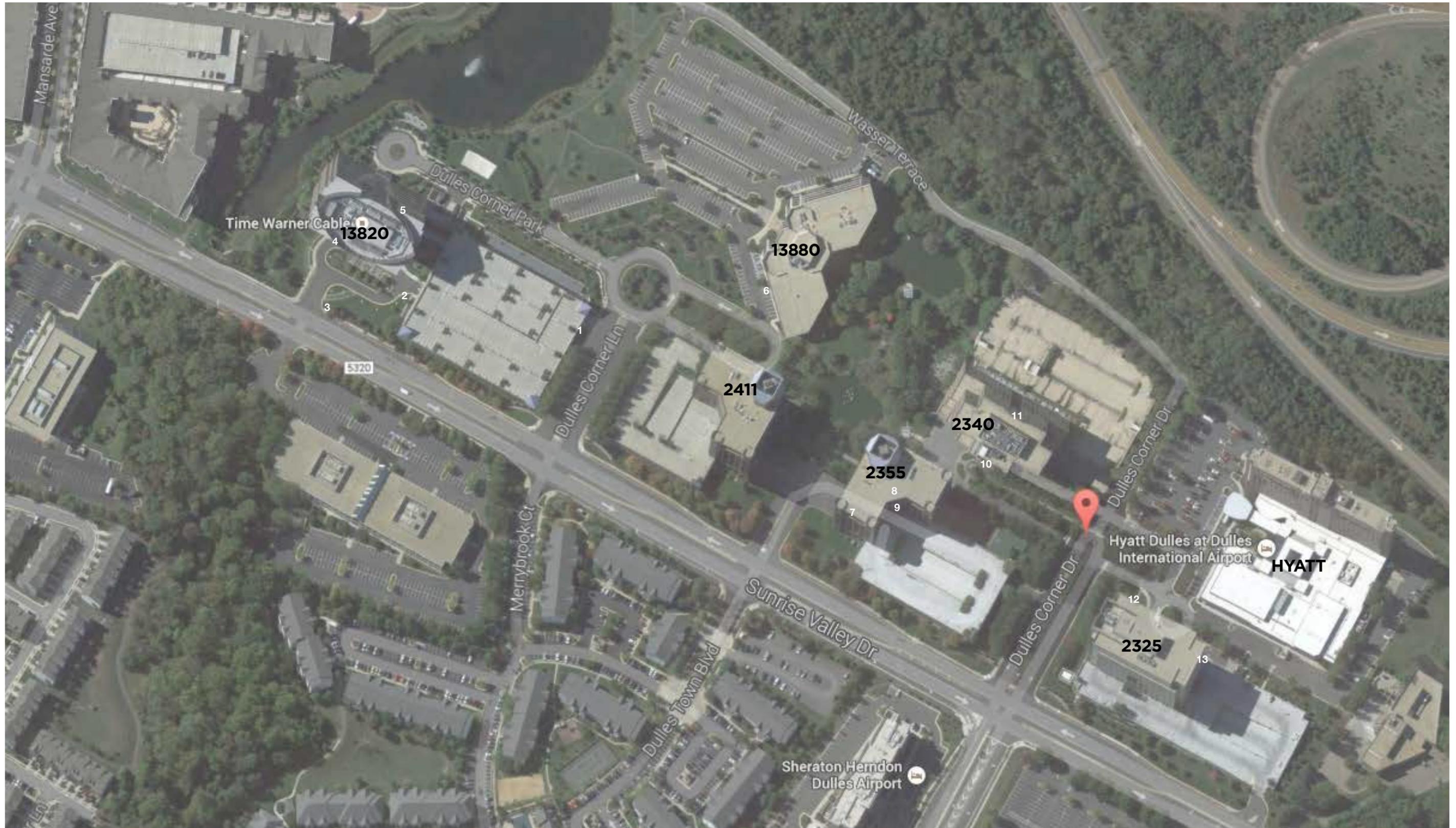


LOCATION #13



LOCATION #14

SIGNAGE TO REMAIN LOCATION PLAN (EXISTING SIGNAGE)



SIGNAGE MATRIX: EXISTING BUILDING MOUNTED SIGNAGE

MAP # (PAGE 18)	BUILDING ADDRESS	TENANT SIGN(S)	DIMENSIONS	SIGN AREA	SIGN PERMIT #
10	2340 DULLES CORNER BOULEVARD	Northrop Grumman	32" x 56'4"	149.84 SF	62360085
11	2340 DULLES CORNER BOULEVARD	Northrop Grumman	32" x 56'4"	149.84 SF	62360089
N/A	2411 DULLES CORNER BOULEVARD	None (to be filed)	N/A	N/A	N/A
12	2325 DULLES CORNER BOULEVARD	DigitalGlobe	5'6" X 16' 5 1/4"	90 SF	130600049
13	2325 DULLES CORNER BOULEVARD	DigitalGlobe			
9	2355 DULLES CORNER BOULEVARD	TATA Communications	1'10" x 29'	53.16 SF	82910200
8	2355 DULLES CORNER BOULEVARD	TATA Communications	4' x 11'7 3/16"	32.92 SF	82910202
7	2355 DULLES CORNER BOULEVARD	CenturyLink	4'8 3/4" x 27' 10 1/2"	132 SF	141290134
4	13820 DULLES CORNER LANE	Time Warner Cable	5' x 22'	110 SF	93280093
5	13820 DULLES CORNER LANE	Time Warner Cable	5' x 22'	110 SF	93280095
6	13880 DULLES CORNER LANE	Dell	4' x 11'7 3/16"	46 SF	112910158

EXISTING SIGNAGE TO REMAIN:



LOCATION 4



LOCATION 6



LOCATION 11



LOCATION 12



LOCATION 5



LOCATIONS 7, 8 & 9



LOCATION 10



LOCATION 13

EXISTING SIGNAGE TO REMAIN:



LOCATION 2



LOCATION 1



LOCATION 3

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

APPLICATION DESCRIPTION:

The applicant, Brandywine Operating Partnership, L.P., requests approval of the 11th amendment to a Comprehensive Sign Plan (CSP 86-C-029) for the Dulles Corner development, located southeast of the interchange of Sully Road (Route 29) and Dulles Airport Access Road (Route 267), directly across from Dulles Airport, in the Dranesville District. The current application applies to six parcels, zoned PDC, that form a 40-acre portion of the original 96-acre CSP area representing the core area of the Dulles Corner development. The western boundary of the rezoning area also forms the boundary line between Fairfax and Loudoun Counties.

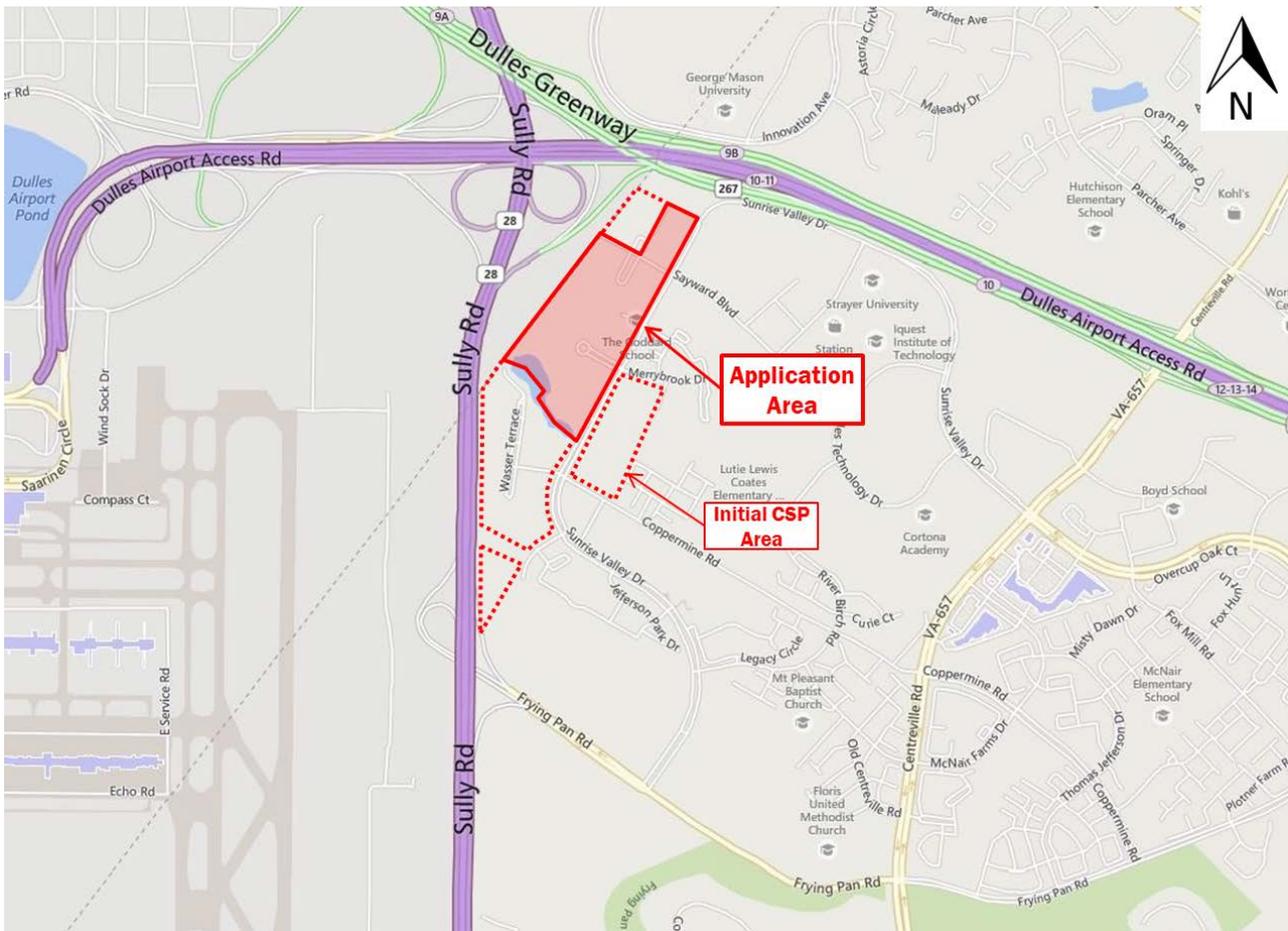


Figure 1: Project location map.

This application would revise the existing freestanding identification and directional signage for this portion of Dulles Corner, permitting the removal and replacement of existing freestanding signage. In addition, several building-mounted tenant signs, as well as one additional freestanding monument sign which were not previously specified on the CSP have been included on this CSPA, in order to update the comprehensive sign plan for this portion of Dulles Corner.

A copy of the proposed CSPA is included at the beginning of this staff report. Proposed development conditions and the applicant's statement of justification are contained in Appendices 1 and 2 respectively. A full color version of this report is available online at the Department of Zoning Website (the QR code on the cover of this report directs to the web address of the report).



Figure 2: Area included in application.

LOCATION AND CHARACTER:

The Dulles Corner Development, located southeast of Route 28 and Route 267, includes a mix of office, retail, hotel and residential uses. The subject portion of the development occupies the majority of the property west of Sunrise Valley Drive, south of Route 267, and north of the Merribrook Run retention pond. The parcel containing the Hyatt hotel was previously removed from the Dulles Corner rezoning area and is not included in the application.

Figure 3: SURROUNDING USES			
	Existing Zoning:	Existing Use:	Comprehensive Plan:
North:	PDC, I-2	Hotel (Hyatt), Office	Mixed-use
South:	PDC	Residential, Office, Hotel	Mixed-use
East:	PDH-20, PDC, C-3	Residential, Office	Mixed-use
West:	-	Route 28 and Dulles International Airport	(Loudoun County)

COMPREHENSIVE PLAN (Appendix 8)

Plan Area: III
Planning District: Upper Potomac
Planning Sector: Dulles Suburban Center, Land Unit “A-1”,
 Innovation Center Transit Station Area

ZONING ORDINANCE PROVISIONS (Appendix 9)

Article 12 of the Zoning Ordinance regulates all aspects of signage within the County, including size, height and locational limitations, based on the zoning district and type of use on the site. The subject property is zoned PDC, for which Section 12-210 of the Ordinance allows signs to be permitted in accordance with a comprehensive plan of signage, which offers additional Ordinance flexibility, subject to approval of the Planning Commission. 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.

ZONING BACKGROUND (Appendices 3 and 4)

Dulles Corner was rezoned to the PDC District in 1987 (RZ 86-C-029). A Conceptual Sign Plan (CSP) was also approved for the development in 1987. Ten amendments to the CSP have been approved over the intervening years, each affecting various portions of the initial rezoning area. Likewise, several proffered condition amendments and development plan amendments have been approved, affecting various portions of the rezoning area (none of which would substantially affect the current proposal). Figure 4 shows the CSP amendments that currently govern the application parcels.

The following background information relates to the zoning approvals which are relevant to the current request:

- **RZ 86-C-029**

On February 23, 1987, the Board of Supervisors approved RZ 86-C-029 to rezone 96.1 acres from the R-1 (Residential, one dwelling unit per acre) and I-4 (Medium Intensity Industrial) Districts to the PDC (Planned Development Commercial) District for the development of Dulles Corner.

- **CSP 86-C-029** (Appendix 5)

On July 22, 1987, the Planning Commission approved CSP 86-C-029 to create a comprehensive sign plan for the Dulles Corner Development, including freestanding entrance signs, freestanding directional signs, street and regulatory signs, garage signs, and building-mounted identification signs for two buildings. The majority of the existing signage currently located on the subject properties was included on this initial CSP.

- **CSP 86-C-029-04**

On October 10, 1996 the Planning Commission approved the fourth amendment to the CSP. While the amendment didn't specify any signs on the current application properties, the Development Conditions associated with the approval (Appendix 6,

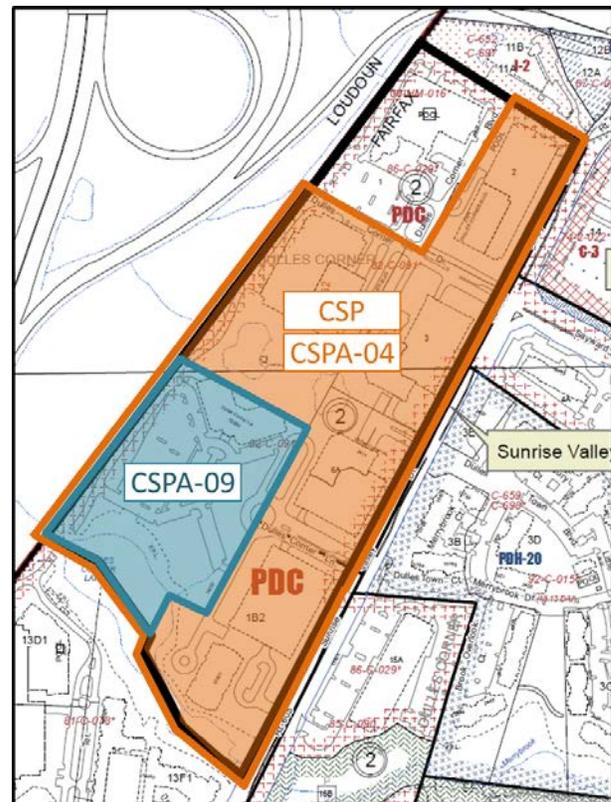


Figure 4: Controlling sign plan amendments.

dated October 10, 1996) do apply to those properties, and this approval remains the controlling CSPA for all of the application properties except for Parcel 1B1, which was subject to more recent approvals (CSPA 86-C-029-05 and CSPA 86-C-029-09).

- **CSP 86-C-029-05**

On September 6, 2000 the Planning Commission approved a CSP amendment for Parcel 1B1 only, which permitted a large freestanding building identification sign, which has not been constructed. A smaller, non-permitted monument sign was installed in its place.

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

On July 18, 2013, the Planning Commission approved a CSP amendment for Parcel 1B1 only, permitting an additional freestanding monument sign to replace the non-permitted sign on that parcel. The conditions associated with this approval (Appendix 7, dated July 3, 2013) superseded prior conditions for Parcel 1B1 only, and remain the controlling conditions for that parcel.

Several Special Exceptions have also been approved on application parcels over the years, as described below. A proposed development condition would continue to permit any signage required by prior Special Exception approvals on the property.

- **SE 85-C-017 and SEA 85-C-017**

On May 20, 1985 and March 10, 1986, respectively, the Board of Supervisors approved Special Exceptions to allow an increase in building heights on what are now Parcels 4, 6A, 1B1 and 1B2, and establish the location of buildings on the site.

- **SE 86-C-098**

On February 23, 1987, the Board of Supervisors approved a Special Exception to allow fill in a floodplain on what are now Parcels 4, 6A, 1B1 and 1B2.

- **SE 94-H-013**

On June 27, 1994, the Board of Supervisors approved Special Exception SE 94-H-013 to permit a child care center on Parcel 3, subject to development conditions. Condition number seven does require signage be installed in the surface parking area indicating “no idling” and “front end parking only”. The child care use remains in operation on the parcel, and the signage does exist in the parking area.

- **SE 2003-HM-014**

On September 3, 2003, the Board of Supervisors approved Special Exception SE 2003-HM-014 to permit a travel lane and trails within a floodplain on Parcel 1B1, subject to development conditions. Condition number seven requires that a 2x2-foot sign be placed near the travel way stating “Warning: High Water and Flooding during Heavy Rains”. Such a sign does exist on the property.

For a more detailed history of the Comprehensive Sign Plan and its amendments, see Appendix 4. For more detailed maps of applicable proffer and development plan amendments, see Appendix 3.

DESCRIPTION OF PROPOSAL:

CSPA Plan: (at beginning of staff report)

Title of CSPA: “Dulles Corner Park - Comprehensive Sign Plan Amendment”

Prepared by: Citizen Creative

Date: Rev: August 28, 2015

Description: The CSPA consists of 21 sheets, including a cover sheet, and would supersede previously-approved CSPAs for the application parcels. A location plan on Page 2 shows locations of proposed freestanding signage, while a table on Page 3 lists the sign area of the proposed signage, as well as the area of signage proposed to be removed and replaced. The locations of existing signs to be removed are included on Page 14, while the locations of existing building signs to remain are included on Page 18, and described on the table on Page 19. The following table compares by-right Ordinance allowances, signage to be removed, and new signage proposed. Elements that exceed by-right allowances are highlighted. Figure 6 shows the locations of all new signage proposed.

Figure 5: SIGN QUANTIFICATION COMPARISON						
Sign Type	By-Right Quantity	By-Right Area (SF)	Proposed Quantity	Proposed Area (SF)	Removal Quantity	Removal Area (SF)
Entry Monument	3	120	4	460	6	542
Directional Wayfinding	3	45	7	98	6	76
Building ID	5	100	5	85	5	205
Building Entry	1	2	1	4 (6 per CSPA)	n/a	n/a
Garage Entry	6	12	6	204	6	81
Temporary Leasing	8	192	4	128	n/a	n/a



Figure 6: Location of all proposed signage.

STAFF ANALYSIS

Entry Monument Signs

The applicant proposes to remove existing entry signage (permitted by CSP 86-C-029), at the intersections of Sunrise Valley Drive and both Dulles Corner Lane and Dulles Corner Drive, and replace with four updated entry monument signs, as detailed on Pages 3-8 of the CSPA.

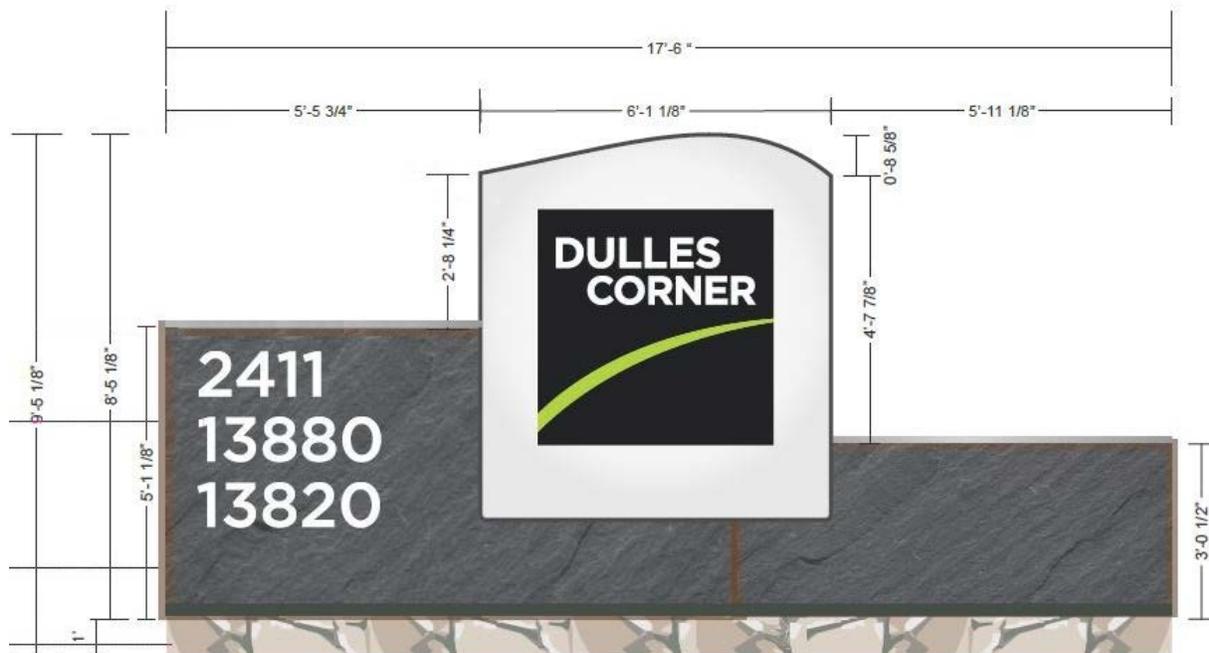
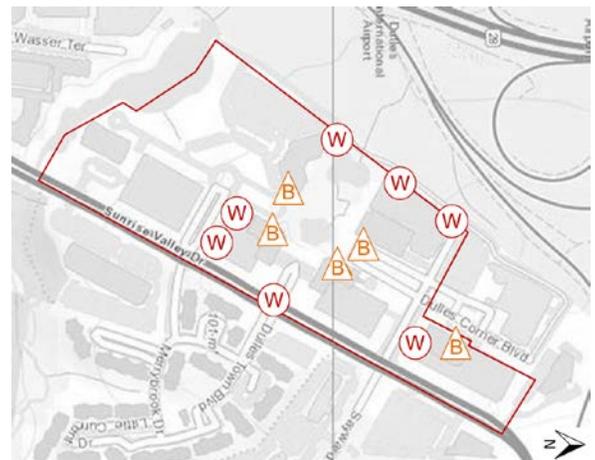


Figure 7: Proposed entry monument sign.

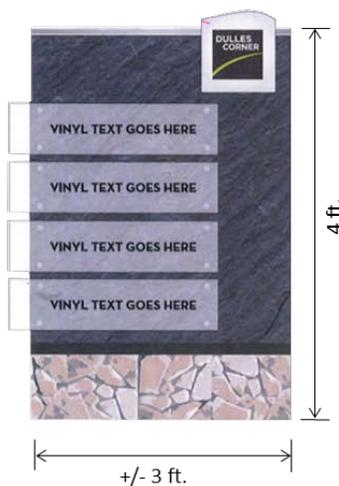
By-right signage for such an office park would be limited to one freestanding identification sign at each major entrance to the park, not to exceed 40 square feet in area or 20 feet in height. The proposed entry signs would exceed Ordinance regulations for both size and quantity of signs (two at each entrance), but staff feels that the proposed entry signs are of reasonable scale and design for the context of Dulles Corner, and meet the intent of the Comprehensive Sign Plan provisions of the Ordinance.

Directional Wayfinding and Building Identification Signs

The applicant would also remove and replace existing directional and building identification signs to coordinate with the style of the updated entrance signs, and to have a pedestrian scale (see figure 7). The by-right sign allowance for these types of signs in an office park setting is one freestanding building identification sign per building, not to exceed 20 square feet or eight feet in height, and one freestanding on-site directory sign in close proximity to each entrance of the park, not to exceed 15 square feet in area or eight feet in height.

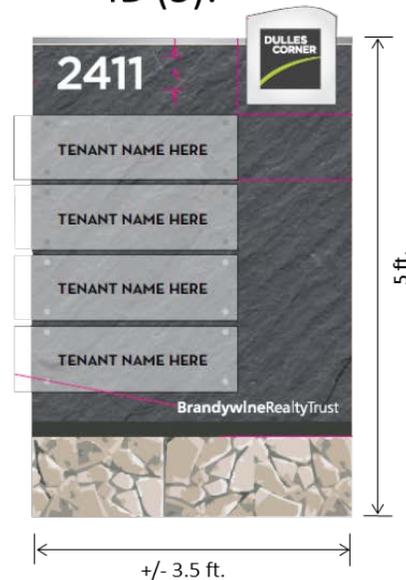


Directional Wayfinding (8):



Non-tenant information w/addresses and arrows

Building ID (5):



Tenant ID panels (no addresses or arrows)



Figure 8: Proposed Building Identification and Directional Wayfinding signs.

The proposed Building Identification and Directional Wayfinding signs would meet dimensional requirements of the Ordinance, but exceed the number permitted by-right. Staff supports the additional directional signs interior to the office park, and has no

objections to the size or design of the proposed Building Identification and Directional Wayfinding signs.

Building Entrance Sign

What the applicant refers to as a Building Entrance sign on the CSPA staff would simply call a building address sign, which the Ordinance allows without a permit, up to two square feet in size. The proposed Building Address sign would exceed that limitation by 1.6 square feet, but staff has no issue with the proposed size or location of the sign (see Figure 9 on next page).



Figure 9: Proposed Building Address (blade) sign.

Garage Entry Signs

Existing parking garage signage would also be updated match the style of the proposed freestanding signs (see Figure 10 on next page). Such garage signage is also allowed by the Ordinance without a permit, limited to 2 square feet. Staff supports the additional sign area proposed for the garage signage, in order to increase visibility of the signs and improve vehicular wayfinding.



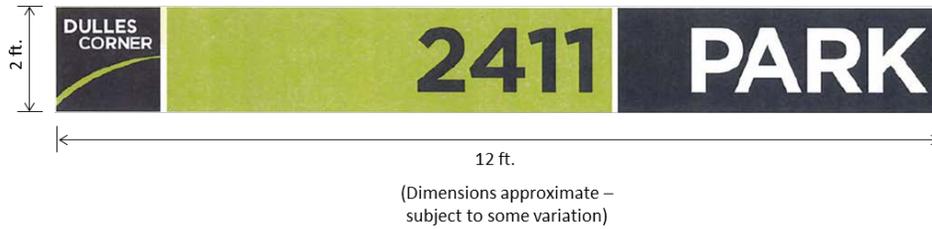


Figure 10: Proposed garage signs.

Temporary Leasing Signs

Temporary leasing signage is regulated by Section 12-103, Par. 3.D of the Ordinance, which limits the number of such signs to one per property, a maximum size of 32 square feet, and a maximum height of eight feet, when advertising a commercial property. The signs must also be removed within seven days of a lease.

Proposed temporary leasing signage appears to conform to by-right Ordinance limitations and will be allowed without a permit, subject to Section 12-103 regulations mentioned above, which is made clear by a proposed development condition.



Figure 11: Temporary leasing signage.

Existing Building-Mounted Tenant Signage to Remain

The initial CSP for Dulles Corner included building-mounted signs for only two of the buildings within the plan area. Subsequent amendments specified that building mounted signs that conform to by-right Article 12 requirements would be permissible. Several building-mounted signs have since been permitted, as was one freestanding monument sign (South Lake at Dulles Corner), that don't specifically appear on the CSP. The current proposal includes information on all existing signs on the site that are to remain (Pages 18-21 of the CSPA), in order to update and maintain the comprehensive sign plan for the application parcels, up to the date of this CSPA application. Building mounted signage that conforms to by-right Article 12 requirements will continue to be permissible by the CSP. Signs requiring modification of standard Ordinance requirements would require an additional amendment to the CSP.

Land Use Analysis (Appendix 8)

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

The "Guidelines for Transit-Oriented Development", contained in Appendix 11 of the Comprehensive Plan Policy Plan, also apply to transit station areas. The guidelines do not specifically address signage, but do encourage highly coordinated, pedestrian-oriented development details within transit station areas.

Staff feels that the proposed updates to the identification and directional signage for the Dulles Corner development conform to Plan objectives to create a unified and consistent signage style throughout the development, and would offer logical and effective directional information to visitors. The proposed plan will improve vehicular wayfinding and may evolve in the future to incorporate additional pedestrian-oriented signage, as the nearby transit station becomes a reality.

Environmental Analysis

There are no additional environmental impacts identified in the current proposal.

Transportation Analysis (Appendix 11)

The Fairfax County Department of Transportation requests that all freestanding signs are located outside of VDOT right-of-way and clear zones, not obstruct any intersection sight lines, and ensure that there are no conflicts with proposed traffic signal infrastructure. Development conditions have been included to ensure that those requests are satisfied.

CONCLUSIONS AND RECOMMENDATIONS**Staff Conclusions**

Staff feels that the proposed amendment, constituting the removal and replacement of freestanding monument signage and garage signage for the core area of Dulles Corner, remains consistent with County's Comprehensive Plan for the Dulles Suburban Center, and in conformance with applicable Zoning Ordinance requirements.

Staff Recommendation

Staff recommends that CSPA 86-C-029-11 be approved subject to the development conditions contained in Appendix 1

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

The approval of this CSPA does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Zoning History - Controlling Approvals
4. CSP 86-C-029 Amendment History
5. CSP 86-C-029 and Development Conditions
6. CSPA 86-C-029-04 Development Conditions
7. CSPA 86-C-029-09 Development Conditions
8. Applicable Comprehensive Plan Provisions
9. Applicable Zoning Ordinance Provisions
10. DPZ - Zoning Inspections Branch Analysis
11. FCDOT – Transportation Analysis
12. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS
CSPA 86-C-029-11
September 9, 2015

If it is the intent of the Planning Commission to approve CSPA 86-C-029-11, located at Tax Map 15-2((2)) 2, 3, and 4, 15-4((1)) 1B1 and 1B2, and 15-4((2)) 6A, for an amendment to CSP 86-C-029, pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These development conditions shall supersede all previous development conditions associated with the CSP on the application parcels. Conditions carried forward from prior approvals are noted with an asterisk (*).

1. This Comprehensive Signage Plan Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan. *
2. This CSPA, entitled "Dulles Corner Park - Comprehensive Sign Plan Amendment", prepared by Citizen Creative and dated August 28, 2015 is approved only for those signs specified in this Comprehensive Sign Plan Amendment. Sign permits shall be obtained for such signs from the Zoning Administrator. In addition, signs not requiring permits, allowed by Section 12-103 in the Zoning Ordinance, including street and regulatory signage, shall be allowed, as qualified by these development conditions.
3. Temporary leasing signs (Sign Type G) shall be allowed without a permit, subject to the limitations of Section 12-103, Par. 3D of the Zoning Ordinance.
4. Any signs other than those specified in this Comprehensive Sign Plan Amendment and Development Conditions, previously approved Comprehensive Sign Plans, or previously approved Special Exceptions shall require the review and approval of an amendment to this Comprehensive Sign Plan. *
5. As specified on the CSPA, building-mounted signage that would otherwise be permitted by Section 12-203 of the Zoning Ordinance shall be permitted by this CSPA without requiring a CSP amendment. Building-mounted signs requiring modification of Article 12 requirements require an additional CSP amendment. No freestanding signs that require a permit shall be allowed on the application property without being permitted by the CSP or its amendments. (*new condition*)
6. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit

shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval. *

7. All freestanding signs, including directional, parking, and street name signs, shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways, shall be located outside of VDOT right-of-way and clear zones, and shall ensure no conflicts with proposed traffic signal infrastructure. All freestanding signs requiring a permit shall be located outside of Corner Lot Restriction areas of Section 2-505 of the Zoning Ordinance and shall maintain 5-foot clearance from the curb line of a service drive, travel lane or adjoining street, per Sect. 12-203, Par. 2 of the Zoning Ordinance.
8. All freestanding signs shall be located outside of Fairfax County utility easements, except with review and prior approval of the appropriate Fairfax County agency, and shall receive proper permissions to locate within private utility easements. *
9. The freestanding sign on Parcel 15-4((1))1B1, permitted by CSPA 86-C-029-09, shall include seasonal or permanent plantings around the sign, as depicted on CSPA 86-C-029-09. All plant materials located near the sign shall be maintained regularly to prevent overgrowth from obstructing its visibility. *
10. All signs shall be consistent with the color palette, typography and the use of logos indicated in the CSPA, unless permitted by the Director of the Zoning Evaluation Division of the Department of Planning and Zoning under the minor modification provisions of the Zoning Ordinance. *
11. Illumination of signs shall be in conformance with the performance standards set forth in Part 9 of Article 14 of the Zoning Ordinance. *

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required Sign Permits through established procedures.

STATEMENT OF JUSTIFICATION NARRATIVE**Comprehensive Sign Plan Amendment****Dulles Corner**

August 28, 2015

BACKGROUND

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

SUMMARY OF PROPOSAL

This application seeks to update signage throughout Dulles Corner to provide a more modern and coordinated look. The new signage primarily includes coordinated entry monument signs, directional wayfinding signage, building identification and addressing signage, garage signage, and leasing signage. Unifying design elements and materials are included in the proposed signage to create a sense of place and modern look for Dulles Corner. As part of this proposal, we will also be removing a significant amount of existing signage. The existing signage will be replaced by the proposed updated signage. Additionally, this application seeks to incorporate existing and future building mounted signage into the CSPA. Most building mounted signage in Dulles Corner has been granted permits through the by-right signage permitting process. This CSPA codifies that the existing building mounted signage is incorporated into the CSP. Additionally, it provides that future building mounted signage in conformance with the requirements in Article 12 of the Zoning Ordinance is permitted without the need for an additional CSPA.

PROPOSED SIGNAGE

The following chart outlines the proposed signage for Dulles Corner. Additional details regarding sign locations and materials are located in the exhibit enclosed with this application.

DESCRIPTION NAME	BY-RIGHT QUANTITY	BY-RIGHT SF	PROPOSED QUANTITY	PROPOSED SF	REMOVED QUANTITY	REMOVED SF	DIFFERENCE BETWEEN PROPOSED AND REMOVED
ENTRY MONUMENT	3 ¹	120	4	460.28	6	542.49 ²	-8.34
DIRECTIONAL WAYFINDING	3 ¹	45	7	98.46	6	75.831	+36.489
BUILDING ID	5 ⁴	100	5	85.05	5	204.75	-119.70
BUILDING ENTRY SIGN (ADDRESS)	1	2	1	6	N/A	N/A	N/A
GARAGE ENTRY	6 ⁵	12	6	204	6	81	+63
LEASING SIGNAGE	6 ⁵	192	4	128	N/A	N/A	N/A
BUILDING MOUNTED SIGNS	N/A	VARIES ⁶	VARIES	AS PERMITTED BY ZONING ORDINANCE OR CSP ⁶	N/A	N/A	N/A

¹Section 12-203(13)(A), one (1) freestanding sign may be erected at each major entrance...no such sign shall exceed 40 sf.

² This amount does not include the metal fence that is part of the existing entry signage. That fencing has a combined area of 1,652.77 sf.

³Section 12-203(13)(C), one (1) freestanding on-site directory sign may be permitted at each major entrance...shall not exceed 15 sf.

⁴ Section 12-203(13)(B), one (1) freestanding building ID sign may be permitted for each detached building...shall not exceed 20 sf.

⁵ Section 12-103(2)(G), small signs which identify the location of parking areas...no sign shall exceed 2 sf.

⁶ Section 12-103(3)(D), signs advertising the lease of a premise...shall not exceed 32 sf when advertising a commercial property.

At the time of this CSP approval, existing building-mounted signage to remain. No CSPA is necessary for future changes to building-mounted signage as long as permit requests meet Section 12-203(B) or prior CSP approvals.

This CSPA permits building-mounted signs that would otherwise be permissible according to Section 12-203 of the Ordinance, or by prior CSP approval.

CONFORMANCE WITH COMPREHENSIVE PLAN

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

CONFORMANCE WITH ORDINANCES, REGULATIONS AND ADOPTED STANDARDS

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

CONCLUSION

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

Submitted by

 Scott E. Adams
 McGuireWoods LLP, Agent for Applicant

Zoning History and Controlling Zoning Approvals
 [Parcels 15-2 ((2)) 2, 3, 4; 15-4 ((1)) 1B1, 1B2; 15-4 ((2)) 6A]

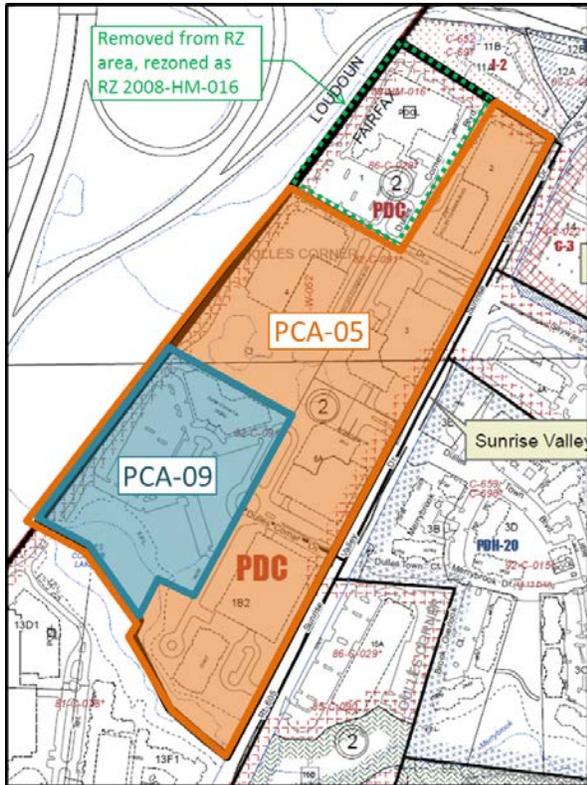


Fig. 1 – Controlling proffer amendments.

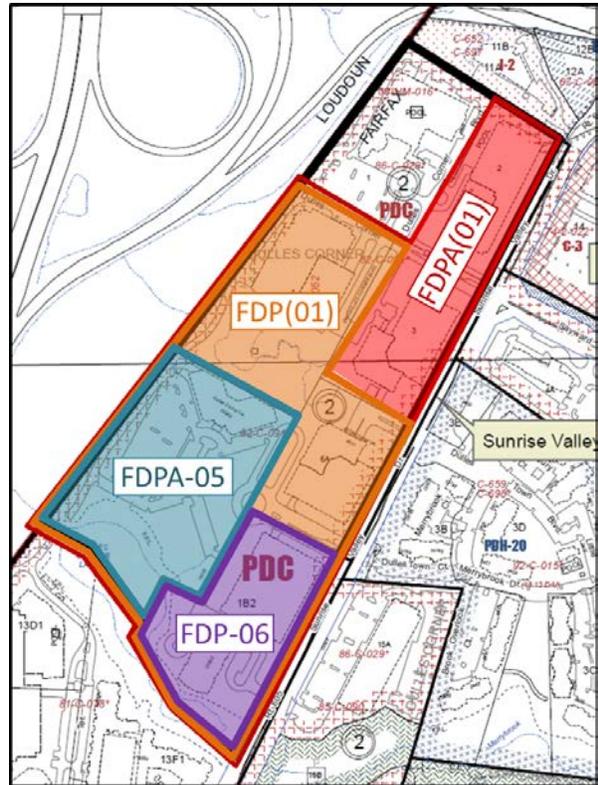


Fig. 2 – Controlling final development plans.

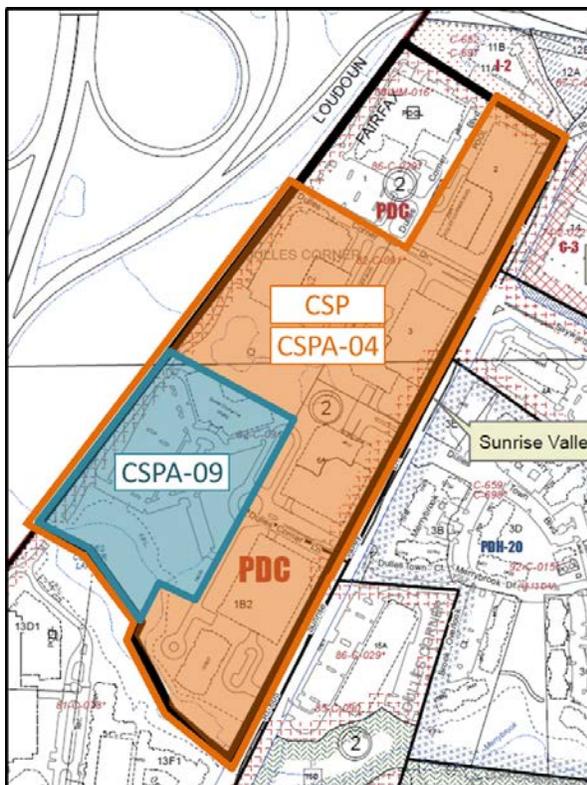


Fig. 3 – Controlling Sign Plans.

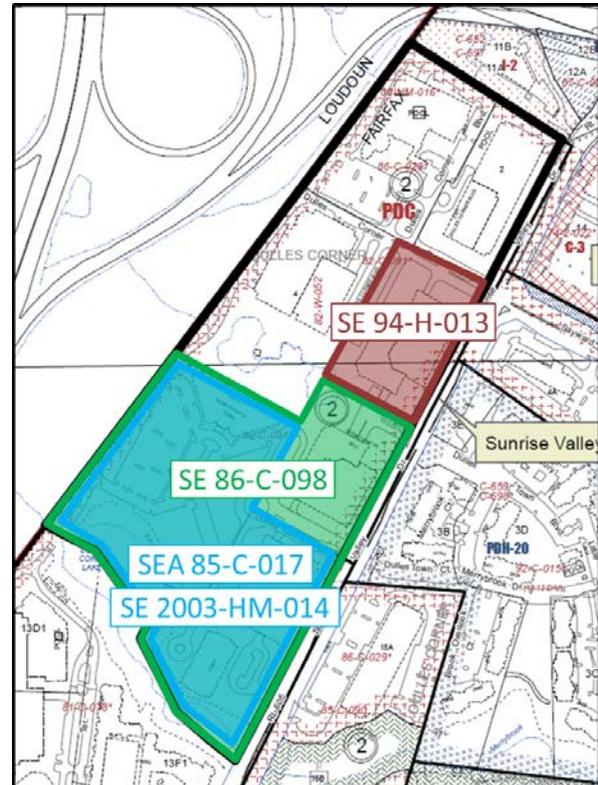


Fig. 4 – Other zoning approvals.

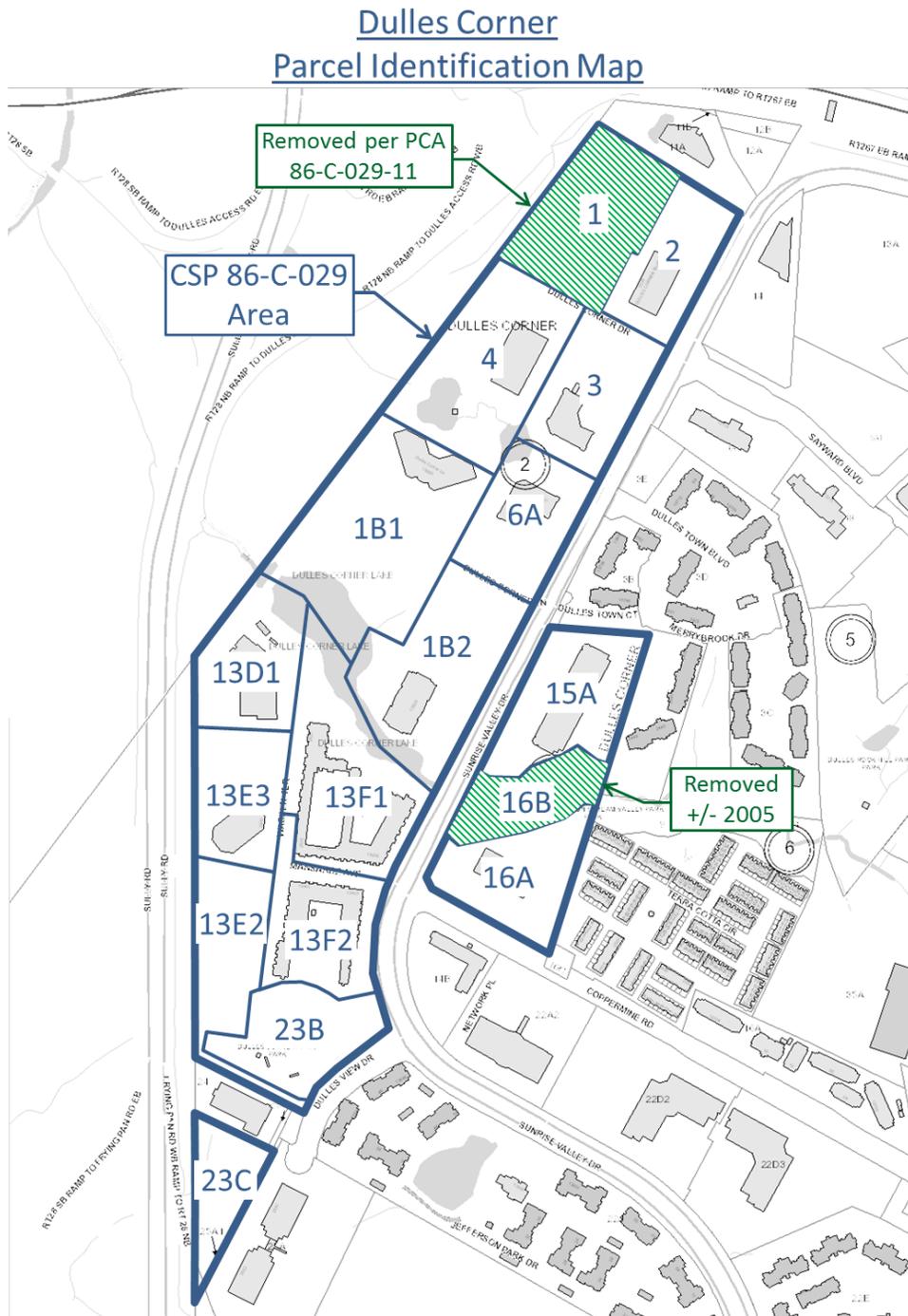
Zoning History and Controlling Zoning Approvals
[Parcels 15-2 ((2)) 2, 3, 4; 15-4 ((1)) 1B1, 1B2; 15-4 ((2)) 6A]

Fig. 5 - Controlling Zoning Approvals by Parcel					
Parcel:	RZ/PCA:	CDP:	FDP:	SE:	CSP:
15-2((2))-2	PCA 05	CDPA 05	FDPA (1)		CSP (1)
15-2((2))-3				SE 94-H-013	
15-2((2))-4			FDP (1)	-	
15-4((2))-6A			SE 86-C-098		
15-4((1))-1B2		CDPA 06	FDP 06	SE 86-C-098	
15-4((1))-1B1	CDPA 05	FDPA 05	SEA 85-C-017	CSPA 09	
	PCA 09		CDPA 07		SE 2003-HM-014

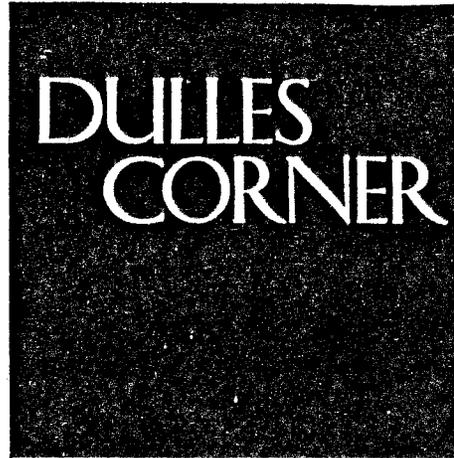
Dulles Corner – CSP Amendment History:

- **CSP 86-C-029** - On July 22, 1987, the Planning Commission approved the Comprehensive Sign Plan for the Dulles Corner project (concurrent with FDPA 86-C-029). The sign plan identified six different types of signs which included: entrance features, regulatory and street, directional, building address and occupant, building-mounted and temporary signs. The sign plan included signage for buildings on what are now Parcels 1, 2, 3, 4, 6 and 1B2, and the Type 1 Entrance Feature and Type 2J Regulatory Sign at the Coppermine Road entrance to the site.
- **CSPA 86-C-029-1** - On December 2, 1987, the Planning Commission approved the first amendment to the Dulles Corner comprehensive sign plan. The amendment approved a Building Address Sign (Type 4A) to serve what is now Parcel 15a, located on the east side of Sunrise Valley Drive.
- **CSP 87-S-029-2** - On November 3, 1988, the Planning Commission approved the second amendment to the Dulles Corner comprehensive sign plan. This amendment provided signage for the small retail center on the northeast corner of Sunrise Valley Drive and Coppermine Road (now Parcel 16a) and a 150,000-square-foot office building on the southern tip of the site (now Parcel 23), which was never constructed.
- **CSPA 86-C-029-03** - On September 5, 1990, the Planning Commission approved the third amendment to permit signage for what are now Parcels 1, 13D1, 13E1, 13E2, 13F1, 13F2 and 23B, with the stipulation that the material, color, design and location of the signs be in accordance with CSP 86-C-029. The amendment added an Office Park Identification Sign (Type 7A) at the north end of the office park, near the Hyatt Hotel (Building Site 1), which was never constructed.
- **CSPA 86-C-029-04** - On October 10, 1996, the Planning Commission approved the fourth amendment to permit the modification of the Entry Feature Sign (Type 1) previously approved to be located on the west side of Sunrise Valley Drive, opposite the intersection of Sunrise Valley and Coppermine Road, pursuant to CSP 86-C-029 (Parcels 13F1 and 13F2).
- **CSPA 86-C-029-05** - On September 6, 2000, the Planning Commission approved the fifth amendment, which permitted a large ground-mounted building identification sign on Parcel 1B1. The building tenants changed and the sign was never constructed. A smaller, non-permitted monument sign was installed in its place.
- **CSPA 86-C-029-06** – On May 16, 2007, the Planning Commission approved the sixth amendment to the CSP to modify the design of the two Type 1 Entry Feature Signs approved by CSPA 86-C-029-04, which had never been constructed.
- **CSPA 86-C-029-07** – On January 18, 2012, the Planning Commission approved the seventh amendment, to permit two additional freestanding building identification signs and five building-mounted tenant identification signs, for two new buildings on what are now Parcels 13E2 and 13E3.
- **CSPA 86-C-029-08** – On January 17, 2013, the Planning Commission approved the eighth amendment, in order to increase the size of two of the building-mounted tenant identification signs previously approved by CSPA 86-C-029-07.
- **CSPA 86-C-029-09** - On July 18, 2013, the Planning Commission approved the ninth amendment, which permitted one freestanding monument sign on Parcel 1B1, to replace a non-permitted sign and supercede CSPA 86-C-029-05.

- **CSPA 86-C-029-10** – On April 29, 2015, the Planning Commission approved the tenth amendment, which permitted the replacement of two building-mounted tenant identification signs, previously approved by CSPA 86-C-029-08, with one building-mounted sign in a new location (Parcel 13E3).



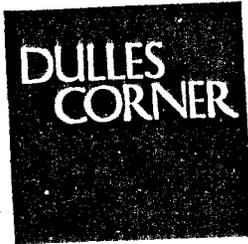
Dulles Corner CSP Amendment History					
Date:	Case:	Tax Parcels (current):	Applies to Current Case?	Acres:	Conditions:
July 22, 1987	CSP 86-C-029	(entire rezoning area) 15-2((2))-1, 2, 3, 4 15-4((1))-1B1, 1B2, 13D1, 13E2, 13E3, 13F1, 13F2, 23B, 23C 15-4((2))-6A, 15A, 16A, 16B	Y	96.21	July 22, 1987
Dec. 2, 1987	CSPA 86-C-029-01	15-4((2))-15A, 16A, 16B	N	5.57	
Nov. 3, 1988	CSPA 86-C-029-02	15-4((1))-16a, 23	N		
Sept. 5, 1990	CSPA 86-C-029-03	(entire rezoning area – as amended)	Y	99.30	Sept. 5, 1990
Oct. 10, 1996	CSPA 86-C-029-04	(entire rezoning area – as amended)	Y	91.22	Oct. 10, 1996 (supercede previous)
Sept. 6, 2000	CSPA 86-C-029-05	15-4((1))-1B1	Y	11.04	Aug. 23, 2000 (in addition to previous)
May 16, 2007	CSPA 86-C-029-06	15-4((1))-13D1, 13E2, 13E3, 13F1, 13F2	N	26.68	May 2, 2007 (in addition to previous)
Jan. 18, 2012	CSPA 86-C-029-07	15-4((1))-13E2, 13E3	N	8.84	Jan. 4, 2012 (in addition to previous)
Jan. 17, 2013	CSPA 86-C-029-08	15-4((1))-13E2, 13E3	N	8.84	Jan. 3, 2013 (in addition to previous)
July 18, 2013	CSPA 86-C-029-09	15-4((1))-1B1	Y	11.05	July 3, 2013 (supercede previous)
May 13, 2015	CSPA 86-C-029-10	15-4((1))-13E3	N	4.14	April 29, 2015
<i>(pending)</i>	CSPA 86-C-029-11	15-2((2))-2, 3, 4 15-4((1))-1B1, 1B2 15-4((2))-6A		40.15	



Comprehensive Plan Of Exterior Signage

A Development Of WEBB/SEQUOIA

5-14-87



PROJECT WORK (LETTERS, NUMBERS AND SPACES)
N.T.S.

AÆBCĊDEFGHIJKLM
NOØEPQRSTUVWXYZ
aæbçç̇deffghijklm
noøepqrstuvwxyz
1234567890

PROJECT WORK (LETTERS, NUMBERS AND SPACES)
N.T.S.

1234567890

PROJECT WORK (LETTERS, NUMBERS AND SPACES)
N.T.S.

NOTES:

1. Regulatory and street signs have been chosen and located according to best judgement at this time. Additions or deletions to signs of this type indicated on the Plan may be made to improve safety or convenience within the site based on future experience.
2. Building mounted signs in addition to those approved in this Plan will be submitted for approval pursuant to Article 12 of the Zoning Ordinance.
3. The design of the Entrance Features (Type #1) was approved by the Planning Commission on December 10, 1986 in conjunction with approval of the Final Development Plan for Buildings 1, 2, 3, 4, 6 and 17.

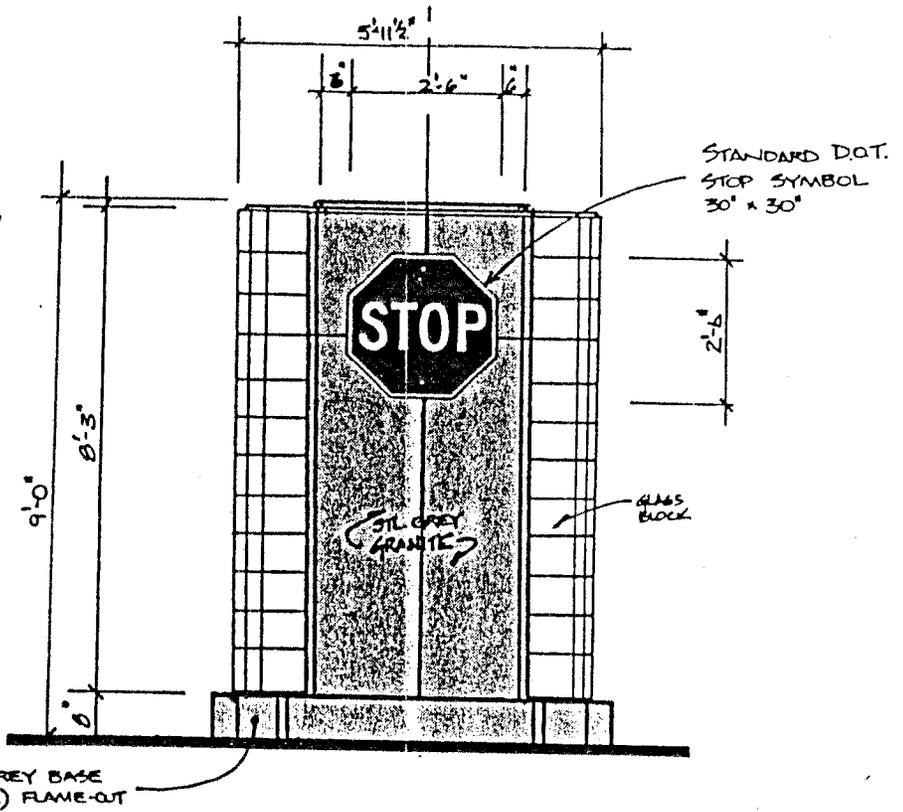
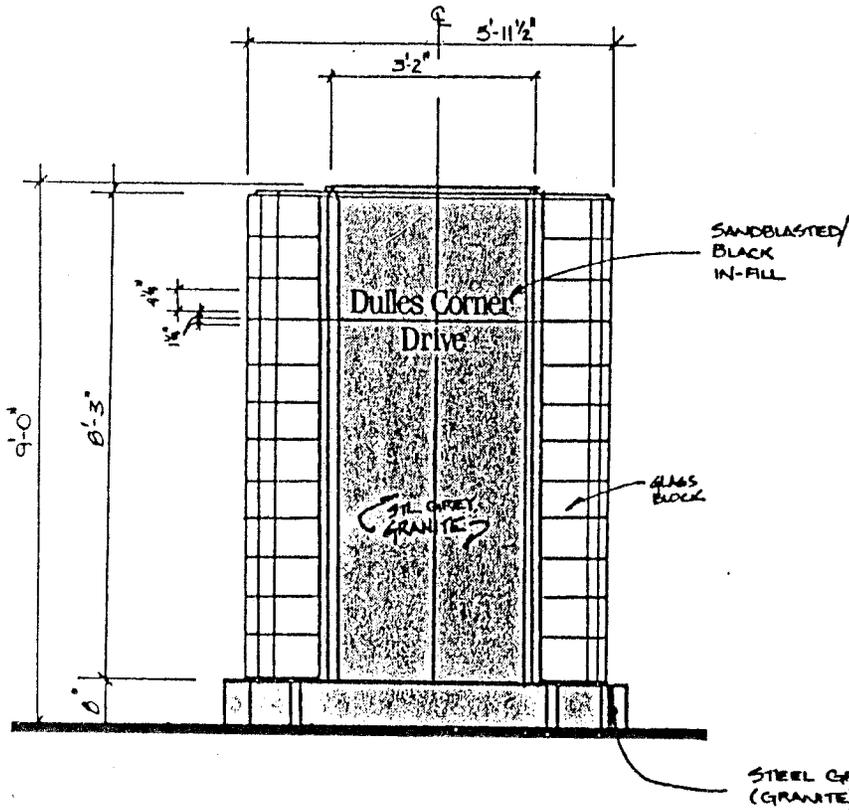
- ① ENTRANCE FEATURES
- ② REGULATORY + STREET
- ③ DIRECTIONAL
- ④ BUILDING ADDRESS + OCCUPANT
- ⑤ BUILDING MOUNTED
- ⑥ TEMPORARY
(Locations not specified.)
- ⑦ SIGN TYPES
N.T.S.

Sheet Title EXTERIOR SIGNAGE Job Number 86050
PROGRAM / SIGN TYPES Date 5-14-87
Revisions Sheet Number



Project

Jan Lorenc Design Inc



1 SIGN TYPE I - CENTER MEDIAN (FRONT VIEW)
N.T.S.

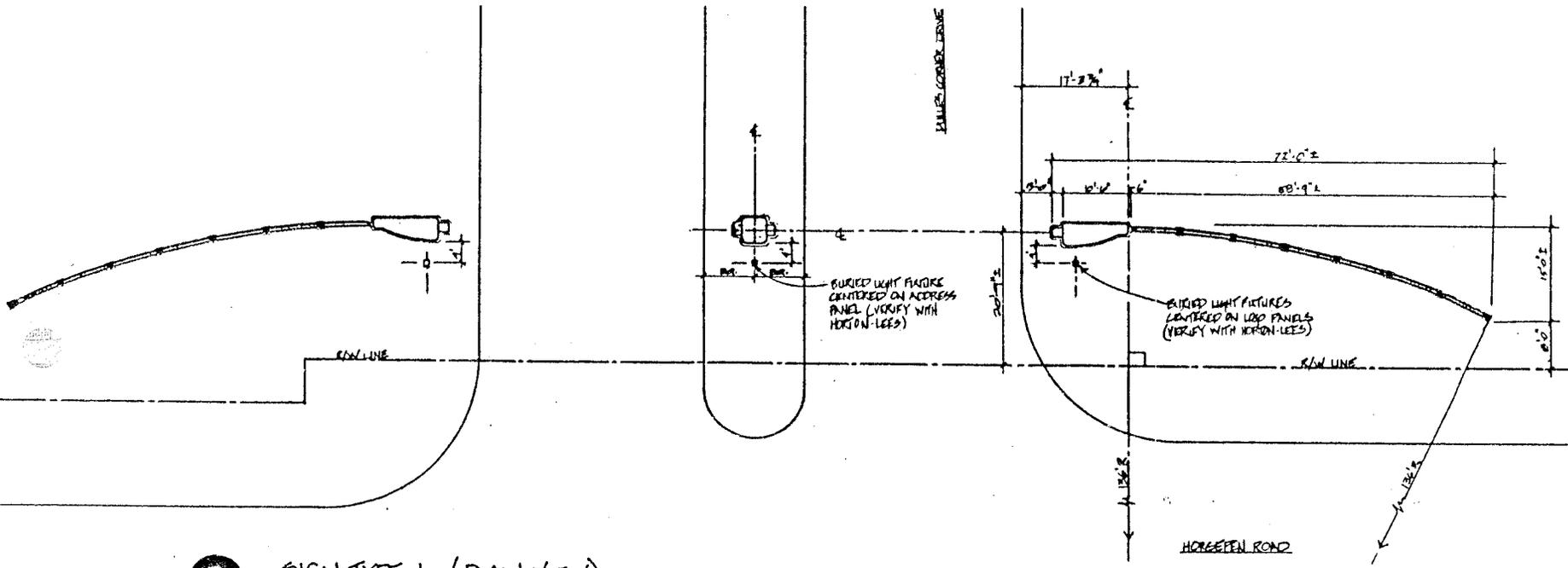
1 SIGN TYPE I - CENTER MEDIAN (BACK VIEW)
N.T.S.



Project

Jan Lorenc Design Inc

3475 Lorton Rd NE
Suite 400
Atlanta Georgia 30328
Telephone 404 768 2711



1 SIGN TYPE 1 (PLAN VIEW)



1 SIGN TYPE 1 (ELEVATION) MAIN ENTRY STATEMENT
N.T.S.

APPROVED BY PLANNING COMMISSION 12/10/86.

Sheet Title: EXTERIOR SIGNAGE Job Number: 86050
PROGRAM / SIGN TYPE 1 Date: 5.14.87

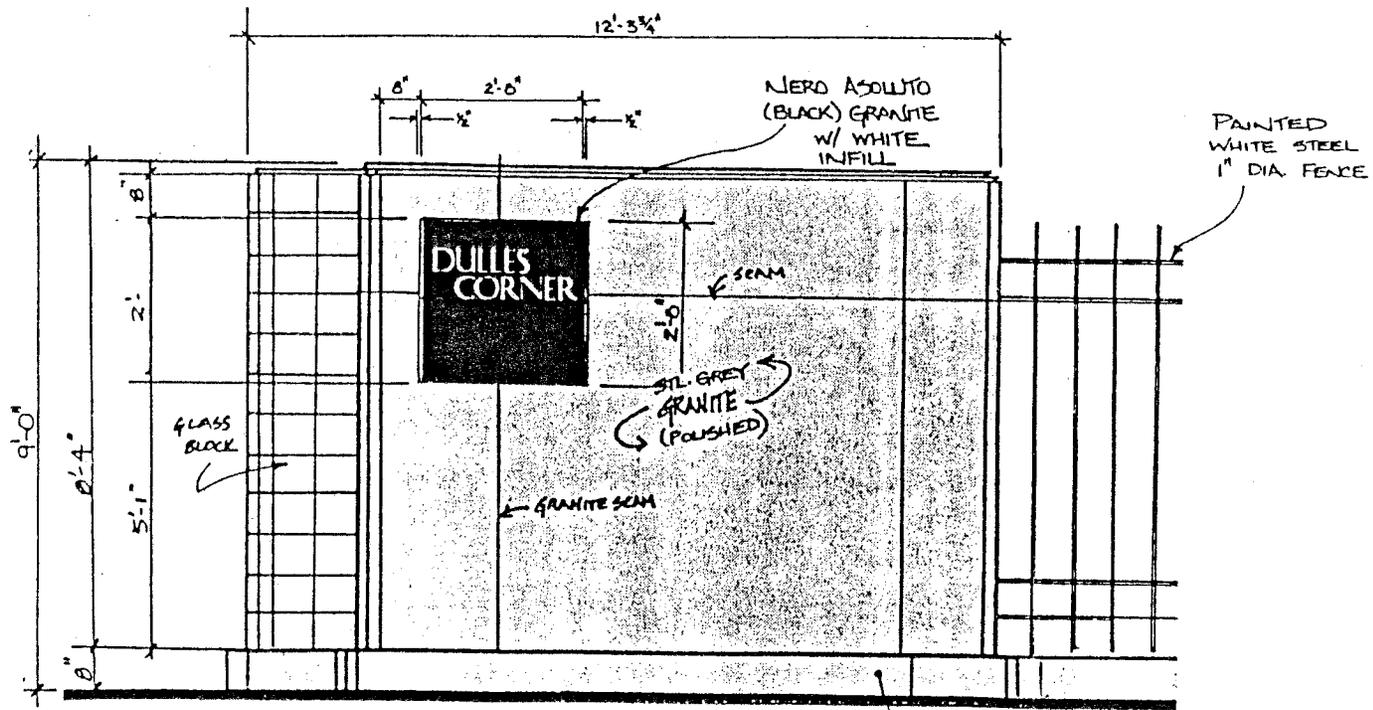


Project

Jan Lorenc Design Inc

2475 Leland Rd NE
Suite 410
Atlanta, GA 30328
Telephone 404.766.7711

APPENDIX 5



① SIGN TYPE 1 - RIGHT SIDE (FRONT VIEW)
N.T.S.

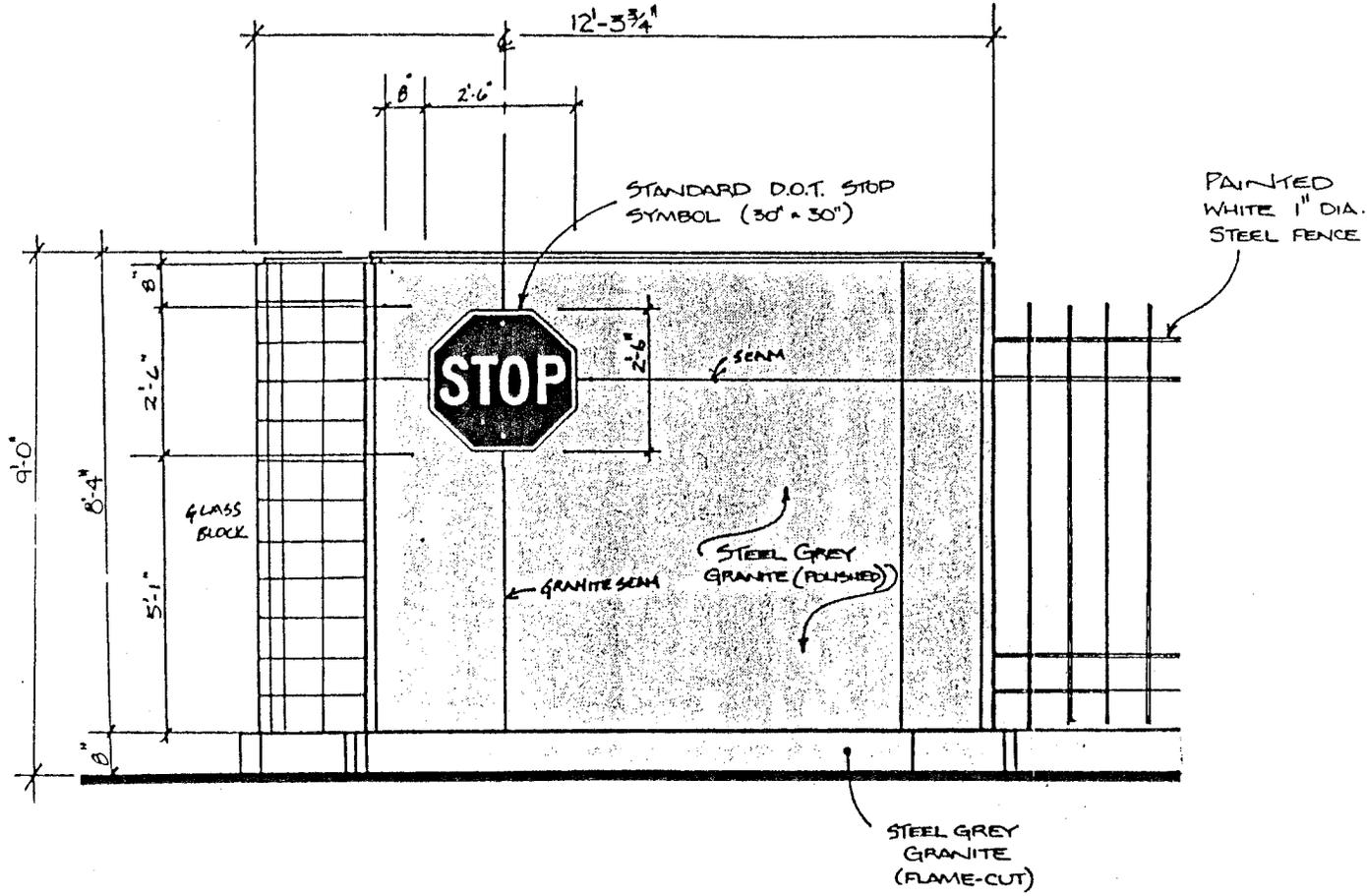
SIGN ON OPPOSITE
SIDE OF ELTRANICE
IS MIRROR IMAGE.
SEE SHEET 2 FOR
ELEVATION OF BOTH
SIDES.



Project

Jan Lorenc Design Inc

3475 Lochan Rd NE
Suite 100
Atlanta Georgia 30326
Telephone 404-766-2311



1 SIGN TYPE 1 - LEFT SIDE (BACK VIEW)

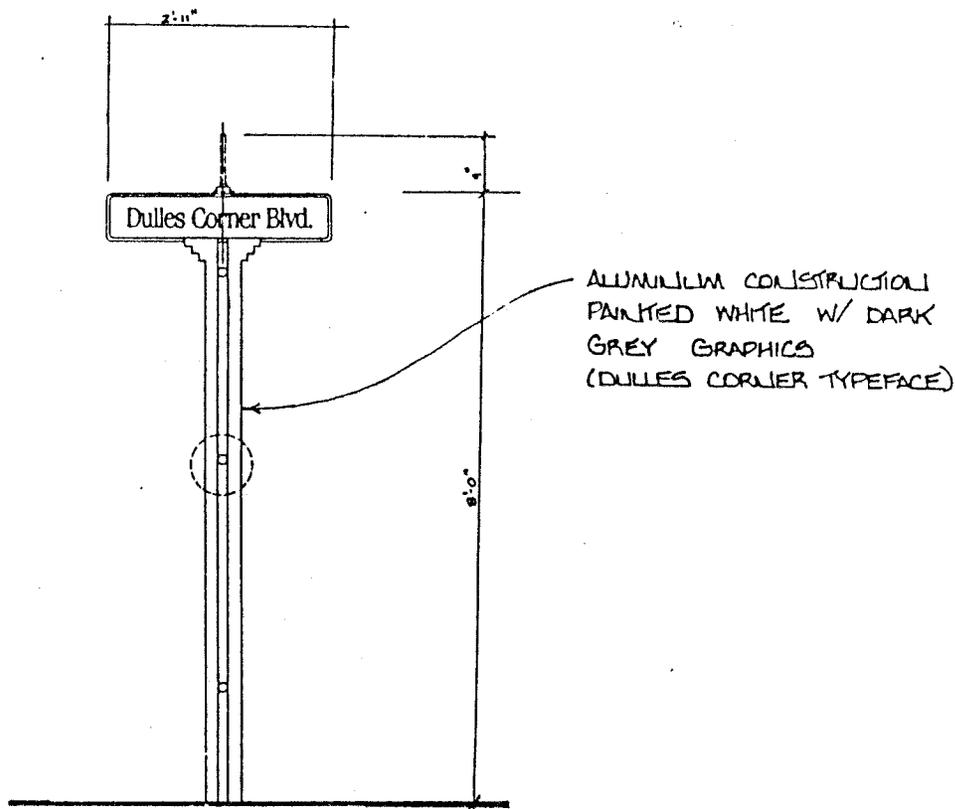
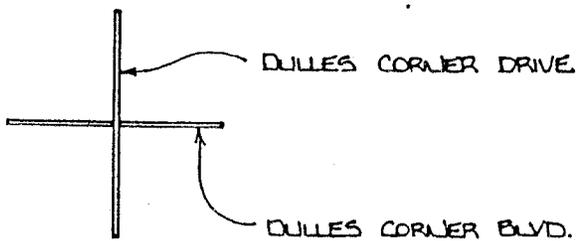
Sheet Title: EXTERIOR SIGNAGE Job Number: 860250
 PROGRAM / SIGN TYPE 1 Date: 5-14-87



Project

Jan Lorenc Design Inc

1475 Lakeside Drive
 Atlanta, Georgia 30326
 Telephone 404 724 7211



2A

SIGN TYPE 2A - STREET I.D.
N.T.S.

Sheet Title EXTERIOR SIGNAGE Job Number 85030

PROGRAM / SIGN TYPE 2A Date 5-14-87

Revisions Sheet Number 6

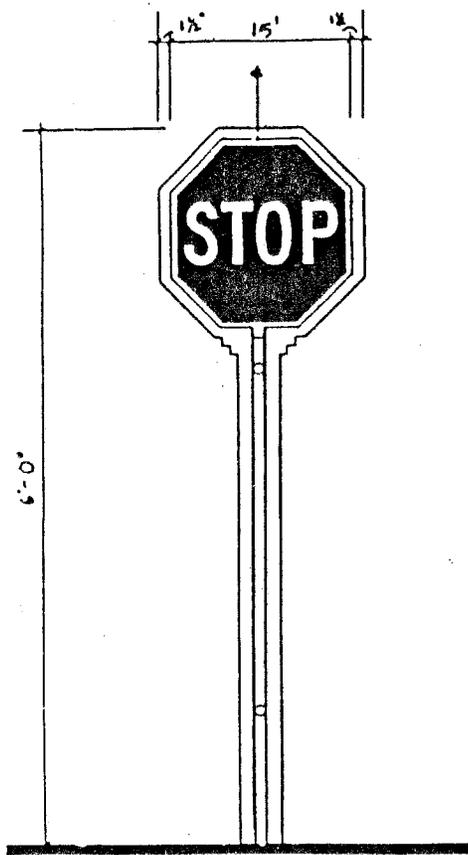


Project

Jan Lorenc Design Inc

3475 Lenoir Rd NE
Suite 460
Atlanta, Georgia 30328
Telephone 404.256.2711

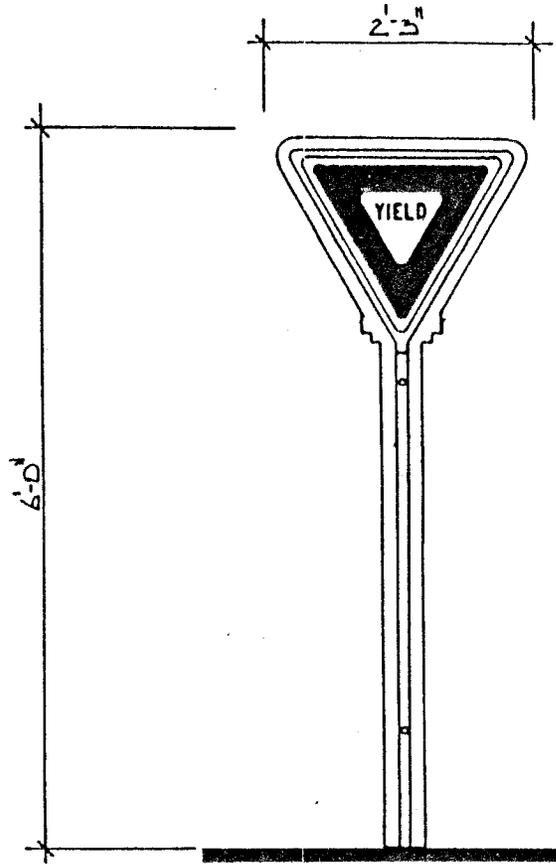
APPENDIX 5



ALUMINUM
CONSTRUCTION
PAINTED WHITE
W/ CUSTOM D.O.T.
IN STD. COLORS

2B

SIGN TYPE 2B - STOP SIGN
N.T.S.



ALUMINUM
CONSTRUCTION
PAINTED WHITE
W/ CUSTOM D.O.T.
IN STD. COLORS

2C

SIGN TYPE 2C - YIELD SIGN
N.T.S.

Sheet Title: EXTERIOR SIGNAGE Job Number: 86030
PROGRAM / SIGN TYPE 2B Date: 5.14.87
2C

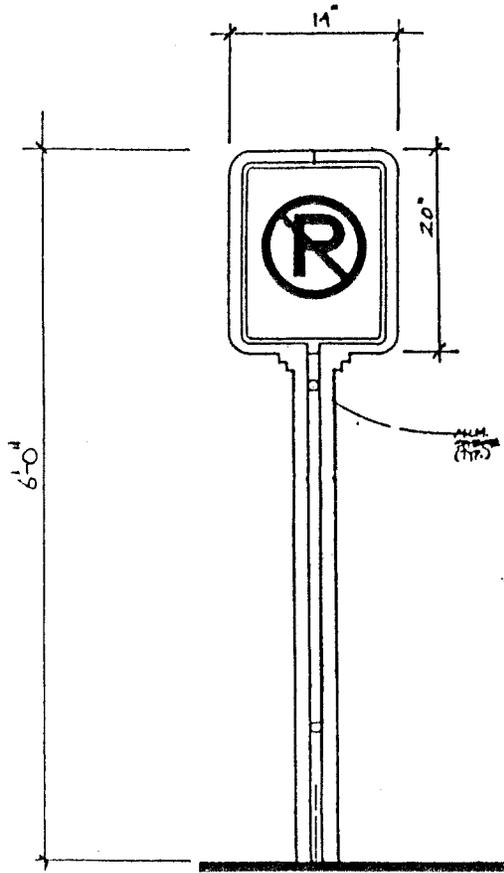


Project

Jan Lorenc Design Inc

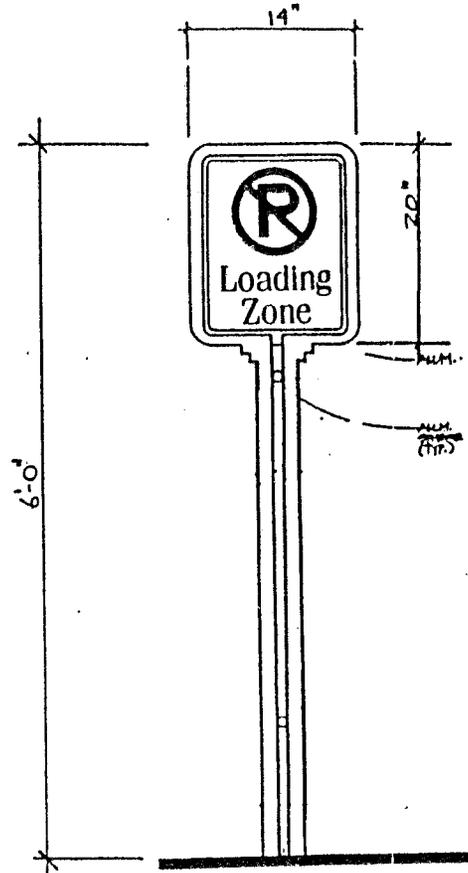
3475 Lorenc Rd NE
Suite 400
Atlanta, Georgia 30118

APPENDIX 5



ALUMINUM
CONSTRUCTION
PAINTED WHITE
W/ CUSTOM D.O.T.
SIGNS IN STD.
COLORS

2D SIGN TYPE 2D - NO PARKING
N.T.S.

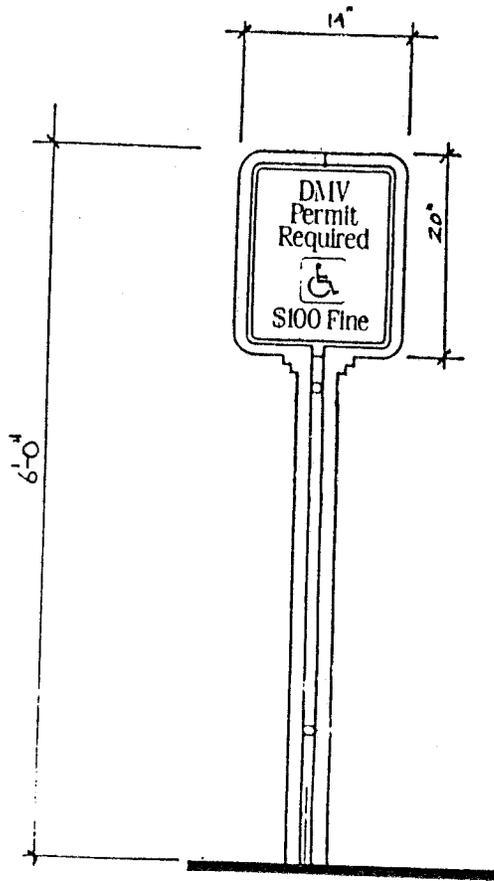


ALUMINUM
CONSTRUCTION
PAINTED WHITE
W/ CUSTOM D.O.T.
SIGNS IN STD.
COLORS

2E SIGN TYPE 2E - NO PARKING - LOADING ZONE
N.T.S.

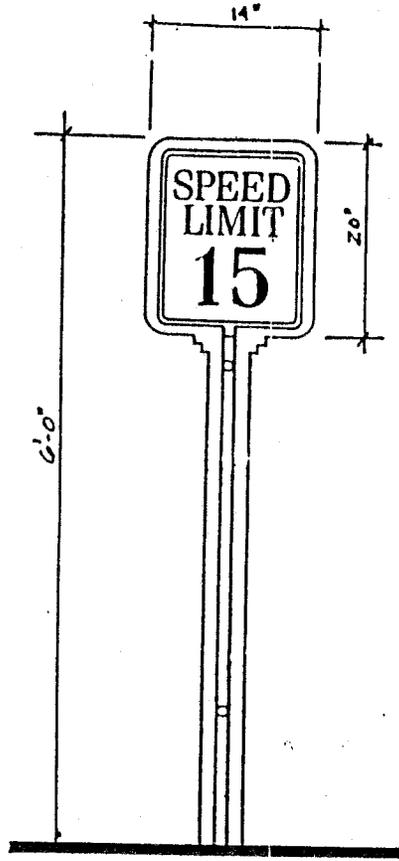
TYP. FOR NO PARKING - FIRE LANE





ALUMINUM
CONSTRUCTION
PAINTED WHITE
W/ CUSTOM D.O.T.
SIGN IN STD.
COLORS

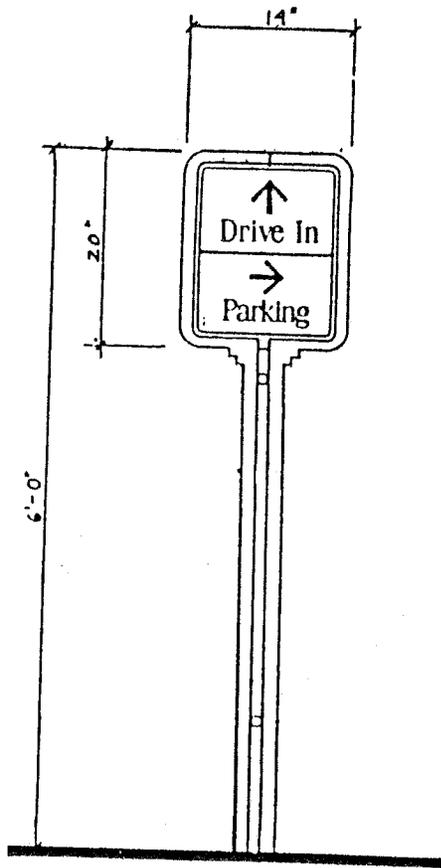
2F SIGN TYPE 2F - HANDICAP PARKING
N.T.S.



ALUMINUM
CONSTRUCTION
PAINTED WHITE
W/ CUSTOM D.O.T.
SIGN IN STD.
COLORS

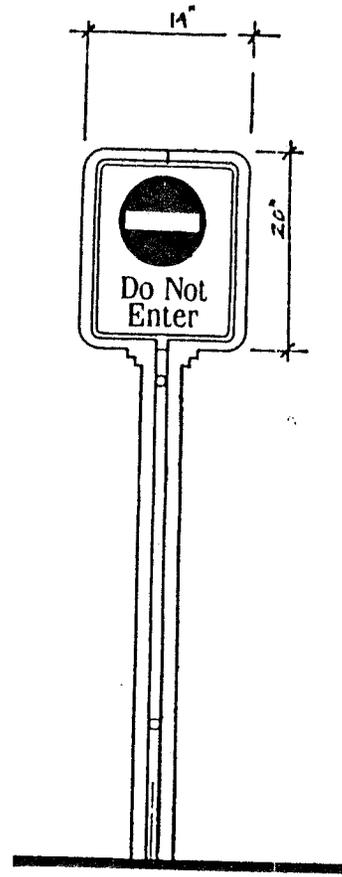
2G SIGN TYPE 2G - SPEED LIMIT
N.T.S.





ALUMINUM
CONSTRUCTION
PAINTED WHITE
W/ CUSTOM D.O.T.
SIGNS IN STD.
COLORS

2H SIGN TYPE 2H - MOVEMENT CONTROL
N.T.S.



ALUMINUM
CONSTRUCTION
PAINTED WHITE
W/ CUSTOM D.O.T.
SIGNS IN STD.
COLORS

2I SIGN TYPE 2I - DO NOT ENTER
N.T.S.

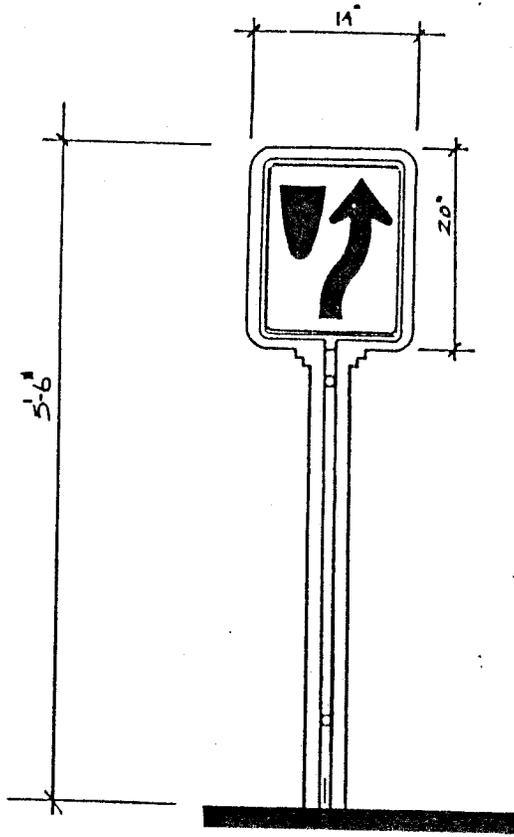
Sheet Title EXTERIOR SIGNAGE Job Number 86030
PROGRAM / SIGN TYPE 2H Date 5-14-87
2I



Project

Jan Lorenc Design Inc

2475 Lenoir Rd NE
Atlanta, Georgia 30328
Telephone 404.266.2711



ALUMINUM
CONSTRUCTION
PAINTED WHITE
W/ CUSTOM DOT.
SIGNS IN STD.
COLORS

2J

SIGN TYPE 2J - KEEP RIGHT SIGN LOCATED ON ENTRANCE MEDIAN
N.T.S.

Sheet Title EXTERIOR SIGNAGE Job Number 26050
PROGRAM / SIGN TYPE 2J Date 5-14-87

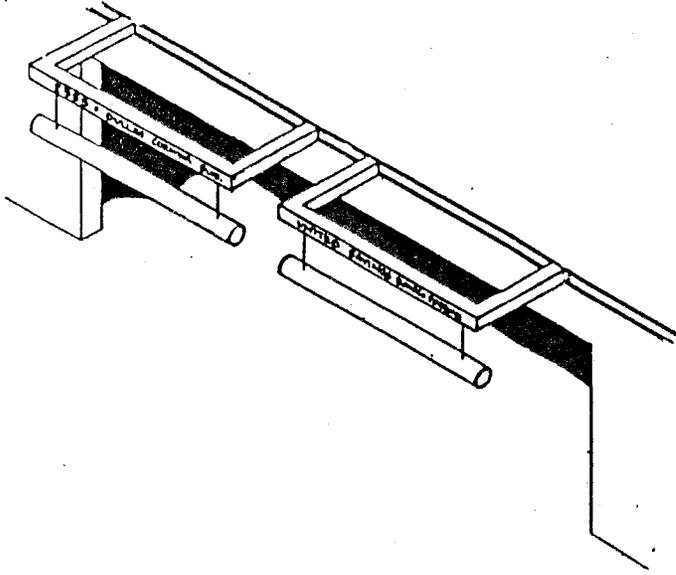


Project

Jan Lorenc Design Inc

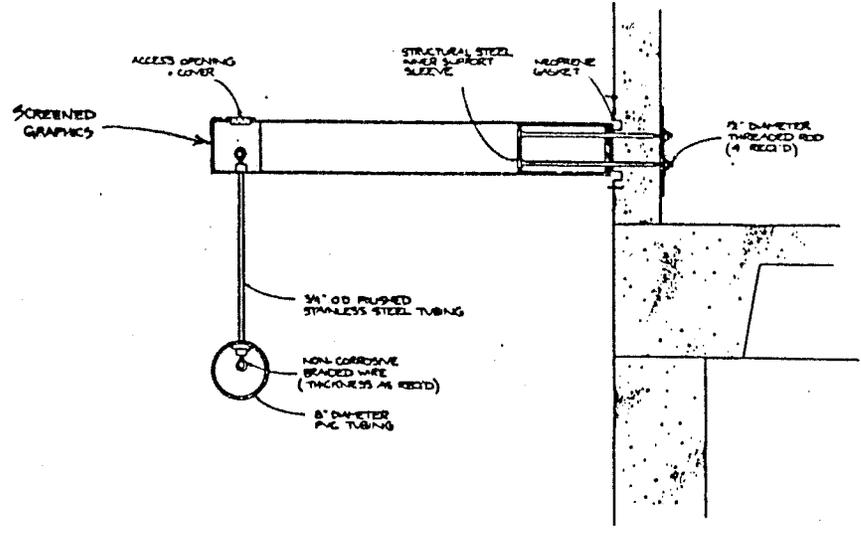
3475 Lumina Ave NE
Suite 400
Atlanta, Georgia 30328
Telephone: 404-764-2771

APPENDIX 5



2K

SIGNAL TYPE 2K - HIT BARS
N.T.S.



2K

SIGNAL TYPE 2K - SECTION I
N.T.S.



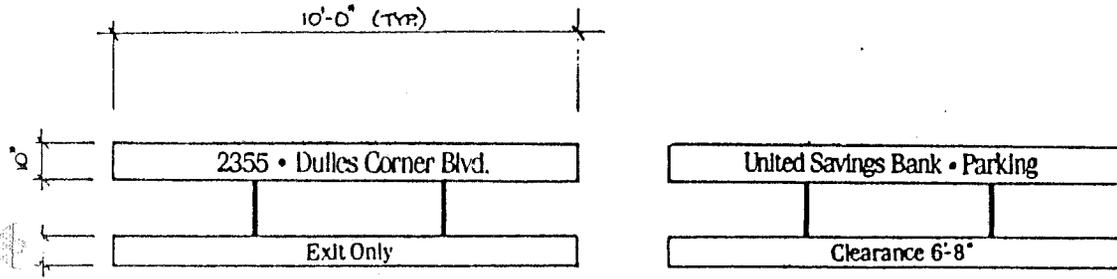
Project

Jan Lorenc Design Inc

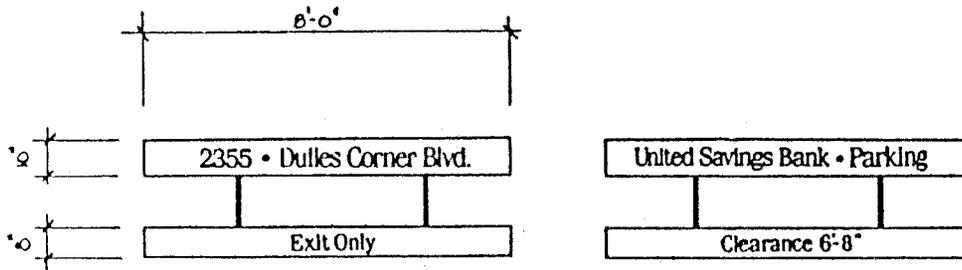
3475 Lorenc Rd NE
Suite 400
Atlanta, Georgia 30328
Telephone 404 266 2711

APPENDIX 5

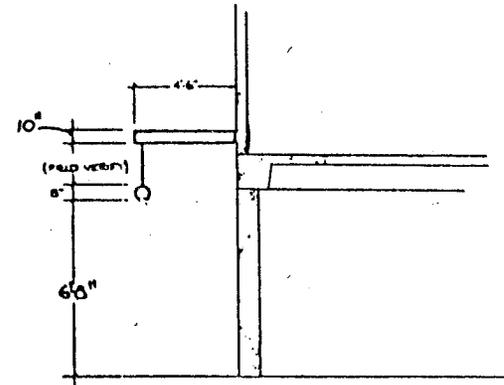
Sheet Title EXTERIOR SIGNAGE Job Number 86050
PROGRAM / SIGN TYPE 2K Date 5-14-87
Revisions Sheet Number 12



2K SIGN TYPE 2K - ELEVATION BLDG. 4 - 6 TOTAL
SCALE: 3/8" = 1'-0"



2K SIGN TYPE 2K - ELEVATION BLDG. 3 - 4 TOTAL
SCALE: 3/8" = 1'-0"



2K SIGN TYPE 2K - SECTION
N.T.S.

Sheet Title **EXTERIOR SIGNAGE** Job Number **86030**
PROGRAM / SIGN TYPE 2K Date **5-14-87**
 REVISIONS Sheet Number **17**

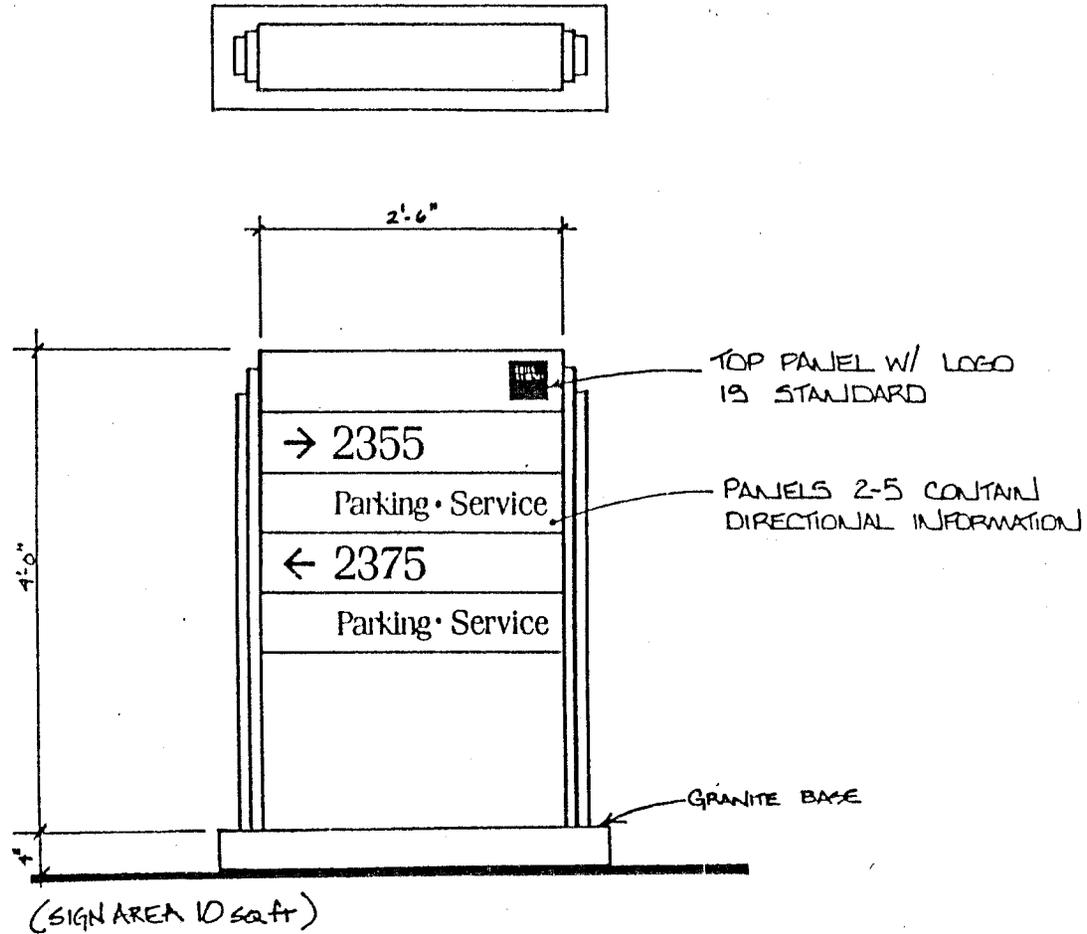


Project

Jan Lorenc Design Inc

3475 Jones Rd NE
 Suite 440
 Atlanta Georgia 30328
 Telephone 404 256 2711

◦ ALUMINUM
CONSTRUCTION
PAINTED WHITE
W/ DARK GREY
COPY



3

SIGN TYPE 3 - DIRECTIONAL PYLON
N.T.S.

Sheet Title EXTERIOR SIGNAGE Job Number 86030
PROGRAM / SIGN TYPE 3 Date 5-14-87



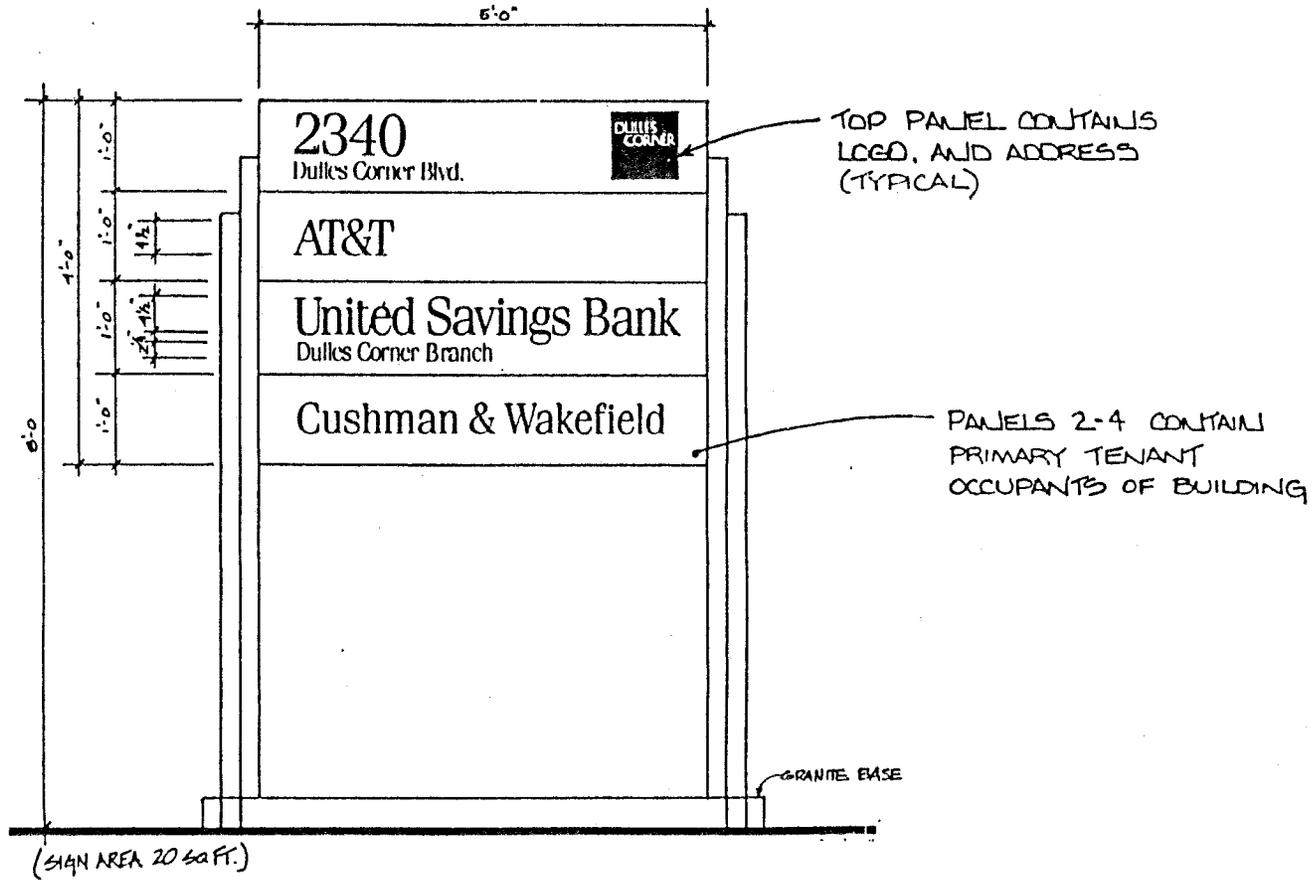
Project

Jan Lorenc Design Inc

3475 Lenox Rd. NE
Atlanta, Georgia 30326

APPENDIX 5

ALUMINUM
CONSTRUCTION
PAINTED WHITE
W/ DARK GREY
COPY



4 SIGN TYPE 4 - BUILDING ADDRESS + OCCUPANTS SIGN
N.T.S.

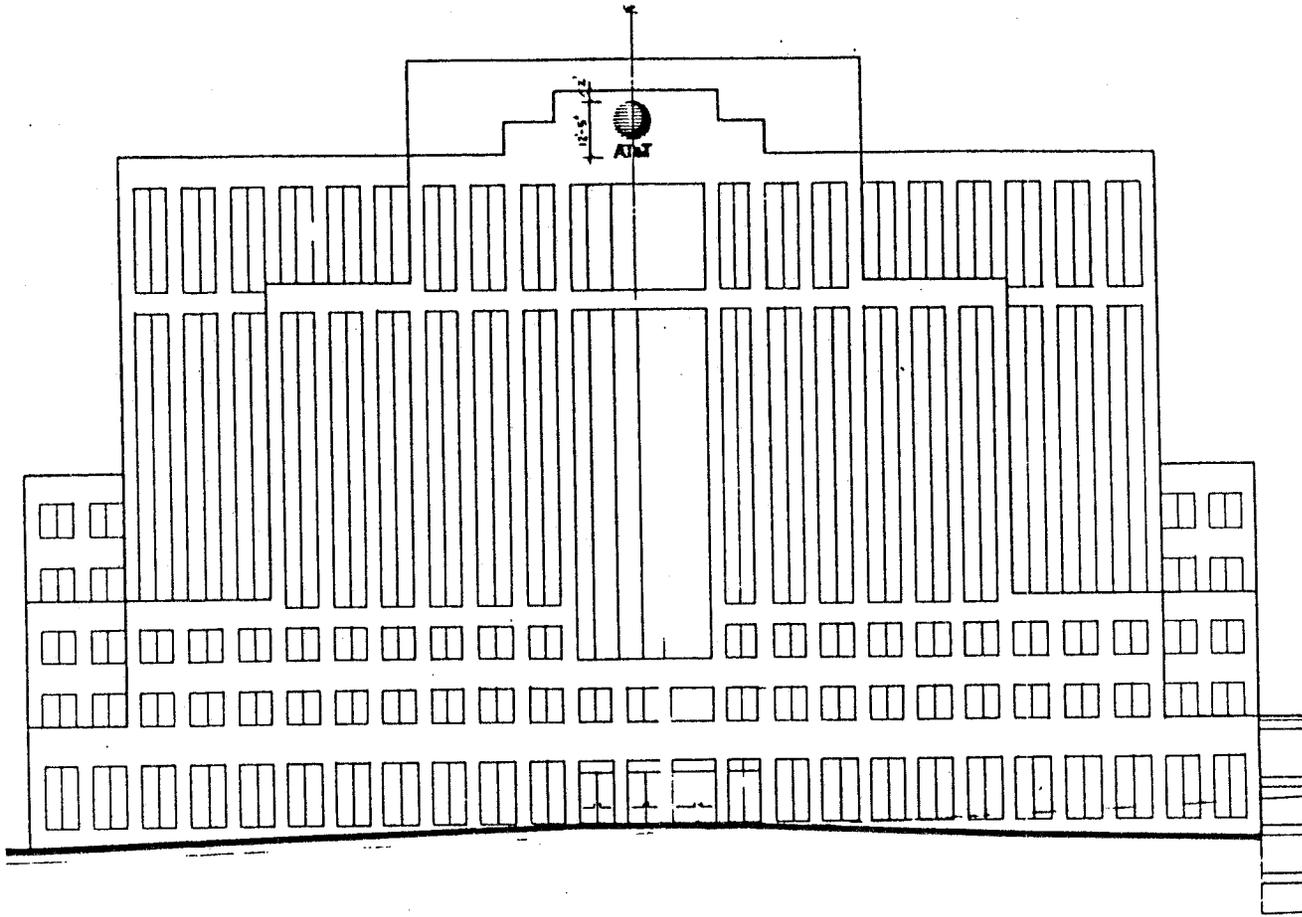
Sheet Title EXTERIOR SIGNAGE Job Number 25030
PROGRAM / SIGN TYPE 4 Date 5-14-87



Project

Jan Lorenc Design Inc

2475 Lyness Rd NE
Atlanta, GA 30329
Phone: 404.252.1111



SA

SIGN TYPE SA - BUILDING MOUNTED LOGO

N.T.S.

One sign in same location on east and west facades of building.

Sheet Title: EXTERIOR SIGNAGE Job Number: 86050
 PROGRAM / SIGN TYPE SA Date: 5-14-87

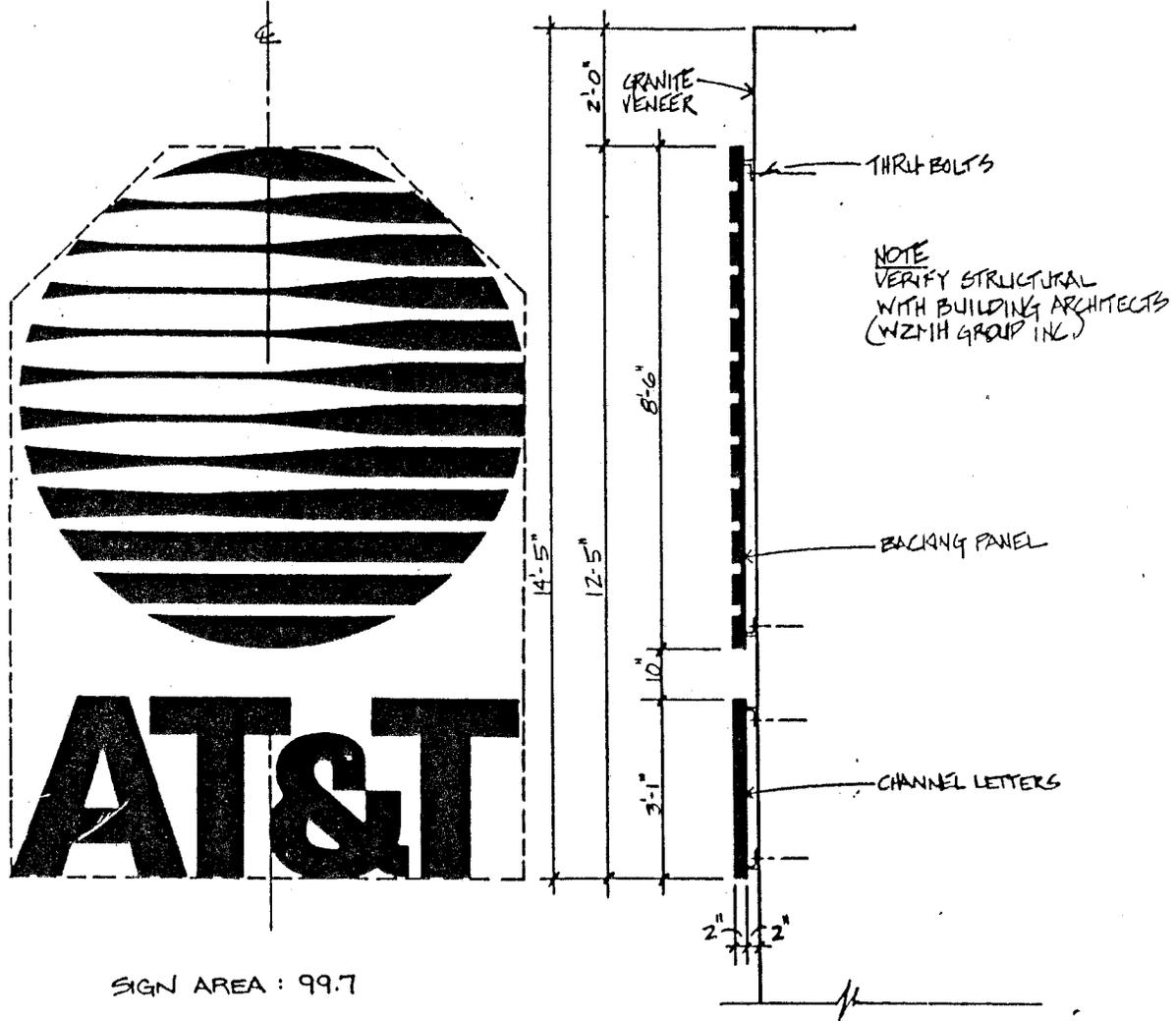


Project

Jan Lorenc Design Inc

1805 Lakeside Rd. NW
 Suite 400
 Atlanta Georgia 30328

APPENDIX 5



SIGN AREA : 99.7

SA SIGN TYPE SA - AT&T LOGO DETAIL
N.T.S.

Sheet Title EXTERIOR SIGNAGE Job Number 86030
PROGRAM / SIGN TYPE SA Date 5-14-87
Drawing Sheet Number 19



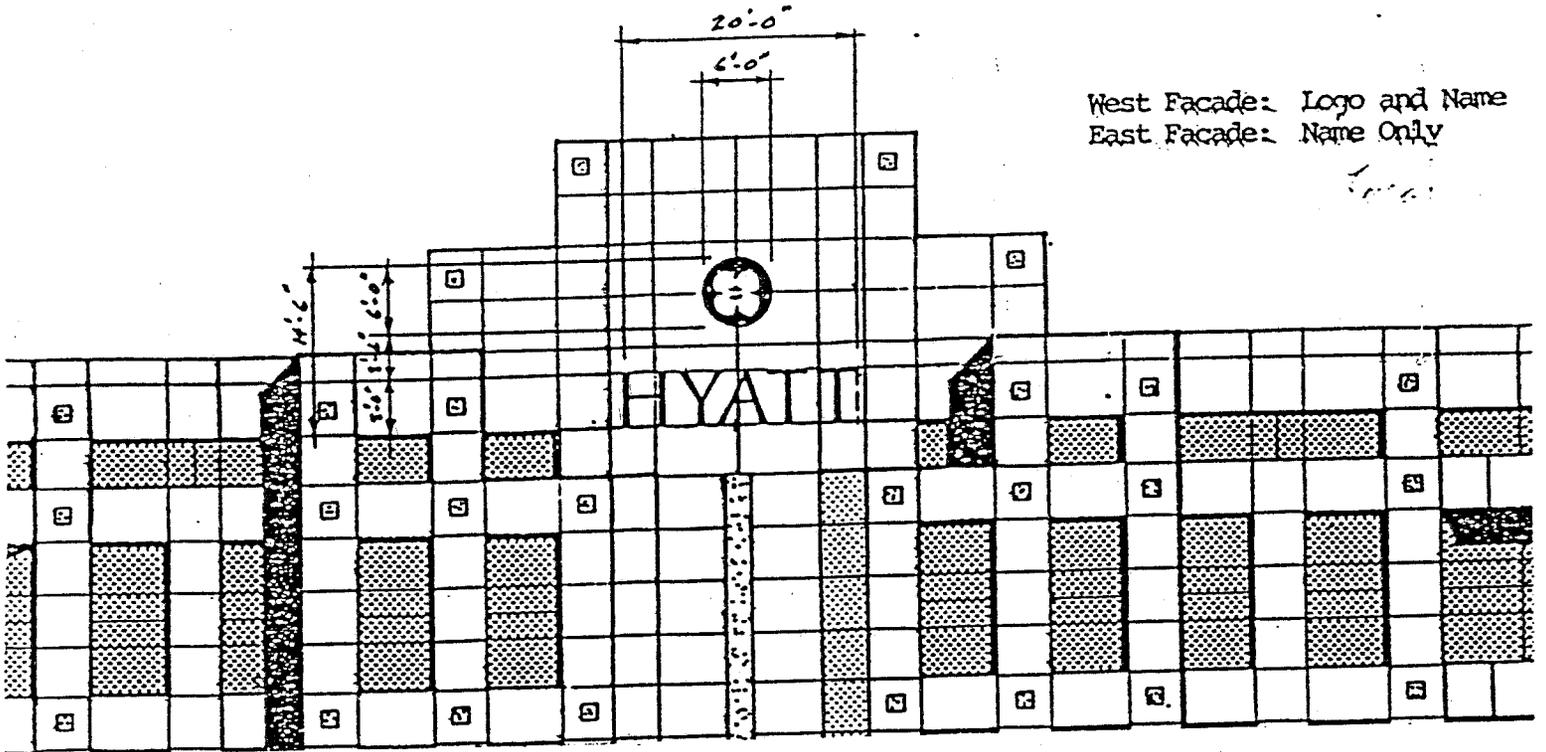
Project

Jan Lorenc Design Inc

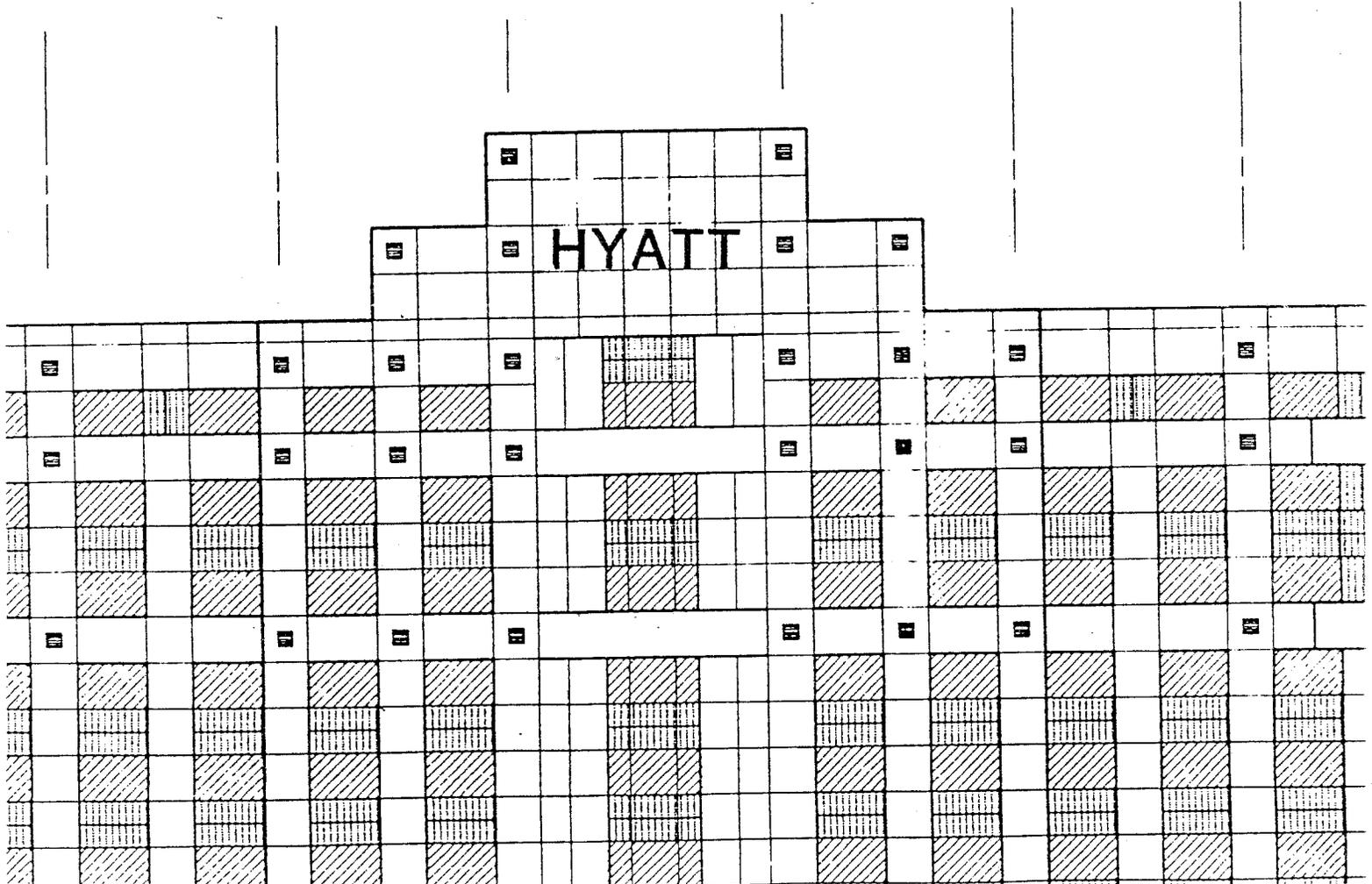
2475 Lenox Rd NE
Suite 460
Atlanta Georgia, 30328

APPENDIX 5

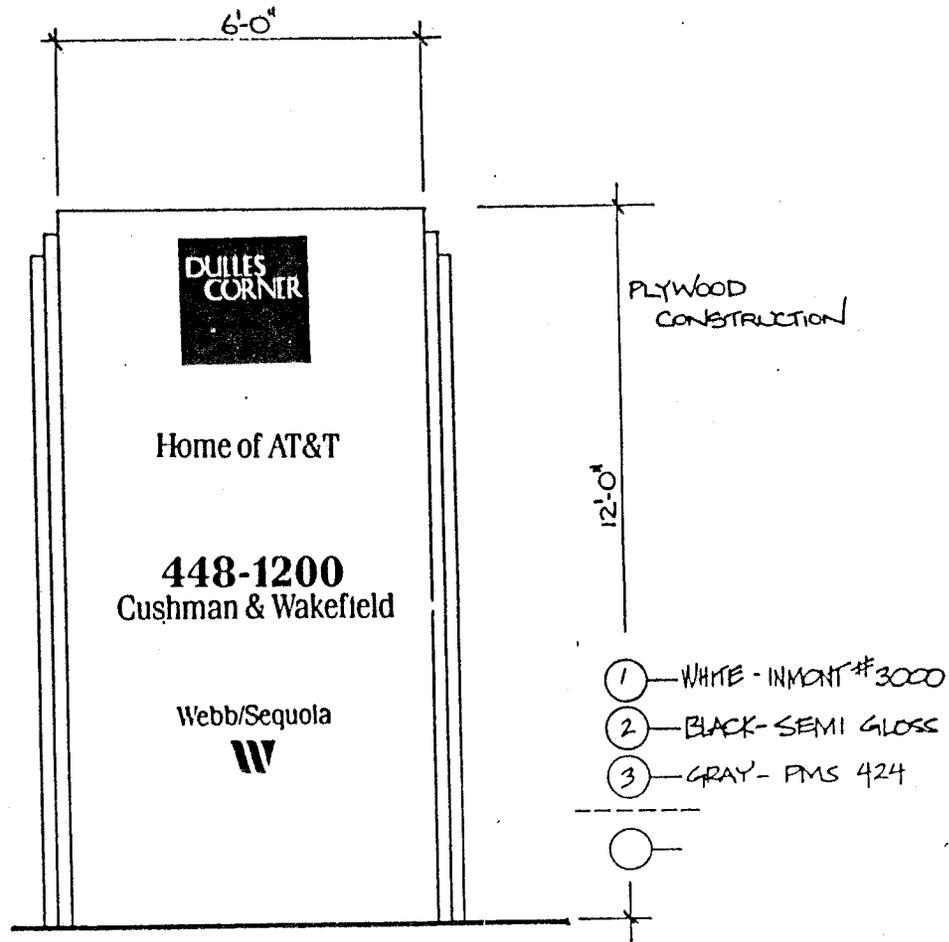
DULLES CORNER
Comprehensive Plan of Signage
Sign Type 5B - Hyatt Hotel



West Facade: Logo and Name
East Facade: Name Only



When available, a rendering of the planned building may be included.



6A SIGN TYPE 6A - MARKETING SITE SIGN
N.T.S.

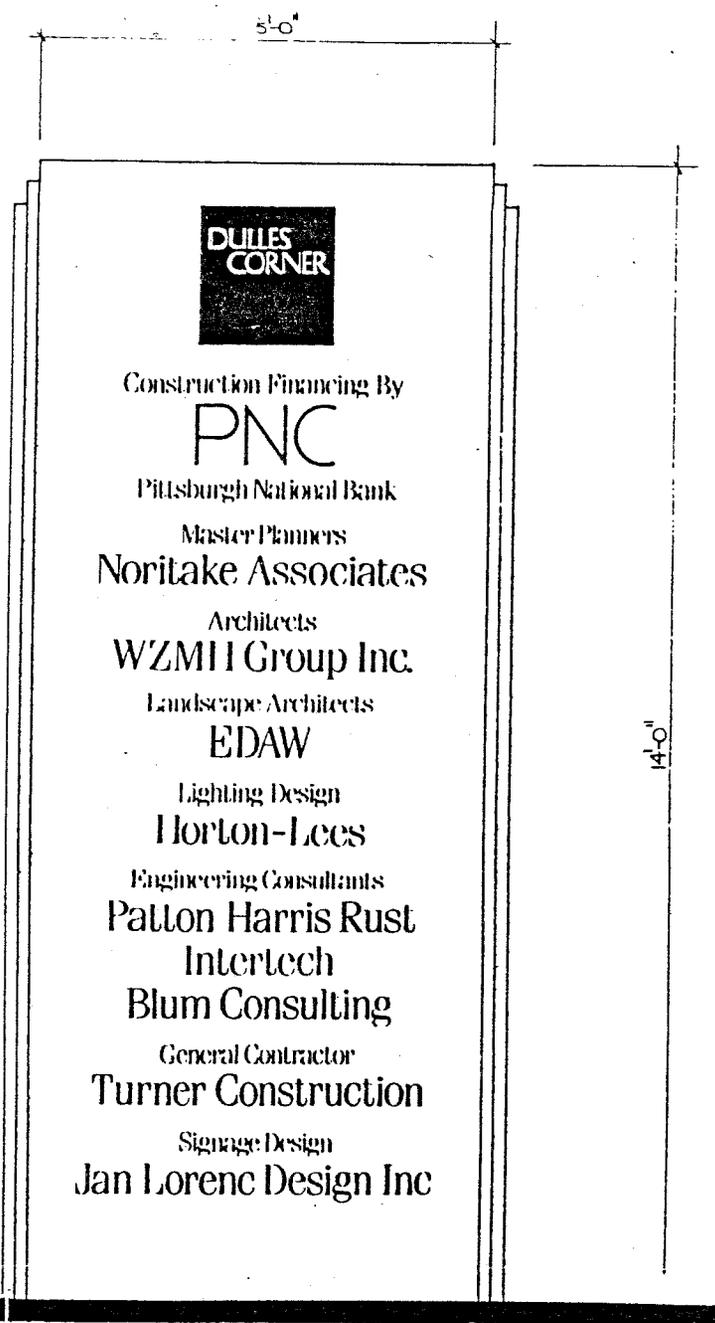
Temporary sign to identify site prior to and during construction.



Project

Jan Lorenc Design Inc

1475 Lorenc Rd NE
Suite 400
Atlanta, Georgia 30316
Phone: 404.251.1171



PLYWOOD
CONSTRUCTION



SIGN TYPE 6B - PROJECT DIRECTORY

N.T.S.

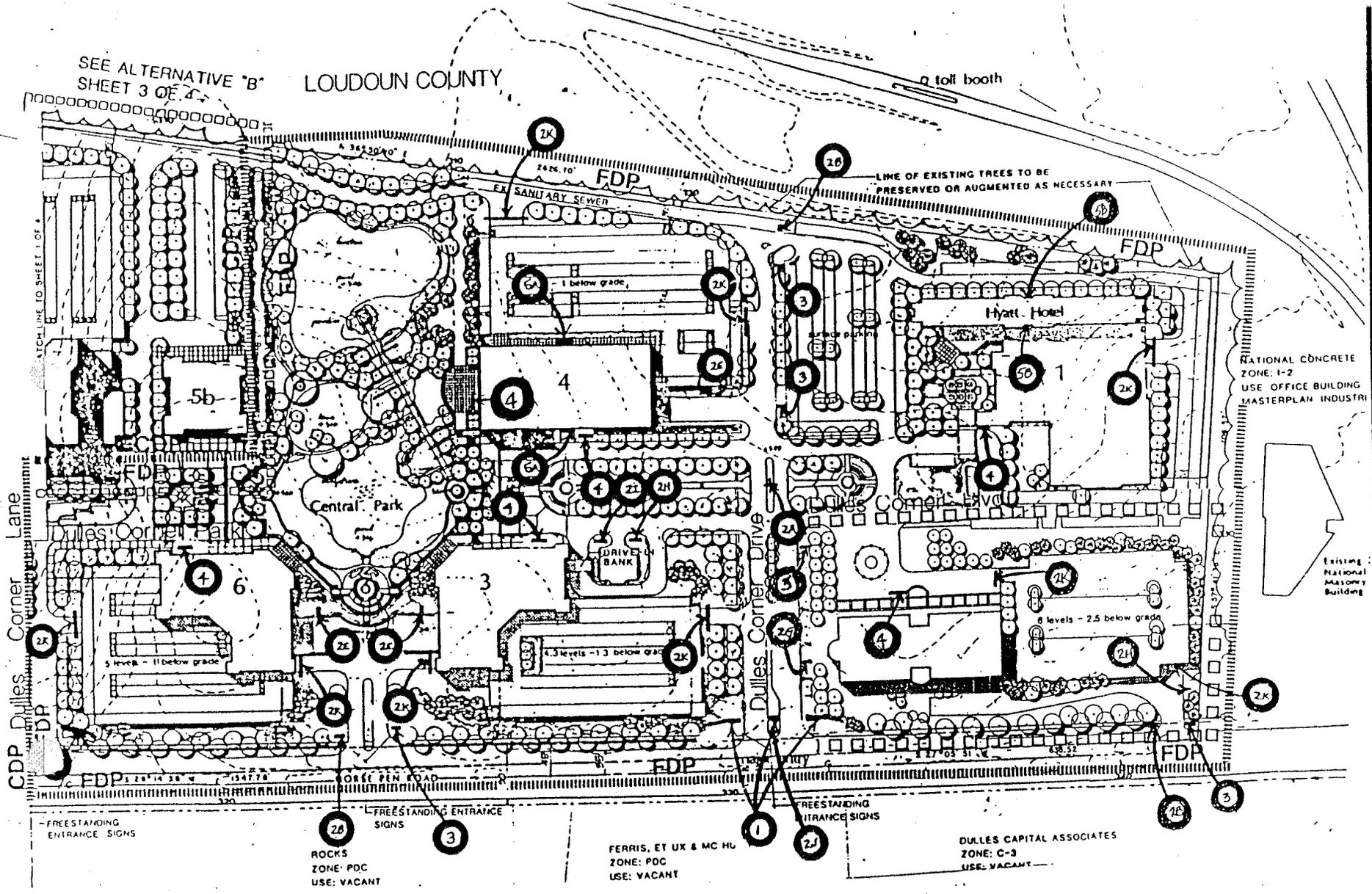
Temporary sign to identify participants during construction.



DULLES CORNER
Comprehensive Plan of Signage

(6c) CONTRACTOR SIGN

This sign is intended to direct construction traffic within Dulles Corner and may be located on/or off-site within the development. Signs will be removed as soon as the building is substantially completed. The sign may be a maximum of 8 feet in length, 4 feet in height, with top no more than 6 feet above grade.



SEE ALTERNATIVE "B"
SHEET 3 OF 4

LOUDOUN COUNTY

1 toll booth

2K

20

50

LINE OF EXISTING TREES TO BE PRESERVED OR AUGMENTED AS NECESSARY

FDP

4

1 below grade

2K

3

3

50

Hyatt Hotel

2K

5b

1

2K

4

2K

21

21

3

2K

2

CDP Dulles Corner Lane

Central Park

DRIVER IN BANK

Dulles Corner Drive

NATIONAL CONCRETE
ZONE: I-2
USE: OFFICE BUILDING
MASTERPLAN INDUSTRI

Existing
National
Mallory
Building

- FREE STANDING
ENTRANCE SIGNS

ROCKS
ZONE: PDC
USE: VACANT

FERRIS, ET UX & MC HL
ZONE: PDC
USE: VACANT

DULLS CAPITAL ASSOCIATES
ZONE: C-3
USE: VACANT

FREE STANDING
ENTRANCE SIGNS

Sheet Title EXTERIOR SIGNAGE Job Number 86030
PROGRAM MASTER SITE Date 5.14.87
PLAN SIGN PLACEMENTS Sheet Number 19



Project

Jan Lorenc Design Inc

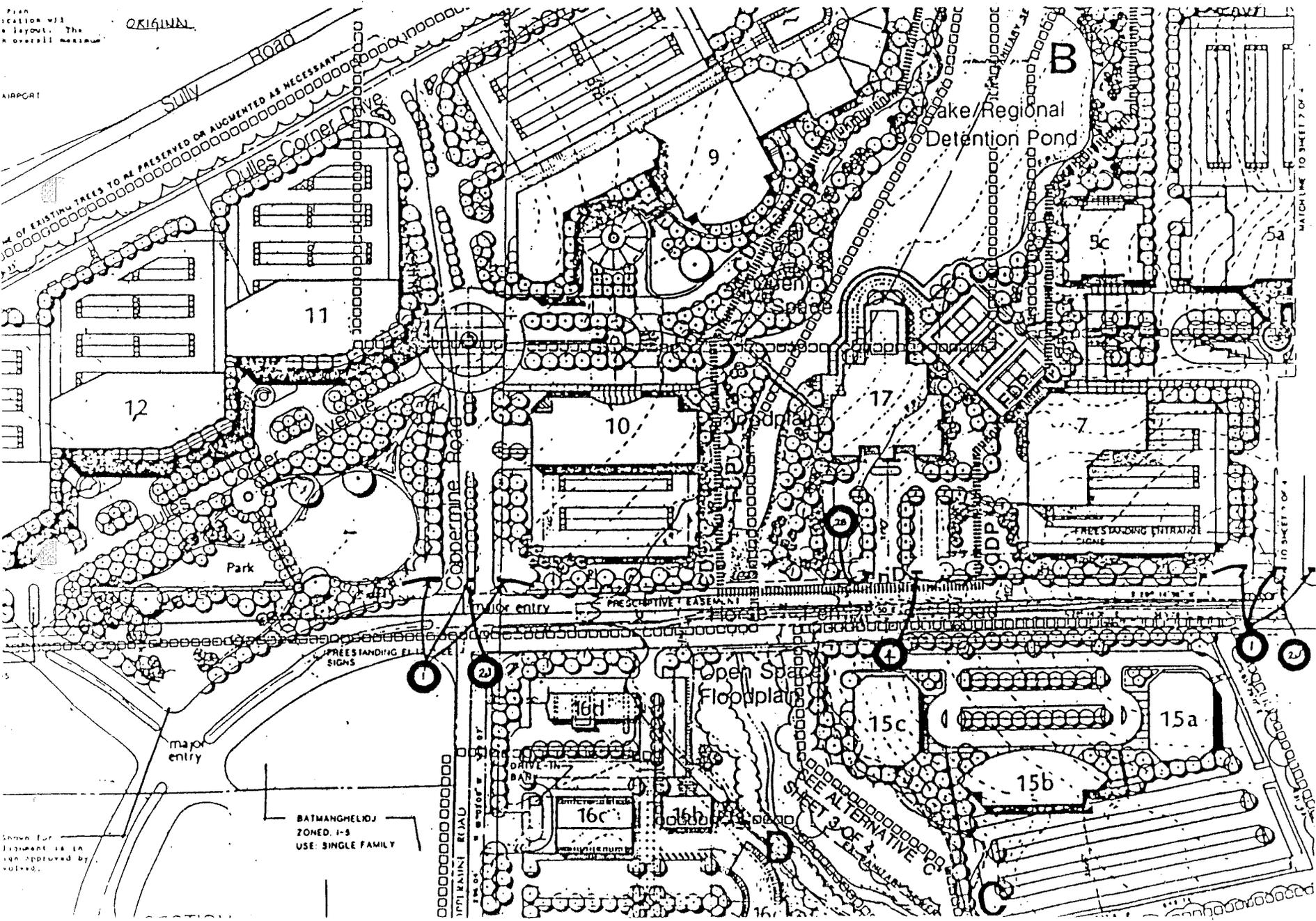
1475 Lewis Rd NE
Atlanta, Georgia 30328
Telephone 404 746 2711

APPENDIX 5

Plan
location will
a layout. The
overall maximum

ORIGINAL

AIRPORT



Show for
placement is in
sign approved by
authorities.

BATMANGHELDI
ZONED I-S
USE: SINGLE FAMILY

Sheet Title: EXTERIOR SIGNAGE Job Number: 860030
PROGRAM MASTER SITE Date: 5-14-87
PLAN - SIGN PLACEMENTS



Project

Jan Lorenc Design Inc

2100 Longmeadow
Suite 400
Arling Heights, Virginia 22134

APPENDIX 5

**PROPOSED DEVELOPMENT CONDITIONS
COMPREHENSIVE SIGN PLAN AMENDMENT CSPA 88-C-029-4**

Approved by the Planning Commission on October 10, 1996

If it is the intent of the Planning Commission to approve CSPA 86-C-029-4 located at Tax Map 15-2 ((2) 1, 2, 3, 4; 15-4 ((1) 1, 13, 13A; 15-4 ((2)) A, 15A, 14; 15-4 ((1)) 23 to modify two (2) ground mounted Office Park Identification Signs for Dulles Corner, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which supersede previous development conditions approved for CSPA 86-C-029-3: (Those previously approved development conditions marked with an asterisk (*) which were approved by the Board of Supervisors on September 5, 1990, are brought forward and modified as applicable.)

- 1.* The material color design and location of the proposed signs shall be in conformance with the CSP 86-C-C-029 and the approved development conditions and with Comprehensive Sign Plan Amendment dated January 1990 and prepared by Neuritic Associates Group and EDAW. Minor deviations in sign locations may be permitted when the Zoning Administrator determines that such deviations are in substantial conformance with the approved Comprehensive Sign Plan.
- 2.* Note Number 3A on CSPA-86-C-029-3 shall supersede Note Number 3A on CSP 86-C-029.
- 3.* Any additional signs other than those included in this Comprehensive Sign Plan Amendment or previously approved Comprehensive Sign Plans shall require the review and approval of an amendment to this Comprehensive Sign Plan.
- 4.* All street signs, including directional, parking and street name signs, shall comply with the location and sign distance standards of the Virginia Department of Transportation (VDOT). The approval of this Comprehensive Sign Plan in no way supersedes any approval required by VDOT for signs located on the property.
5. The two (2) ground-mounted Office Park Building Identification signs proposed pursuant to CSPA-C-029-4 shall be in conformance with Sheets 1 and 2 of the Comprehensive Sign Plan Amendment dated July 18, 1996, prepared by Huntley, Nyce and Associates, Ltd. and with the elevation contained in Attachment A of these conditions. The two (2) signs shall feature a polished black granite sign board, the standard Dulles Corner raised white metal lettering and sign text which contains the Dulles Corner standard logo in order to be consistent with the existing Office Park Identification Signs (Type 7A) presently located on the northwest side of Horsepen Road at the entrance to Buildings 2 and 3 and Buildings 6 and 7A.

PROPOSED DEVELOPMENT CONDITIONS
CSPA 86-C-029-09

July 3, 2013

If it is the intent of the Planning Commission to approve CSPA 86-C-029-09, located at Tax Map 15-4 ((1)) 1B1 for an amendment to CSP 86-C-029, pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions incorporate and supersede all previous development conditions as they pertain to the subject property. (Those conditions that are identical to conditions that were included in the previous approval or that contain only minor editorial changes are marked with an asterisk*).

1. The materials, colors, design, typography, use of logos, and location of the proposed sign shall be in substantial conformance with the "Dulles Corner Comprehensive Sign Plan Amendment" prepared by Signs Unlimited, Incorporated and dated July 11, 2012, as revised through May 28, 2013. Minor deviations in sign location, design, and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan Amendment.
2. This Comprehensive Sign Plan Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
3. The sign, including support structures and concrete footers, shall be located outside of Fairfax County Water Authority easements. Any proposed work within existing water main easements shall require the review and prior approval of the Fairfax County Water Authority.
4. The existing freestanding sign located to the northwest of the internal roundabout shall be removed prior to the installation of the proposed sign.
5. No internal sign illumination is allowed. Any external illumination of the freestanding building identification sign shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance.
6. The freestanding sign shall include seasonal or permanent plantings around the sign as depicted on the Comprehensive Sign Plan Amendment. All plant materials located near the sign shall be maintained regularly to prevent overgrowth from obstructing the visibility of the sign.
7. All signs other than the sign depicted on this Comprehensive Sign Plan Amendment shall be in conformance with the provisions of Article 12 of the Zoning Ordinance.

8. The freestanding sign shall be located so as not to restrict sight distances for drivers entering or exiting travel intersections, aisles, or driveways.
9. All street signs, including directional, parking, and street name signs, shall comply with the location and sign distance standards of the Virginia Department of Transportation (VDOT). The approval of this Comprehensive Sign Plan Amendment in no way supersedes any approval required by VDOT for signs located on the property.*

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. A sign permit must be obtained from Fairfax County for the sign erected pursuant to this Comprehensive Sign Plan Amendment. The applicant shall be responsible for obtaining the required sign permit through established procedures.

(Included are applicable excerpts from the **Fairfax County Comprehensive Plan, 2013 Edition, Dulles Suburban Center Plan, amended through 6-2-2015**. To view the full text, please refer to the Fairfax County web site or view a copy on file at the Fairfax County Department of Planning and Zoning.)

DULLES SUBURBAN CENTER LAND UNIT RECOMMENDATIONS

LAND UNIT A

Land Unit A consists of approximately 645 acres located south of the Innovation Center Metrorail station. It is bounded on the north by the Dulles Airport Access Road and Toll Road (DAAR, Route 267), on the east by Centreville Road, on the south by Frying Pan Road, and on the west by Route 28, Washington Dulles International Airport and the Loudoun County boundary. The majority of the land unit is located in the Route 28 Highway Transportation Improvements and Phase 2 Dulles Rail Transportation Improvements Tax Districts. Figure 1 illustrates the relationship of Land Unit A with the planned Innovation Center Station platform, including $\frac{1}{4}$ and $\frac{1}{2}$ mile distances from the station platform.

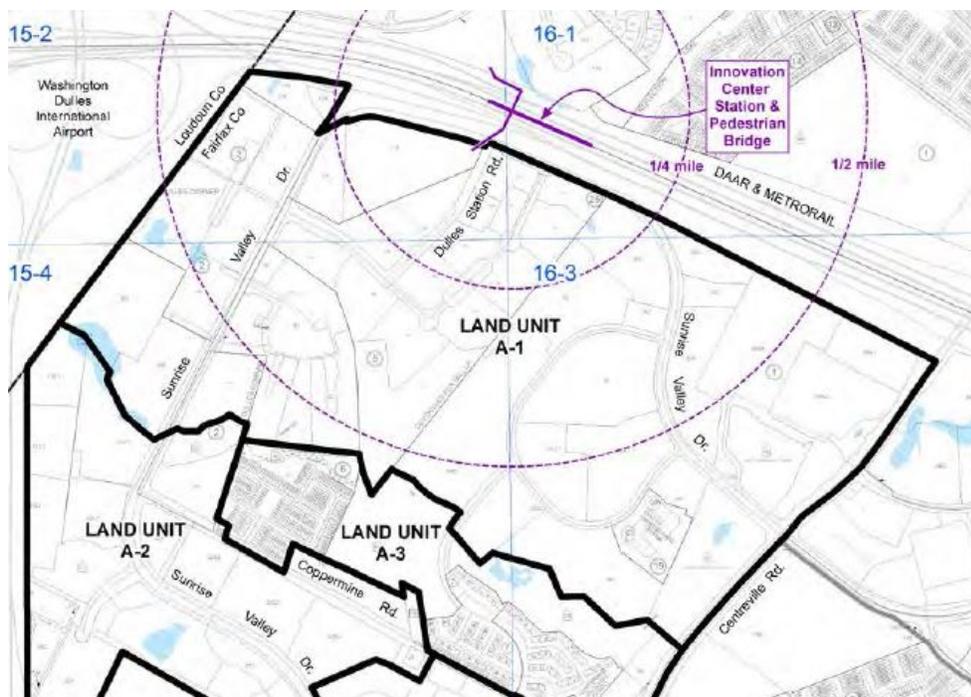


Fig. 1: Innovation Center Station and 1/4-mile and 1/2-mile radiuses.

Land-Use Recommendations

The planned land use pattern in Land Unit A focuses most future growth within walking distance of the future Innovation Center Metrorail station which is generally considered to be within $\frac{1}{4}$ and $\frac{1}{2}$ mile from the station. Intensities will be highest in areas with the closest proximity to the station, tapering down to lower density areas in the rest of the land unit. The

land units south of the Merrybrook Run Stream Valley, A-2, A-3 and A-4, have been developed with a mix of office, hotel and residential uses in accordance with the plan and it is anticipated that these land units will maintain their existing character, uses and intensities.

This land unit is planned for a complementary mix of land uses including office, residential, hotel and support retail. Development in this land unit should provide for the incorporation of future transit related facilities and pedestrian and vehicular access to transit.

Land Unit A-1: Innovation Center Transit Station-South

Land Unit A-1 is the southern portion of the Innovation Center Transit Station Area, is 330 acres and is developed with a mix of office, hotel, residential and support retail uses. This area is planned for transit-oriented development (TOD) which focuses growth within walking distance of the Metrorail station.

DESIGN GUIDELINES FOR DULLES SUBURBAN CENTER {*excerpts*}

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

Site Planning

Signage/Street Furniture

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

DESIGN GUIDELINES FOR LAND UNIT A {*excerpts*}

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

Identity: Creating a Sense of Place

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

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

ARTICLE 12 – SIGNS

PART 1 12-100 GENERAL PROVISIONS

12-103 Permit Not Required and Temporary Signs To Include Political Campaign Signs

2. No Fairfax County sign permit shall be required for any of the following signs; however, all other applicable regulations of the Zoning Ordinance and those set forth in Chapters 61 and 102 of the Code of the County of Fairfax, the Virginia Uniform Statewide Building Code, and Chapter 7 of Title 33.1 of the Code of Virginia shall apply to such signs.
 - F. Small signs which post or display address numbers as required by Chapter 102 of The Code. In addition, small signs which identify the name and/or address of the occupant of a single family dwelling unit. Such additional signs shall be limited to one (1) per dwelling unit, shall not exceed two (2) square feet in area, may be either building-mounted or freestanding, and if freestanding shall not exceed four (4) feet in height or be located closer than five (5) feet to any lot line.

3. Except where specifically qualified below, no permit shall be required for any of the following temporary signs; however, all other applicable regulations of the Zoning Ordinance and those set forth in Chapters 61 and 102 of The Code of the County of Fairfax, the Virginia Uniform Statewide Building Code and Chapter 7 of Title 33.1 of the Code of Virginia shall apply to such signs.
 - D. Real estate signs advertising the sale, rental or lease of a premise or part of the premises on which the signs are displayed. Such signs shall not exceed a total area of four (4) square feet or a maximum height of six (6) feet when advertising a single family detached, attached or multiple family dwelling unit; a total area of twelve (12) square feet or a maximum height of eight (8) feet when advertising a multiple family dwelling development; a total area of thirty-two (32) square feet or a maximum height of eight (8) feet when advertising a commercial or industrial property or a residential property containing a minimum of twenty (20) acres.

Such signs shall not exceed one (1) in number per property, except that there may be two (2) such signs on a corner lot. Such signs shall be removed within seven (7) days of the settlement, rental or lease.

PART 2 12-200 SIGN REGULATIONS BY USE AND DISTRICT**12-203 Commercial Uses - General** (*excerpts*)

1. Building-mounted signs may be located anywhere on the surface of the walls or roof of the building, but no part of any sign shall extend above or beyond the perimeter of the building wall, parapet wall or roof, except as permitted by Par. 2 below. No sign shall be located on a chimney, flue, antenna, monopole, transmission tower or cable, smokestack, or other similar rooftop structures and mechanical appurtenances. A sign may be mounted flat against a rooftop penthouse wall or rooftop screening wall which is an integral architectural element of the building through the continuation of materials, color, and design exhibited by the main portion of the building. Such signs shall conform to the following:
 - a. No part of the sign shall extend above or beyond the perimeter of the penthouse wall or screening wall to which it is attached or project outward from the penthouse wall or screening wall.
 - b. The sign shall not extend more than twelve (12) feet above the lowest point of the wall, and shall be limited to identification signs consisting of an organizational logo and/or the name of a company or premises.
2. 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.
5. Illumination of signs shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.
13. The following signs are permitted as accessory to office parks:
 - A. One (1) freestanding sign may be erected at each major entrance to an office park. Such sign(s) shall identify the name of the office park. No such sign shall exceed forty (40) square feet in area or twenty (20) feet in height or be located closer than ten (10) feet to any street line.
 - B. One (1) freestanding building identification sign may be permitted for each detached building which houses a principal use within an office park. Such sign(s) shall be limited to identifying the name of the building and/or the individual enterprises located therein, the address, trademark or identifying symbol or any combination thereof. No such sign shall exceed twenty (20) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any lot line.
 - C. One (1) freestanding on-site directory sign may be permitted in close proximity to each major entrance of an office park. Such sign(s) shall be limited to identifying and providing directional information to the individual enterprises located within the office park. No such

sign shall exceed fifteen (15) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any street line.

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

1. As an alternative, signs may be permitted in a P district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission following a public hearing conducted in accordance with the provisions of Sect. 18-109. The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs.
4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.



County of Fairfax, Virginia

MEMORANDUM

Date: September 8, 2015

To: Michael Lynskey, Staff Coordinator
Zoning Evaluation Division

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

Subject: Comprehensive Sign Plan Amendment CSPA 86-C-029-11
Applicant: BRANDYWINE OPERATING PARTNERSHIP, L.P.
Tax Map #'s: 15-2 ((2)) 2, 3, 4
 15-4 ((1)) 1B1, 1B2
 15-4 ((2)) 6A
Zoning District: PDC

I have reviewed the proposed CSPA 86-C-029-11 and the applicant has addressed all of my earlier comments. In addition, I have reviewed the proposed Development Conditions for the CSPA and request that the proposed condition regarding the leasing signs that are allowed by Par. 3D of Sect. 12-103 without a permit (subject to the limitations provided for in that Section) be removed from the proposed conditions.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 4, 2015

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

CC: Michael Lynskey, Staff Coordinator
Zoning Evaluation Division, Department of Planning & Zoning

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, Department of Transportation

FILE: CSP 86-C-029

SUBJECT: CSPA 86-C-029-11 Brandywine Operating Partnership, LP (Dulles Corner)
2300, 2325, 2340, 2355 Dulles Corner Blvd; 13880 Dulles Corner Lane;
13820 Sunrise Valley Drive; 2411 Dulles Corner Park, Herndon, VA 20171
Tax Map: 015-2 ((02)) 002, 003, 004; 15-2 ((01)) 001B1, 001B2;
15-4 ((02)) 006A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the application material, dated February 20, 2015, and revised through July 17, 2015, and made available to this office describing an amendment to the comprehensive sign plan.

- All free-standing signs, monument, directional way-finding, leasing signage, and otherwise, should be located outside VDOT's right-of-way and clear zone. Proposed signage should not obstruct any roadway intersection sight distance lines.
- Applicant should coordinate with VDOT, DPWES, and/or the Innovation Center South engineer regarding the location of the proffered traffic signal at the Sunrise Valley Drive/Dulles Corner Drive/Sayward Boulevard intersection to ensure there are no conflicts with the applicant's proposed entry monument sign.

MAD/RP

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
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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		