



APPLICATION ACCEPTED: November 18, 2014
PLANNING COMMISSION: February 17, 2016

County of Fairfax, Virginia

February 3, 2016

STAFF REPORT

CSP 2010-PR-021

PROVIDENCE DISTRICT

APPLICANT: Capital One Bank (USA), National Association

PRESENT ZONING: PTC, HC

PARCEL(S): 29-4 ((5)) A2

ACREAGE: 26.20

PLAN MAP: Transit Station Mixed Use

PROPOSAL: The applicant seeks approval of a Comprehensive Sign Plan for the Capital One redevelopment site in Tysons.

STAFF RECOMMENDATIONS:

Staff recommends approval of CSP 2010-PR-021, subject to the development conditions found in Appendix 1 of the staff report.

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

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

Suzanne Wright

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 rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

X:\DPZ\Tysons-Core\CASES\Capital One CSP 2010-PR-021\01--Cover Sheet.doc



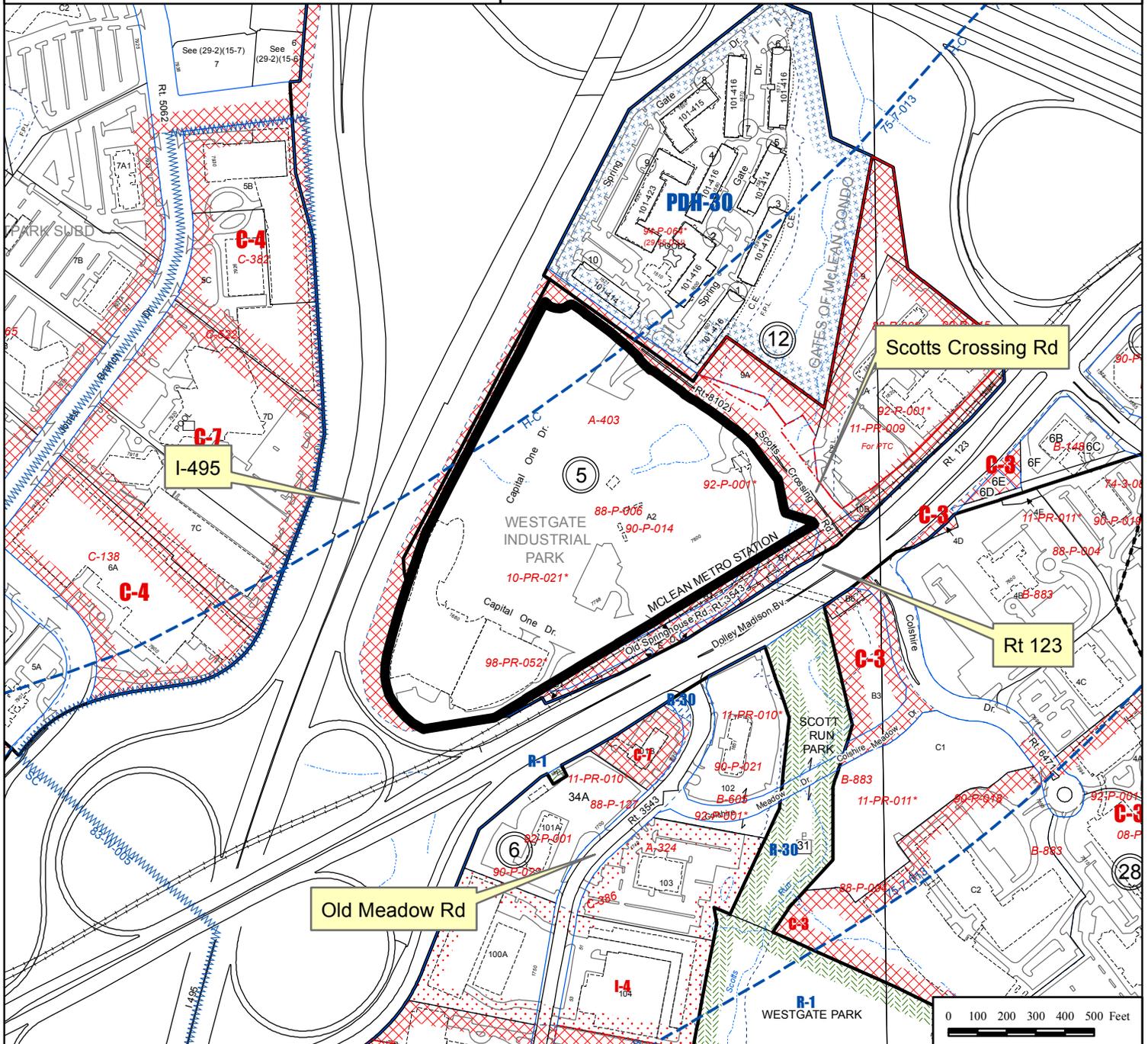
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Comprehensive Sign Plan

CSP 2010-PR-021



Applicant: CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION
Accepted: 11/18/2014
Proposed: COMPREHENSIVE SIGN PLAN
Area: 26.2 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: Located: 1680 CAPITAL ONE DRIVE, MCLEAN, VA 22102
Zoning: PTC
Overlay Dist:
Map Ref Num: 029-4- /05/ / A2





CAPITAL ONE HEADQUARTERS
TYSONS, VIRGINIA
COMPREHENSIVE SIGN PLAN

ISSUED BY

D|G STUDIOS

915 Duke Street

Alexandria, VA 22314

703.549.0850

Houston | Washington, DC

08 JANUARY 2016

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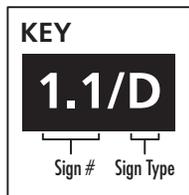
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SECTION 1: INTRODUCTION

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TYPICAL INFORMATION GRAPHICS



Sign Designation



Site Plan Key

-  Parking Access
-  Loading Access



NORTH

North Arrow

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The Capital One Headquarters Site

The Capital One site is a triangular-shaped area of approximately 29 acres located at the intersection of the Washington Beltway (I-495) and Dolley Madison Boulevard (Route 123). The property is part of a larger land bay that is bordered by I-495, Route 123 and the Dulles Toll Road. The site is bordered by the Beltway to the west, Route 123 to the south and east and Scott's Crossing Road to the north and east.

Existing development on the site consists primarily of the current Capital One Headquarters campus, encompassing 476,000 SF of office space in a 14-story (205') iconic tower with an adjacent nine-level structured parking garage. Capital One Drive traverses the site with an entrance off Scott's Crossing Road and a signaled intersection at Route 123. A small stormwater management (SWM) pond sits off Scott's Crossing Road, and a small stretch of Resource Protection Area (RPA) parkland at Scott's Run crosses the southern corner of the site. An existing residential low-rise condominium development, Gates of McLean, sits across Scott's Crossing Road to the east, as does an extension of Scott's Run Park and a 129,000 SF office development at the intersection of Scott's Crossing Road and Route 123.

Located at a significant crossroads at the gateway to Tysons Corner, the site is clearly visible from I-495, making it easily identifiable by people traveling along I-495 from Maryland and Richmond.

The Capital One Phasing Plan

The proposed development and improvements of the Capital One Site Area are to be completed in phases. See phasing plans in this section 5 (which are referenced from the Capital One Conceptual Development Plan Amendment application dated November 12, 2015).

Intent of Comprehensive Sign Plan

This Comprehensive Sign Plan has been developed per Section 12-210 of the Fairfax County Zoning Ordinance for a development in the PTC zoning district*. The intent of the Comprehensive Sign Plan is to insure that the signage throughout the Capital One urban campus development is of a size and scale appropriate to its location on and around the individual buildings and site. The Plan provides aesthetic order by requiring consistency in signage placement and arrangement, which reinforces a neighborhood's character. Coordinated color schemes, suitable shapes and sizes, and appropriate lighting create a pleasant and cohesive environment. Well designed signage will inform and guide visitors and users throughout the campus.

The Comprehensive Sign Plan identifies approximate sign locations, sign sizes, and sign types. Locations may vary.

Staff Review Process

All proposed signage design, sign locations, materials, and construction methods will be reviewed and approved by the Capital One Design Review Board (CODRB). The Capital One design review process does not replace mandatory reviews conducted by Fairfax County. Full compliance with the County's Zoning Ordinance, Building Code, Public Facilities Manual, approved Final Development Plan (FDP) for any one development, and applicable state and federal regulations is still required for all projects. Additional information regarding the review process can be found in the [Capital One - Tysons Corner East Design Guidelines](#) document.

This document does not address code-required or regulatory signs. Any government agency required regulatory signs for this site are permitted.

*Wherever "by-right" sign sizes are indicated in signage matrices within this CSP, they are for comparison purposes only, and are calculated per sections 12-106 and 12-202 – 206 of the Fairfax County Zoning Ordinance. However, as noted above, all proposed signage is predicated upon section 12-210.



The Capital One Headquarters Site is delineated above. The Comprehensive Site Plan is bounded by Route 123 to the south, I-495 to the northwest, and Scott's Crossing Road to the northeast.



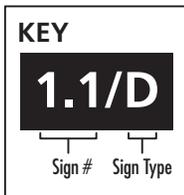
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TYPICAL INFORMATION GRAPHICS



Sign Designation



Site Plan Key

P Parking Access

L Loading Access

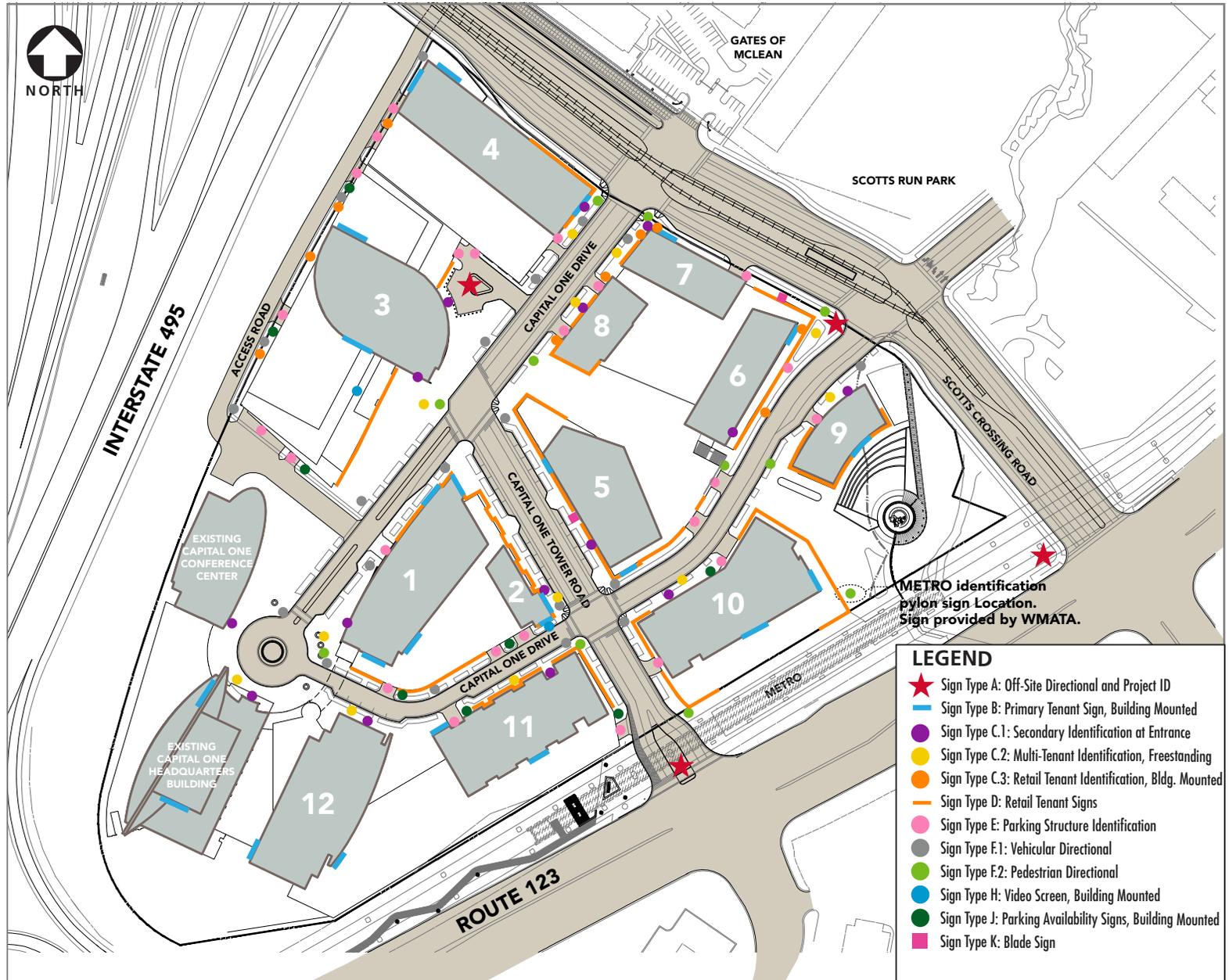


NORTH

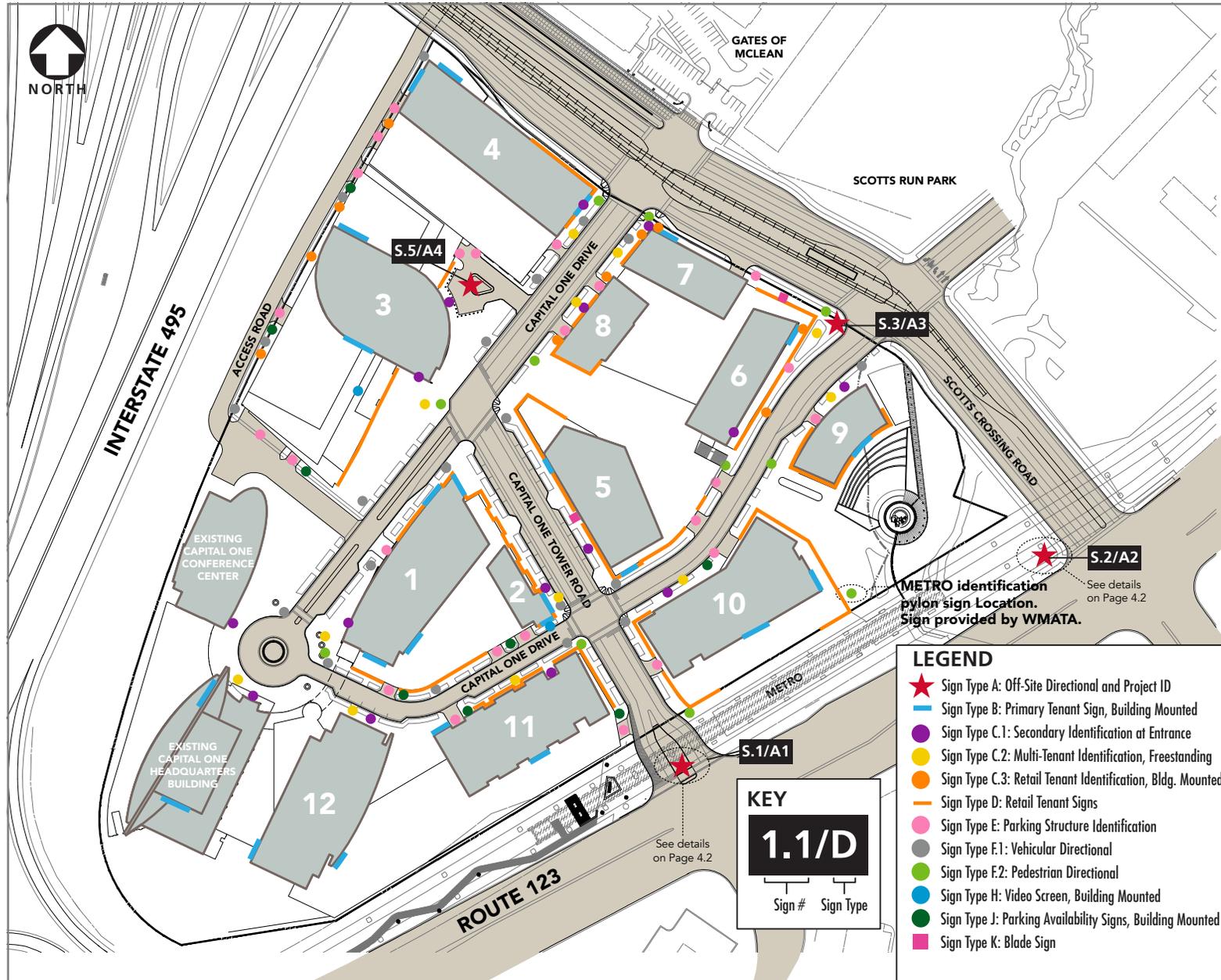
North Arrow

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Capital One retains right to move signage locations on individual building facades or entry points.



Capital One retains right to move signage locations on individual building facades or entry points.

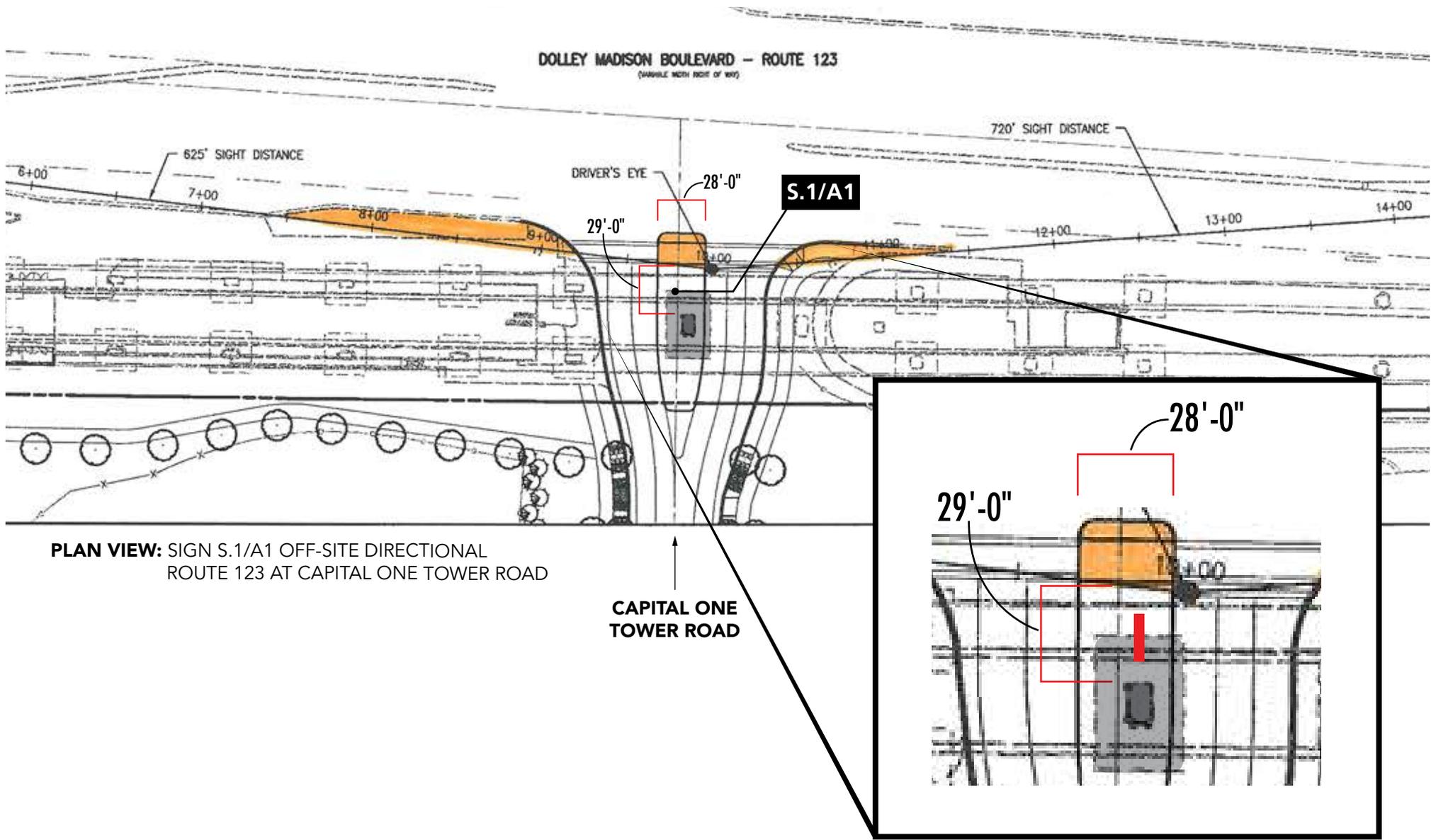


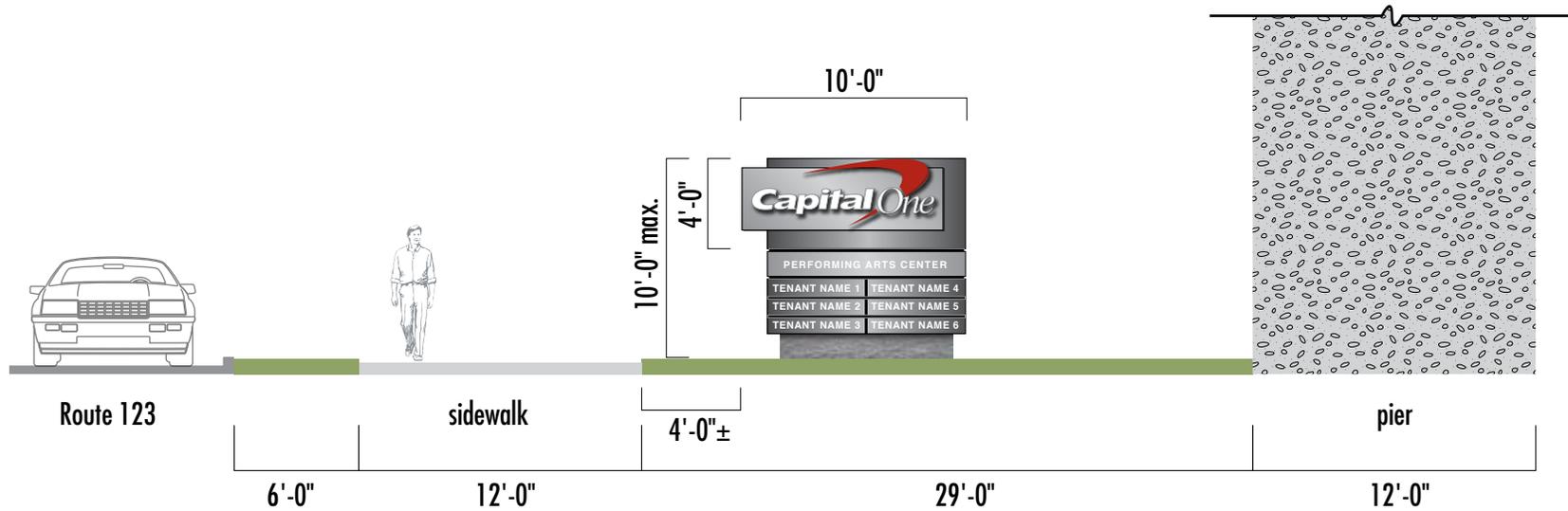
Road Designation	Linear Frontage
Capital One Drive (North)	+/- 910'-0"
Capital One Tower Road	+/- 670'-0"
Capital One Drive (South)	+/- 1200'-0"
Route 123	+/- 1300'-0"
I-495	+/- 2000'-0"
Scotts Crossing Road	+/-1300'-0"
Access Road	+/- 950'-0"

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
S.1	A1	Project ID	10'-0" x 4'-0"	40.00	40.00	Route 123 / Capital One Tower Road
S.2	A2	Project ID	10'-0" x 4'-0"	40.00	40.00	Route 123 / Scotts Crossing Road
S.3	A3	Project ID	10'-0" x 4'-0"	40.00	40.00	Bldg. 8 / Scotts Crossing Road
S.5	A4	Project ID	16'-0" x 4'-0"	64.00	40.00	Bldg. 3 / Capital One Drive drop-off.
Total Signage (sq. ft.), Sign Type A1/A2/A3/A4				184.00	160.00	



PLAN VIEW: SIGN S.2/A2 OFF-SITE DIRECTIONAL
ROUTE 123 AT SCOTTS CROSSING ROAD





Sign S.1/A1.

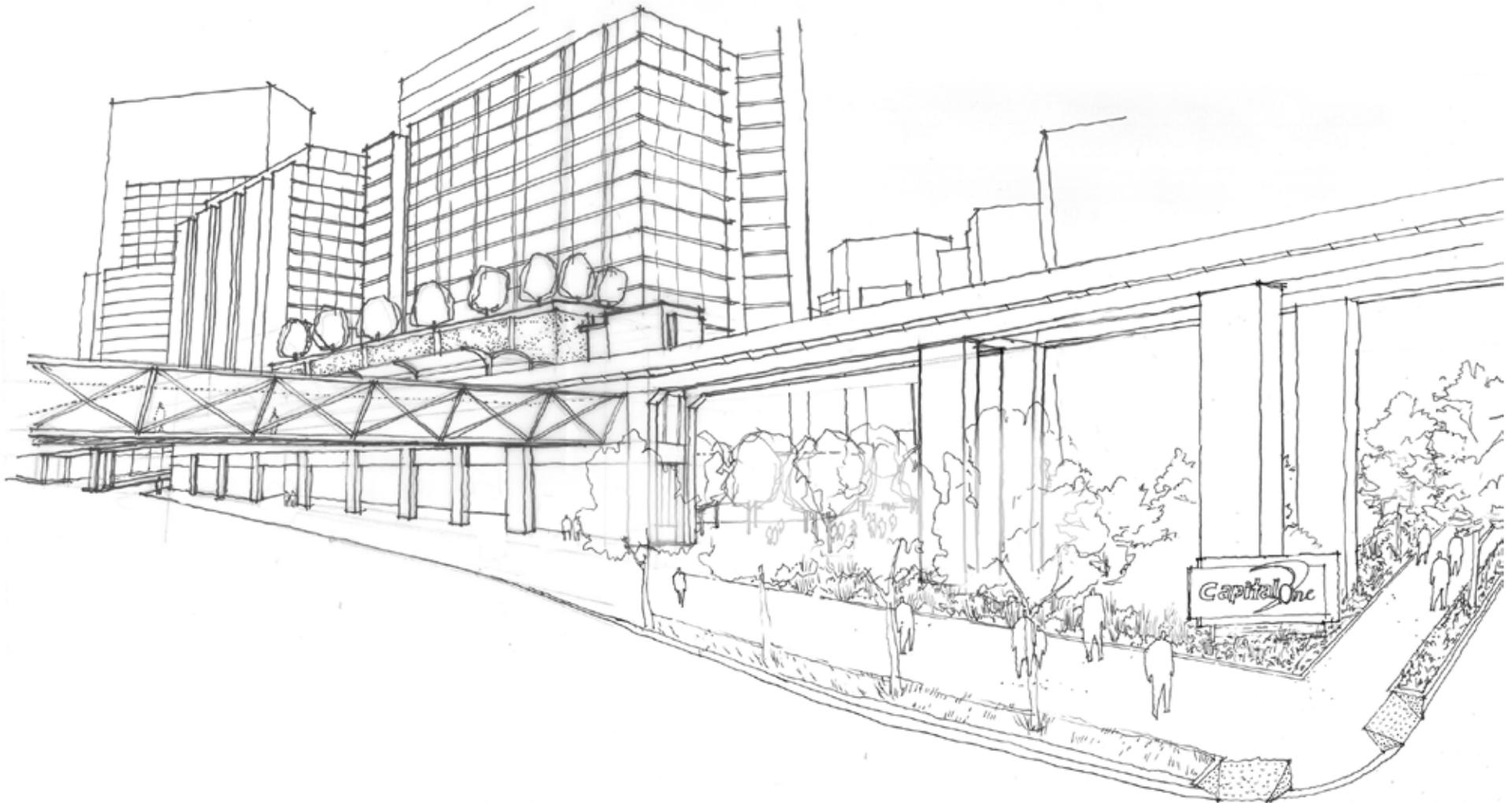
Signs S.2/A2 and S.3/A3 identical in design.

Refer to page 4.2 for sign details.

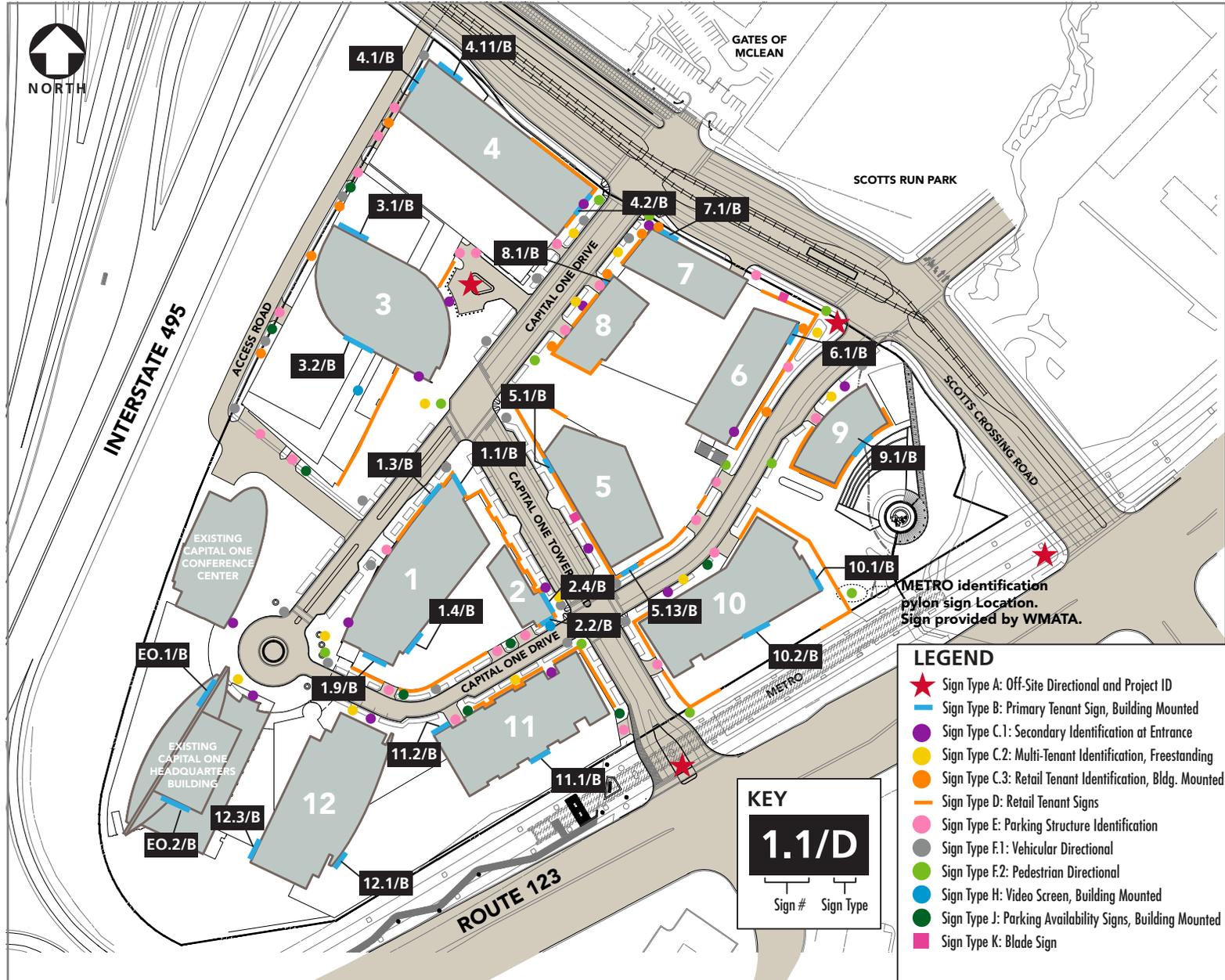
Drawings are for reference only.



Drawings are for reference only.



Capital One retains right to move signage locations on individual building facades or entry points.



Road Designation	Linear Frontage
Capital One Drive (North)	+/- 910'-0"
Capital One Tower Road	+/- 670'-0"
Capital One Drive (South)	+/- 1200'-0"
Route 123	+/- 1300'-0"
I-495	+/- 2000'-0"
Scotts Crossing Road	+/-1300'-0"
Access Road	+/- 950'-0"

Sign #	Sign Type	Sign Designation	Dimensions WxH	Proposed Signage Area	Signage Allowed by Right	Location
EO.1	B	Primary Tenant ID, Building Mounted	*	570.00	200.00	Exist. Office / I-495
EO.2	B	Primary Tenant ID, Building Mounted	*	200.00	200.00	Exist. Office / Route 123
1.1	B	Primary Tenant ID, Building Mounted	*	900.00	200.00	Bldg. 1 / Capital One Tower Road
1.3	B	Primary Tenant ID, Building Mounted	*	900.00	200.00	Bldg. 1 / Capital One Drive
1.4	B	Primary Tenant ID, Building Mounted	*	500.00	200.00	Bldg. 1 / Capital One Drive
1.9	B	Primary Tenant ID, Building Mounted	*	500.00	200.00	Bldg. 1 / Capital One Drive
2.2	B	Primary Tenant ID, Building Mounted	*	350.00	200.00	Bldg. 2 / Capital One Drive
2.4	B	Primary Tenant ID, Building Mounted	*	350.00	200.00	Bldg. 2 / Capital One Tower Road
3.1	B	Primary Tenant ID, Building Mounted	*	1200.00	200.00	Bldg. 3 / I-495
3.2	B	Primary Tenant ID, Building Mounted	*	1200.00	200.00	Bldg. 3 / I-495
4.1	B	Primary Tenant ID, Building Mounted	55'-0" x 6'-0"	330.00	200.00	Bldg. 4 / I-495
4.2	B	Primary Tenant ID, Building Mounted	50'-0" x 6'-0"	300.00	200.00	Bldg. 4 / Capital One Drive
4.11	B	Primary Tenant ID, Building Mounted	55'-0" x 6'-0"	330.00	200.00	Bldg. 4 / Scotts Crossing Road

Sign #	Sign Type	Sign Designation	Dimensions WxH	Proposed Signage Area	Signage Allowed by Right	Location
5.1	B	Primary Tenant ID, Building Mounted	40'-0" x 5'-0"	200.00	200.00	Bldg. 5 / Capital One Tower Road
5.13	B	Primary Tenant ID, Building Mounted	40'-0" x 5'-0"	200.00	200.00	Bldg. 5 / Capital One Tower Road
6.1	B	Primary Tenant ID, Building Mounted	50'-0" x 6'-0"	300.00	200.00	Bldg. 6 / Capital One Drive
7.1	B	Primary Tenant ID, Building Mounted	50'-0" x 6'-0"	300.00	200.00	Bldg. 7 / Scotts Crossing Road
8.1	B	Primary Tenant ID, Building Mounted	50'-0" x 6'-0"	300.00	200.00	Bldg. 8 / Capital One Drive
9.1	B	Primary Tenant ID, Building Mounted	50'-0" x 6'-0"	300.00	200.00	Bldg. 9 / Route 123
10.1	B	Primary Tenant ID, Building Mounted	55'-0" x 7'-8"	430.00	200.00	Bldg. 10 / Metro Park / Scotts Crossing Road
10.2	B	Primary Tenant ID, Building Mounted	55'-0" x 7'-8"	430.00	200.00	Bldg. 10 / Route 123
11.1	B	Primary Tenant ID, Building Mounted	55'-0" x 6'-6"	360.00	200.00	Bldg. 11 / Route 123
11.2	B	Primary Tenant ID, Building Mounted	55'-0" x 6'-6"	360.00	200.00	Bldg. 11 / I-495
12.1	B	Primary Tenant ID, Building Mounted	50'-0" x 10'-0"	500.00	200.00	Bldg. 12 / Route 123
12.3	B	Primary Tenant ID, Building Mounted	63'-0" x 12'-6"	790.00	200.00	Bldg. 12 / I-495
Total Signage (sq. ft.), Sign Type B				12,100.00	5,000.00	

* Refer to page 2.13 for dimensions computation.



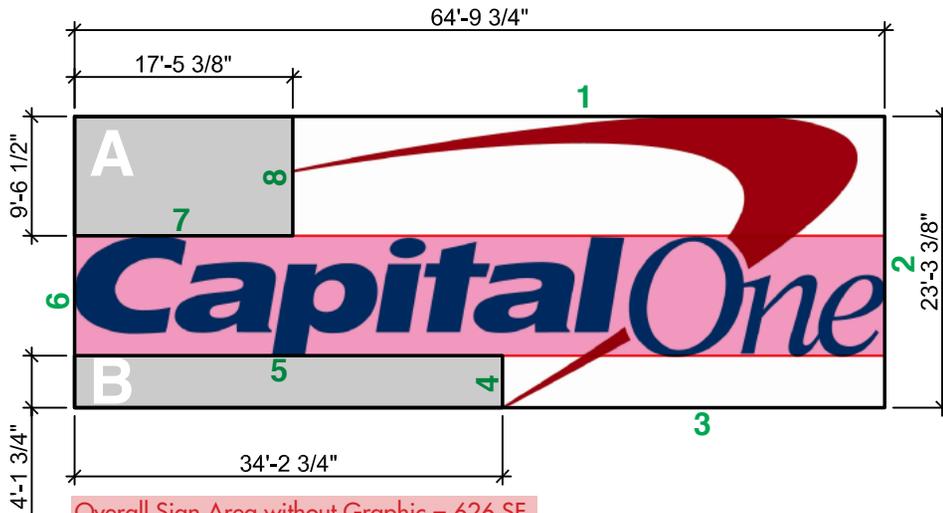
EO.1/B Existing facade from Beltway



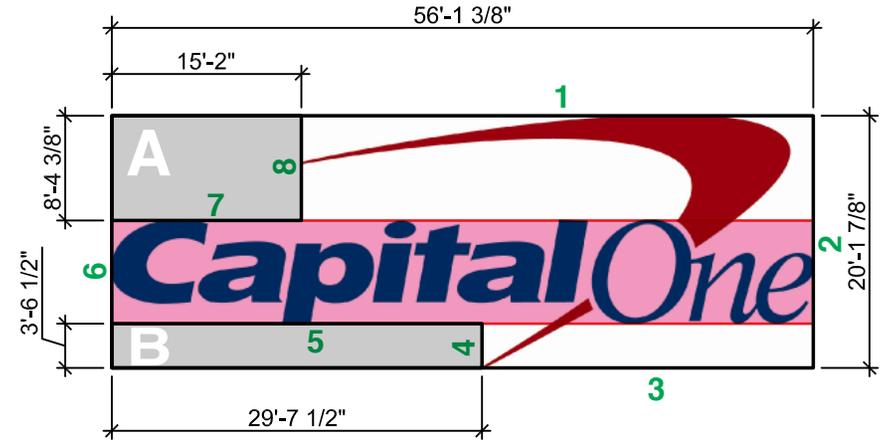
3.1/B NE facade from Beltway



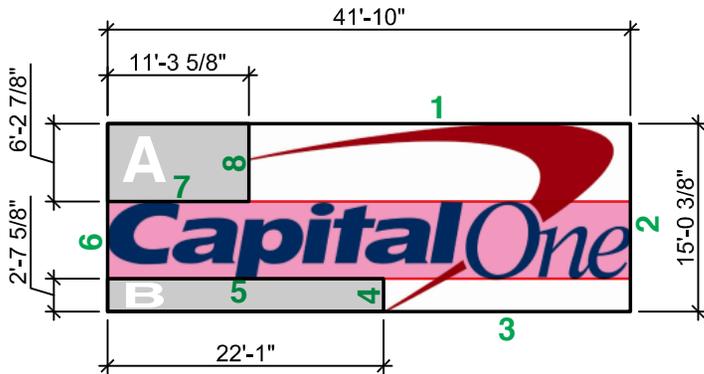
3.2/B SW facade from Beltway



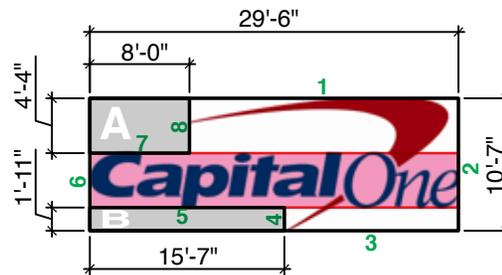
Overall Sign Area without Graphic = 626 SF
 Overall Sign Area: $(1+7) \times 2 = 1508$ SF
 Sub Area A: $7 \times 8 = 166$ SF
 Sub Area B: $4 \times 5 = 142$ SF
 $1508 - 166 - 142 = 1200$ SF



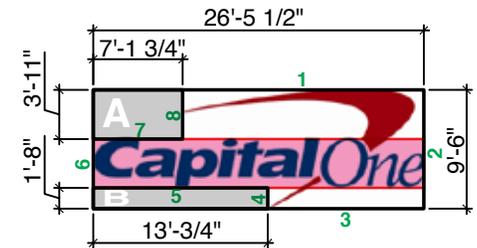
Overall Sign Area without Graphic = 463 SF
 Overall Sign Area: $(1+7) \times 2 = 1131$ SF
 Sub Area A: $7 \times 8 = 126$ SF
 Sub Area B: $4 \times 5 = 105$ SF
 $1131 - 126 - 105 = 900$ SF



Overall Sign Area without Graphic = 258 SF
 Overall Sign Area: $(1+7) \times 2 = 629$ SF
 Sub Area A: $7 \times 8 = 71$ SF
 Sub Area B: $4 \times 5 = 58$ SF
 $629 - 71 - 58 = 500$ SF



Overall Sign Area without Graphic = 128 SF
 Overall Sign Area: $(1+7) \times 2 = 313$ SF
 Sub Area A: $7 \times 8 = 34$ SF
 Sub Area B: $4 \times 5 = 29$ SF
 $313 - 34 - 29 = 250$ SF



Overall Sign Area without Graphic = 104 SF
 Overall Sign Area: $(1+7) \times 2 = 250$ SF
 Sub Area A: $7 \times 8 = 28$ SF
 Sub Area B: $4 \times 5 = 22$ SF
 $250 - 28 - 22 = 200$ SF

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Road Designation	Linear Frontage
Capital One Drive (North)	+/- 910'-0"
Capital One Tower Road	+/- 670'-0"
Capital One Drive (South)	+/- 1200'-0"
Route 123	+/- 1300'-0"
I-495	+/- 2000'-0"
Scotts Crossing Road	+/-1300'-0"
Access Road	+/- 950'-0"

Sign Type B sizes are calculated from a ratio of building height to signage size in square feet. The standard ratio utilized has been established from observation and precedent experience of similar tall building signage, and has been set at 1:1.33 building height to sign size. The sign size resulting from this standard ratio comprises primary text signage, but does not include allowance made for non-text graphic logos, such as appears on the Capital One Bank logo. For those logo signs, an alternate ratio of 1:2.55 maximum has been established, where the sign text adheres to the standard 1:1.33 ratio and an allowance for the graphic logo is added, as shown on page 2.13. Using the ratios outlined above, Type B signage sizes are calculated as follows:

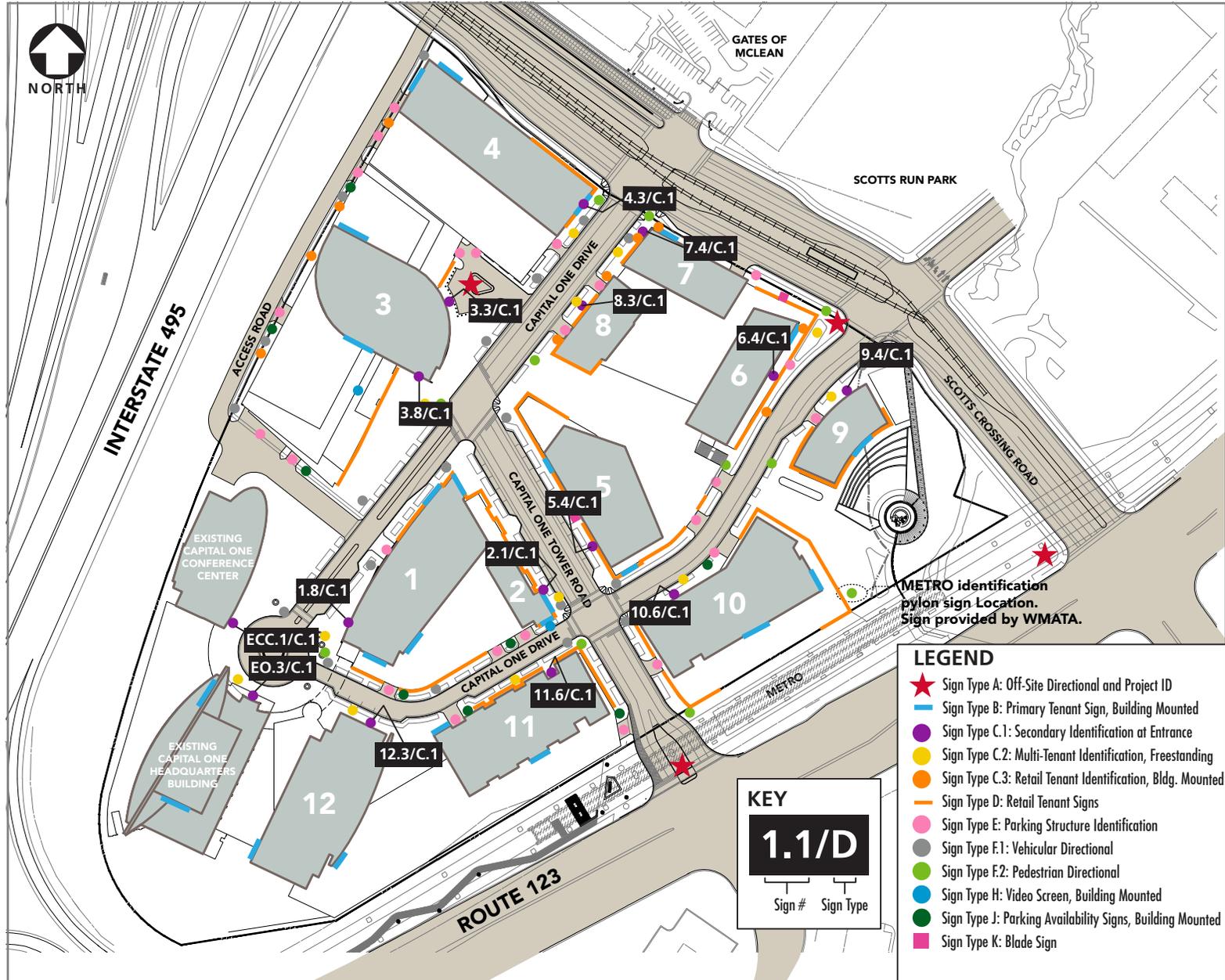
Sign #	Sign Type	Sign Designation	CDPA Bldg Height FT	Standard Ratio SF @ 1:1.33	Adjusted Ratio SF @ 1:2.55	Proposed Sign Size SF
EO.1	B	Primary Tenant ID, Building Mounted	224'	298'	571	250 (existing sign)
EO.2	B	Primary Tenant ID, Building Mounted	224'	298'	571	200 (existing sign)
1.1	B	Primary Tenant ID, Building Mounted	383'	509	977	900
1.3	B	Primary Tenant ID, Building Mounted	383'	509	977	900
1.4	B	Primary Tenant ID, Building Mounted	383'	509	977	500
1.9	B	Primary Tenant ID, Building Mounted	383'	509	977	500
2.2	B	Primary Tenant ID, Building Mounted	140'	186	357	350
2.4	B	Primary Tenant ID, Building Mounted	140'	186	357	350
3.1	B	Primary Tenant ID, Building Mounted	470'	626	1200.00	1200
3.2	B	Primary Tenant ID, Building Mounted	470'	626	1200.00	1200
4.1	B	Primary Tenant ID, Building Mounted	249'	331	635	330
4.2	B	Primary Tenant ID, Building Mounted	249'	331	635	300

Sign #	Sign Type	Sign Designation	CDPA Bldg Height FT	Standard Ratio SF @ 1:1.33	Adjusted Ratio SF @ 1:2.55	Proposed Sign Size SF
4.11	B	Primary Tenant ID, Building Mounted	249'	331	635	330
5.1	B	Primary Tenant ID, Building Mounted	127'	169	324	200
5.13	B	Primary Tenant ID, Building Mounted	127'	169	324	200
6.1	B	Primary Tenant ID, Building Mounted	260'	346	663	300
7.1	B	Primary Tenant ID, Building Mounted	390'	519	995	300
8.1	B	Primary Tenant ID, Building Mounted	333'	443	849	300
9.1	B	Primary Tenant ID, Building Mounted	320'	426	816	300
10.1	B	Primary Tenant ID, Building Mounted	325'	432	829	430
10.2	B	Primary Tenant ID, Building Mounted	325'	432	829	430
11.1	B	Primary Tenant ID, Building Mounted	273'	363	696	360
11.2	B	Primary Tenant ID, Building Mounted	273'	363	696	360
12.1	B	Primary Tenant ID, Building Mounted	311'	414	793	500
12.3	B	Primary Tenant ID, Building Mounted	311'	414	793	790
Total Signage (sq. ft.), Sign Type B				9,739.00	18,676.00	12,570.00

 = Applicable Ratio (Capital One tenant with graphic vs. non-Capital One tenant)

* Refer to page 2.13 for dimensions computation.

Capital One retains right to move signage locations on individual building facades or entry points.

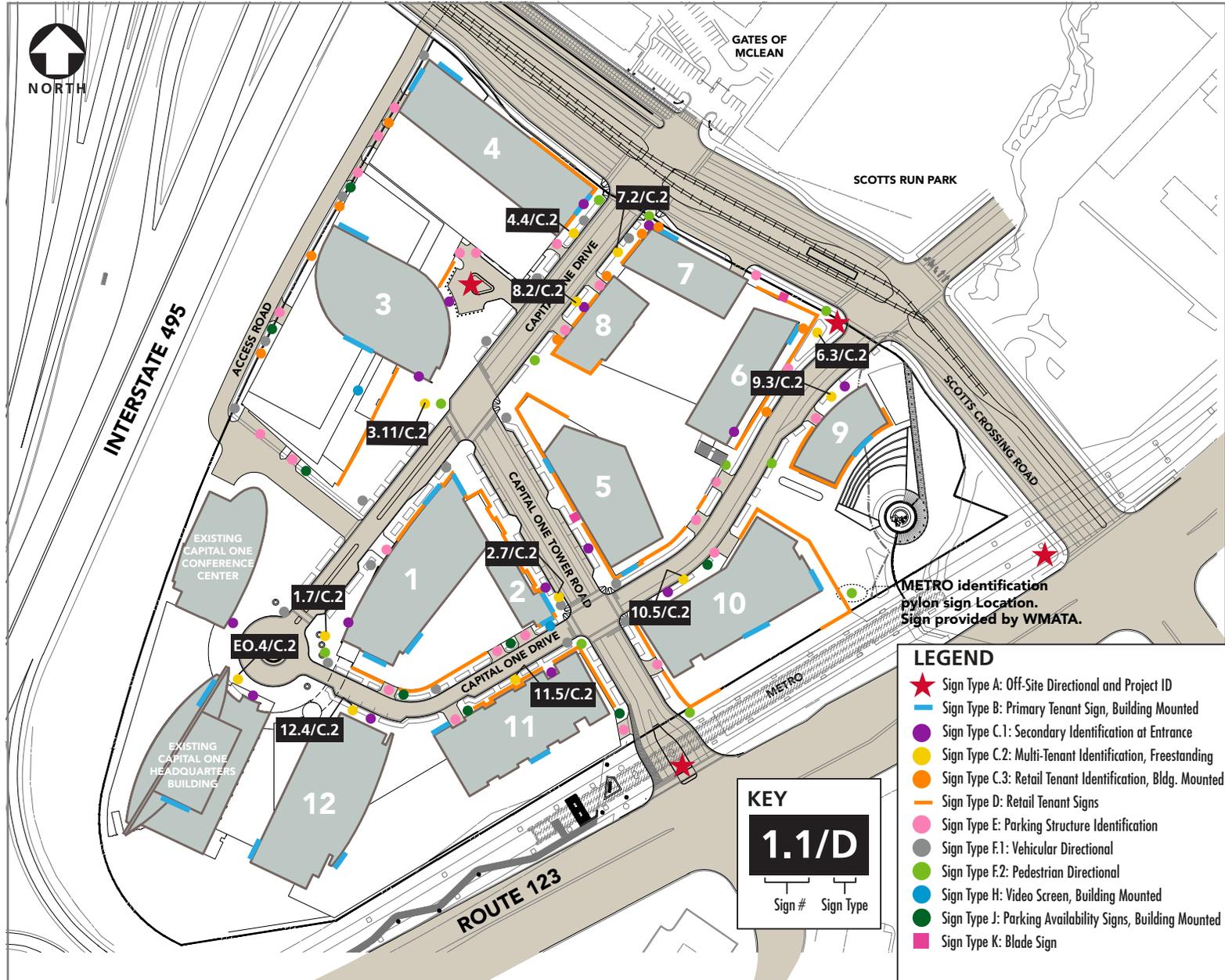


Road Designation	Linear Frontage
Capital One Drive (North)	+/- 910'-0"
Capital One Tower Road	+/- 670'-0"
Capital One Drive (South)	+/- 1200'-0"
Route 123	+/- 1300'-0"
I-495	+/- 2000'-0"
Scotts Crossing Road	+/-1300'-0"
Access Road	+/- 950'-0"

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
E0.3	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Exist. Office / Capital One Drive
ECC.1	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Exist. Conference Center / Capital One Drive
1.8	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Bldg. 1 / Capital One Drive
2.1	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Bldg. 2 / Capital One Tower Road
3.3	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Bldg. 3 / Capital One Drive
3.8	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Bldg. 3 / Capital One Drive
4.3	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Bldg. 4 / Capital One Drive
5.4	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Bldg. 5 / Capital One Tower Road
6.4	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Bldg. 6 / Capital One Drive
7.4	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Bldg. 7 / Capital One Drive
8.3	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Bldg. 8 / Capital One Drive
9.4	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Bldg. 9 / Old Capital One Drive
10.6	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Bldg. 10 / Old Capital One Drive
11.6	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Bldg. 11 / Old Capital One Drive
12.3	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	*	Bldg. 12 / Capital One Drive
Total Signage (sq. ft.), Sign Type C.1				300.00		

* 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.

Capital One retains right to move signage locations on individual building facades or entry points.

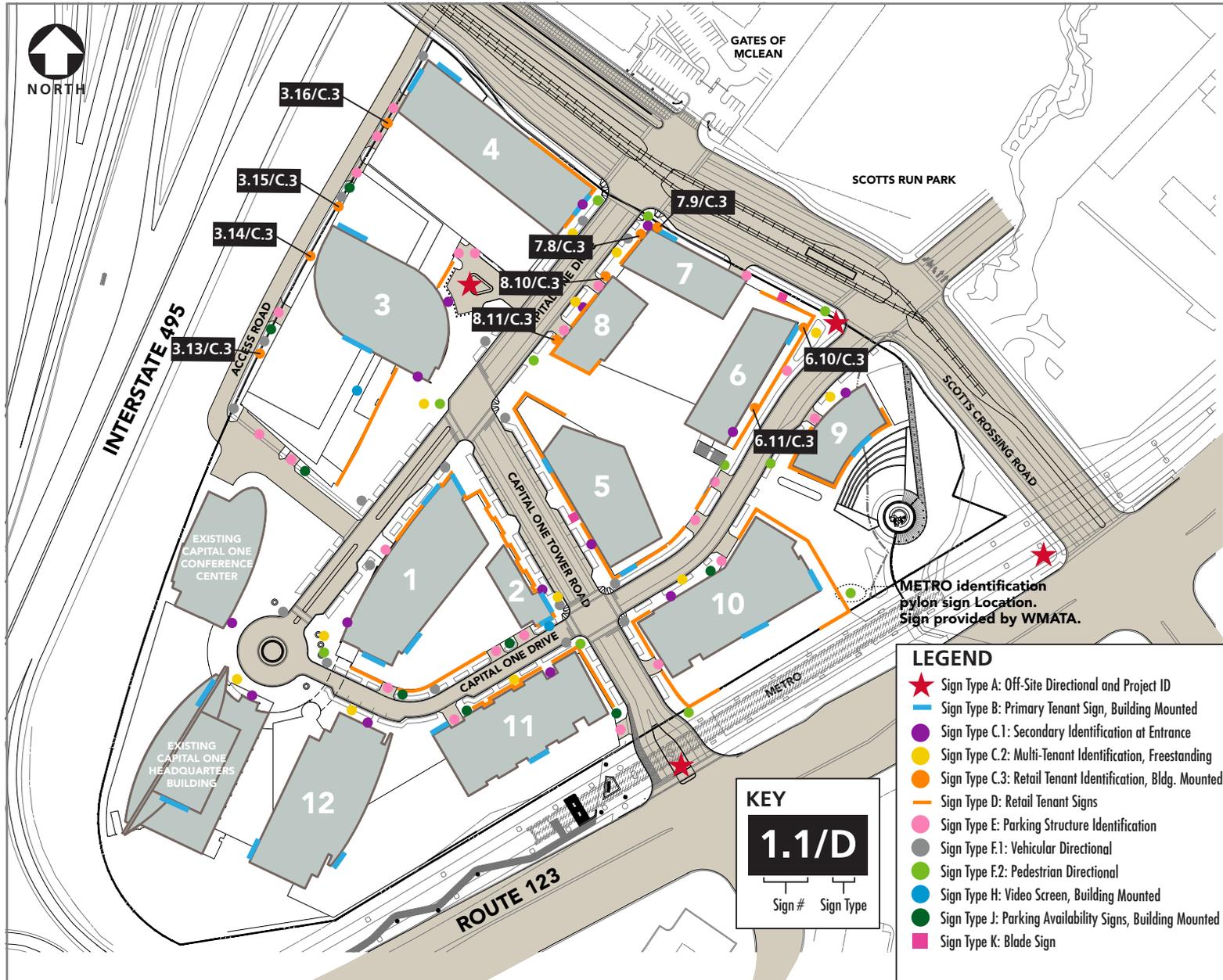


Road Designation	Linear Frontage
Capital One Drive (North)	+/- 910'-0"
Capital One Tower Road	+/- 670'-0"
Capital One Drive (South)	+/- 1200'-0"
Route 123	+/- 1300'-0"
I-495	+/- 2000'-0"
Scotts Crossing Road	+/-1300'-0"
Access Road	+/- 950'-0"

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
E0.4	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Existing Office / Capital One Drive Circle
1.7	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 1 / Capital One Drive
2.7	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 2 / Capital One Tower Road
3.11	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 3 / Capital One Drive
4.4	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 4 / Capital One Drive
6.3	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 6 / Capital One Drive
7.2	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 7 / Capital One Drive
8.2	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 8 / Capital One Drive
9.3	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 9 / Capital One Drived
10.5	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 10 / Capital One Drived
11.5	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 11 / Capital One Drive
12.4	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 12 / Capital One Drive
Total Signage (sq. ft.), Sign Type C.2				240.00	240.00	

Type C.2 signage use is pending final composition of tenants for any particular building; signage will only be used in applicable multi-tenant occupancies.

Capital One retains right to move signage locations on individual building facades or entry points.



Road Designation	Linear Frontage
Capital One Drive (North)	+/- 910'-0"
Capital One Tower Road	+/- 670'-0"
Capital One Drive (South)	+/- 1200'-0"
Route 123	+/- 1300'-0"
I-495	+/- 2000'-0"
Scotts Crossing Road	+/-1300'-0"
Access Road	+/- 950'-0"

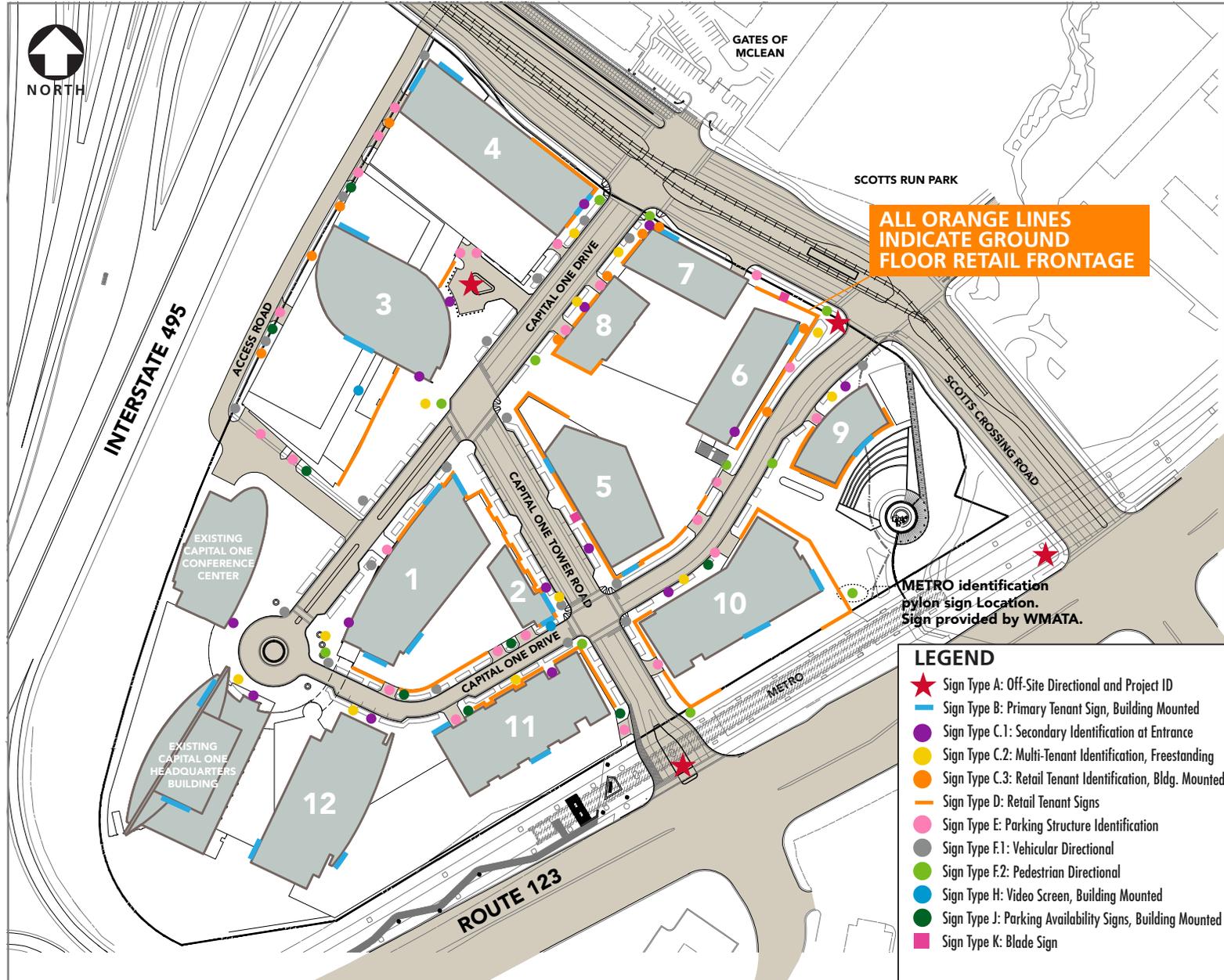
Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
3.13 §	C.3	Retail Tenant ID, Building Mounted	6'-0" x 58'-0"	348.00	20.00	Bldg. 3 / I-495
3.14 §	C.3	Retail Tenant ID, Building Mounted	6'-0" x 58'-0"	348.00	20.00	Bldg. 3 / I-495
3.15 §	C.3	Retail Tenant ID, Building Mounted	6'-0" x 58'-0"	348.00	20.00	Bldg. 3 / I-495
3.16 §	C.3	Retail Tenant ID, Building Mounted	6'-0" x 58'-0"	348.00	20.00	Bldg. 3 / I-495
6.10	C.3	Retail Tenant ID, Building Mounted	25'-4" x 7'-10"	200.00	20.00	Capital One Drive
6.11	C.3	Retail Tenant ID, Building Mounted	20'-2 1/2" x 2'-4"	48.00	20.00	Capital One Drive
7.8	C.3	Retail Tenant ID, Building Mounted	25'-4" x 7'-10"	200.00	20.00	Capital One Drive
7.9	C.3	Retail Tenant ID, Building Mounted	20'-2 1/2" x 2'-4"	48.00	20.00	Scotts Crossing Road
8.10	C.3	Retail Tenant ID, Building Mounted	25'-4" x 7'-10"	200.00	20.00	Capital One Drive
8.11	C.3	Retail Tenant ID, Building Mounted	20'-2 1/2" x 2'-4"	48.00	20.00	Capital One Drive
Total Signage (sq. ft.), Sign Type C.3				2136.00	200.00	

Where both Type C.3 and Type D retail signage is indicated at the same plan location, either one or the other (but not both) will be used at that location, pending final tenant branding and building design.

§ Final number of C.3 signs on Building 3 podium is TBD, but the aggregate square footage will be a maximum of 1,400 SF.

Sign Type D: Retail Tenant Signs, Location Plan

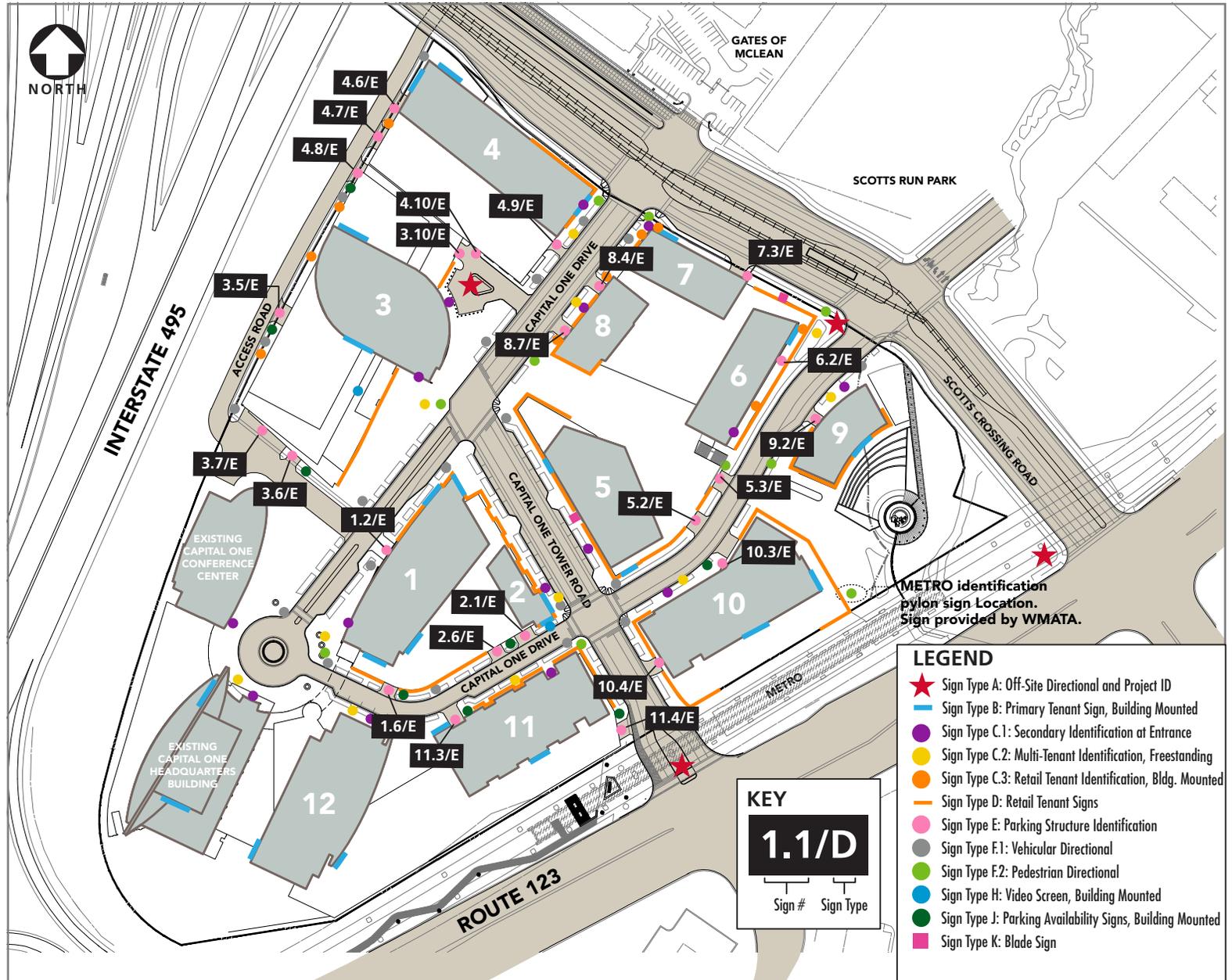
Capital One retains right to move signage locations on individual building facades or entry points.



Road Designation	Linear Frontage	Sign #	Sign Type	Sign Designation	Bay Square Footage	Retail Fronts	Linear Feet	Signage Allowed by Right	Location
Capital One Drive (North)	+/- 910'-0"								
Capital One Tower Road	+/- 670'-0"	1.10	D	Retail Tenant Signs	4,500	4	142'	192	Capital One Drive, Capital One Tower Road
Capital One Drive (South)	+/- 1200'-0"	1.5	D	Retail Tenant Signs	4,167	3	58'	87	Capital One Drive, South
Route 123	+/- 1300'-0"	2.9	D	Retail Tenant Signs	3,212	2	133'	183	Capital One Drive, South
I-495	+/- 2000'-0"	2.3	D	Retail Tenant Signs	3,300	3	133'	183	Capital One Drive, Capital One Tower Road
Scotts Crossing Road	+/-1300'-0"	2.5	D	Retail Tenant Signs	5,015	3	153'	203	Capital One Tower Road
Access Road	+/- 950'-0"	3.9	D	Retail Tenant Signs	14,635	8	305'	355	Capital One Plaza
		3.12	D	Retail Tenant Signs	3,310	2	62'	93	Capital One Drive, North
		4.13	D	Retail Tenant Signs	9,748	2	180'	230	Capital One Drive, Scotts Crossing Road
		5.10	D	Retail Tenant Signs	3,451	1	54'	81	Capital One Drive, South
		5.11	D	Retail Tenant Signs	3,874	1	70'	105	Capital One Drive, South
		5.5	D	Retail Tenant Signs	4,794	3	142'	192	Capital One Drive, Capital One Tower Road
		5.6	D	Retail Tenant Signs	2,410	1	88'	132	Capital One Tower Road
		5.7	D	Retail Tenant Signs	2,920	2	93'	139	Capital One Tower Road
		5.8	D	Retail Tenant Signs	1,632	2	117'	167	Capital One Drive, North, Capital One Tower Road
		6.6	D	Retail Tenant Signs	59,716	1	219'	269	Capital One Drive
		6.7	D	Retail Tenant Signs	8,372	2	217'	267	Capital One Drive, South, Scotts Crossing Road
		7.6	D	Retail Tenant Signs	2,020	2	100'	150	Capital One Drive, North, Scotts Crossing Road
		7.7	D	Retail Tenant Signs	5,011	2	98'	147	Scotts Crossing Road
		8.6	D	Retail Tenant Signs	2,394	1	76'	114	Capital One Drive, North
		8.8	D	Retail Tenant Signs	1,512	2	111'	161	Capital One Drive, North
		9.5	D	Retail Tenant Signs	2,342	2	96'	144	Metro Park
		9.6	D	Retail Tenant Signs	1,251	2	72'	108	Metro Park
		9.7	D	Retail Tenant Signs	1,427	3	88'	132	Capital One Drive, South, Metro Park
		10.8	D	Retail Tenant Signs	4,785	4	125'	175	Capital One Drive, Metro Park
		10.9	D	Retail Tenant Signs	7,865	7	257'	325	Metro Park
		10.7	D	Retail Tenant Signs	3,550	3	132'	182	Capital One Drive, Capital One Tower Road
		10.10	D	Retail Tenant Signs	3,384	3	118'	177	Capital One Tower Road
		11.10	D	Retail Tenant Signs	5,906	6	193'	243	Capital One Tower Road, Capital One Drive, South
		11.7	D	Retail Tenant Signs	9,112	4	185'	235	Capital One Drive, South
Total Signage (linear feet), Sign Type D							3,817'	5,171	

Where both Type C.3 and Type D retail signage is indicated at the same plan location, either one or the other (but not both) will be used at that location, pending final tenant branding and building design.

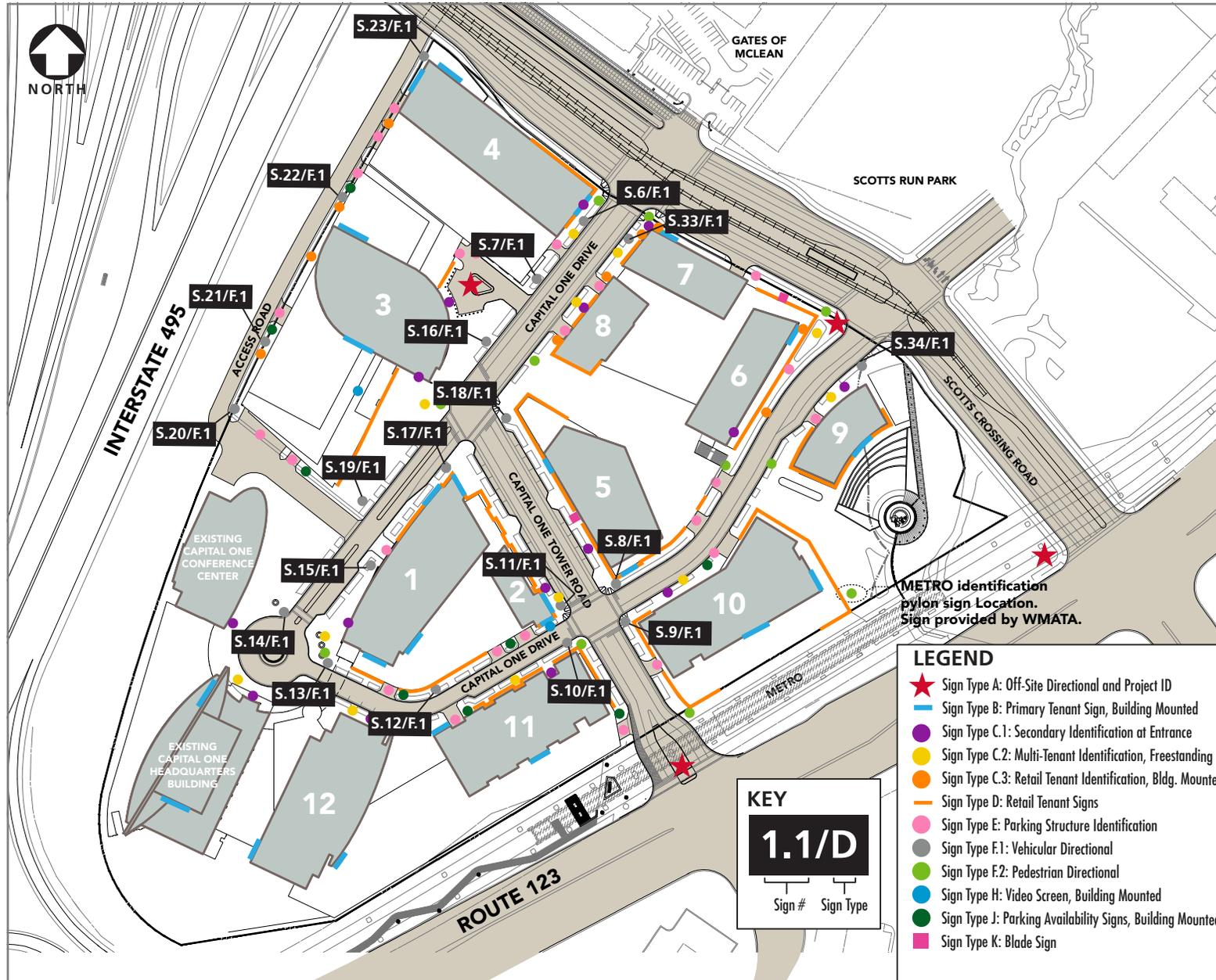
Capital One retains right to move signage locations on individual building facades or entry points.



Road Designation	Linear Frontage
Capital One Drive (North)	+/- 910'-0"
Capital One Tower Road	+/- 670'-0"
Capital One Drive (South)	+/- 1200'-0"
Route 123	+/- 1300'-0"
I-495	+/- 2000'-0"
Scotts Crossing Road	+/-1300'-0"
Access Road	+/- 950'-0"

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
1.2	E	Parking Structure ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 1 / Capital One Drive
1.6	E	Loading Dock ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 1 / Capital One Drive
2.6	E	Bank Drive-Thru ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 2 / Capital One Drive
2.8	E	Parking Structure ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 2 / Capital One Drive
3.5	E	Parking Structure ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 3 / Access Rd
3.6	E	Parking Structure ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 3 / Access Rd
3.7	E	Loading Dock ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 3 / Access Rd
3.10	E	Parking Structure ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 3 / Capital One Drive / Plaza
4.6	E	Loading Structure ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 4 / Access Rd
4.7	E	Parking Structure ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 4 / Access Rd
4.8	E	Parking Structure ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 4 / Access Rd
4.9	E	Parking Structure ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 4 / Capital One Drive
4.10	E	Parking Structure ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 4 / Capital One Drive / Plaza
5.2	E	Parking / Loading ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 5 / Capital One Drive
5.3	E	Parking / Loading ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 5 / Capital One Drive
6.2	E	Parking / Loading ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 6 / Capital One Drive
7.3	E	Parking Structure ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 7 / Capital One Drive
8.4	E	Parking Structure ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 8 / Capital One Drive
8.7	E	Parking Structure ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 8 / Capital One Drive
9.2	E	Loading Dock ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 9 / Capital One Drive
10.3	E	Parking / Loading ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 10 / Capital One Drive
10.4	E	Loading Dock ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 10 / Capital One Tower Road
11.3	E	Parking / Loading ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 11 / Capital One Drive
11.4	E	Parking / Loading ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 11 / Capital One Tower Road
Total Signage (sq. ft.), Sign Type E				480.00	480.00	

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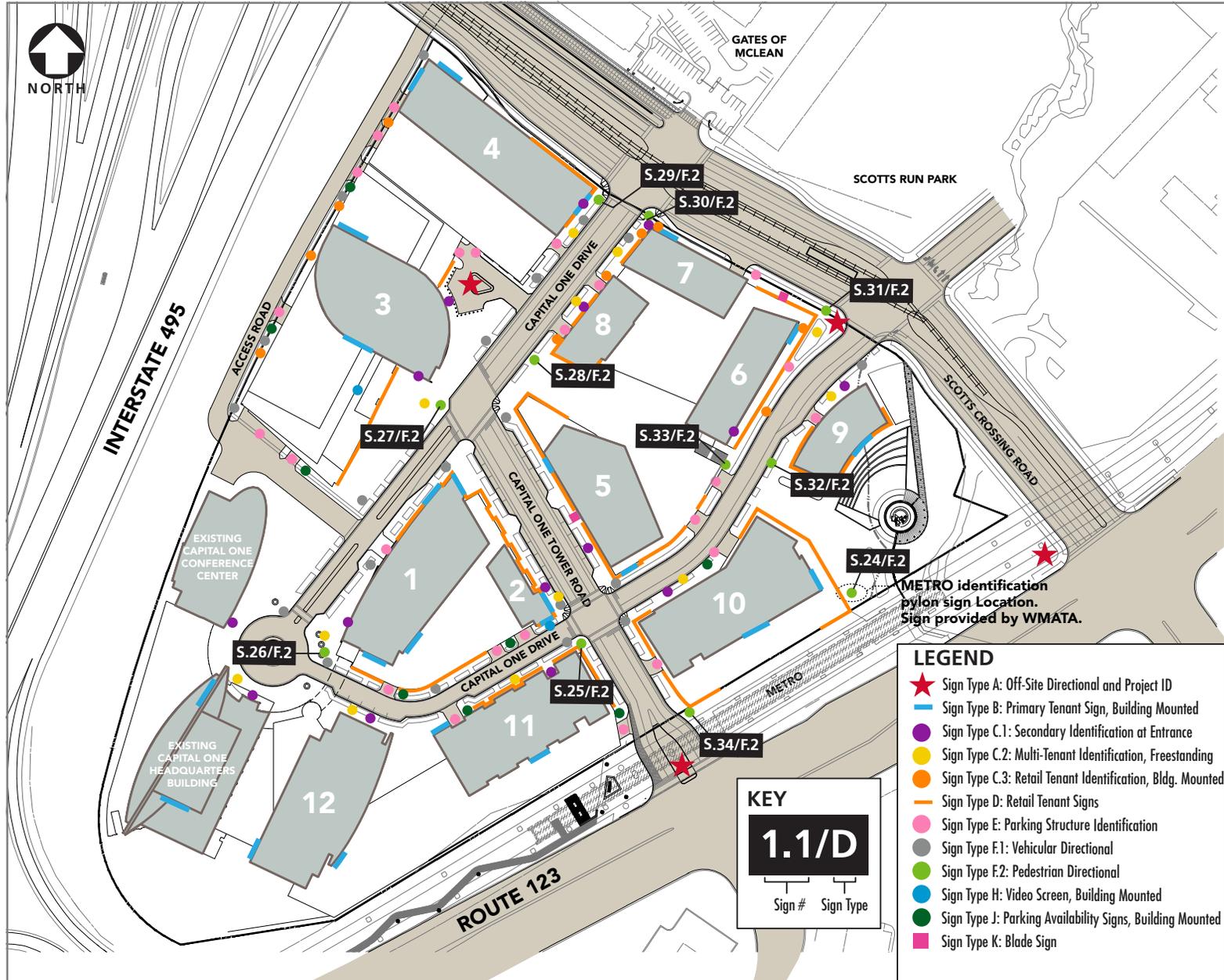
Road Designation	Linear Frontage
Capital One Drive (North)	+/- 910'-0"
Capital One Tower Road	+/- 670'-0"
Capital One Drive (South)	+/- 1200'-0"
Route 123	+/- 1300'-0"
I-495	+/- 2000'-0"
Scotts Crossing Road	+/-1300'-0"
Access Road	+/- 950'-0"

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
S.6	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 4/ Capital One Drive
S.7	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 4 / Capital One Drive
S.8	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 5 / Capital One Drive
S.9	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 10 / Capital One Tower Road
S.10	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 11 / Capital One Drive
S.11	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 2 / Capital One Drived
S.12	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 1 / Capital One Drive
S.13	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 1 / Capital One Drive Circle
S.14	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Exist. Conf. / Capital One Drive Circle

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
S.15	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 1 / Capital One Drive
S.16	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 3 / Capital One Drive
S.17	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 1 / Capital One Drive
S.18	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 5 / Capital One Tower Road
S.19	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 3 / Capital One Drive
S.20	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 3 / Access Road
S.21	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 3 / Access Road
S.22	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 3 / Access Road
S.23	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 3 / Access Road
S.33	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 7 / Capital One Drive
S.34	F.1	Vehicular Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 9 / Capital One Drive
Total Signage (sq. ft.), Sign Type F.1				160.00	300.00	

Sign Type F.2: Pedestrian Directional, Location Plan

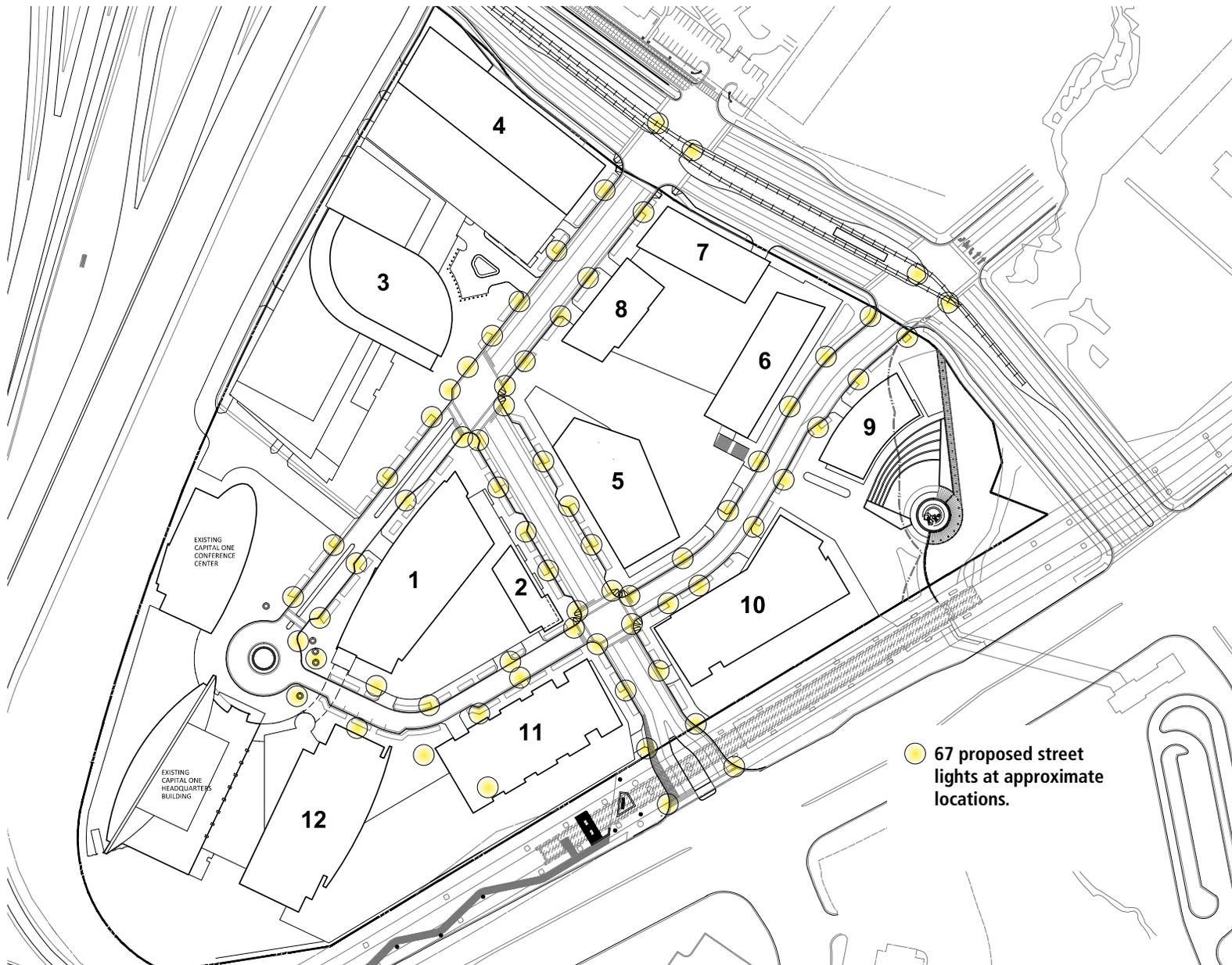
Capital One retains right to move signage locations on individual building facades or entry points.



Road Designation	Linear Frontage
Capital One Drive (North)	+/- 910'-0"
Capital One Tower Road	+/- 670'-0"
Capital One Drive (South)	+/- 1200'-0"
Route 123	+/- 1300'-0"
I-495	+/- 2000'-0"
Scotts Crossing Road	+/-1300'-0"
Access Road	+/- 950'-0"

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
S.24	F.2	Pedestrian Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 10 / METRO
S.25	F.2	Pedestrian Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 11 / Capital One Tower Road
S.26	F.2	Pedestrian Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 1 / Capital One Drive Circle
S.27	F.2	Pedestrian Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 3 / Capital One Tower Road
S.28	F.2	Pedestrian Directional	2'-0" x 4'-0"	8.00	15.00	Common Green / Capital One Drive
S.29	F.2	Pedestrian Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 4 / Scotts Crossing Road
S.30	F.2	Pedestrian Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 7 / Scotts Crossing Road
S.31	F.2	Pedestrian Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 6 / Scotts Crossing Road
S.32	F.2	Pedestrian Directional	2'-0" x 4'-0"	8.00	15.00	Metro Park / Capital One Drive
S.33	F.2	Pedestrian Directional	2'-0" x 4'-0"	8.00	15.00	Capital One Drive / Bus Shelter
S.34	F.2	Pedestrian Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 10 / Route 123 Capital One Tower Road
Total Signage (sq. ft.), Sign Type F.2				88.00	165.00	

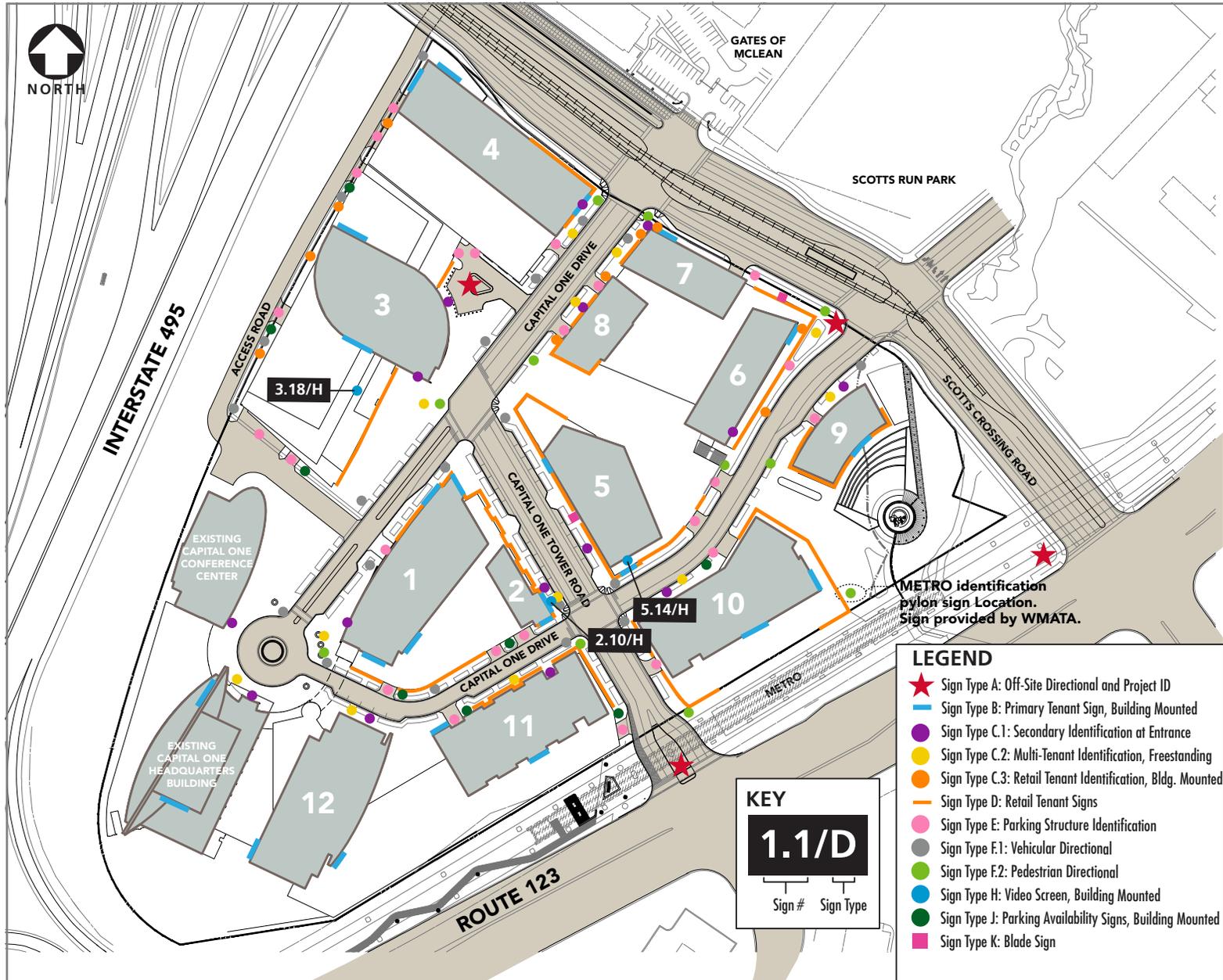
Capital One retains right to move signage locations on individual building facades or entry points.



Road Designation	Linear Frontage
Capital One Drive (North)	+/- 910'-0"
Capital One Tower Road	+/- 670'-0"
Capital One Drive (South)	+/- 1200'-0"
Route 123	+/- 1300'-0"
I-495	+/- 2000'-0"
Scotts Crossing Road	+/-1300'-0"
Access Road	+/- 950'-0"

Qty.	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
22	G	Banner, Panels, Graphic	2'-0" x 4'-0"	8.00	8.00	Capital One Drive N
27	G	Banner, Panels, Graphic	2'-0" x 4'-0"	8.00	8.00	Capital One Drive S
18	G	Banner, Panels, Graphic	2'-0" x 4'-0"	8.00	8.00	Capital One Tower Road
Total Qty = 67 67 x 8sf = 536						
Total Signage (sq. ft.), Sign Type G				536.00	536.00	

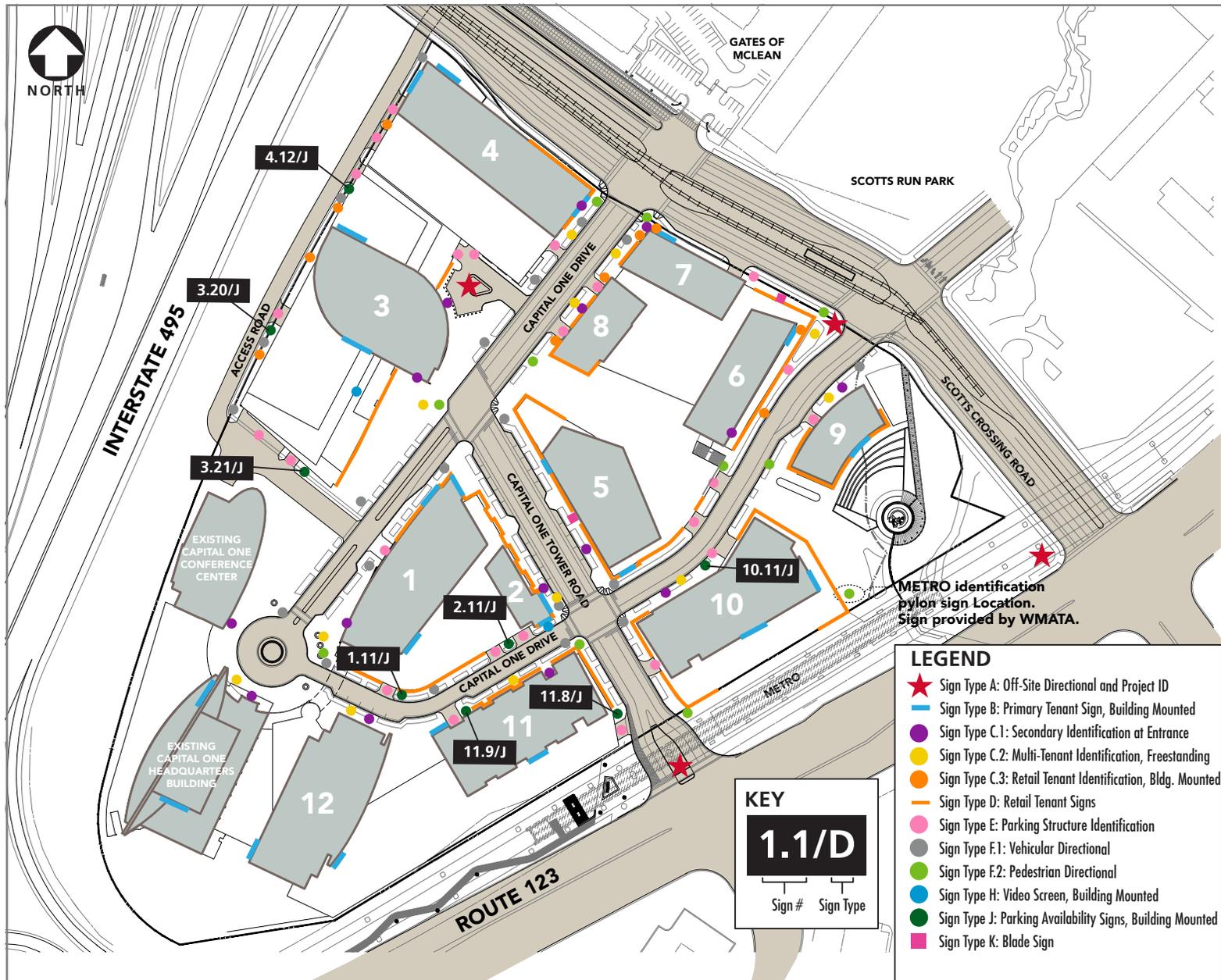
Capital One retains right to move signage locations on individual building facades or entry points.



Road Designation	Linear Frontage
Capital One Drive (North)	+/- 910'-0"
Capital One Tower Road	+/- 670'-0"
Capital One Drive (South)	+/- 1200'-0"
Route 123	+/- 1300'-0"
I-495	+/- 2000'-0"
Scotts Crossing Road	+/-1300'-0"
Access Road	+/- 950'-0"

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
2.10	H	Video Screen, Building Mounted	15'-6" x 22'-6"	350.00	N/A	Capital One Tower Road
3.18	H	Video Screen, Building Mounted	15'-6" x 69'-4"	1,075.00	N/A	Capital One Drive
5.14	H	Video Screen, Building Mounted	15'-6" x 22'-6"	350.00	N/A	Capital One Drive
Total Signage (sq. ft.), Sign Type H				1,775.00		

Capital One retains right to move signage locations on individual building facades or entry points.

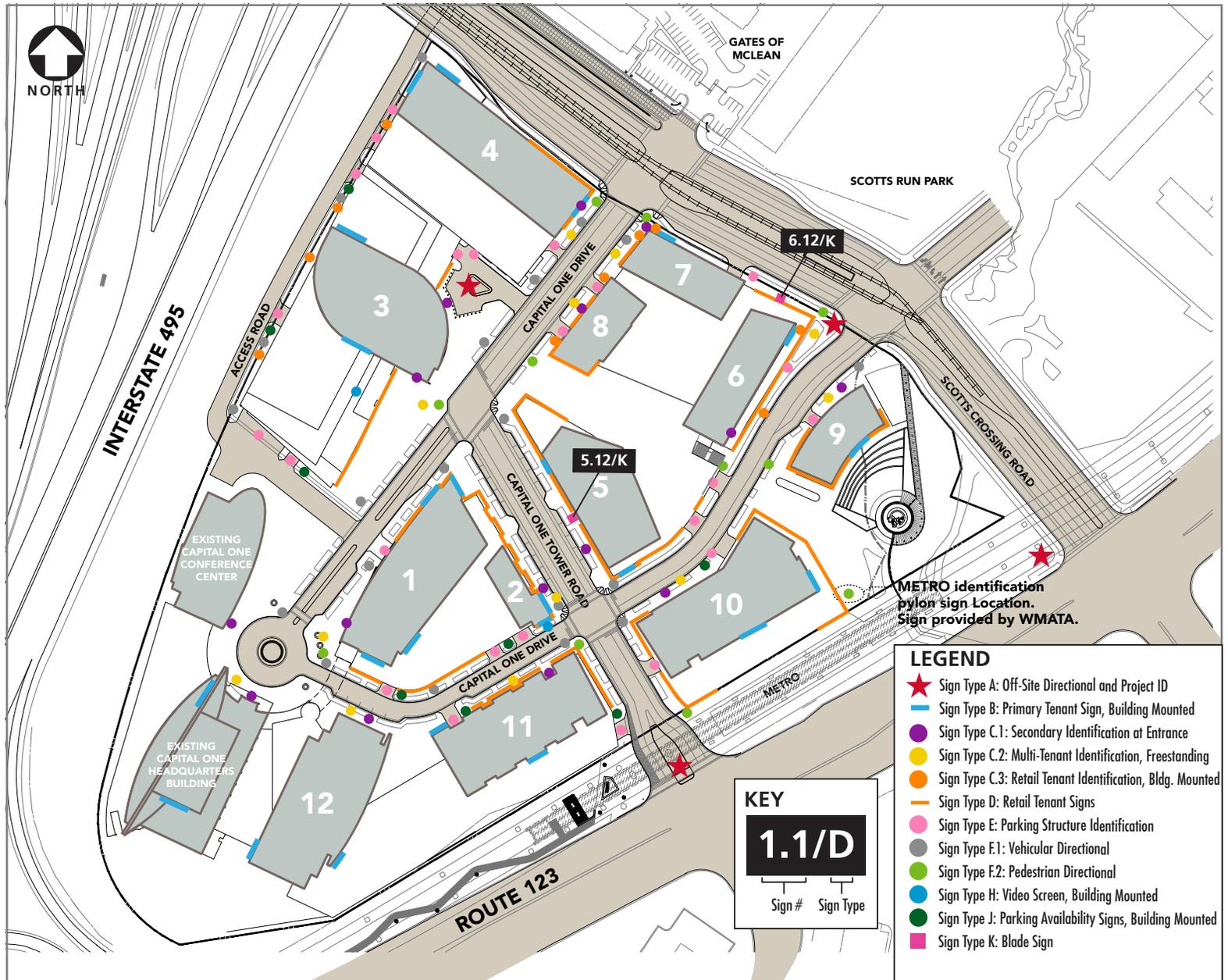


Road Designation	Linear Frontage
Capital One Drive (North)	+/- 910'-0"
Capital One Tower Road	+/- 670'-0"
Capital One Drive (South)	+/- 1200'-0"
Route 123	+/- 1300'-0"
I-495	+/- 2000'-0"
Scotts Crossing Road	+/-1300'-0"
Access Road	+/- 950'-0"

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
1.11	J	Parking Availability, Building Mounted	4'-0" x 8'-0"	32.00	N/A	Capital One Drive
2.11	J	Parking Availability, Building Mounted	4'-0" x 8'-0"	32.00	N/A	Capital One Drive
3.20	J	Parking Availability, Building Mounted	4'-0" x 8'-0"	32.00	N/A	Access Road
3.21	J	Parking Availability, Building Mounted	4'-0" x 8'-0"	32.00	N/A	Access Road
4.12	J	Parking Availability, Building Mounted	4'-0" x 8'-0"	32.00	N/A	Access Road
10.11	J	Parking Availability, Building Mounted	4'-0" x 8'-0"	32.00	N/A	Capital One Drive
11.8	J	Parking Availability, Building Mounted	4'-0" x 8'-0"	32.00	N/A	Capital One Tower Road
11.9	J	Parking Availability, Building Mounted	4'-0" x 8'-0"	32.00	N/A	Capital One Drive
Total Signage (sq. ft.), Sign Type J				256.00		

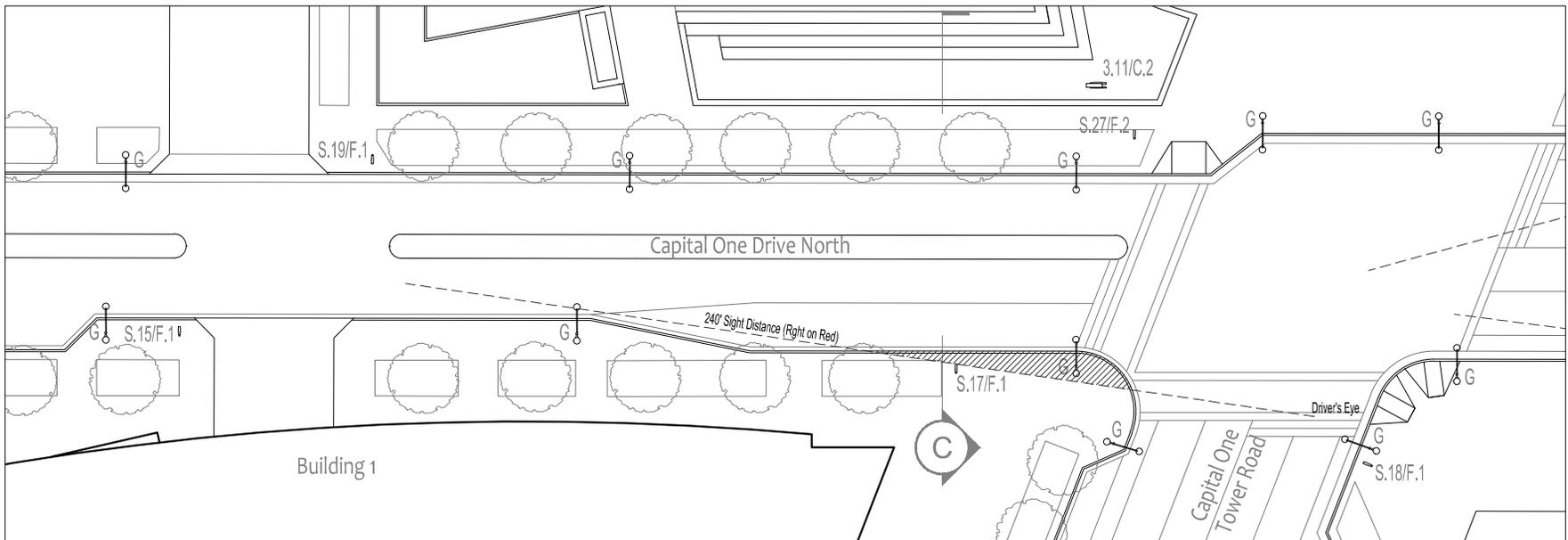
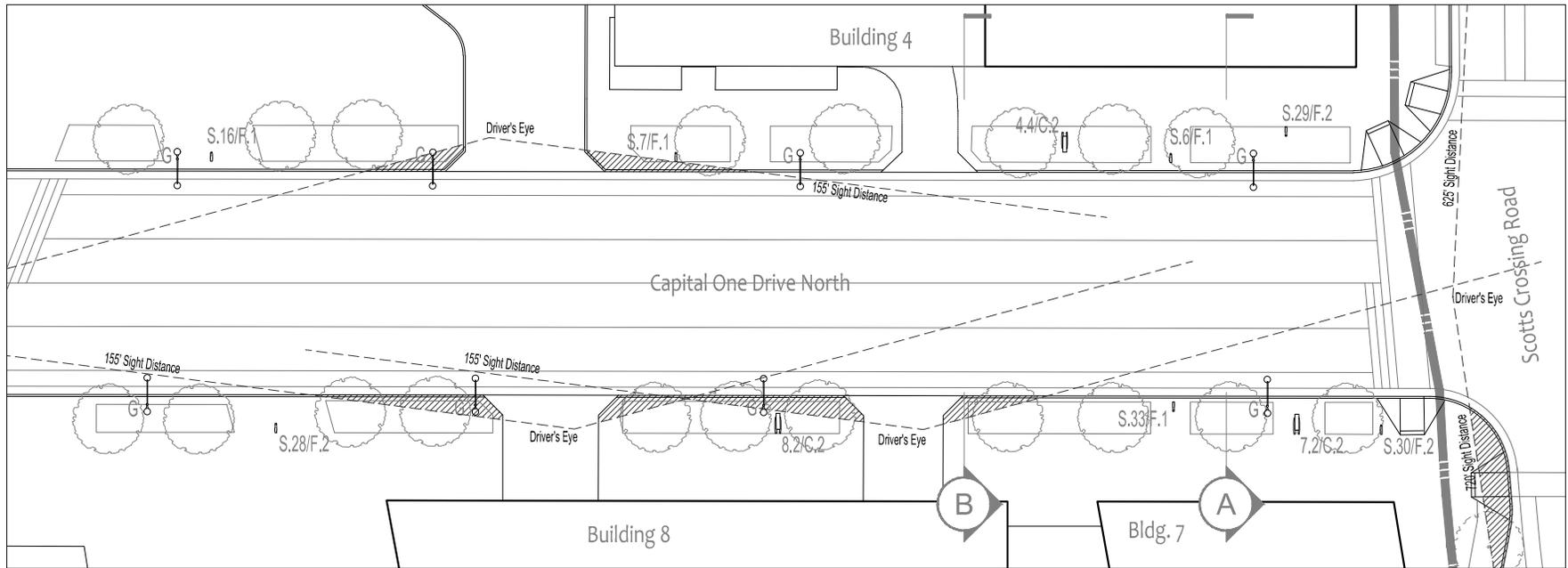
Sign Type K: Blade Sign, Location Plan, Matrix

Capital One retains right to move signage locations on individual building facades or entry points.

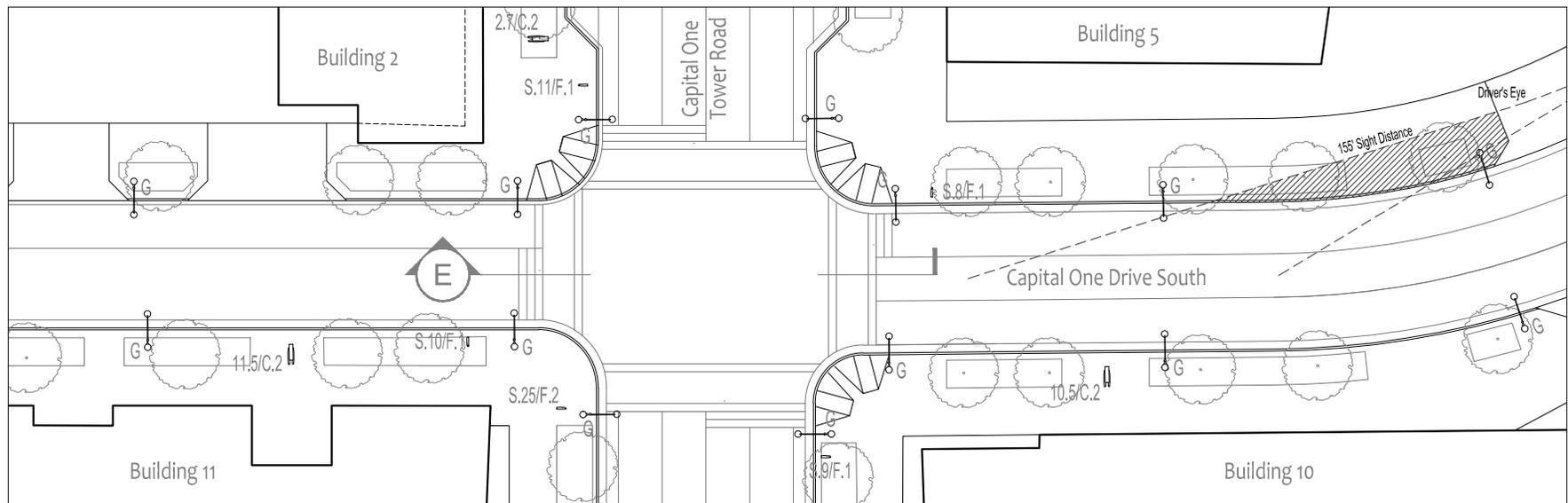
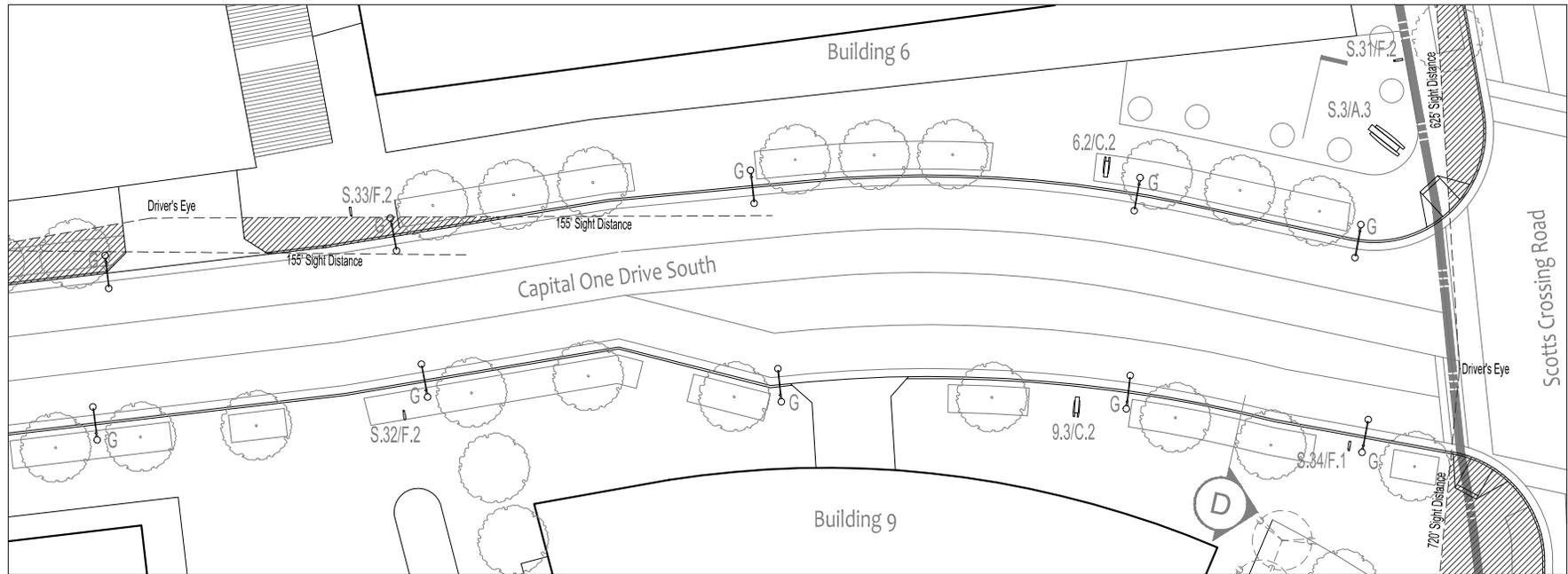


Road Designation	Linear Frontage
Capital One Drive (North)	+/- 910'-0"
Capital One Tower Road	+/- 670'-0"
Capital One Drive (South)	+/- 1200'-0"
Route 123	+/- 1300'-0"
I-495	+/- 2000'-0"
Scotts Crossing Road	+/-1300'-0"
Access Road	+/- 950'-0"

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
5.12	K	Blade Sign, Building Mounted	4'-0" x 20'-0"	80.00	N/A	Capital One Tower Road
6.12	K	Blade Sign, Building Mounted	4'-0" x 20'-0"	80.00	N/A	Scotts Crossing Road
Total Signage (sq. ft.), Sign Type K				160.00		



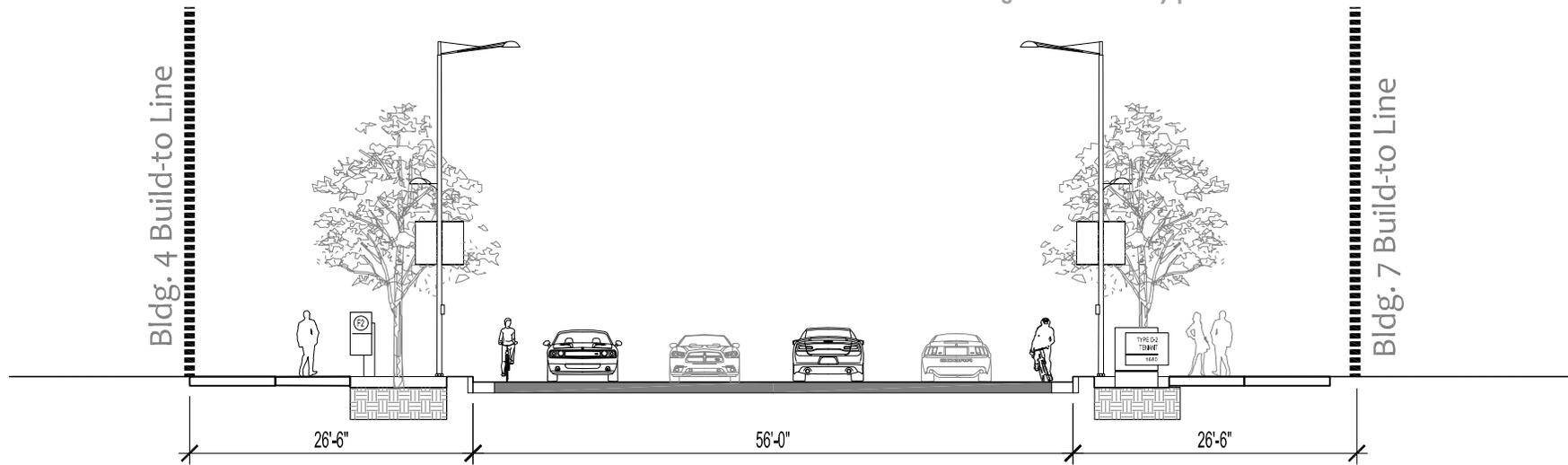
Refer to Section 4 for specific sign type details and dimensions.



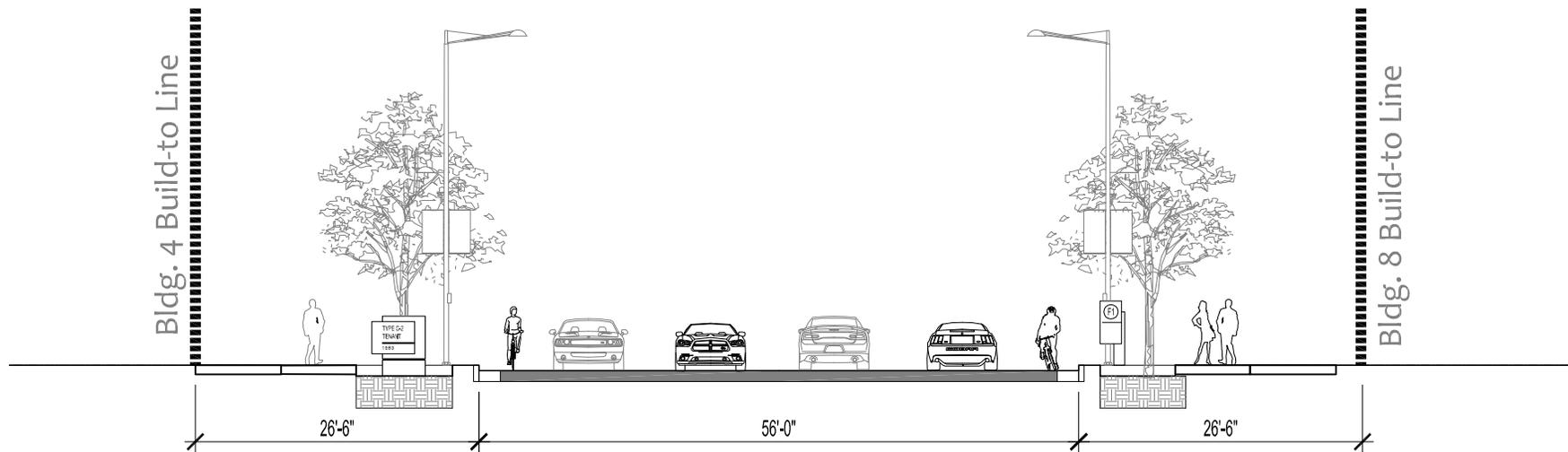
Refer to Section 4 for specific sign type details and dimensions.

Freestanding Signage Street Sections

Capital One retains right to move signage locations on individual building facades or entry points.

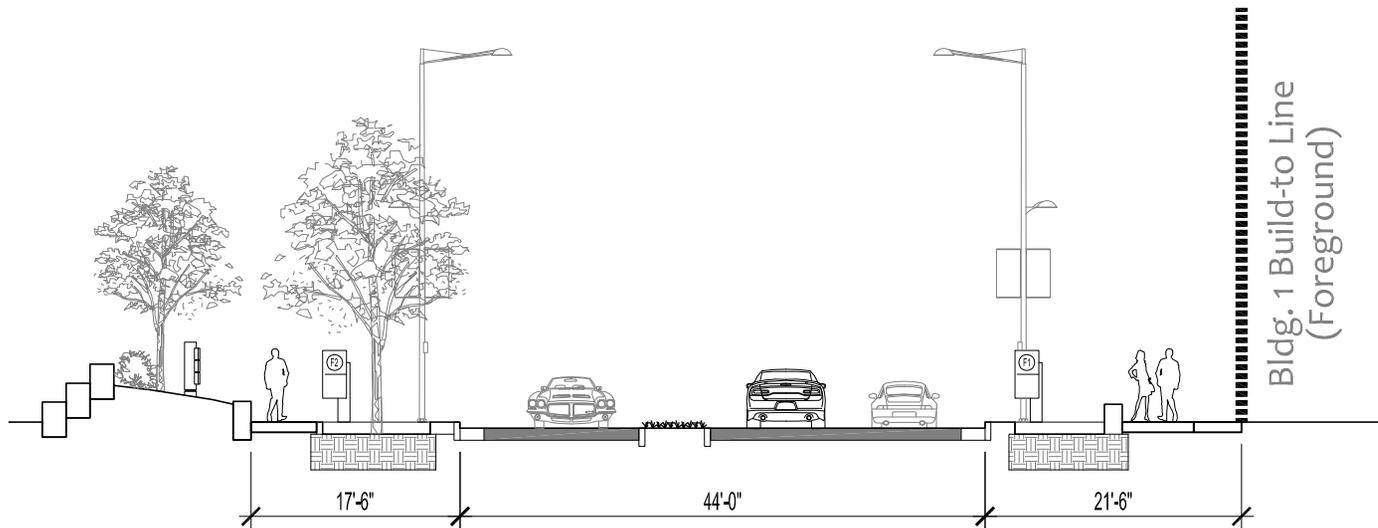


Section A
Capital One Drive North

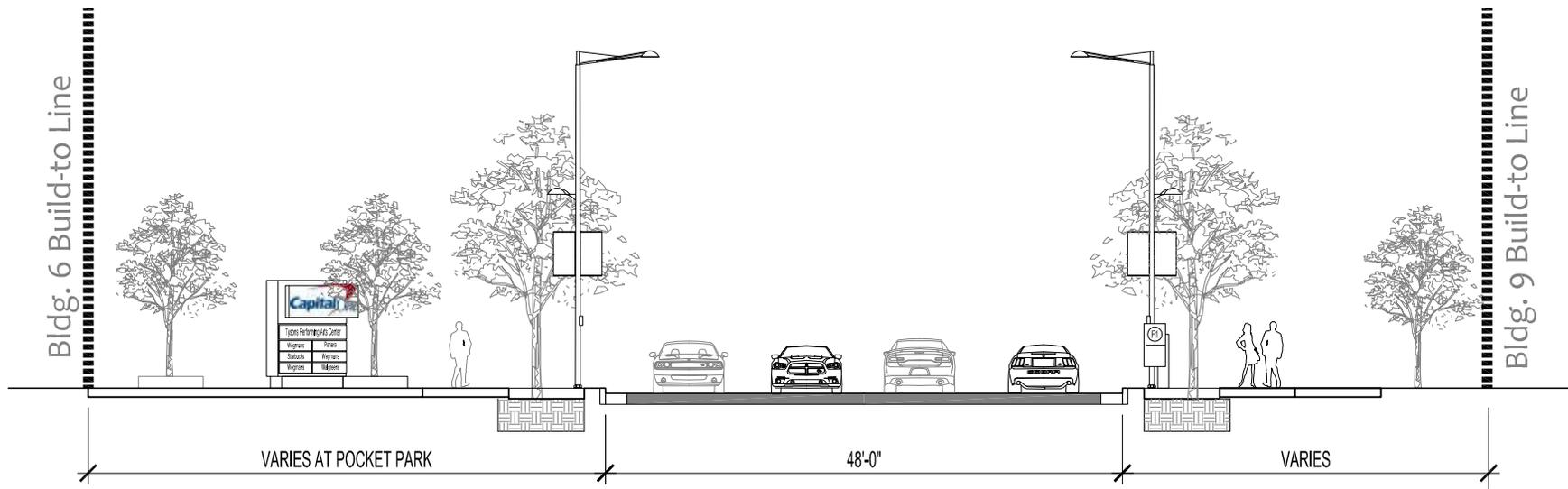


Section B
Capital One Drive North

Refer to Section 4 for specific sign type details and dimensions.



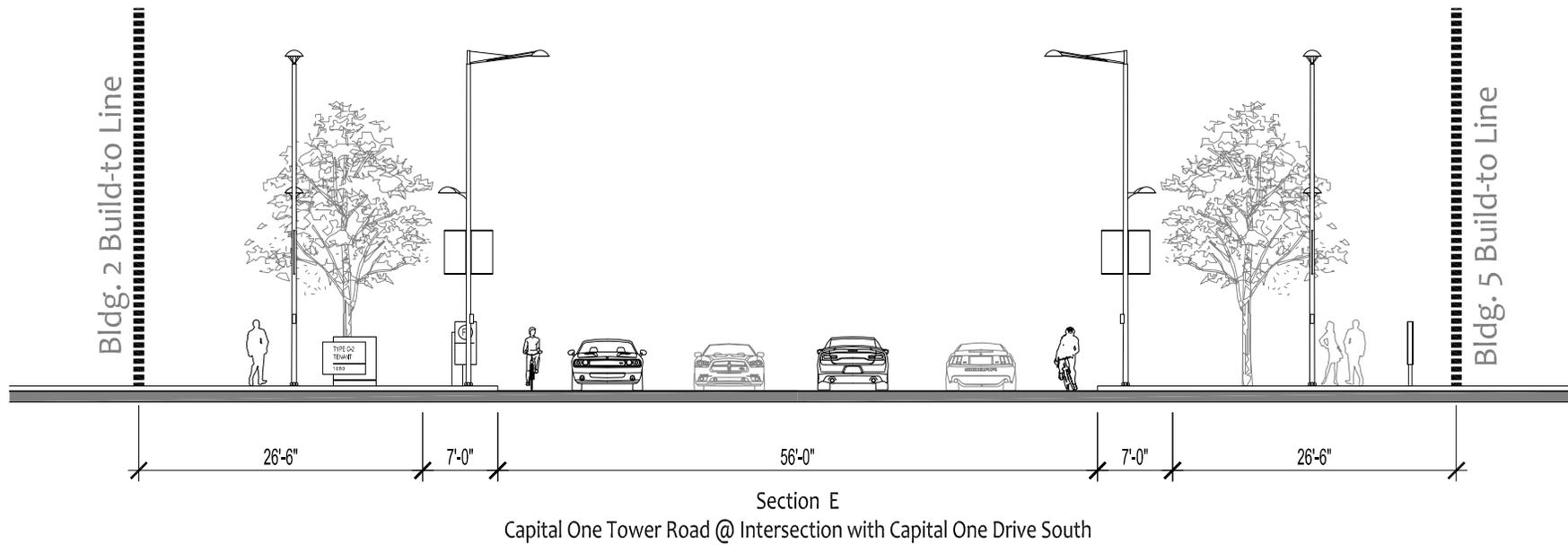
Section C
Capital One Drive North @ Capital One Plaza Park



Section D
Capital One Drive South

Refer to Section 4 for specific sign type details and dimensions.

Capital One retains right to move signage locations on individual building facades or entry points.



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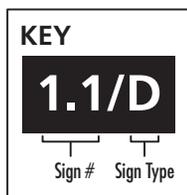
SECTION 3: INDIVIDUAL BUILDINGS/ BUILD-OUT PHASES

Existing and Planned Signage Location Plans and Building Frontage Calculations

Existing Office Building Signage, Location Plan	3.2
Existing Office Building Signage, Matrix	3.3
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Existing Office/Conference Center, Massing Elevation, Capital One Drive (North)	3.6
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Block A Elevation, Capital One Drive, South (includes Bldgs. 1 and 2)	3.13
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Building 5, Sign Location Plan	3.24
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Building 6, Sign Location Plan	3.30
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Building 6, Massing Elevation, Capital One Drive (South)	3.32
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Building 7, Sign Location Plan	3.34
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Building 7, Massing Elevation, Scotts Crossing Road	3.36
Building 7, Massing Elevation, Capital One Drive (North)	3.37
Building 8, Sign Location Plan	3.38
Building 8, Matrix	3.39
Building 8, Massing Elevation, Capital One Drive (North)	3.41
Building 9, Sign Location Plan	3.42
Building 9, Matrix	3.43
Building 9, Massing Elevation, Capital One Drive (South)	3.44
Building 9, Massing Elevation, Scotts Crossing Road	3.45
Building 9, Massing Elevation, Route 123	3.46
Building 9, Massing Elevation, Metro Park	3.47
Building 10, Sign Location Plan	3.48
Building 10, Matrix	3.49
Building 10, Massing Elevation, Capital One Tower Road	3.50
Building 10, Massing Elevation, Route 123	3.51
Building 10, Massing Elevation, Capital One Drive (South)	3.52
Building 10, Massing Elevation, Metro Park/Scotts Crossing Road	3.53
Building 11, Sign Location Plan	3.54
Building 11, Matrix	3.55
Building 11, Massing Elevation, Capital One Tower Road	3.57
Building 11, Massing Elevation, Capital One Drive (South)	3.58
Building 11, Massing Elevation, Route 123	3.59
Building 12, Sign Location Plan	3.60
Building 12, Matrix	3.61
Building 12, Massing Elevation, Capital One Drive/Existing HQ	3.63
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Phase II, Capital One HQ Expansion and Hotel, Sign Location Plan	3.66
Phase II, Matrix	3.67

TYPICAL INFORMATION GRAPHICS



Sign Designation



Site Plan Key

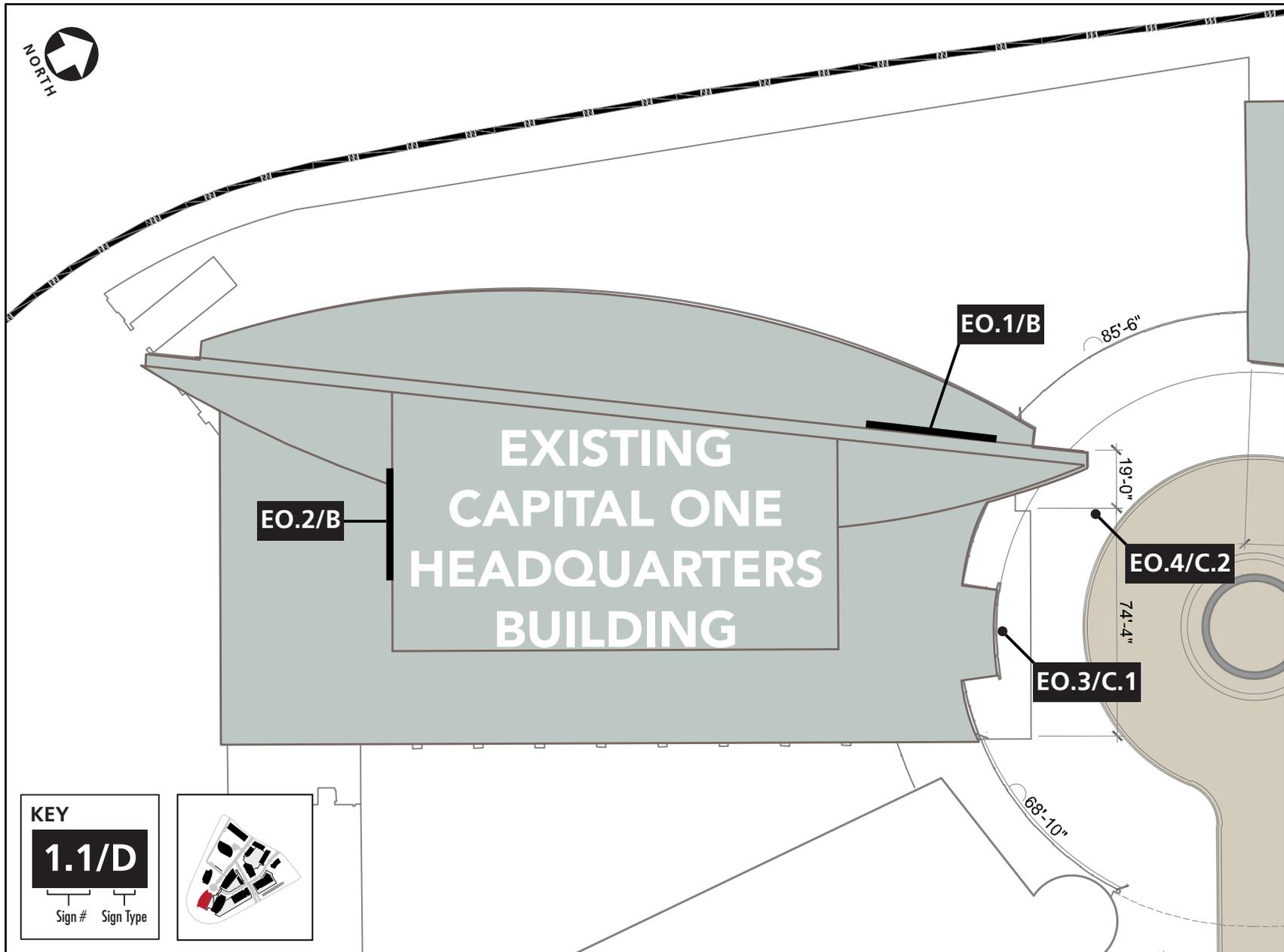
P Parking Access

L Loading Access



NORTH

North Arrow



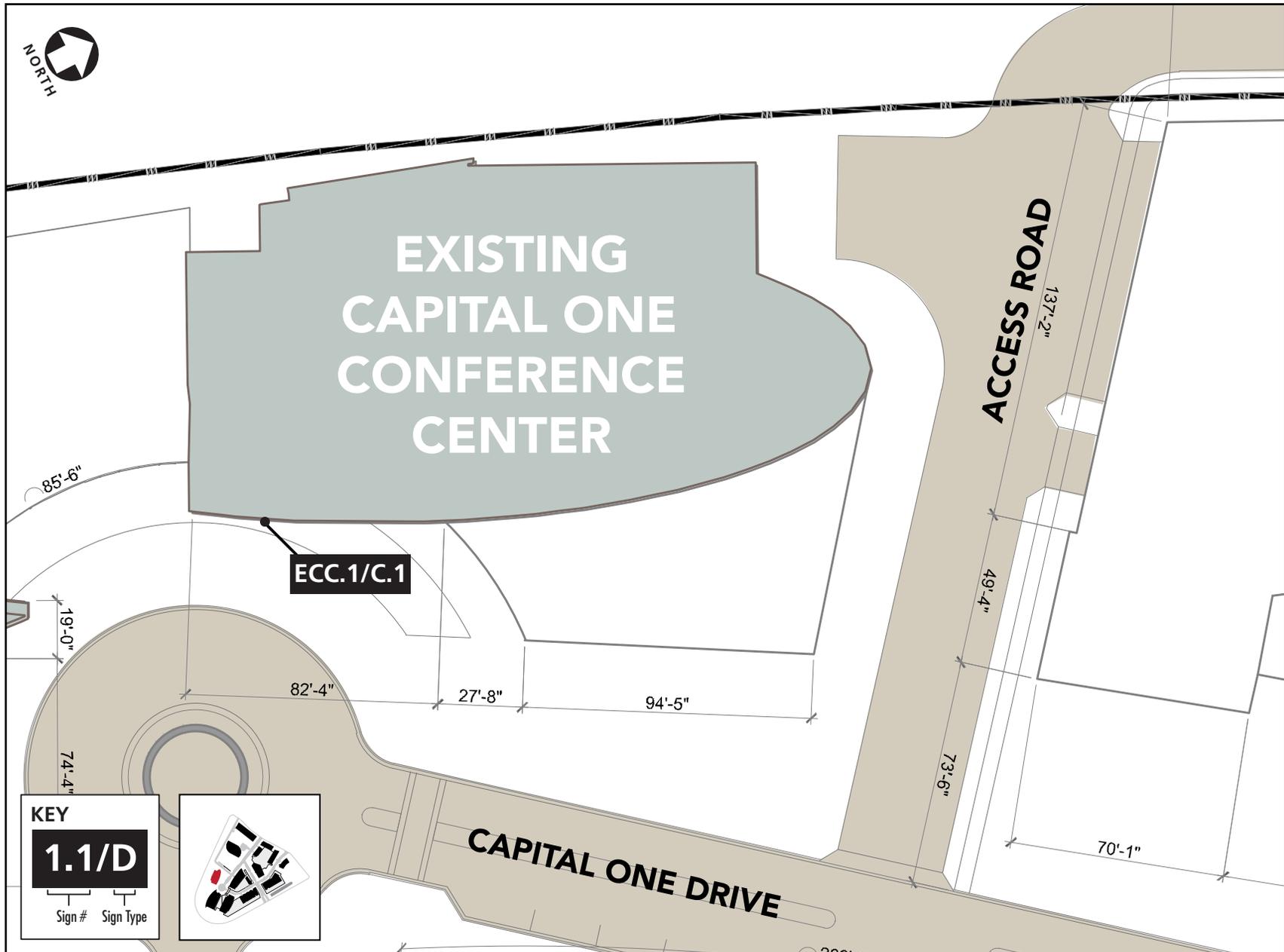
Road Designation	Linear Frontage
Capital One Drive (North)	
Capital One Tower Road	
Capital One Drive (South)	
Route 123	
I-495	
Scotts Crossing Road	

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
EO.1	B	Primary Tenant ID, Building Mounted	*	570.00	200.00	Exist. Office / I-495
EO.2	B	Primary Tenant ID, Building Mounted	*	200.00	200.00	Exist. Office / Route 123
EO.3	C.1	Secondary ID at Entrance	Existing to remain 20'-0" x 1'-0"	20.00	**	Exist. Office / Capital One Drive
EO.4	C.2	Multi Tenant ID, Freestanding	Existing to remain 5'-0" x 4'-0"	20.00	**	Exist. Office / Capital One Drive
Total Signage (sq. ft.), Existing Office Building				810.00		

* Refer to page 2.13 for dimensions computation.

** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.

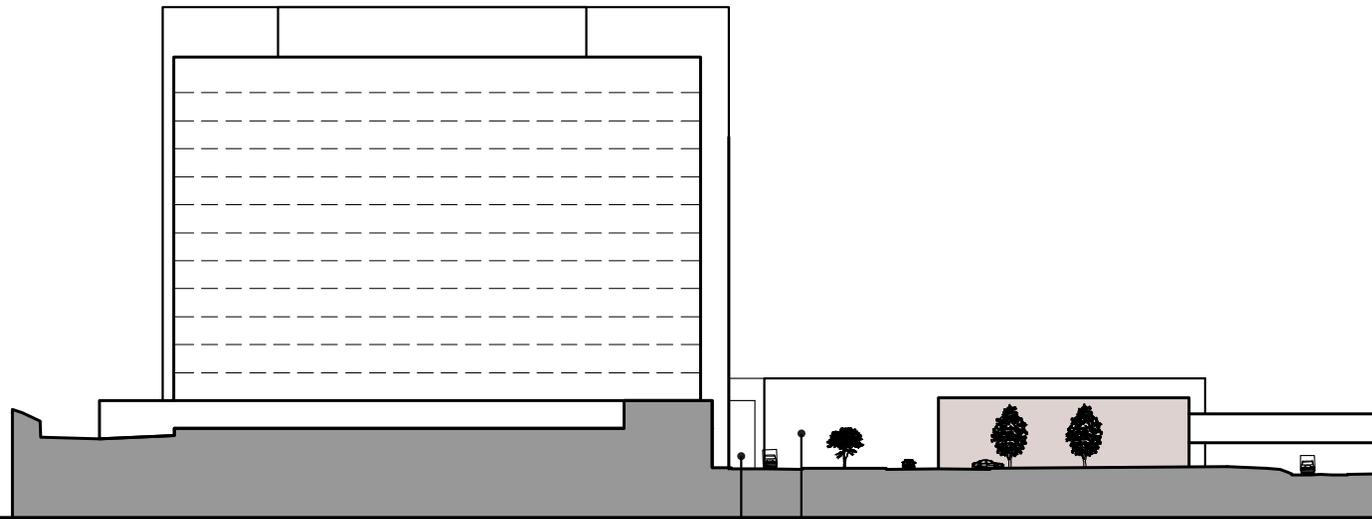




Road Designation	Linear Frontage	Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location	
Capital One Drive (North)									
Capital One Tower Road									
Capital One Drive (South)		ECC.1	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	**	Exist. Conference Center / Capital One Drive	
Route 123		Total Signage (sq. ft.), Existing Conference Center						20.00	
I-495									
Scotts Crossing Road									

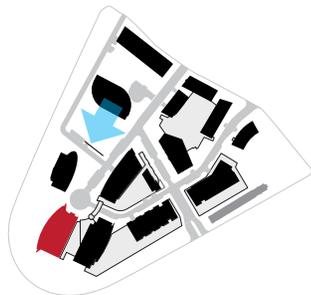
**** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.**



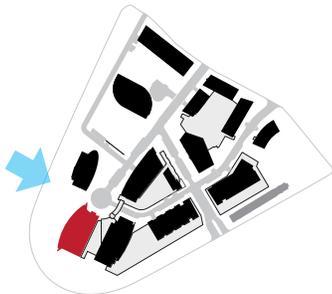
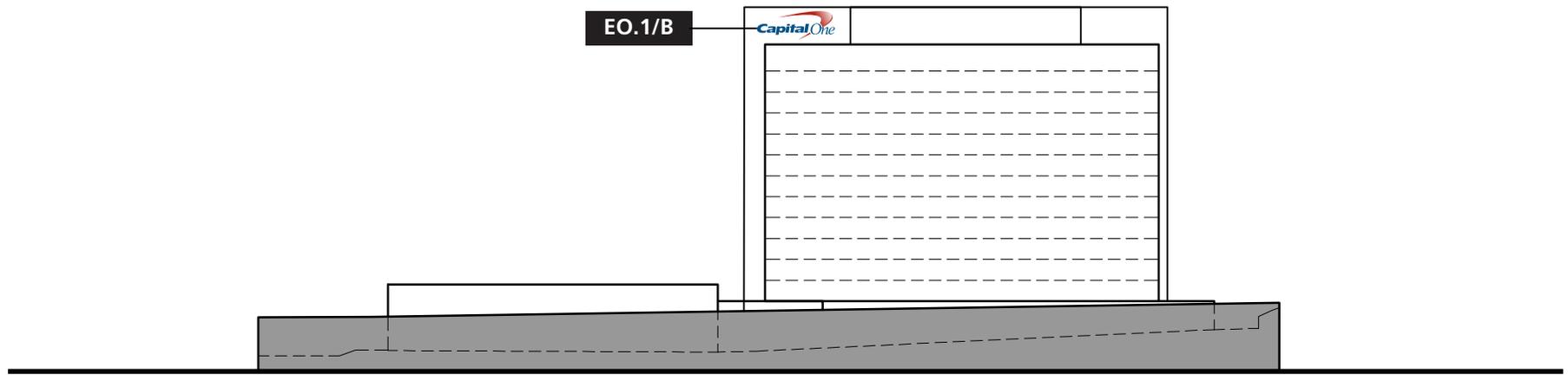


EO.4/C.2

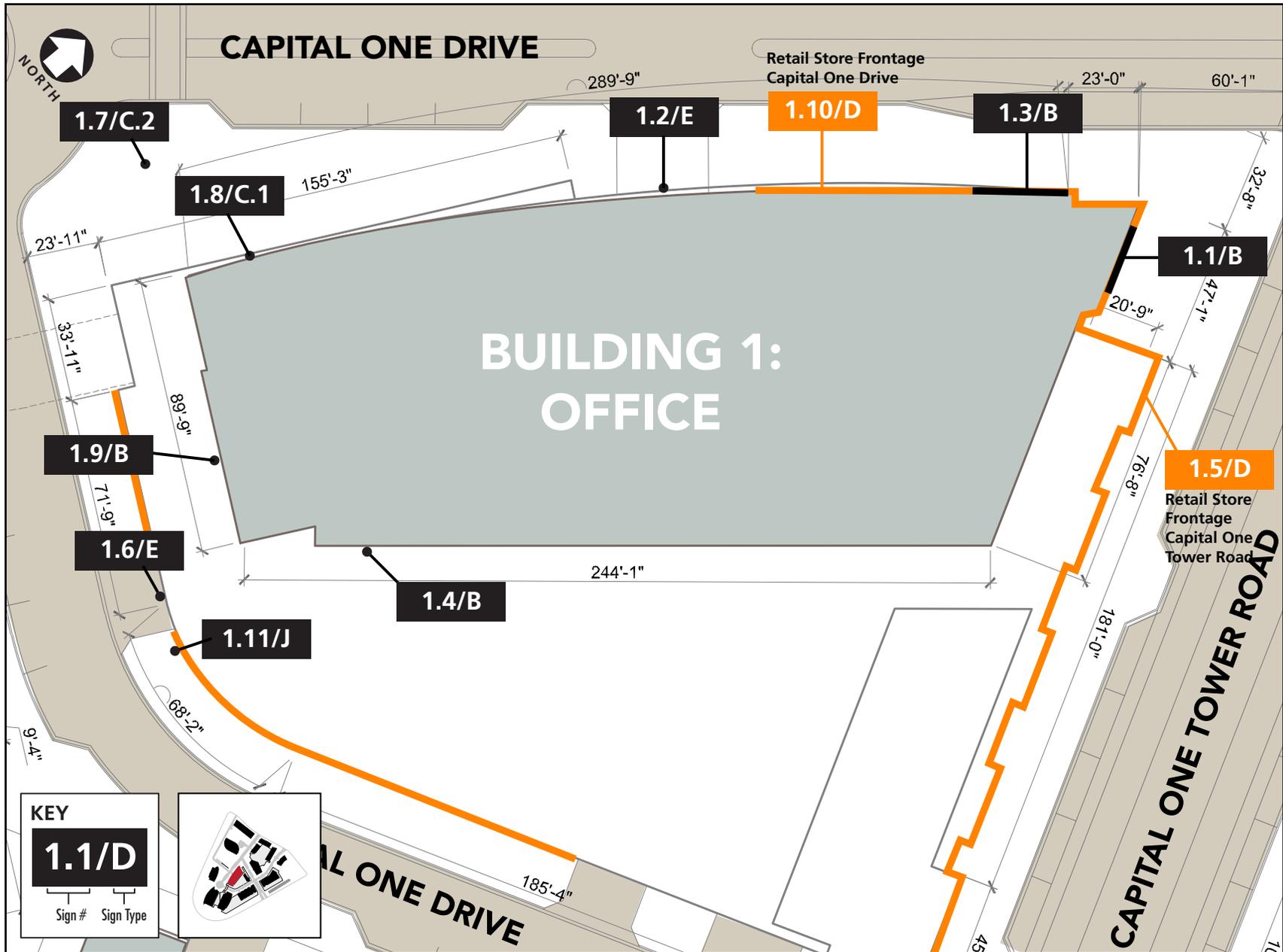
ECC.1/C.1



LEGEND	
	RETAIL
	HOTEL
	CIVIC
	PARKING
	EARTH / FILL



LEGEND	
	RETAIL
	HOTEL
	CIVIC
	PARKING
	EARTH / FILL



Road Designation	Linear Frontage
Capital One Drive (North)	335'-0"
Capital One Tower Road	119'-8"
Capital One Drive (South)	89'-9"
Route 123	--
I-495	--
Scotts Crossing Road	--
Access Road	--

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
1.1	B	Primary Tenant ID, Building Mounted	*	900.00	200.00	Bldg. 1 / Capital One Tower Road
1.2	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 1 / Capital One Drive
1.3	B	Primary Tenant ID, Building Mounted	*	900.00	200.00	Bldg. 1 / Capital One Drive
1.4	B	Primary Tenant ID, Building Mounted	*	500.00	200.00	Bldg. 1 / Capital One Drive
1.5	D	Retail	58'-0" linear	87.00	87.00	Bldg. 1 / Capital One Tower Road / Capital One Drive
1.6	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 1 / Capital One Drive
1.7	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 1 / Capital One Drive
1.8	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	**	Bldg. 1 / Capital One Drive
1.9	B	Primary Tenant ID, Building Mounted	*	500.00	200.00	Bldg. 1 / Capital One Drive
1.10	D	Retail	142'-0" linear	192.00	192.00	Bldg. 1 / Capital One Drive
1.11	J	Parking Availability Sign, Building Mounted	4'-0" x 8'-0"	32.00	N/A	Bldg. 1 / Capital One Drive
Total Signage (sq. ft.), Building 1				3,191.00		

* Refer to page 2.13 for dimensions computation.

** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.



Road Designation	Linear Frontage
Capital One Drive (North)	--
Capital One Tower Road	181'-0"
Capital One Drive (South)	48'-0"
Route 123	--
I-495	--
Scotts Crossing Road	--
Access Road	--

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
2.1	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	**	Bldg. 2 / Capital One Tower Road
2.2	B	Primary Tenant ID, Building Mounted	*	350.00	200.00	Bldg. 2 / Capital One Drive
2.3	D	Retail Identification, Capital One Branch Bank	133'-0" linear	183.00	183.00	Bldg. 2 / Capital One Drive
2.4	B	Primary Tenant ID, Building Mounted	*	350.00	200.00	Bldg. 2 / Capital One Tower Road
2.5	D	Retail Identification, Capital One Branch Bank	153'-0" linear	203.00	203.00	Bldg. 2 / Capital One Tower Road
2.6	E	Identification Bank Drive-Thru ID	10'-0" x 2'-0"	20.00	20.00	Bldg. 2 / Capital One Drive
2.7	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 2 / Capital One Tower Road
2.8	E	Loading Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 2 / Capital One Drive
2.9	D	Retail	133'-0" linear	183.00	183.00	Bldg. 2 / Capital One Drive
2.10	H	Video Screen, Building Mounted	15'-6" x 22'-6"	350.00	N/A	Bldg. 2 / Capital One Tower Road
2.11	J	Parking Availability Sign, Building Mounted	4'-0" x 8'-0"	32.00	N/A	Capital One Drive
Total Signage (sq. ft.), Building 2				1,731.00		

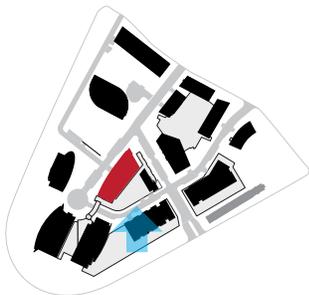
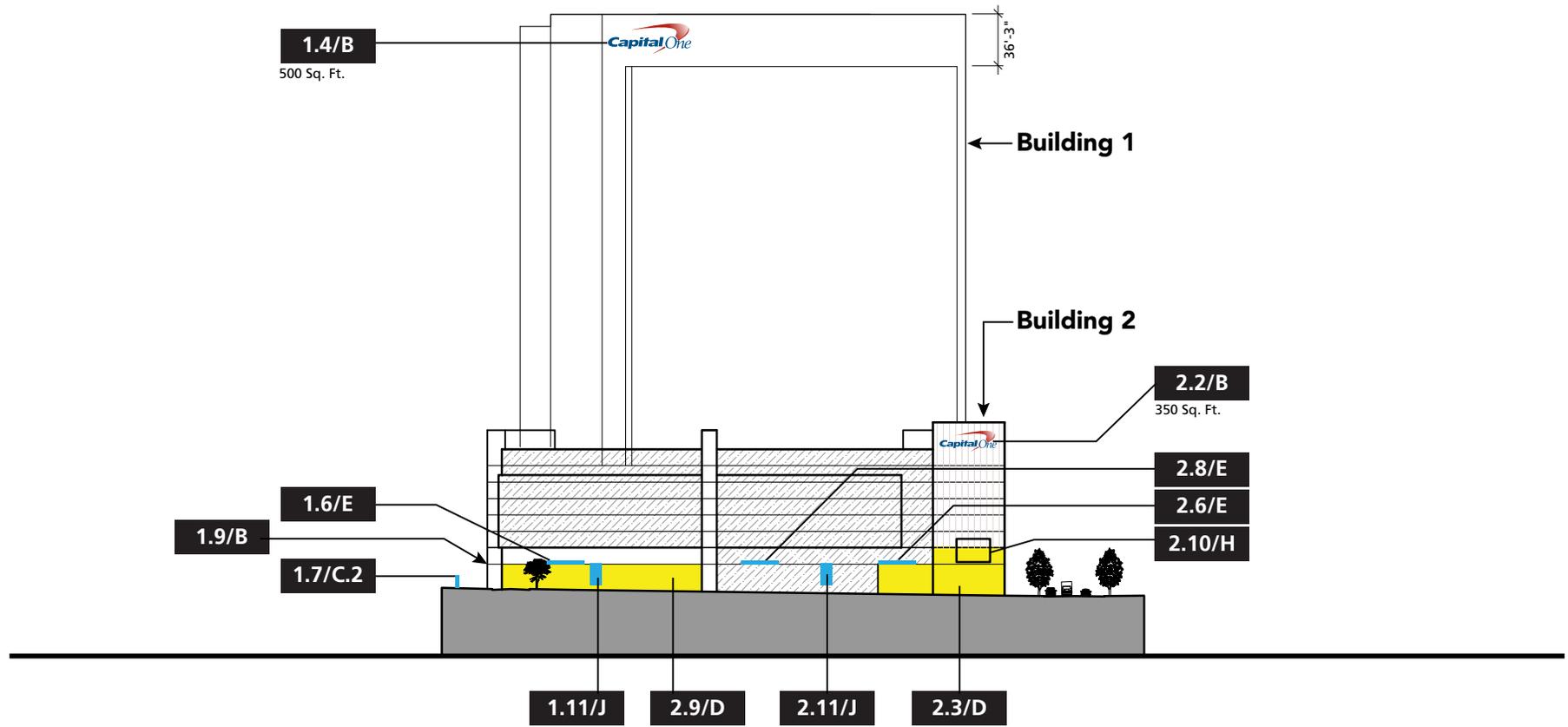
* Refer to page 2.13 for dimensions computation.

** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.

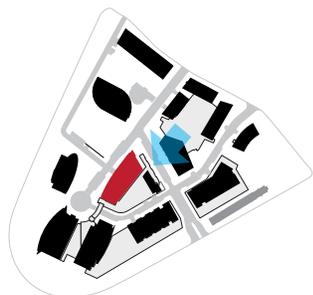
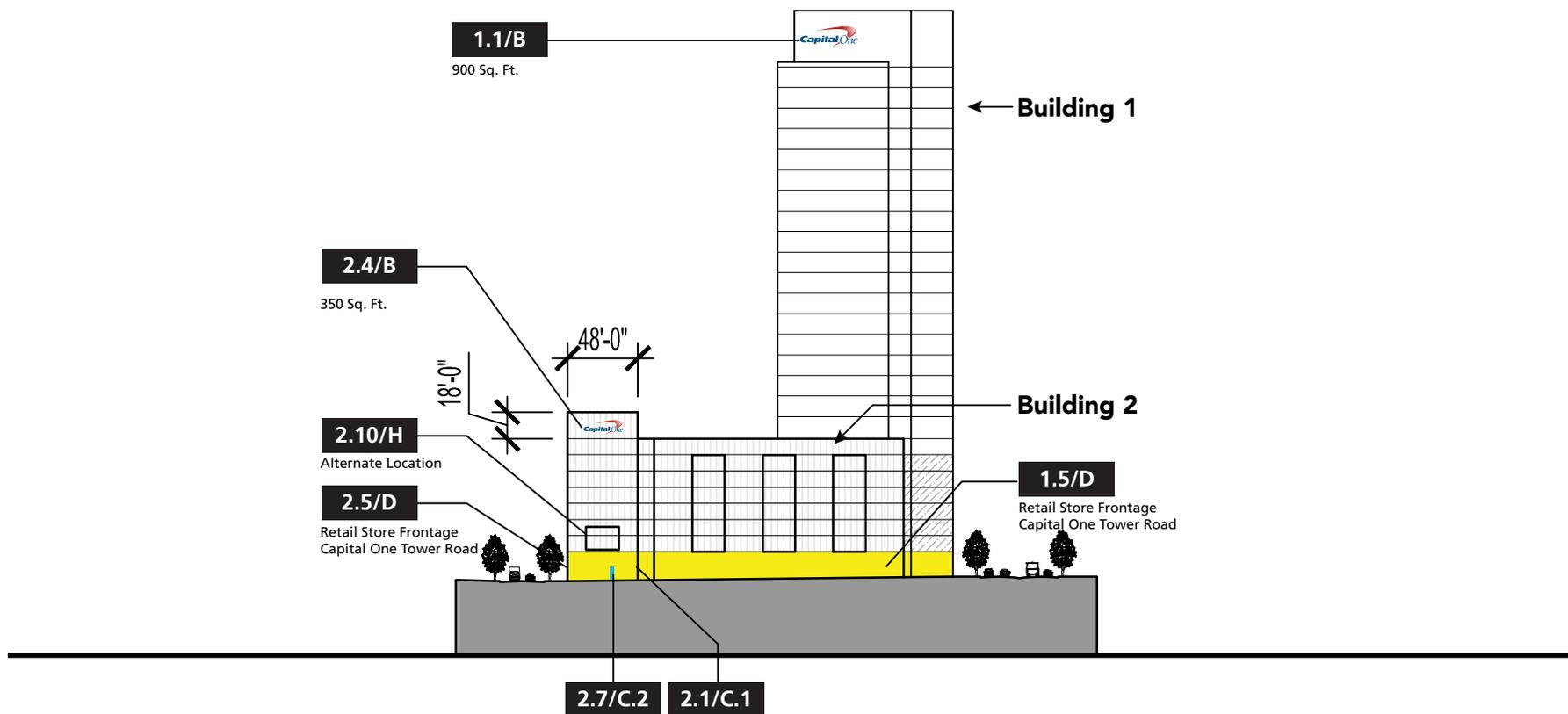


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Section 3: Planned Signage Location Plans and Building Frontage Calculations **Block A Elevation, Capital One Drive, South (includes Buildings 1 and 2)**

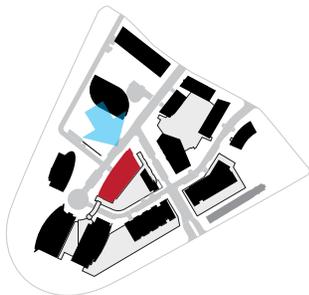
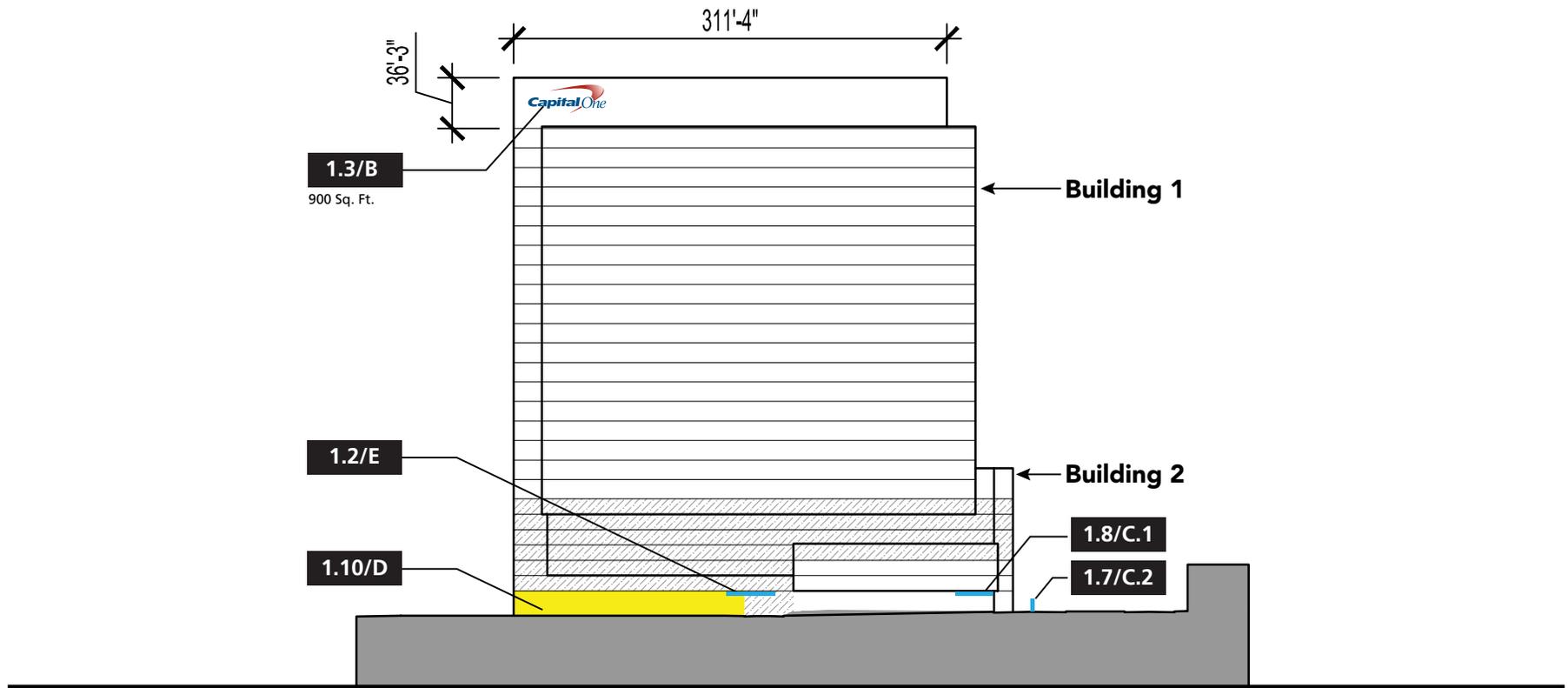


LEGEND	
[Solid Yellow]	RETAIL
[Purple Hatched]	HOTEL
[Orange Hatched]	CIVIC
[Green Hatched]	PARKING
[Grey Solid]	EARTH / FILL

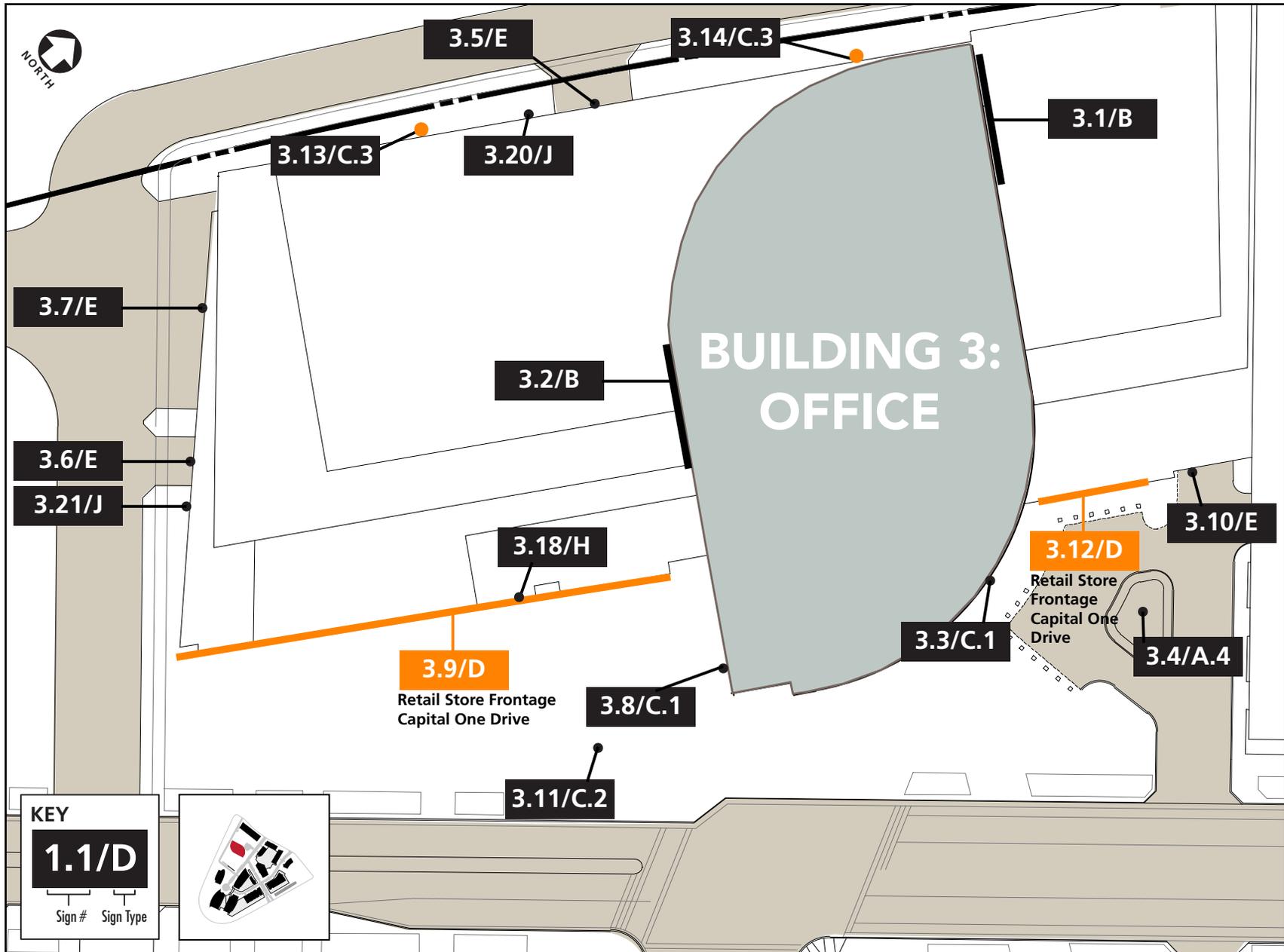


LEGEND	
[Yellow fill]	RETAIL
[Purple hatched fill]	HOTEL
[Orange hatched fill]	CIVIC
[Green hatched fill]	PARKING
[Grey fill]	EARTH / FILL

Section 3: Planned Signage Location Plans and Building Frontage Calculations **Block A Elevation, Capital One Drive, North (includes Buildings 1 and 2)**



LEGEND	
[Yellow fill]	RETAIL
[Purple hatched fill]	HOTEL
[Orange hatched fill]	CIVIC
[Green hatched fill]	PARKING
[Grey fill]	EARTH / FILL



Road Designation	Linear Frontage
Capital One Drive (North)	215'-0"
Capital One Tower Road	--
Capital One Drive (South)	--
Route 123	--
I-495	139'-0"
Scotts Crossing Road	--
Access Road	139'-0"

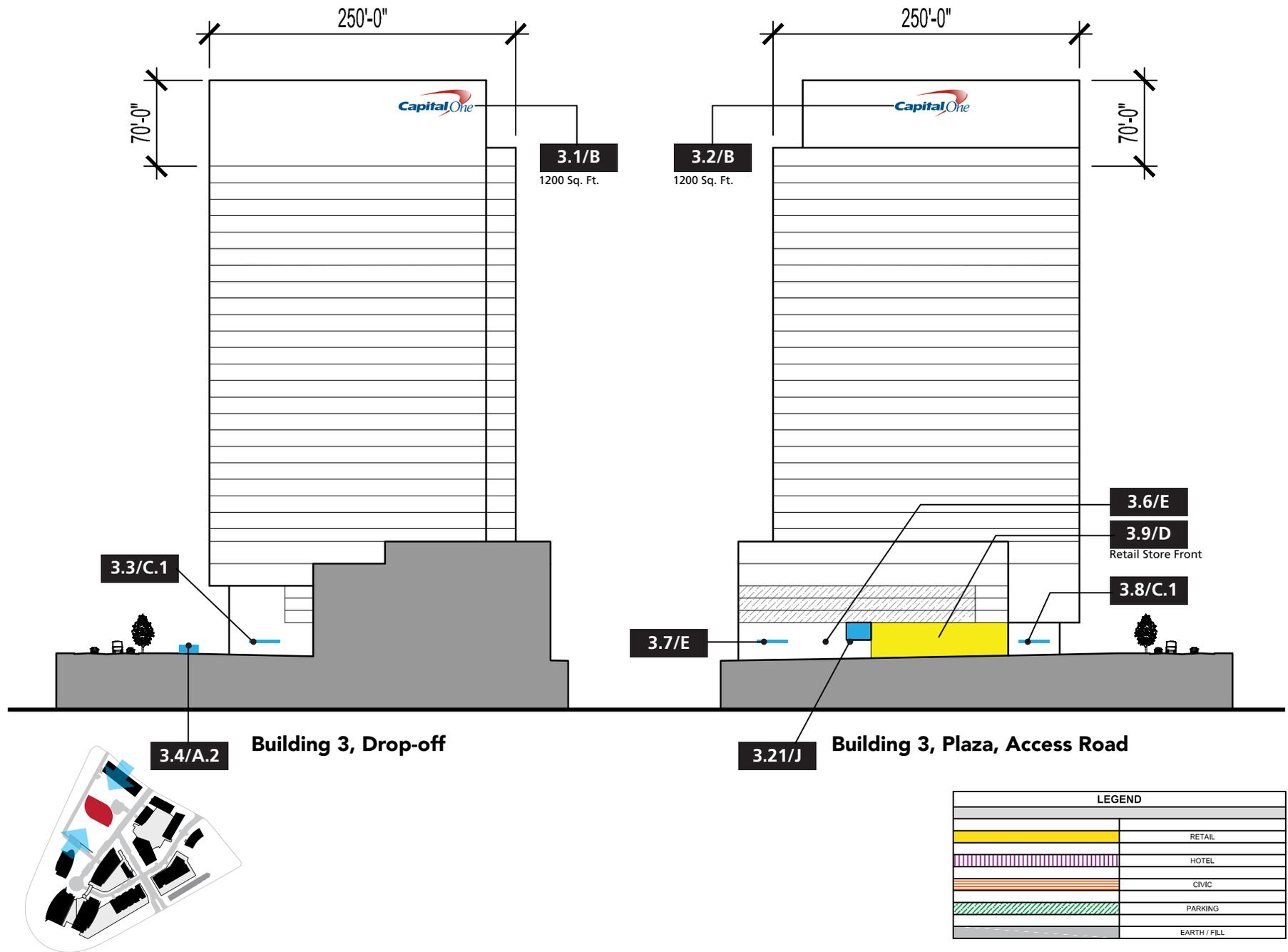
Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
3.1	B	Primary Tenant ID, Building Mounted	*	1200.00	200.00	Bldg. 3 / I-495
3.2	B	Primary Tenant ID, Building Mounted	*	1200.00	200.00	Bldg. 3 / I-495
3.3	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	**	Bldg. 3 / Capital One Drive
3.4	A4	Capital One ID, Freestanding	16'-0" x 4'-0"	64.00	40.00	Bldg. 3 / Capital One Drive
3.5	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 3 / Access Rd
3.6	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 3 / Access Rd
3.7	E	Loading Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 3 / Access Rd
3.8	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	**	Bldg. 3 / Capital One Drive
3.9	D	Retail Identification	305'-0" linear	355.00	355.00	Bldg. 3 / Capital One Drive
3.10	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 3 / Capital One Drive / Plaza
3.11	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 3 / Capital One Drive
3.12	D	Retail	62'-0" linear	93.00	93.00	Bldg. 3 / Capital One Drive
3.13 §	C.3	Retail Tenant ID, Building Mtd	6'-0" x 58'-0"	348.00	**	Bldg. 3 / Access Rd
3.14 §	C.3	Retail Tenant ID, Building Mtd	6'-0" x 58'-0"	348.00	**	Bldg. 3 / Access Rd
3.15 §	C.3	Retail Tenant ID, Building Mtd	6'-0" x 58'-0"	348.00	**	Bldg. 3 / Access Rd
3.16 §	C.3	Retail Tenant ID, Building Mtd	6'-0" x 58'-0"	348.00	**	Bldg. 3 / Access Rd
3.18	H	Video Screen, Building Mounted	15'-6" x 69'-4"	1075.00	N/A	Capital One Drive
3.20	J	Parking Availability, Building Mtd	4'-0" x 8'-0"	32.00	N/A	Bldg. 3 / Access Rd
3.21	J	Parking Availability, Building Mtd	4'-0" x 8'-0"	32.00	N/A	Bldg. 3 / Access Rd
Total Signage (sq. ft.), Building 3				5,583.00		

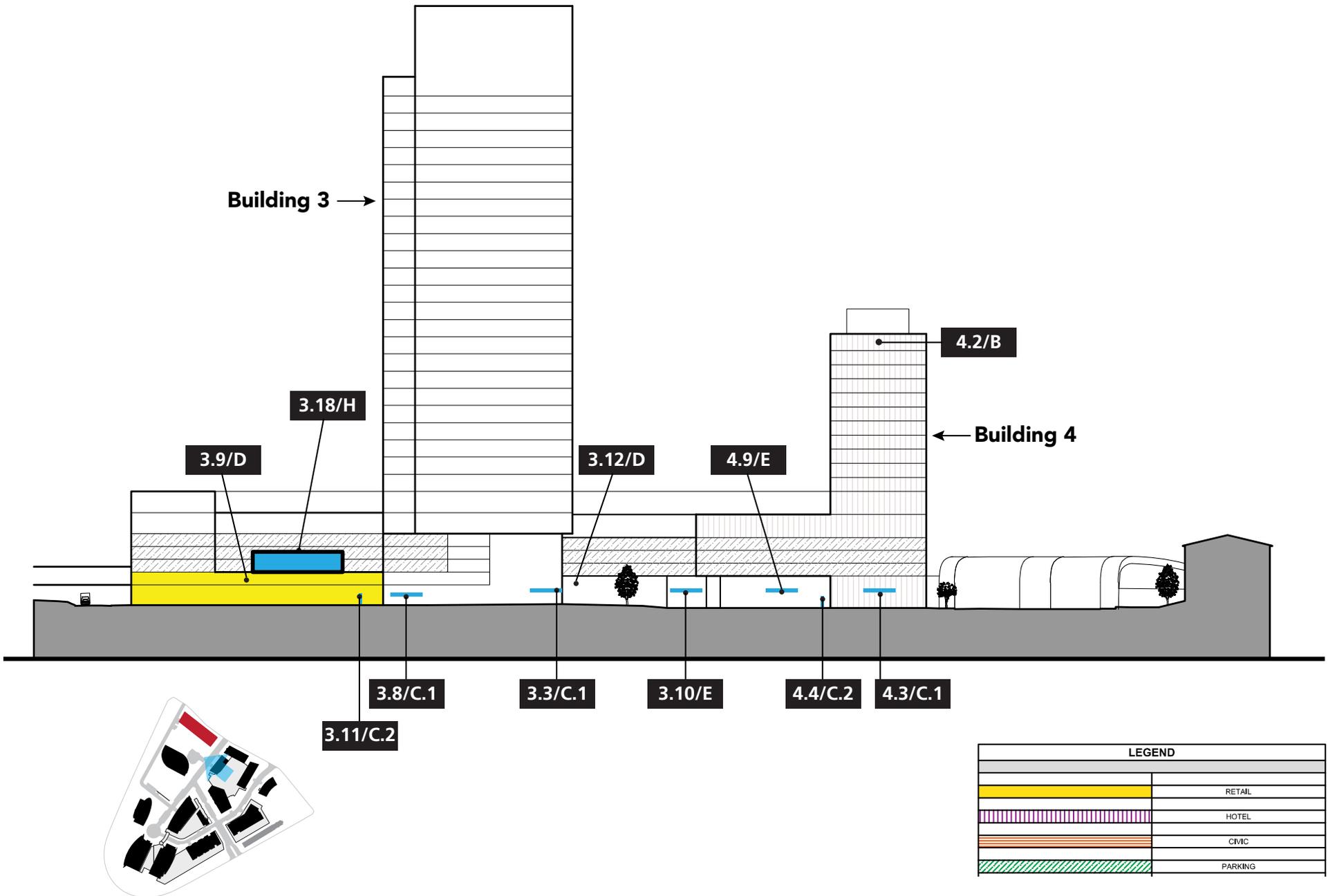
§ Final number of C.3 signs on Building 3 podium is TBD, but the aggregate square footage will be a maximum of 1,400 SF.

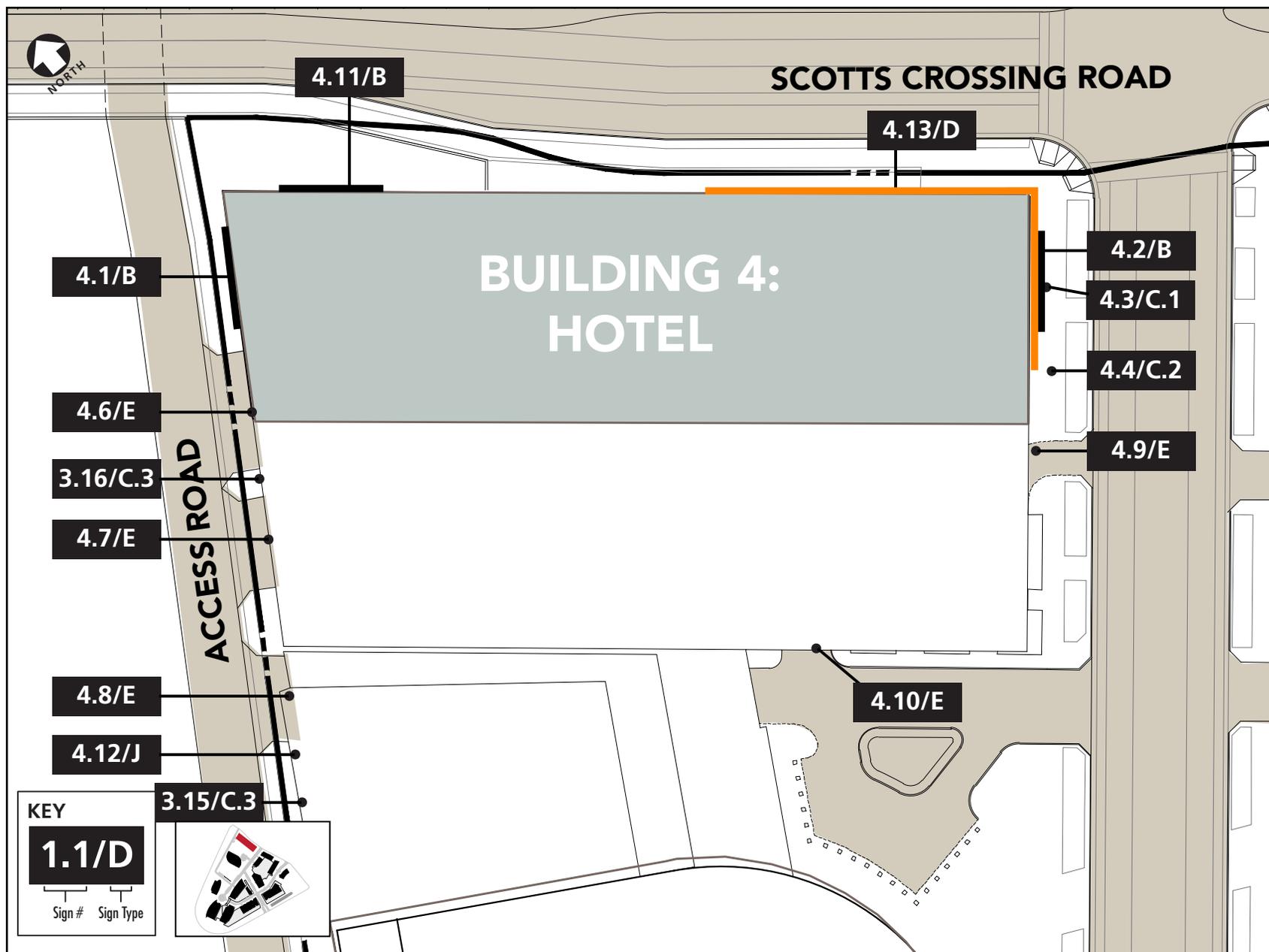


* Refer to page 2.13 for dimensions computation.

** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.





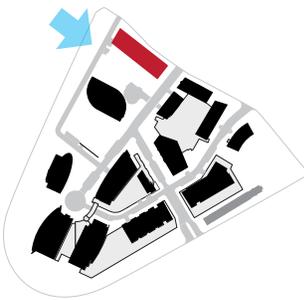
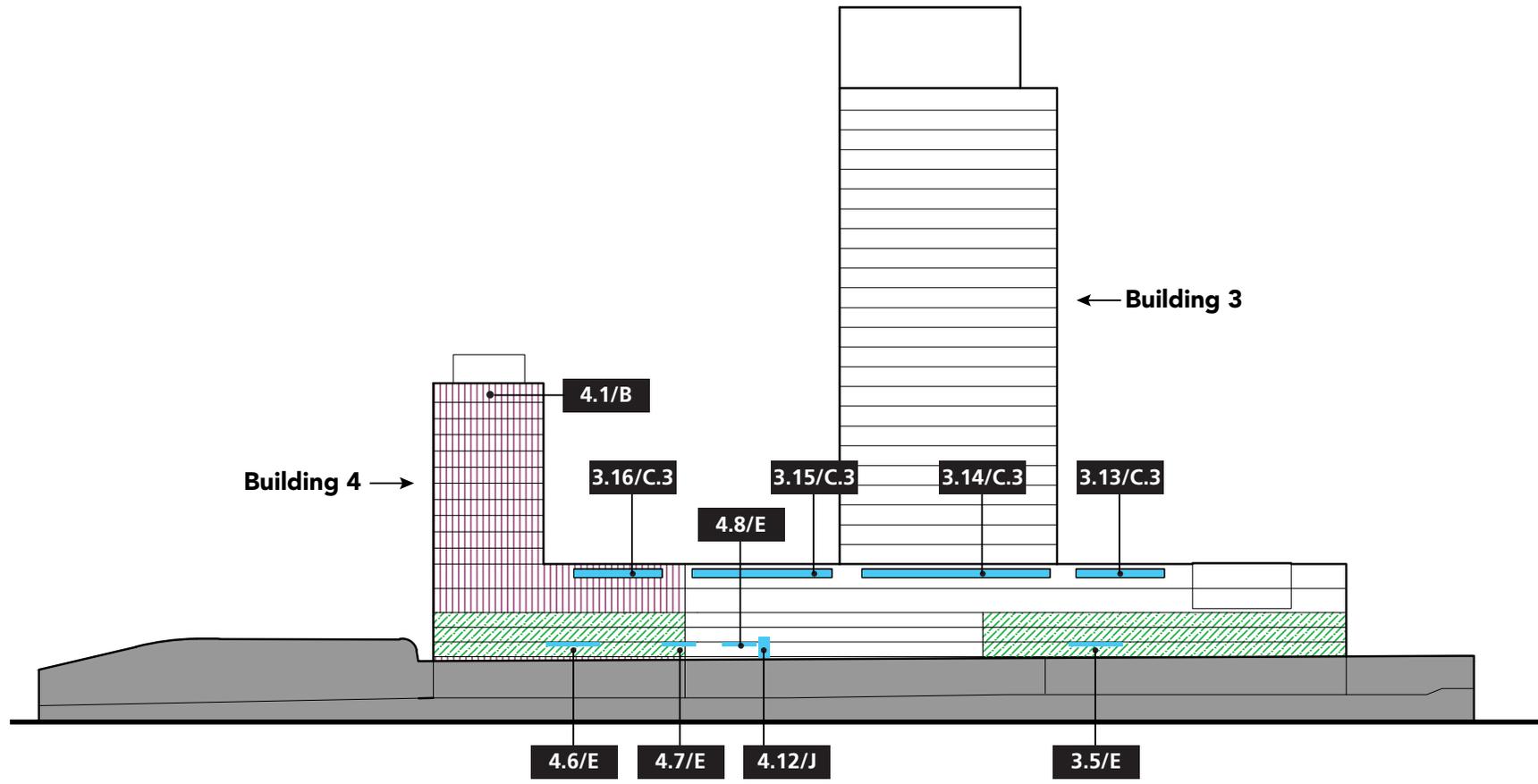


Road Designation	Linear Frontage
Capital One Drive (North)	117'-0"
Capital One Tower Road	--
Capital One Drive (South)	--
Route 123	--
I-495	--
Scotts Crossing Road	--
Access Road	309'-4"

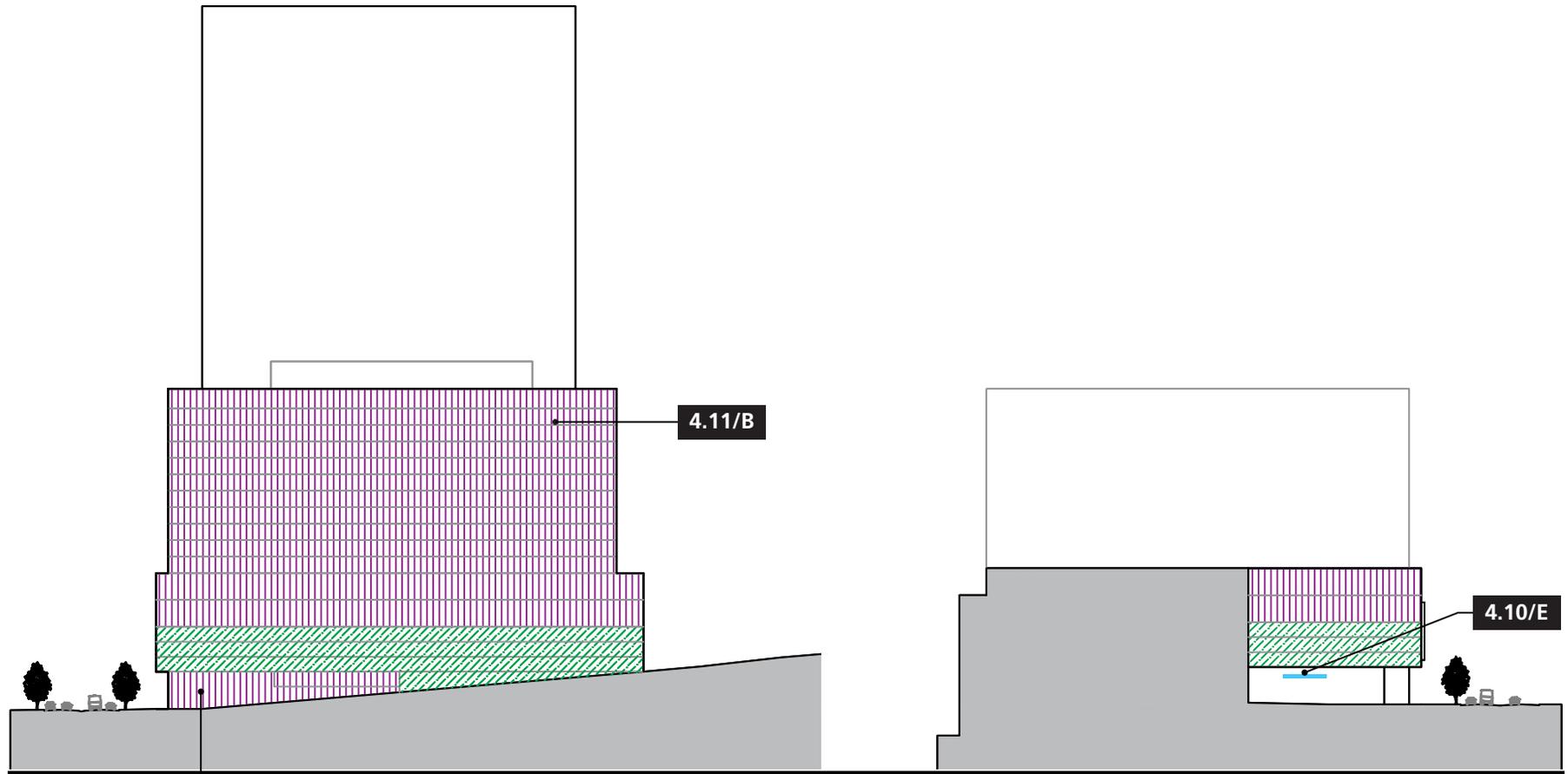
Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
4.1	B	Primary Tenant ID, Building Mounted	55'-0" x 6'-0"	330.00	200.00	Bldg. 4 / I-495
4.2	B	Primary Tenant ID, Building Mounted	50'-0" x 6'-0"	300.00	200.00	Bldg. 4 / Capital One Drive
4.3	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	**	Bldg. 4 / Capital One Drive
4.4	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 4 / Capital One Drive
4.6	E	Loading Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 4 / Access Road
4.7	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 4 / Access Road
4.8	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 4 / Access Road
4.9	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 4 / Capital One Drive / Plaza
4.10	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 4 / Capital One Drive
4.11	B	Primary Tenant ID, Building Mounted	55'-0" x 6'-0"	330.00	200.00	Bldg. 4 / Scotts Crossing Road
4.12	J	Parking Availability, Building Mounted	4'-0" x 8'-0"	32.00	N/A	Bldg. 4 / Access Road
4.13	D	Retail Tenant Signs	180'-0" linear	230.00	230.00	Bldg. 4 / Scotts Crossing Road
Total Signage (sq. ft.), Building 4				1,342.00		

**** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.**





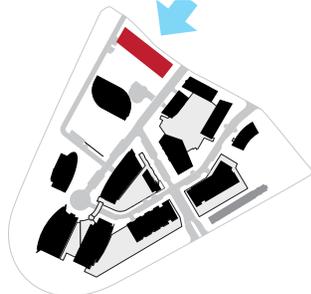
LEGEND	
[Yellow fill]	RETAIL
[Pink hatching]	HOTEL
[Orange hatching]	CIVIC
[Green hatching]	PARKING
[Grey fill]	EARTH / FILL



Scotts Crossing Road

Entry Drive

4.13/D



LEGEND	
[Yellow bar]	RETAIL
[Purple hatched bar]	HOTEL
[Orange hatched bar]	CIVIC
[Green hatched bar]	PARKING
[Grey bar]	EARTH / FILL

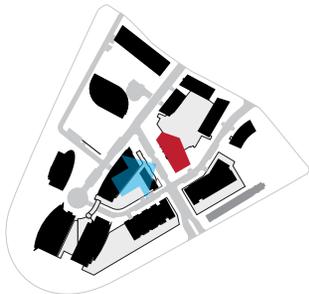
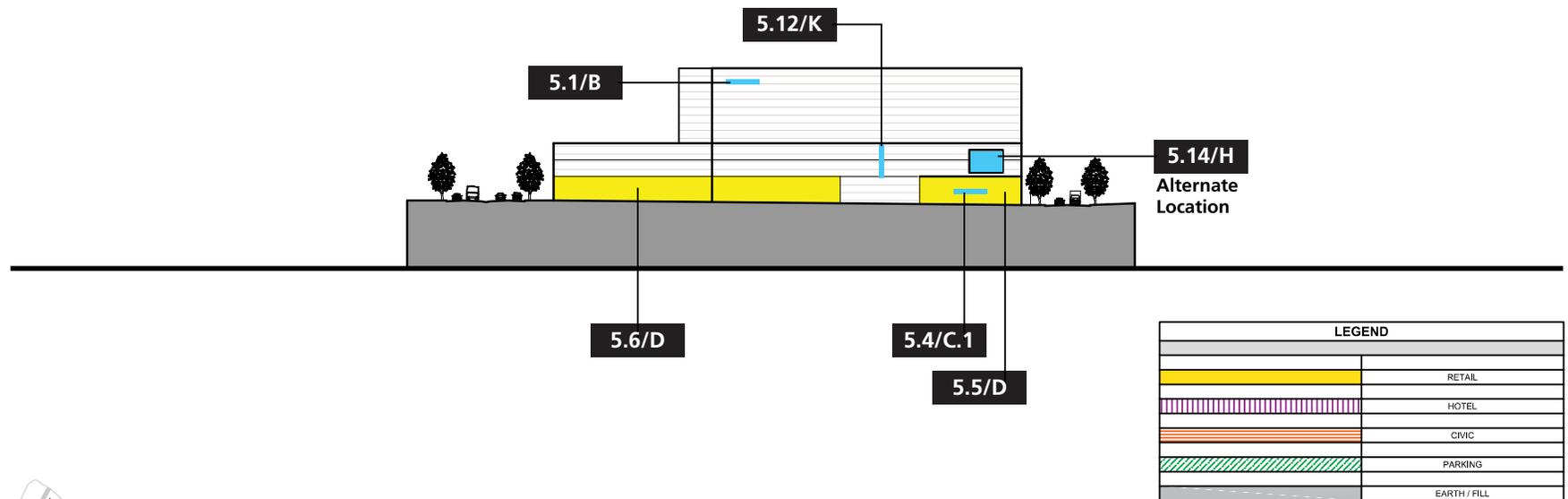
Road Designation	Linear Frontage
Capital One Drive (North)	85'-0"
Capital One Tower Road	304'-0"
Capital One Drive (South)	177'-0"
Route 123	--
I-495	--
Scotts Crossing Road	--
Access Road	--

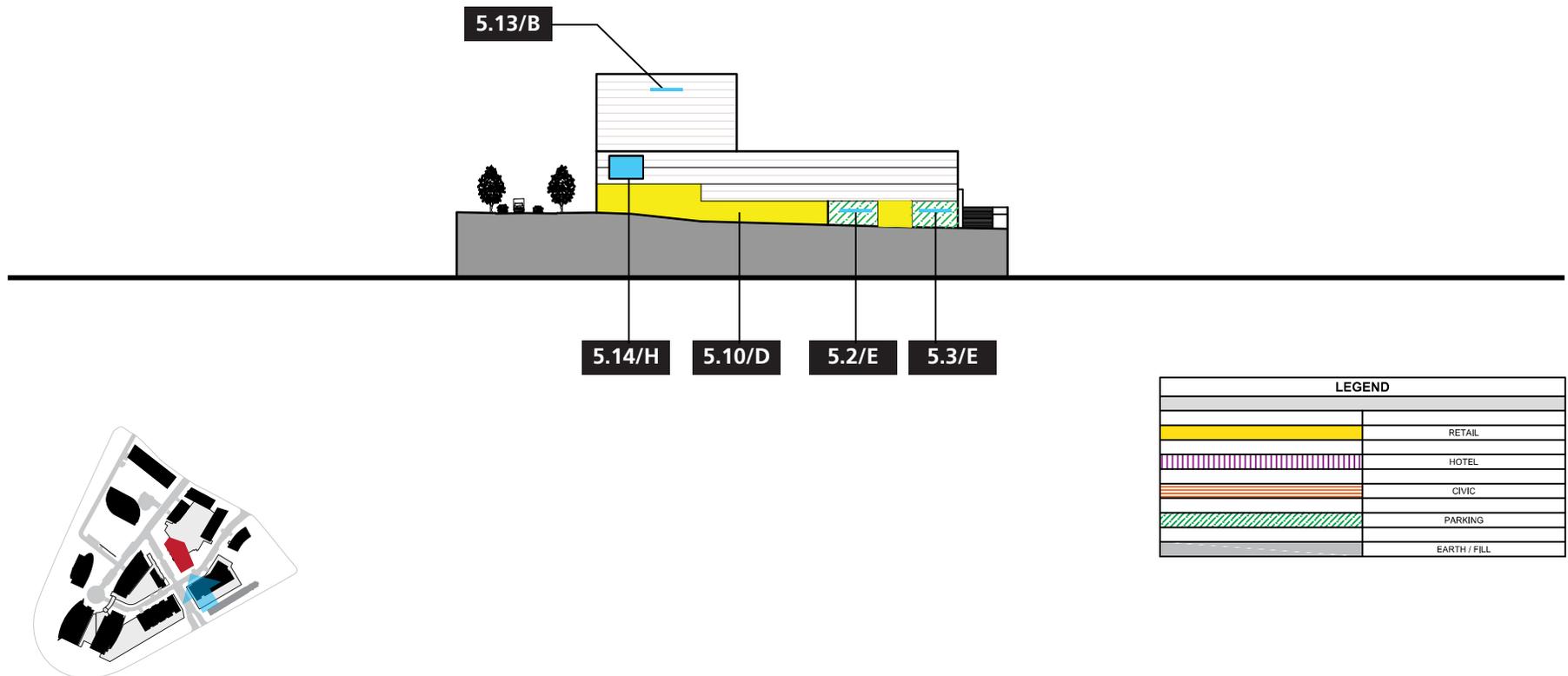
Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
5.1	B	Primary Tenant ID, Building Mounted	40'-0" x 5'-0"	200.00	200.00	Bldg. 5 / Capital One Tower Road
5.2	E	Park/Load Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 5 / Capital One Drive
5.3	E	Park/Load Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 5 / Capital One Drive
5.4	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	**	Bldg. 5 / Capital One Tower Road
5.5	D	Retail	142'-0" linear	192.00	192.00	Bldg. 5 / Capital One Tower Road
5.6	D	Retail	88'-0" linear	132.00	132.00	Bldg. 5 / Capital One Tower Road
5.7	D	Retail	93'-0" linear	139.00	139.00	Bldg. 5 / Capital One Drive
5.8	D	Retail	117'-0" linear	167.00	167.00	Bldg. 5 / Scotts Crossing Road
5.10	D	Retail	54'-0" linear	81.00	81.00	Bldg. 5 / Capital One Drive
5.11	D	Retail	70'-0" linear	105.00	105.00	Bldg. 5 / Capital One Drive
5.12	K	Blade Sign	4'-0" x 20'-0"	80.00	N/A	Bldg. 5 / Capital One Tower Road
5.13	B	Primary Tenant ID, Building Mounted	40'-0" x 5'-0"	200.00	200.00	Bldg. 5 / Capital One Drive
5.14	H	Video Screen, Building Mounted	15'-6" x 22'-6"	350.00	N/A	Bldg. 5 / Capital One Drive
Total Signage (sq. ft.), Building 5				2,006.00		

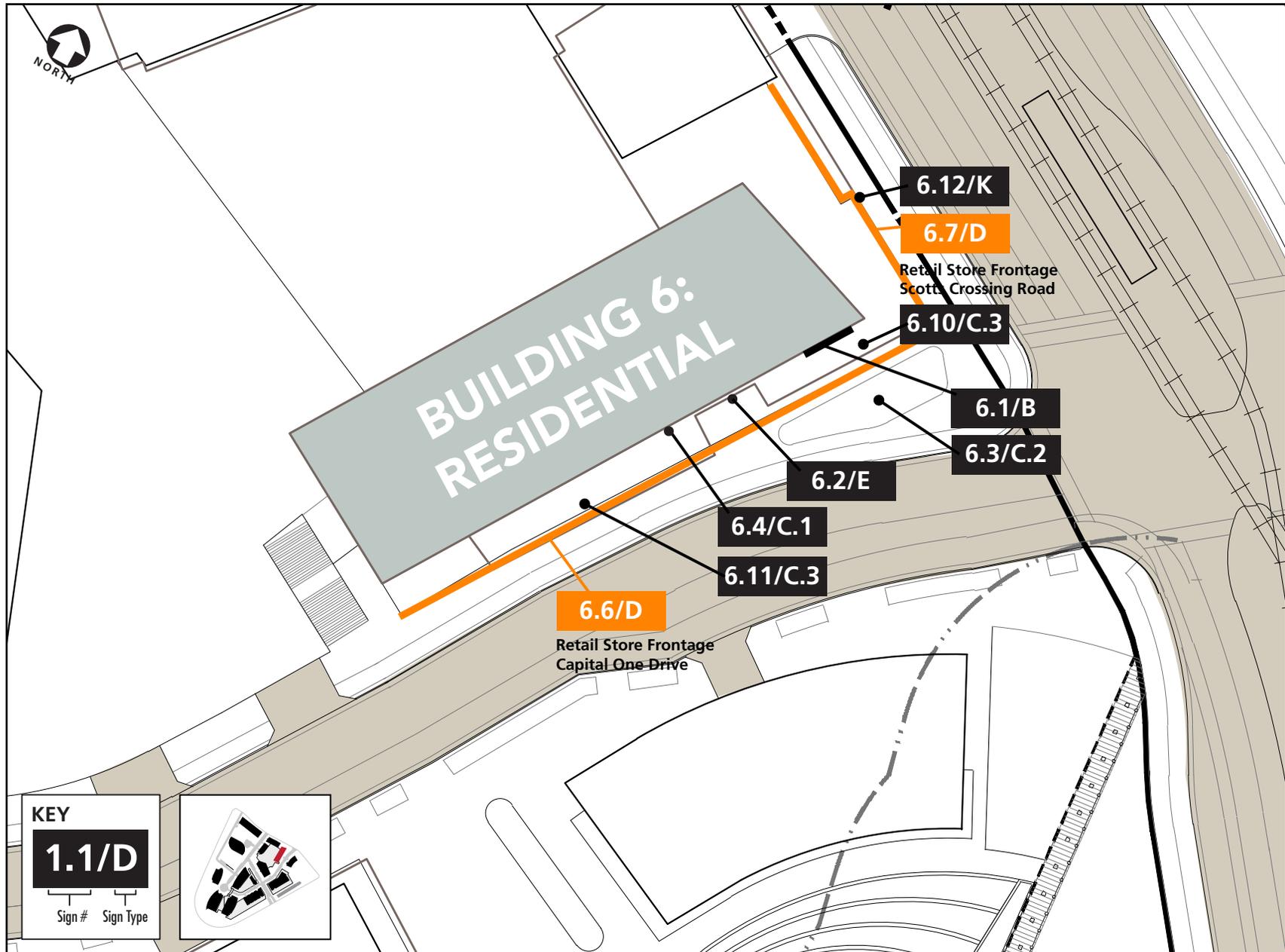


**** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.**

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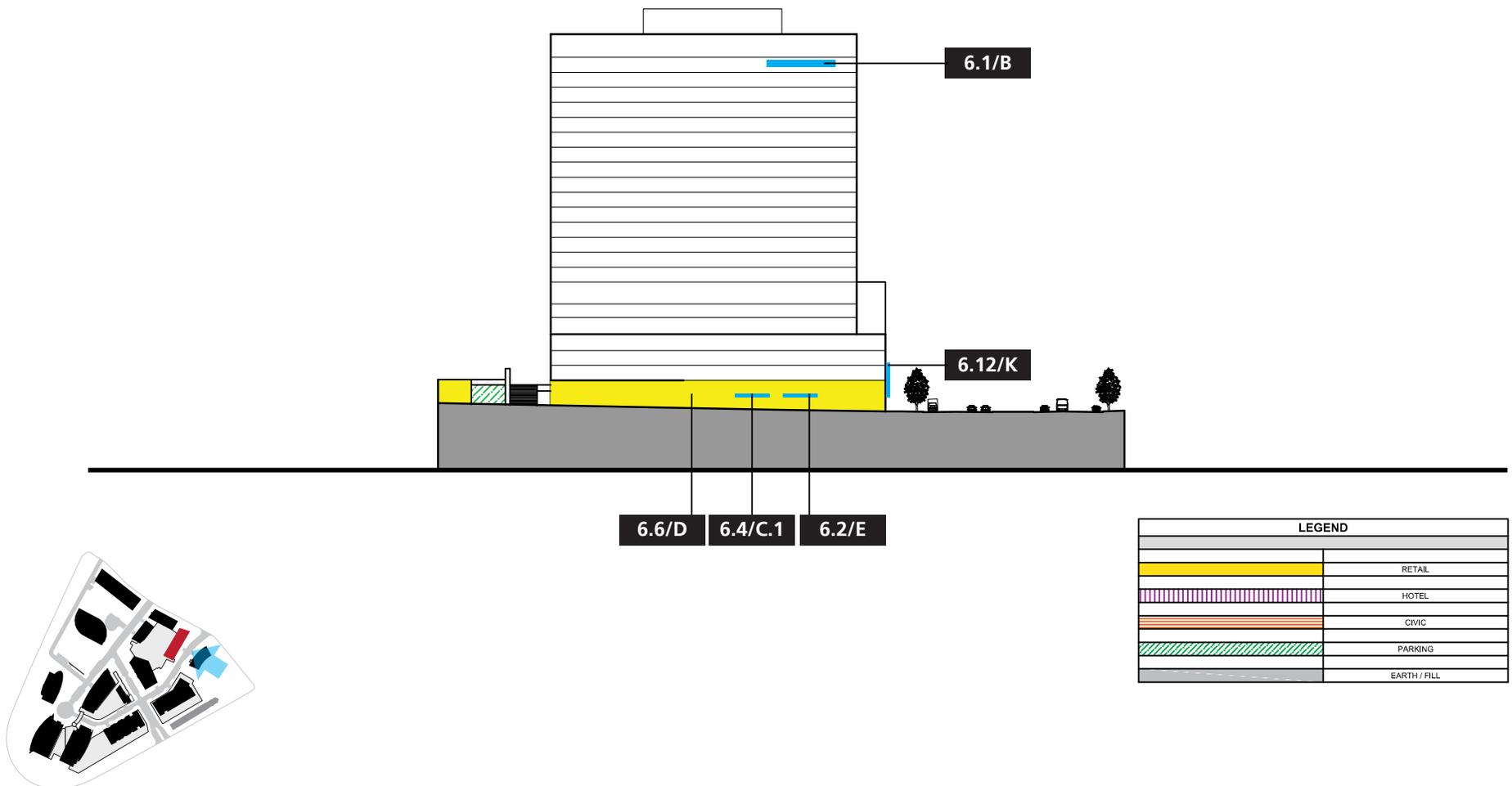
Road Designation	Linear Frontage
Capital One Drive (North)	--
Capital One Tower Road	--
Capital One Drive (South)	261'-0"
Route 123	--
I-495	--
Scotts Crossing Road	126'-0"
Access Road	--

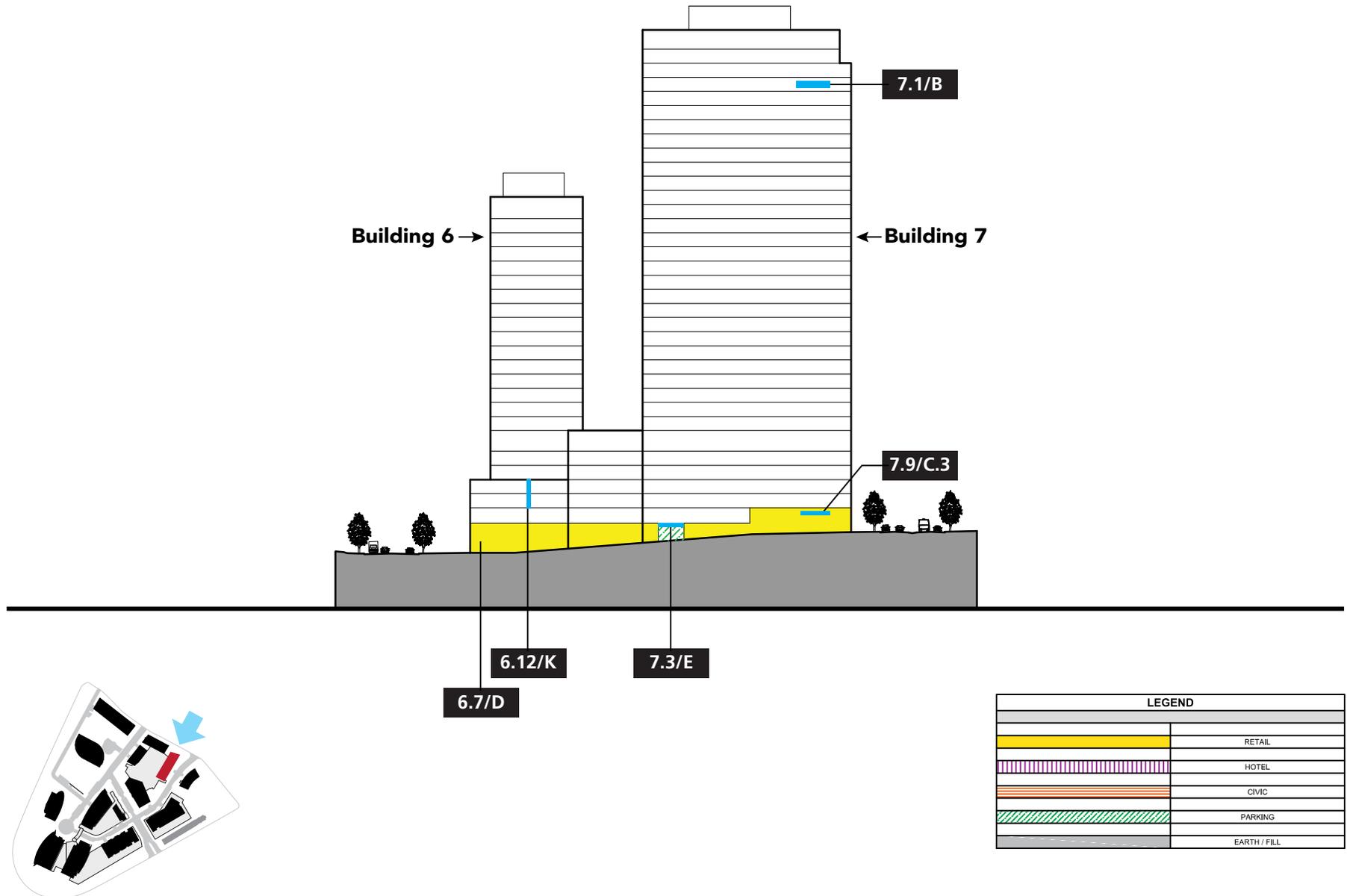
Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
6.1	B	Primary Tenant ID, Building Mounted	50'-0" x 6'-0"	300.00	200.00	Bldg. 6 / Capital One Tower Road
6.2	E	Park/Load Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 6 / Capital One Drive
6.3	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 6 / Capital One Drive
6.4	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	**	Bldg. 6 / Capital One Tower Road
6.6	D	Retail	219'-0" linear	269.00	269.00	Bldg. 6 / Capital One Drive
6.7	D	Retail	217'-0" linear	267.00	267.00	Bldg. 6 / Scotts Crossing Road
6.10	C.3	Retail Tenant ID	25'-4" x 7'-10"	200.00	20.00	Bldg. 6 / Capital One Drive
6.11	C.3	Retail Tenant ID	20'-2 1/2" x 2'-4"	200.00	20.00	Bldg. 6 / Capital One Drive
6.12	K	Blade Sign	4'-0" x 20'-0"	80.00	N/A	Bldg. 6 / Scotts Crossing Road
Total Signage (sq. ft.), Building 6				956.00		

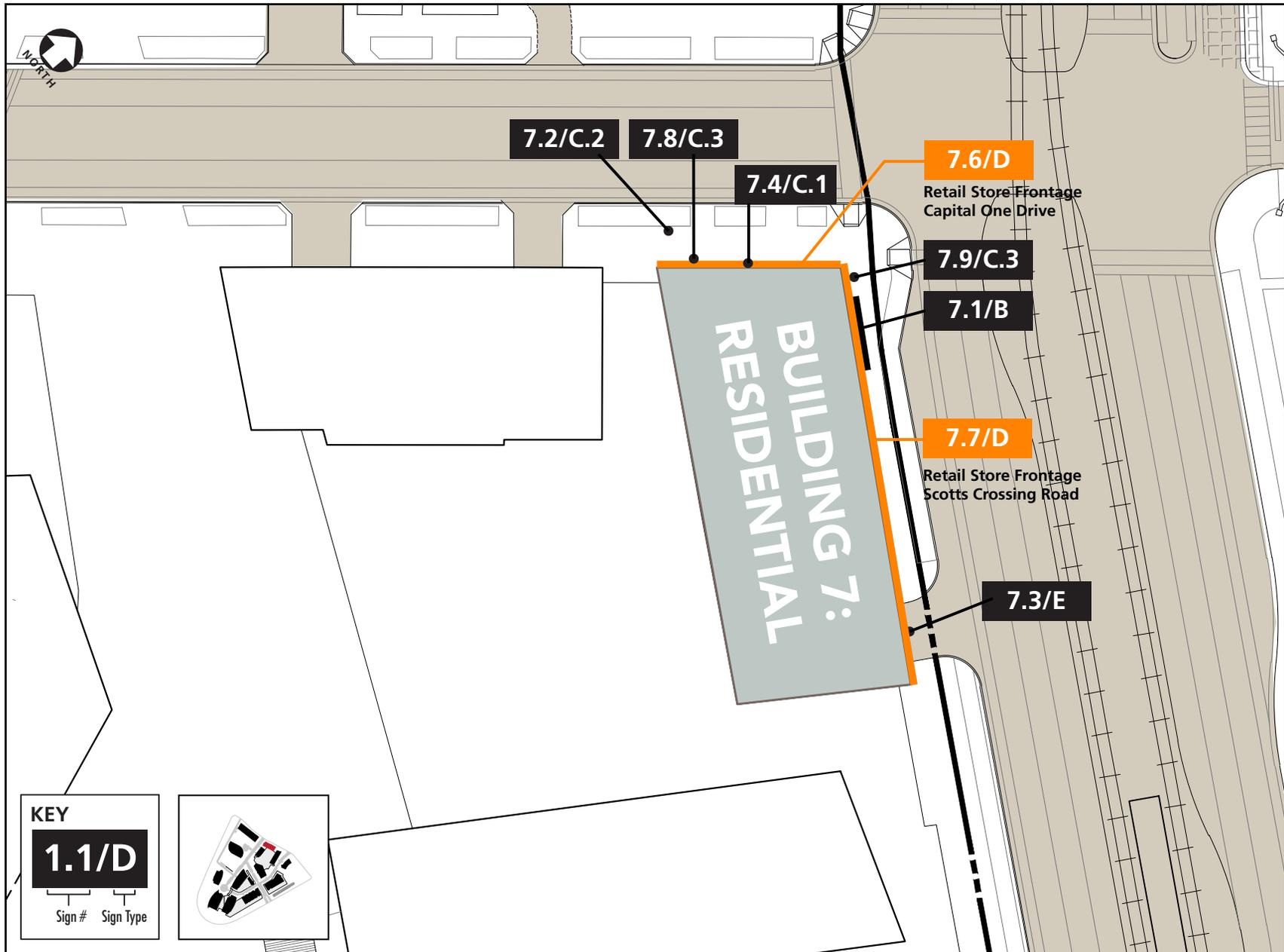
Where both Type C.3 and Type D retail signage is indicated at the same plan location, either one or the other (but not both) will be used at that location, pending final tenant branding and building design.

** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.









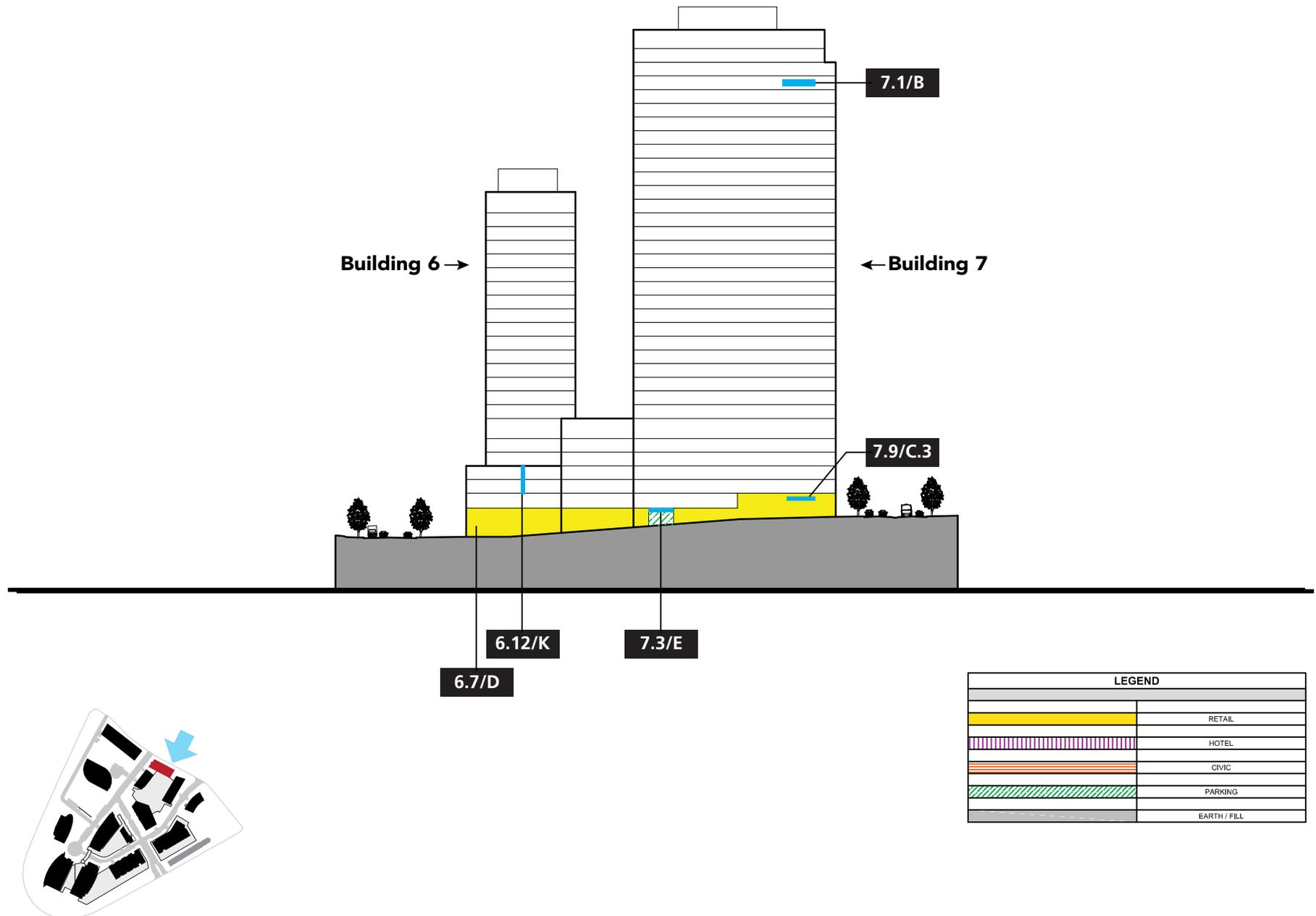
Road Designation	Linear Frontage
Capital One Drive (North)	76'-0"
Capital One Tower Road	--
Capital One Drive (South)	--
Route 123	--
I-495	--
Scotts Crossing Road	173'-0"
Access Road	--

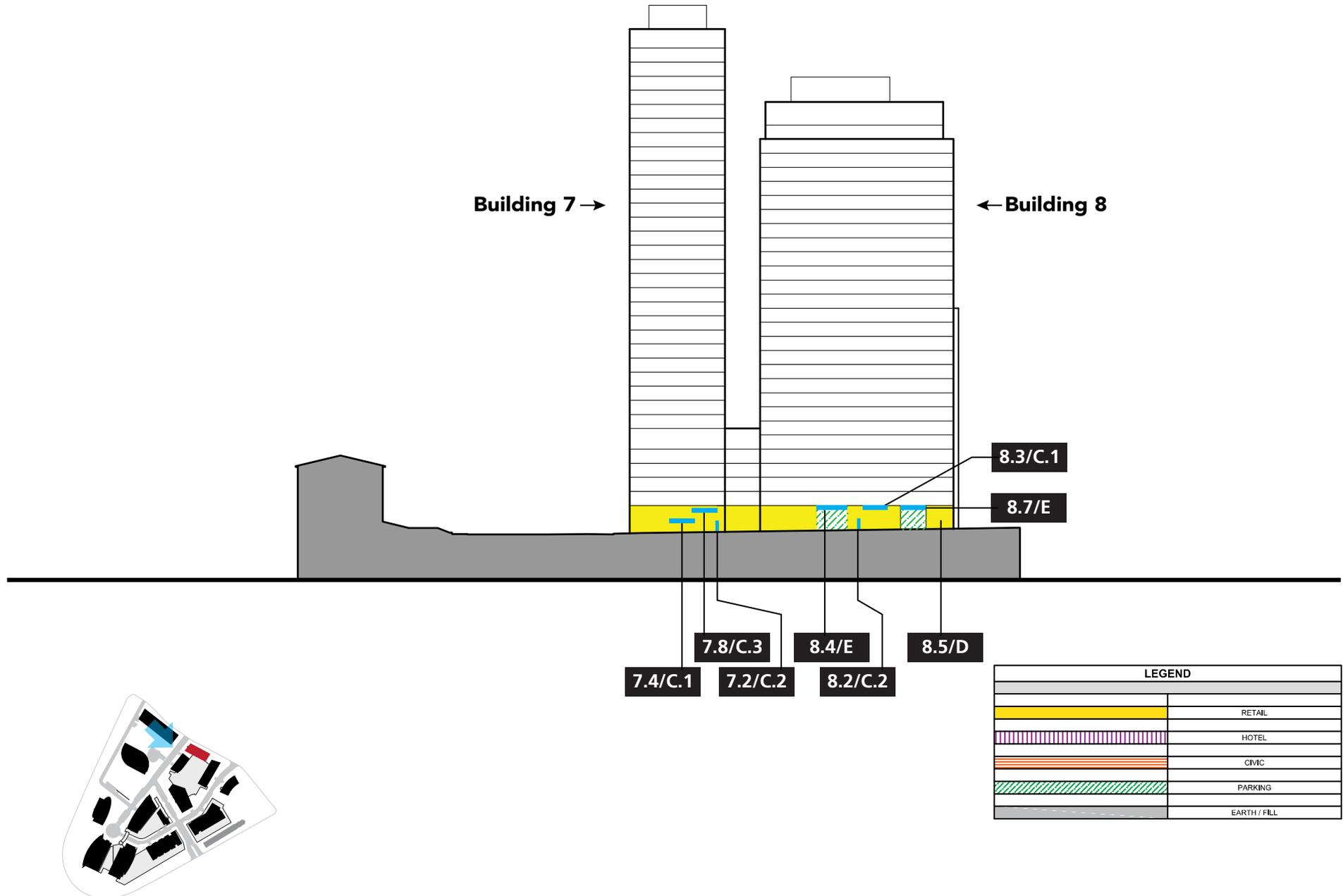
Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
7.1	B	Primary Tenant ID, Building Mounted	50'-0" x 6'-0"	300.00	200.00	Bldg. 7 / Scotts Crossing Road
7.2	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 7 / Capital One Drive
7.3	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 7 / Scotts Crossing Road
7.4	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	**	Bldg. 7 / Capital One Drive
7.6	D	Retail	100'-0" linear	150.00	150.00	Bldg. 7 / Capital One Drive
7.7	D	Retail	98'-0" linear	147.00	147.00	Bldg. 7 / Scotts Crossing Road
7.8	C.3	Retail Tenant ID, Building Mounted	25'-4" x 7'-10"	200.00	20.00	Bldg. 7 / Capital One Drive
7.9	C.3	Retail Tenant ID, Building Mounted	20'-2 1/2" x 2'-4"	48.00	20.00	Bldg 7 / Scotts Crossing Road
Total Signage (sq. ft.), Building 7				925.00	577.00	

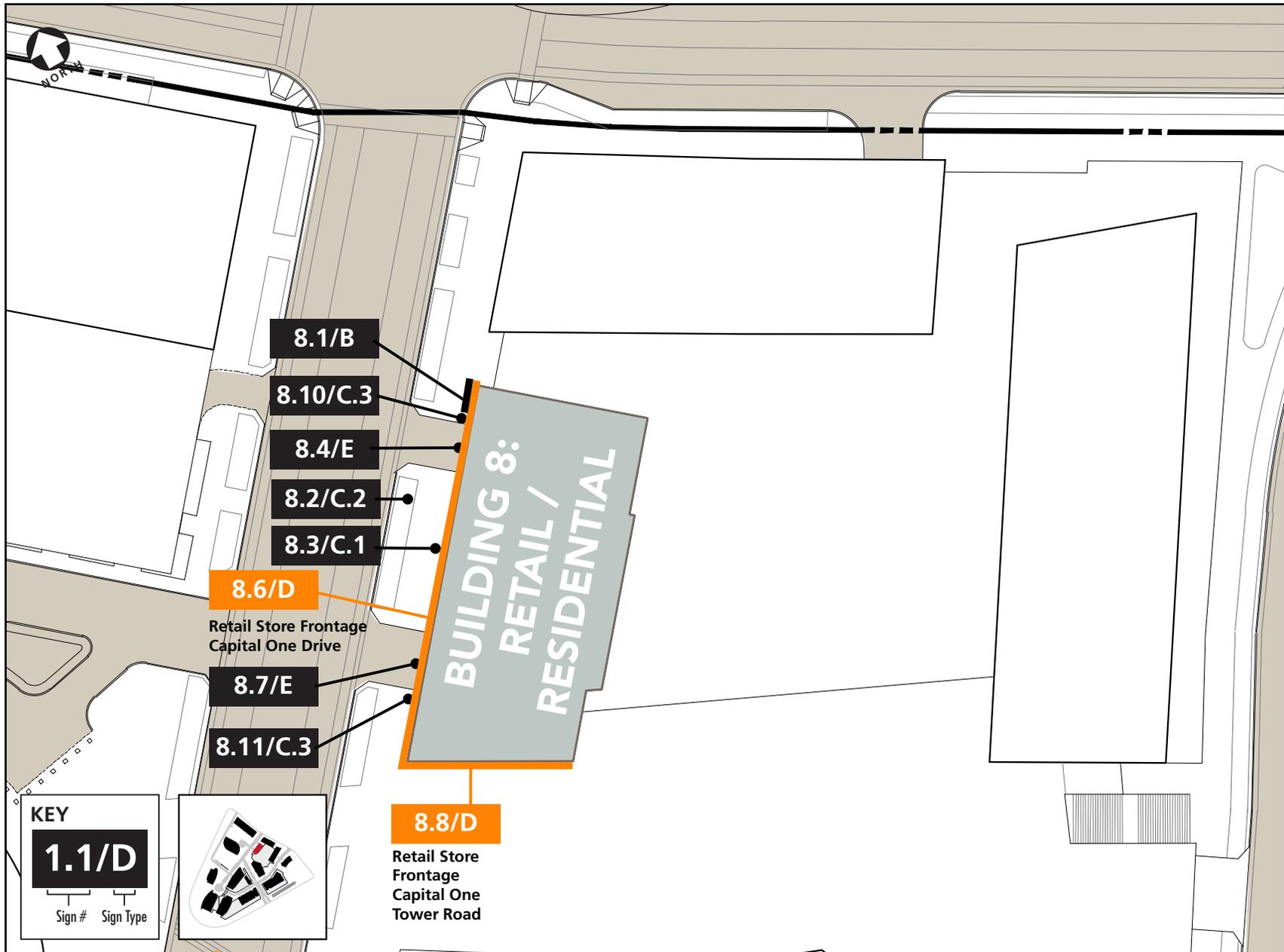
Where both Type C.3 and Type D retail signage is indicated at the same plan location, either one or the other (but not both) will be used at that location, pending final tenant branding and building design.

** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.









Road Designation	Linear Frontage
Capital One Drive (North)	156'-0"
Capital One Tower Road	--
Capital One Drive (South)	--
Route 123	--
I-495	--
Scotts Crossing Road	--
Access Road	--

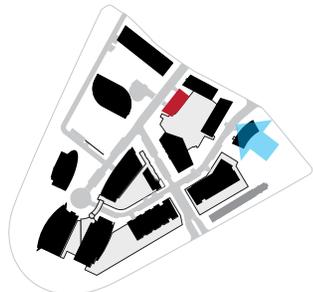
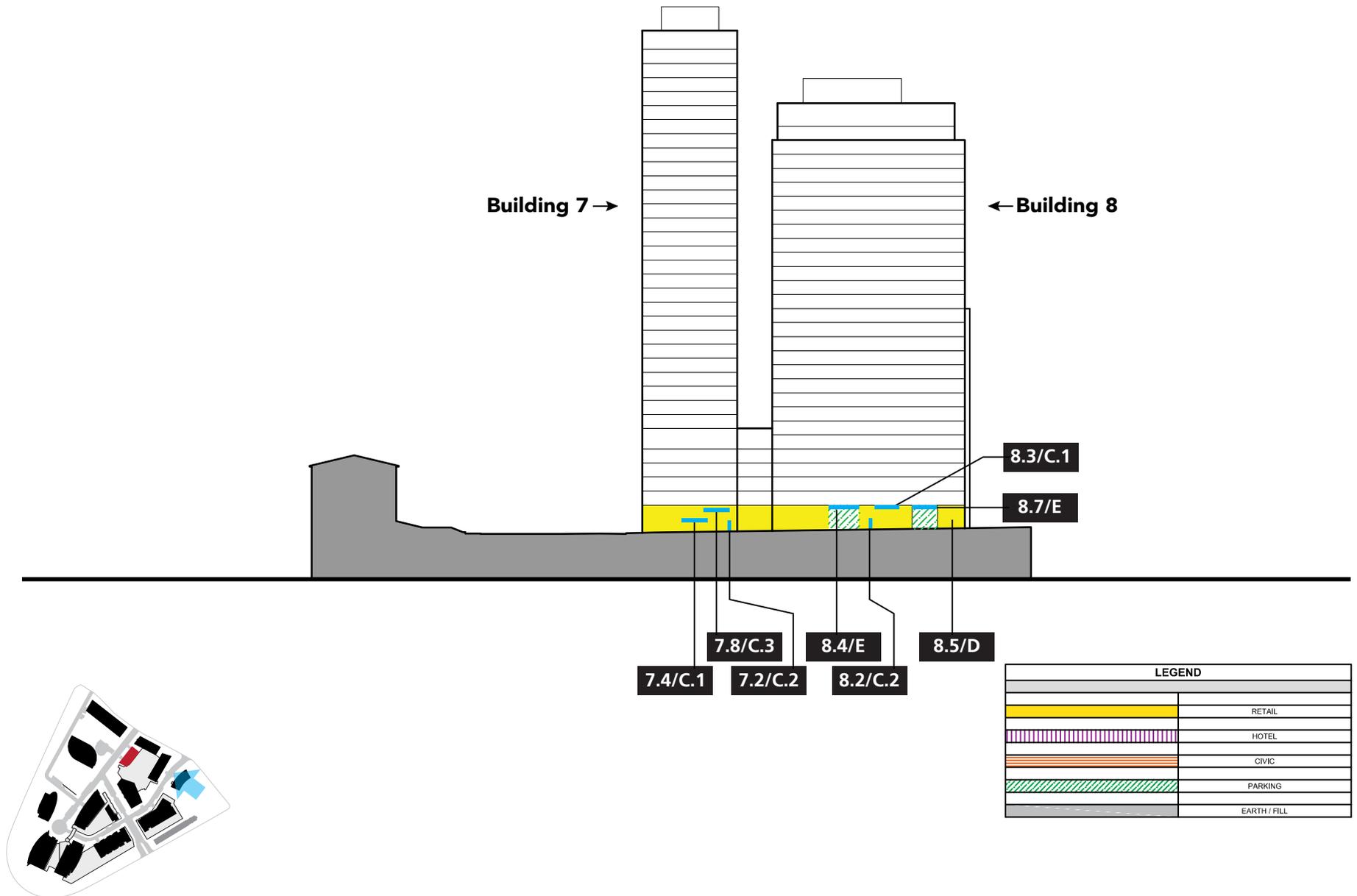
Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
8.1	B	Primary Tenant ID, Building Mounted	50'-0" x 6'-0"	300.00	200.00	Bldg. 8 / Capital One Drive
8.2	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 8 / Capital One Drive
8.3	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	**	Bldg. 8 / Capital One Drive
8.4	E	Loading Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 8 / Capital One Drive
8.6	D	Retail	76'-0" linear	114.00	114.00	Bldg. 8 / Capital One Drive
8.7	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 8 / Capital One Drive
8.8	D	Retail	111'-0" linear	161.00	161.00	Bldg. 8 / Capital One Tower Road
8.10	C.3	Retail Tenant ID, Building Mounted	25'-4" x 7'-10"	200.00		Bldg. 8 / Capital One Drive
8.11	C.3	Retail Tenant ID, Building Mounted	20'-2 1/2" x 2'-4"	48.00		Bldg. 8 / Capital One Drive
Total Signage (sq. ft.), Building 8				903.00		

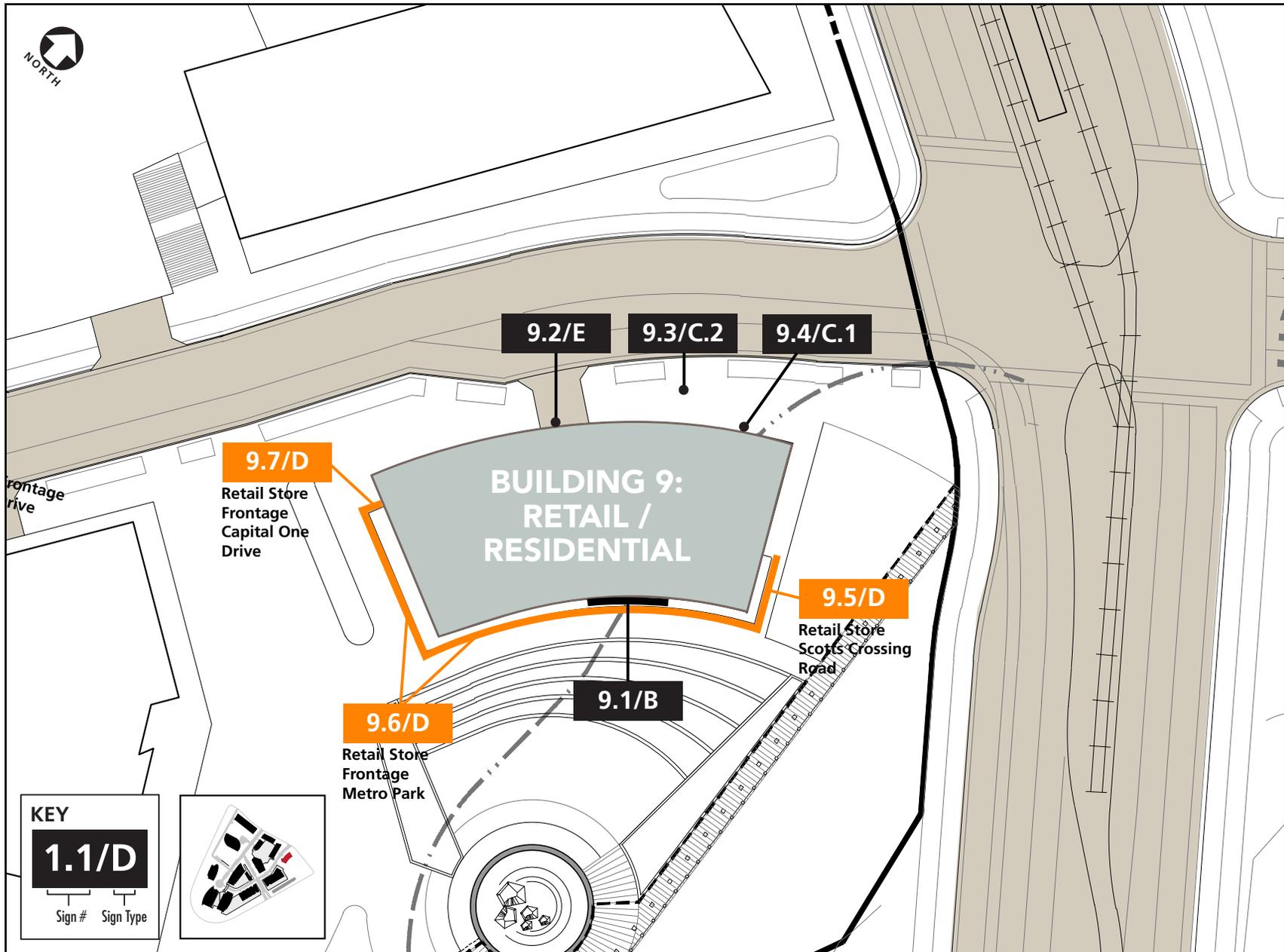
Where both Type C.3 and Type D retail signage is indicated at the same plan location, either one or the other (but not both) will be used at that location, pending final tenant branding and building design.

** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.



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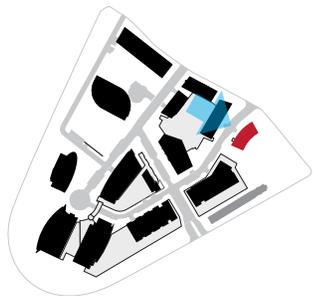
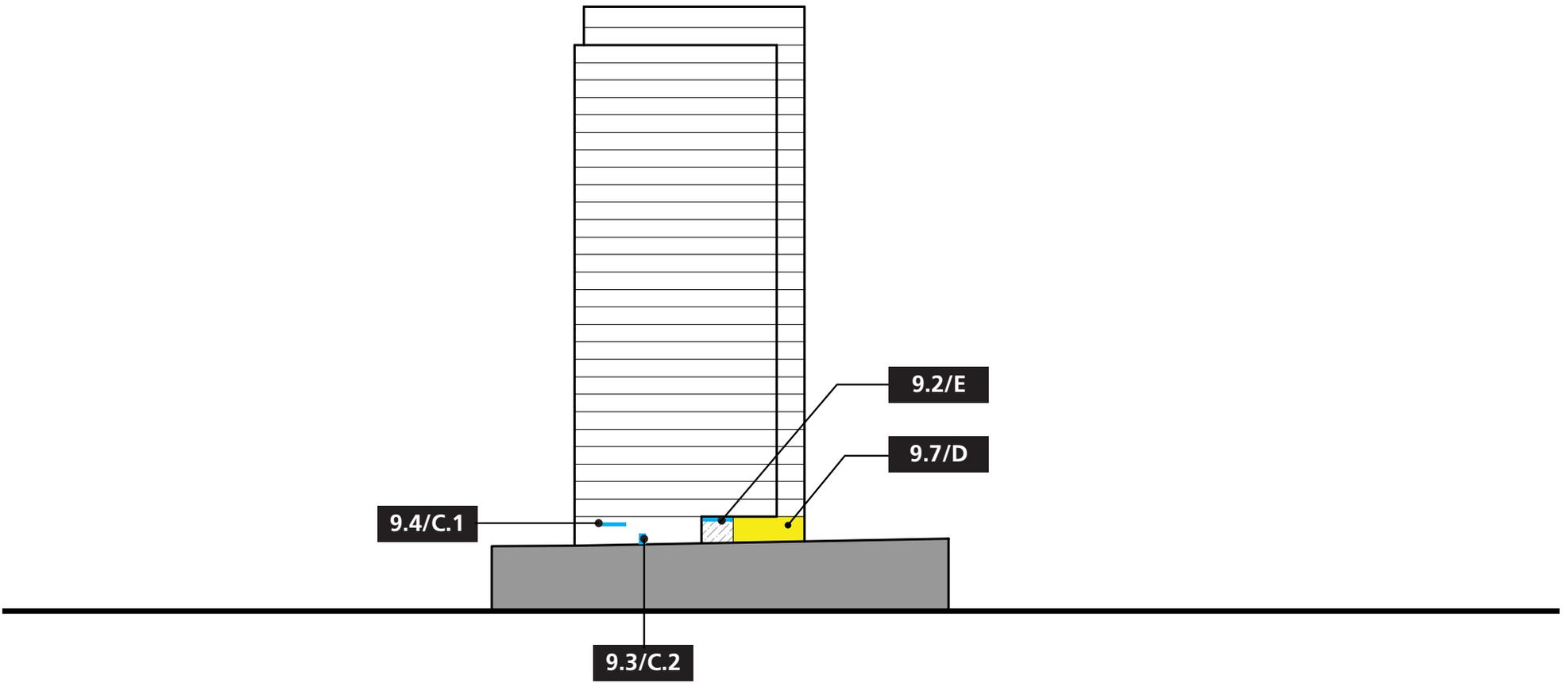


Road Designation	Linear Frontage
Capital One Drive (North)	--
Capital One Tower Road	--
Capital One Drive (South)	132'-0"
Route 123	--
I-495	--
Scotts Crossing Road	70'-0"
Access Road	--

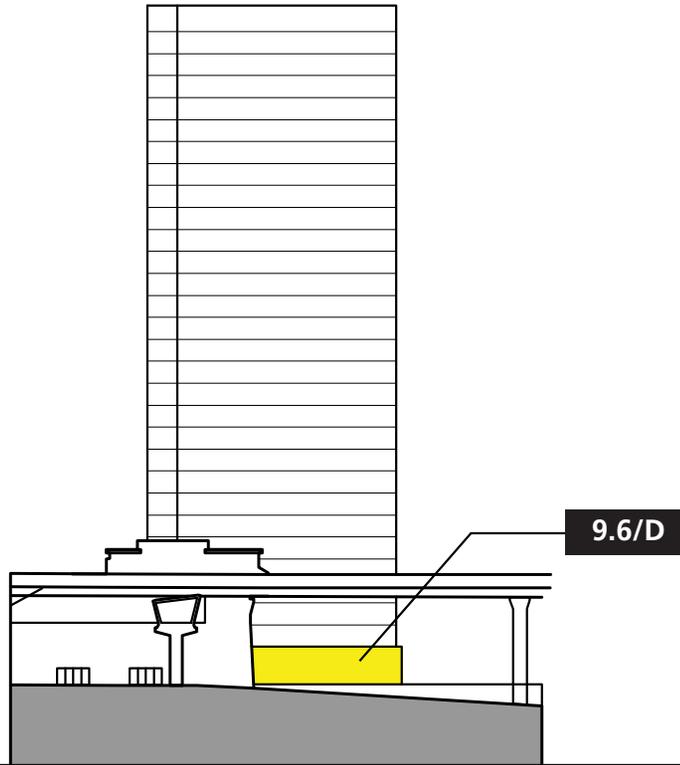
Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
9.1	B	Primary Tenant ID, Building Mounted	50'-0" x 6'-0"	300.00	200.00	Bldg. 9 / Route 123
9.2	E	Loading Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 9 / Capital One Drive
9.3	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 9 / Capital One Drive
9.4	C.1	Secondary ID, at Entrance	20'-0" x 1'-0"	20.00	**	Bldg. 9 / Capital One Drive
9.5	D	Retail	96'-0" linear	144.00	144.00	Bldg. 9 / Scotts Crossing Road
9.6	D	Retail	72'-0" linear	108.00	108.00	Bldg. 9 / Metro Park
9.7	D	Retail	88'-0" linear	132.00	132.00	Bldg. 9 / Capital One Drive
Total Signage (sq. ft.), Building 9				1,044.00		

** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.

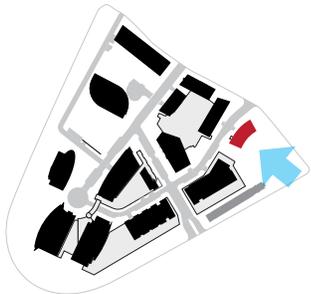


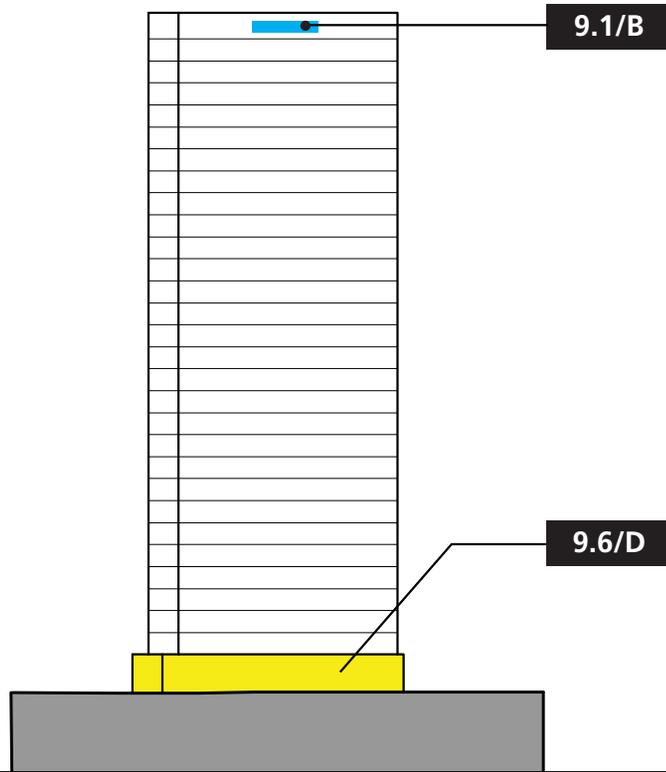


LEGEND	
[Yellow fill]	RETAIL
[Purple vertical stripes]	HOTEL
[Orange horizontal stripes]	CIVIC
[Green diagonal stripes]	PARKING
[Grey fill]	EARTH / FILL

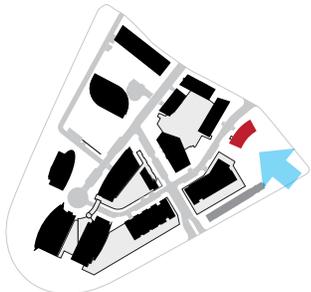


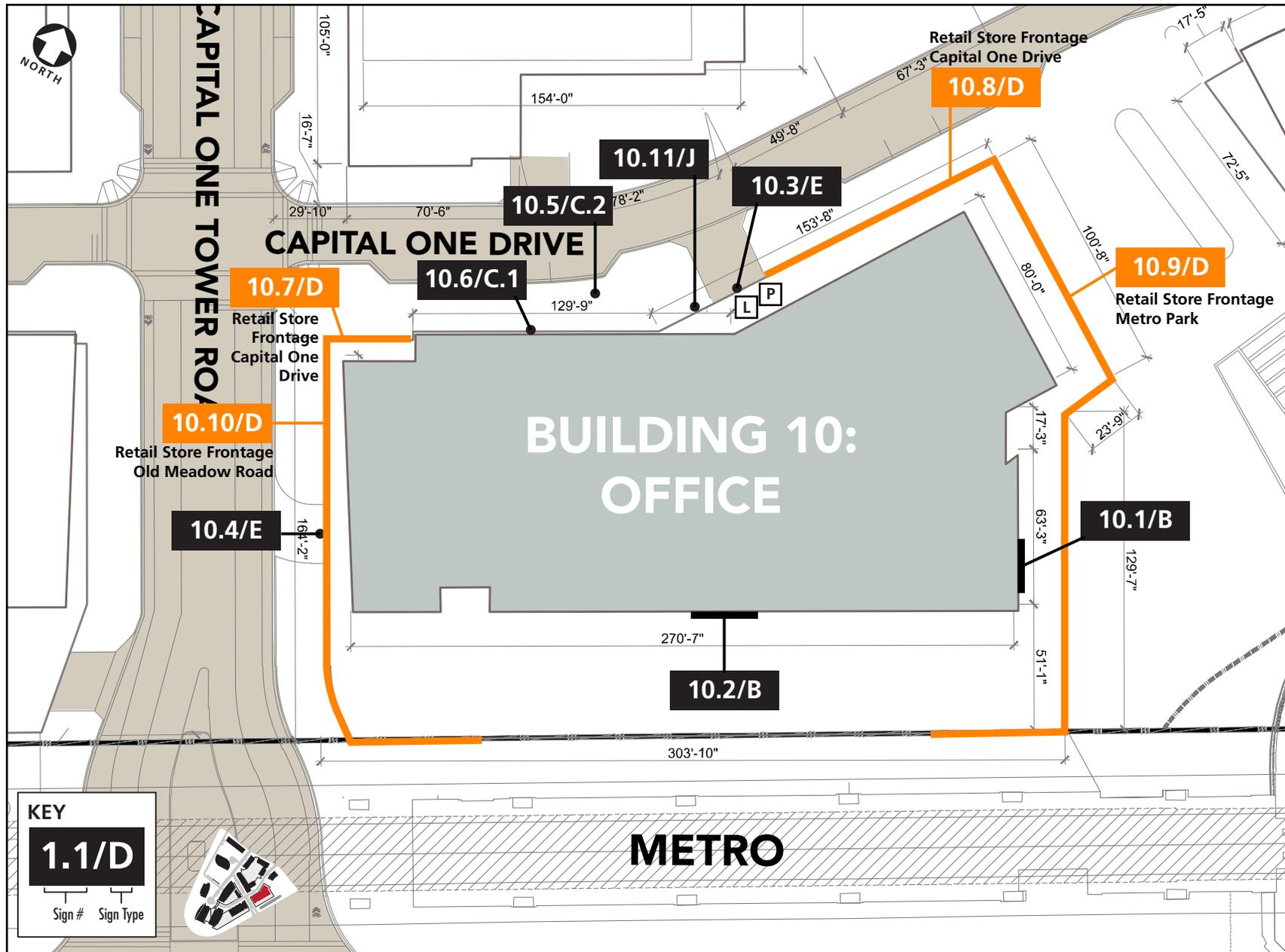
LEGEND	
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[Orange hatched fill]	CIVIC
[Green hatched fill]	PARKING
[Grey fill]	EARTH / FILL





LEGEND	
	RETAIL
	HOTEL
	CIVIC
	PARKING
	EARTH / FILL



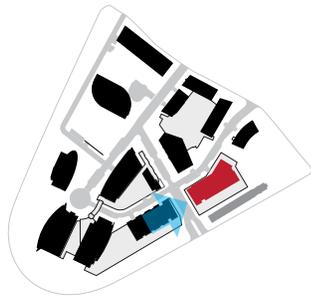
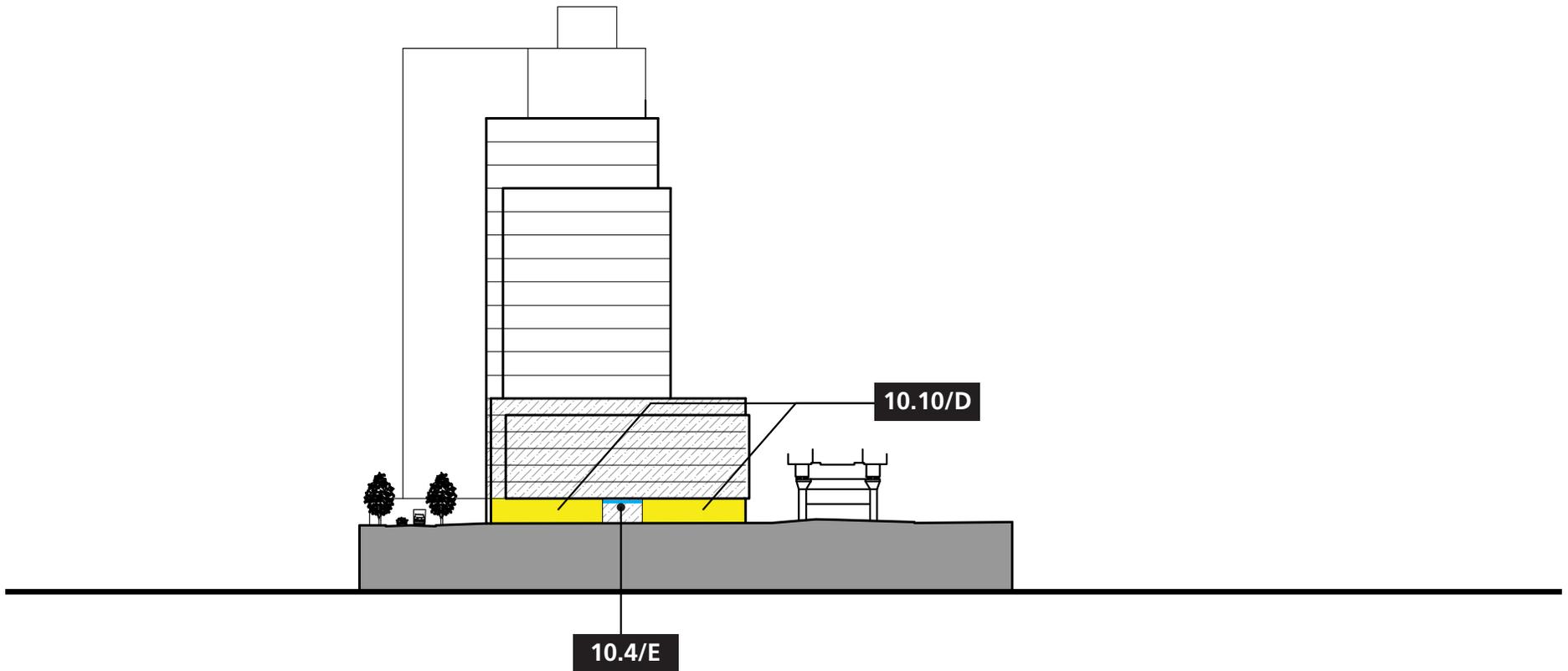


Road Designation	Linear Frontage
Capital One Drive (North)	--
Capital One Tower Road	112'-0"
Capital One Drive (South)	290'-0"
Route 123	282'-6"
I-495	--
Scotts Crossing Road	--
Access Road	--

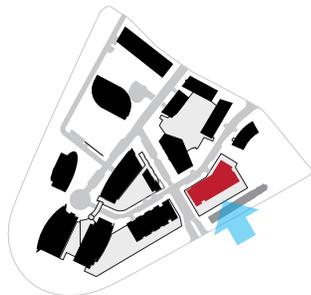
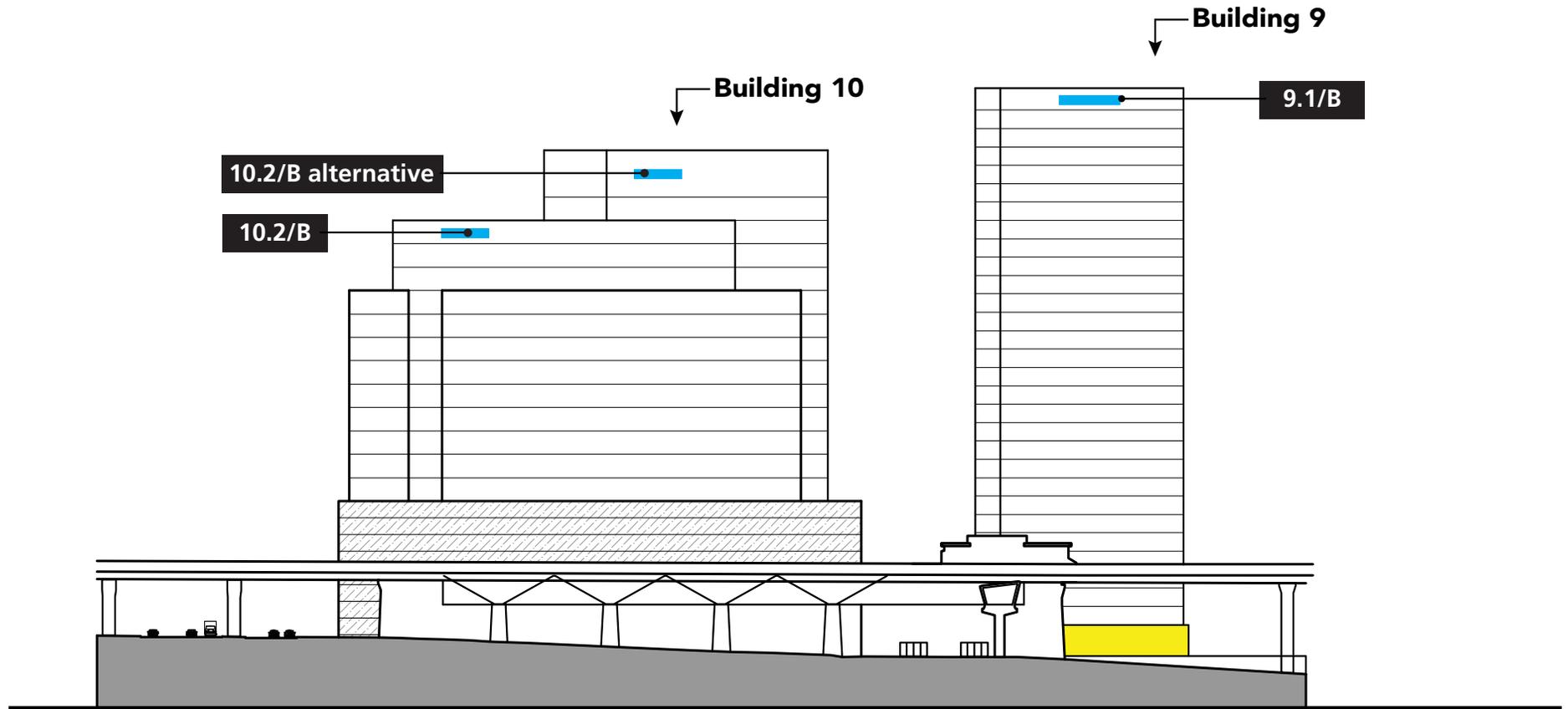
Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
10.1	B	Primary Tenant ID, Building Mounted	55'-0" x 7'-8"	430.00	200.00	Bldg. 10 / Metro Park / Scotts Crossing Road
10.2	B	Primary Tenant ID, Building Mounted	55'-0" x 7'-8"	430.00	200.00	Bldg. 10 / Route 123
10.3	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 10 / Capital One Drive
10.4	E	Loading Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 10 / Capital One Tower Road
10.5	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 10 / Capital One Drive
10.6	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	**	Bldg. 10 / Capital One Drive
10.7	D	Retail	132'-0" linear	182.00	182.00	Bldg. 10 / Capital One Drive
10.8	D	Retail	125'-0" linear	175.00	175.00	Bldg. 10 / Capital One Drive
10.9	D	Retail	257'-0" linear	325.00	325.00	Bldg. 10 / Metro Park
10.10	D	Retail	118'-0" linear	177.00	177.00	Bldg. 10 / Capital One Tower Road
10.11	J	Parking Availability, Building Mounted	4'-0" x 8'-0"	32.00	N/A	Bldg. 10 / Capital One Drive
Total Signage (sq. ft.), Building 10				972.00		

**** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.**

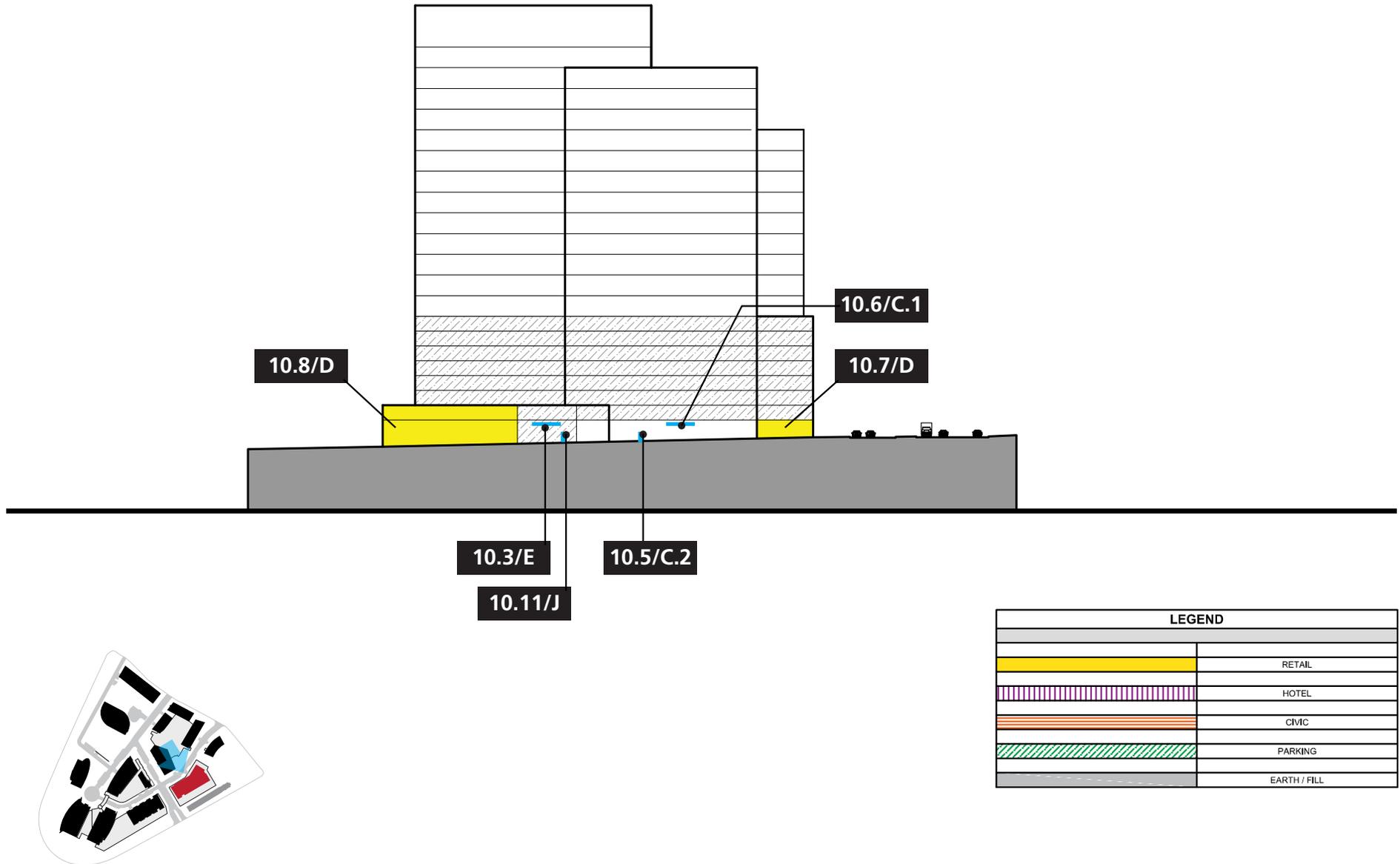


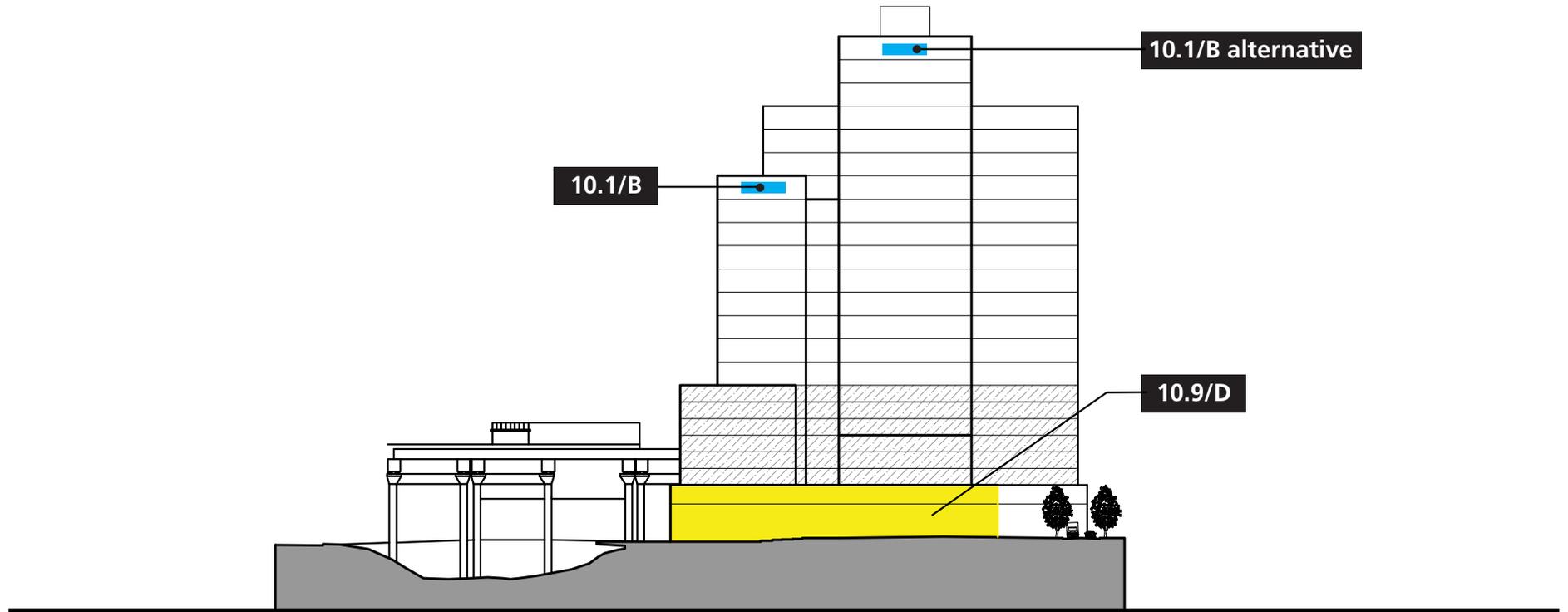


LEGEND	
[Yellow Box]	RETAIL
[Hatched Box]	HOTEL
[Orange Box]	CIVIC
[Green Hatched Box]	PARKING
[Grey Box]	EARTH / FILL

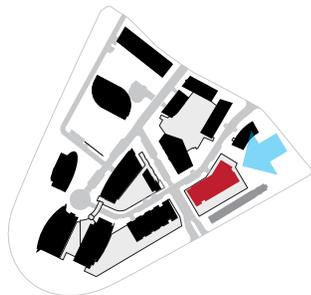


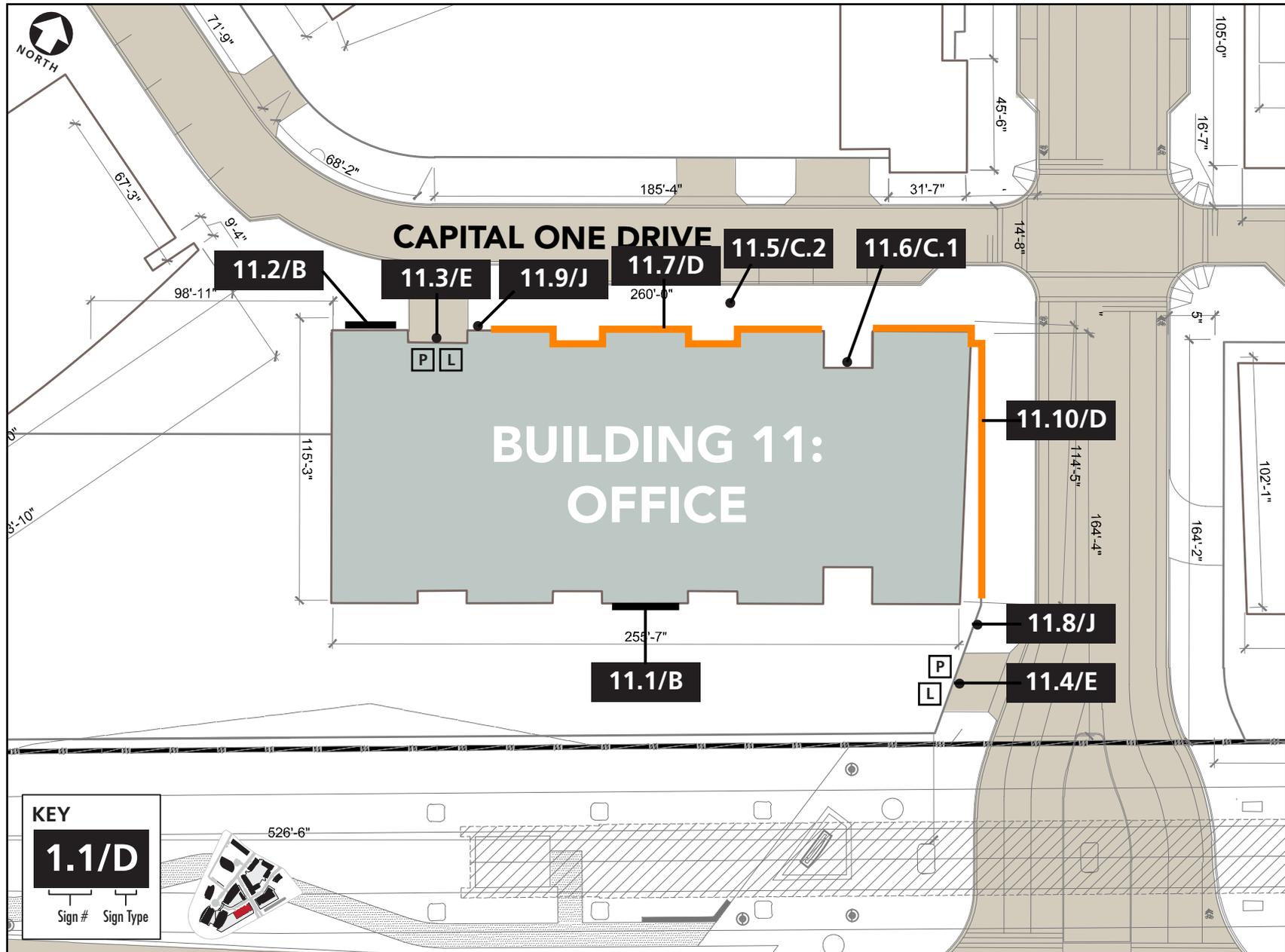
LEGEND	
[Yellow bar]	RETAIL
[Pink hatched bar]	HOTEL
[Orange hatched bar]	CIVIC
[Green hatched bar]	PARKING
[Grey bar]	EARTH / FILL





LEGEND	
[Yellow Box]	RETAIL
[Pink Hatched Box]	HOTEL
[Orange Hatched Box]	CIVIC
[Green Hatched Box]	PARKING
[Grey Box]	EARTH / FILL





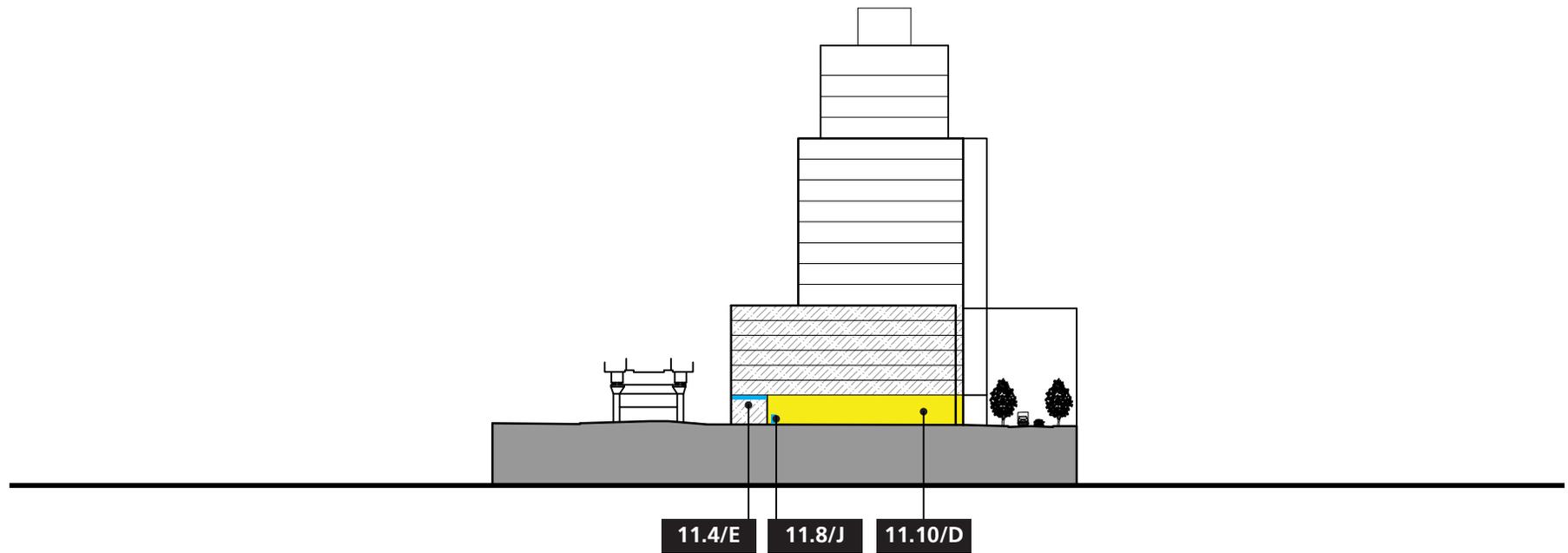
Road Designation	Linear Frontage
Capital One Drive (North)	--
Capital One Tower Road	114'-5"
Capital One Drive (South)	260'-0"
Route 123	260'-0"
I-495	--
Scotts Crossing Road	--
Access Road	--

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
11.1	B	Primary Tenant ID, Building Mounted	55'-0" x 6'-6"	360.00	200.00	Bldg. 11 / Route 123
11.2	B	Primary Tenant ID, Building Mounted	55'-0" x 6'-6"	360.00	200.00	Bldg. 11 / Capital One Drive
11.3	E	Parking Identification	20'-0" x 1-0"	20.00	20.00	Bldg. 11 / Capital One Drive
11.4	E	Parking Identification	20'-0" x 1-0"	20.00	20.00	Bldg. 11 / Capital One Tower Road
11.5	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 11 / Capital One Drive
11.6	C.1	Secondary ID, at Entrance	20'-0" x 1-0"	20.00	**	Bldg. 11 / Capital One Drive
11.7	D	Retail	185'-0" linear	235.00	235.00	Bldg. 11 / Capital One Drive
11.8	J	Parking Availability, Building Mounted	4'-0" x 8'-0"	32.00	N/A	Bldg. 11 / Capital One Tower Road
11.9	J	Parking Availability, Building Mounted	4'-0" x 8'-0"	32.00	N/A	Bldg. 11 / Capital One Drive
11.10	D	Retail	193'-0" linear	243.00	243.00	Bldg. 11 / Capital One Tower Road
Total Signage (sq. ft.), Building 11				1,342.00		

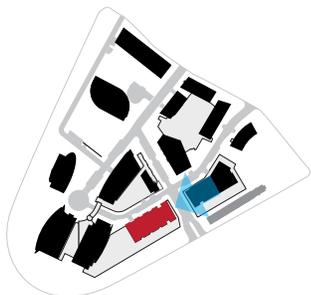
**** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.**

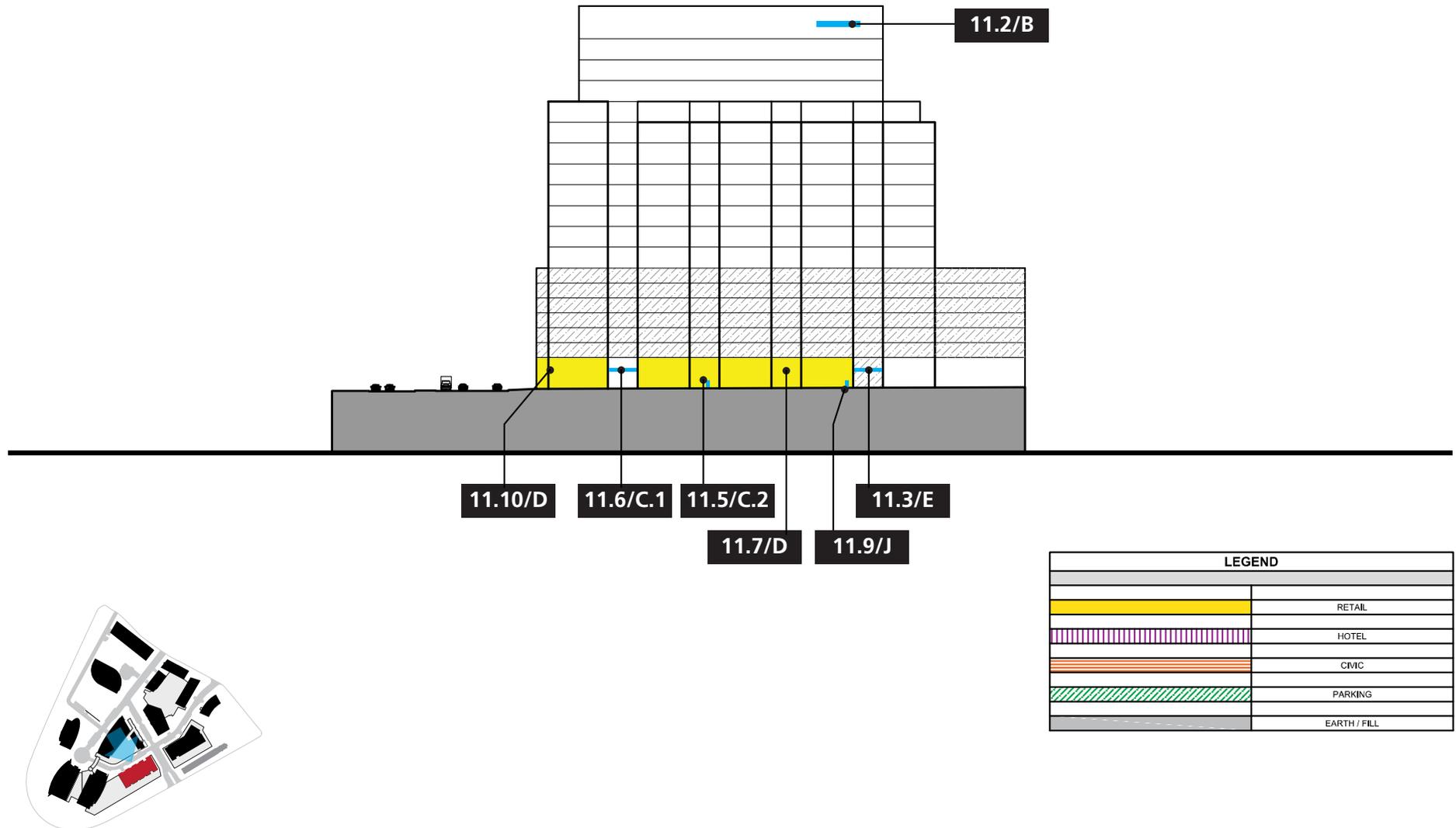


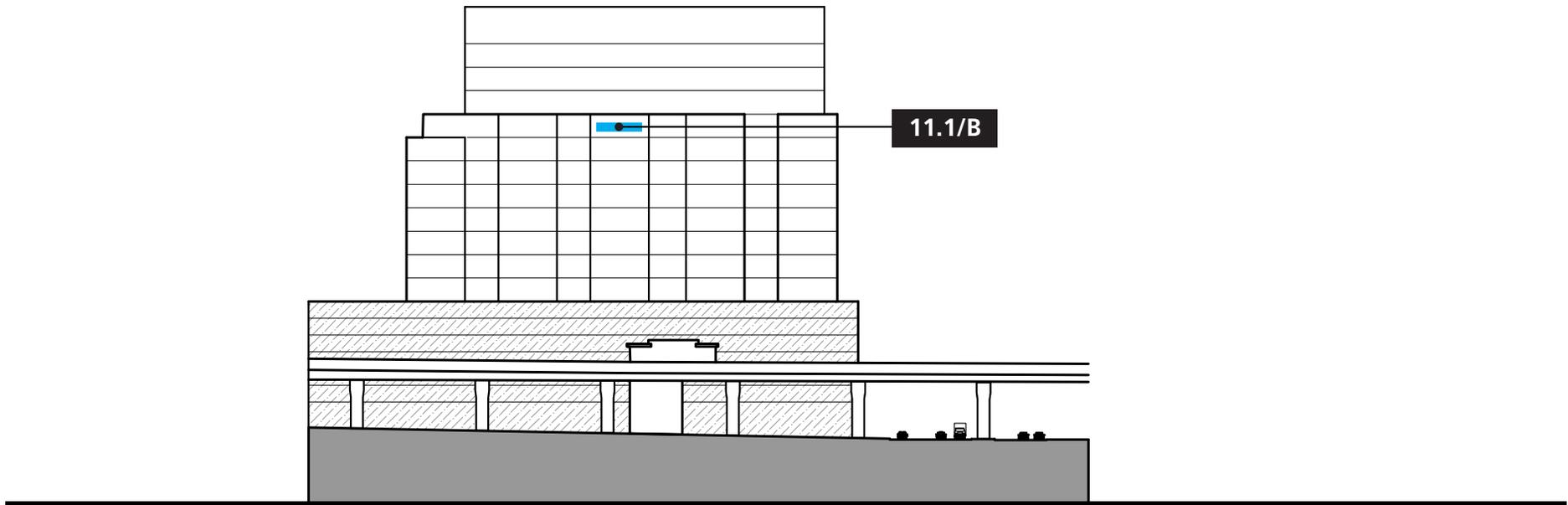
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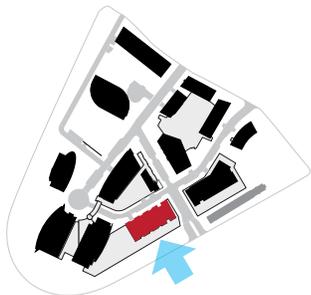
LEGEND	
[Yellow fill]	RETAIL
[Pink hatched fill]	HOTEL
[Orange hatched fill]	CIVIC
[Green hatched fill]	PARKING
[Grey fill]	EARTH / FILL

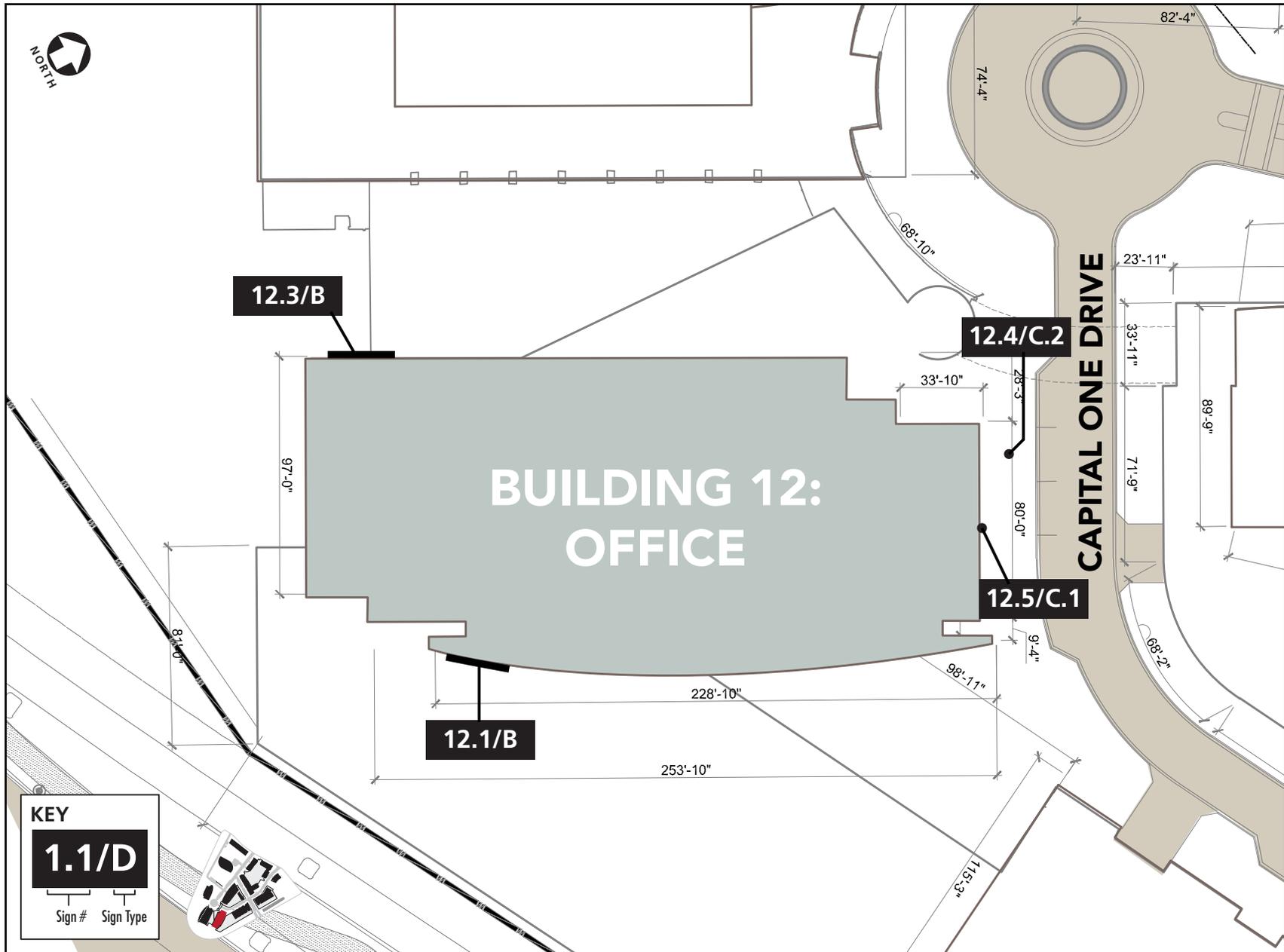






LEGEND	
	RETAIL
	HOTEL
	CIVIC
	PARKING
	EARTH / FILL





Road Designation	Linear Frontage
Capital One Drive (North)	--
Capital One Tower Road	--
Capital One Drive (South)	117'-7"
Route 123	--
I-495	97'-0"
Scotts Crossing Road	--
Access Road	--

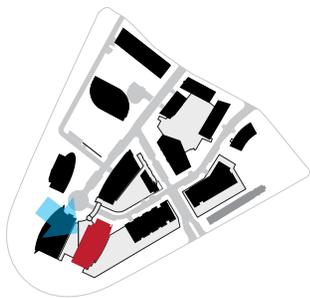
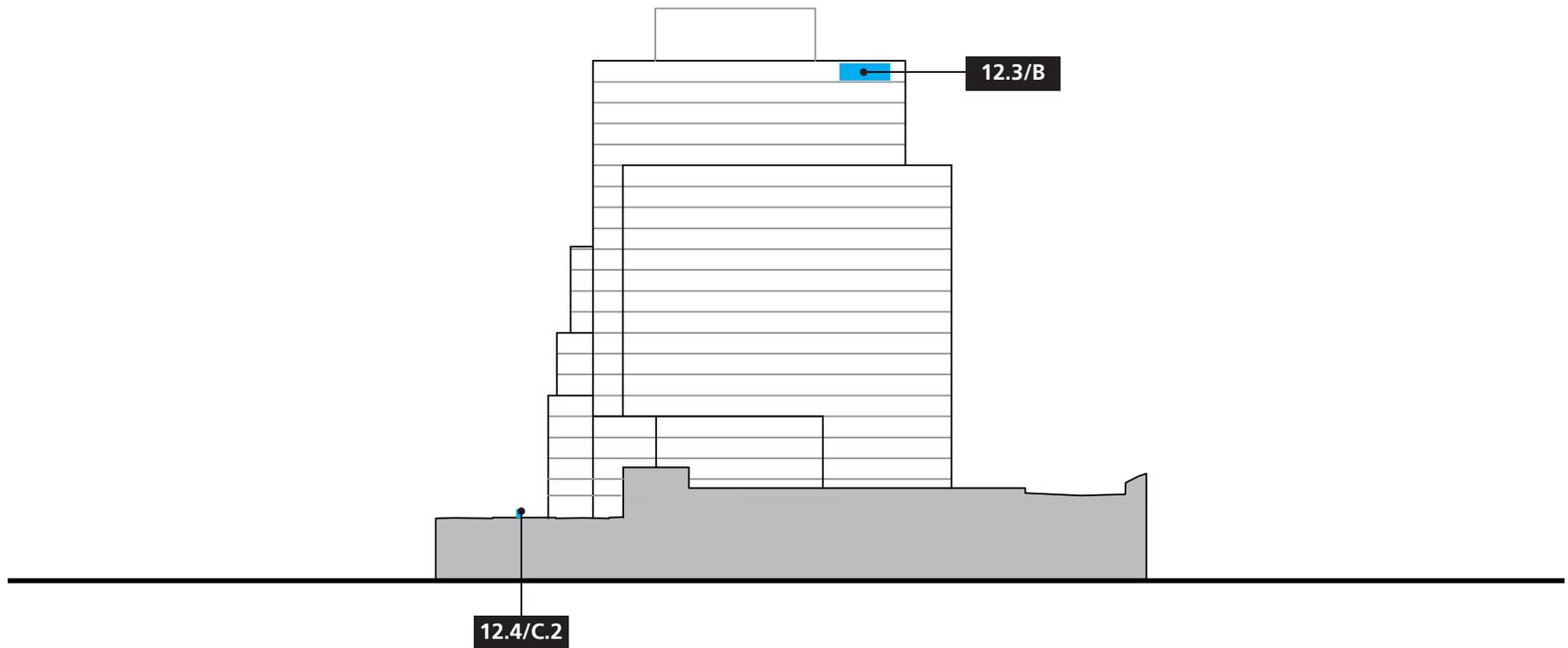
Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
12.1	B	Primary Tenant ID, Building Mounted	*	500.00	200.00	Bldg. 12 / Route 123
12.3	B	Primary Tenant ID, Building Mounted	*	790.00	200.00	Bldg. 12 / I-495
12.4	C.2	Multi-Tenant ID, Freestanding	5'-0" x 4'-0"	20.00	20.00	Bldg. 12 / Capital One Drive
12.5	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	**	Bldg. 12 / Capital One Drive
Total Signage (sq. ft.), Building 12				1330.00		

* Refer to page 2.13 for dimensions computation.

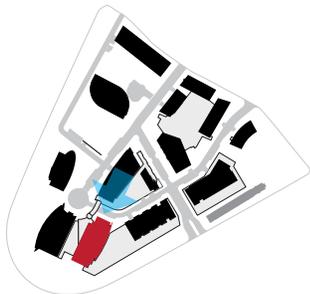
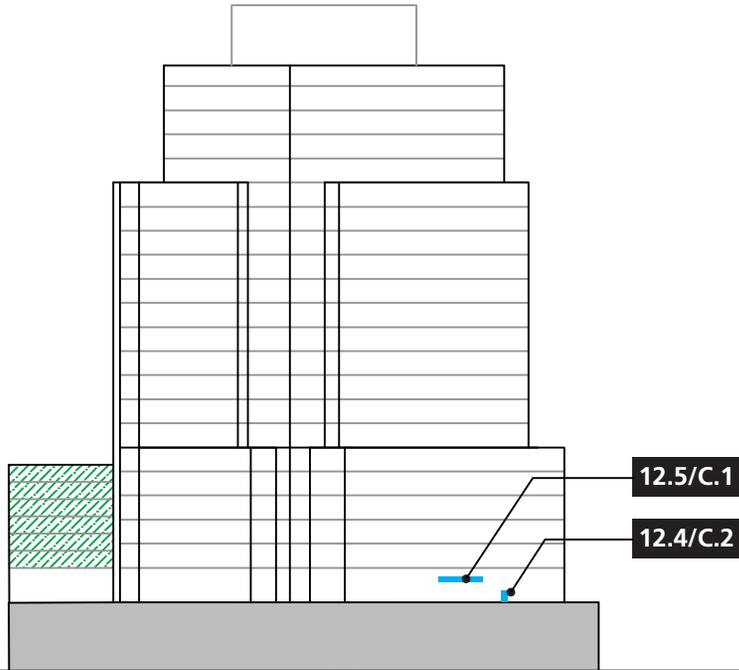
** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.



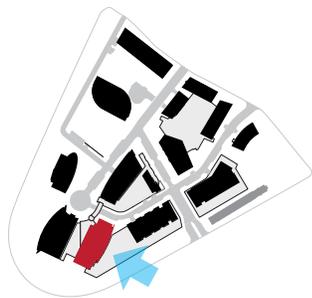
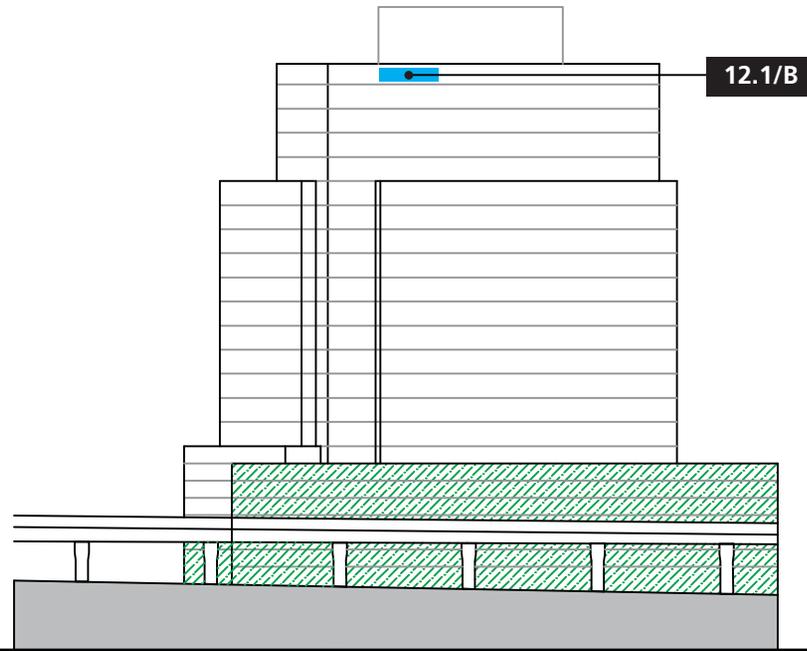
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LEGEND	
	RETAIL
	HOTEL
	CIVIC
	PARKING
	EARTH / FILL

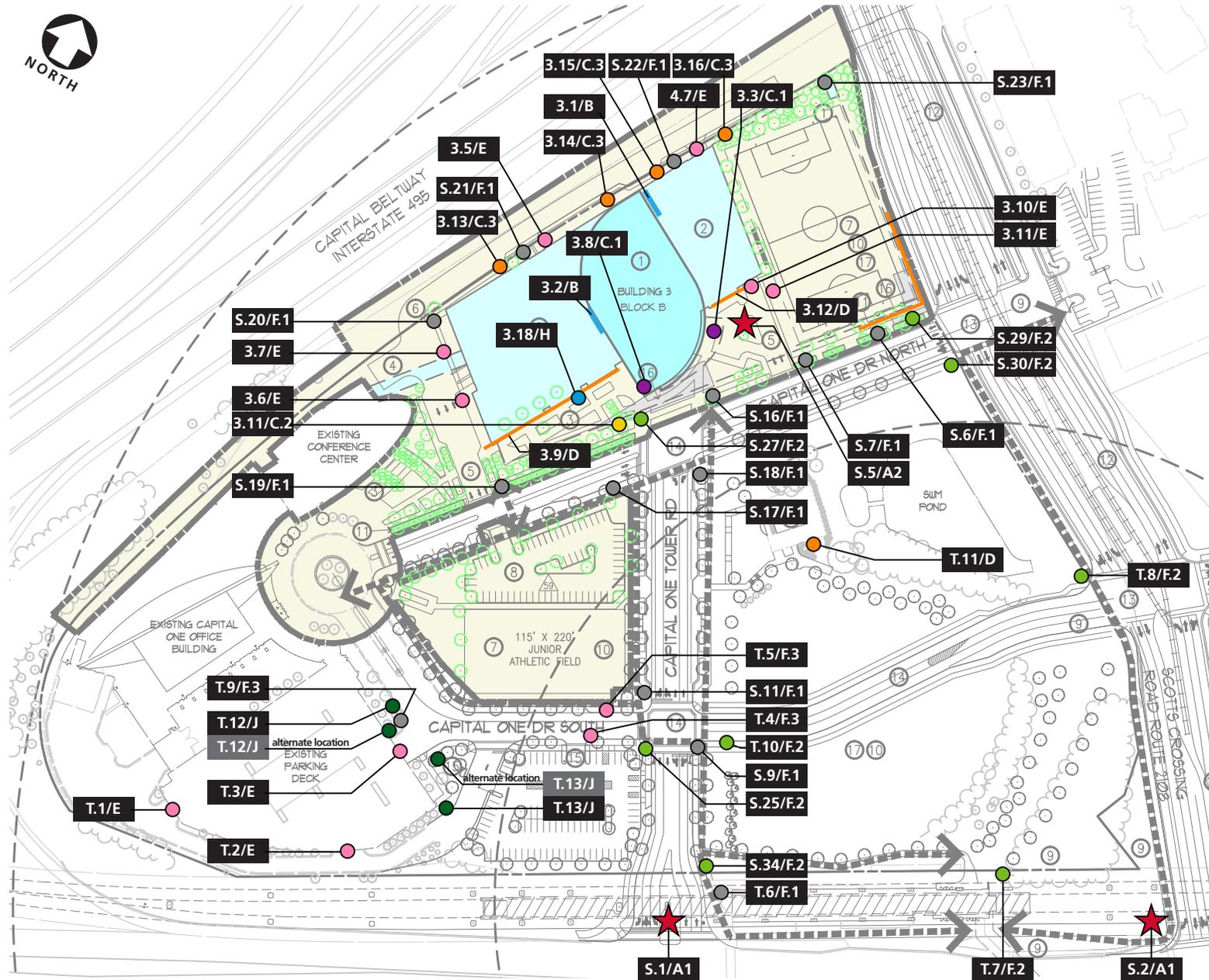


LEGEND	
[Yellow bar]	RETAIL
[Purple hatched bar]	HOTEL
[Orange hatched bar]	CIVIC
[Green hatched bar]	PARKING
[Grey bar]	EARTH / FILL



LEGEND	
[Grey hatched pattern]	EARTH / FILL
[Green diagonal hatched pattern]	PARKING
[Orange horizontal hatched pattern]	CIVIC
[Purple vertical hatched pattern]	HOTEL
[Yellow solid color]	RETAIL

Temporary signage (Sign Type T) are intended for interim usage while playing fields exist or are in use prior to succeeding phases of construction.



Section 3: Planned Signage Location Plans and Building Frontage Calculations

Phase II, Matrix

Sign #	Sign Type	Sign Designation	Dimensions HxW	Proposed Signage Area	Signage Allowed by Right	Location
S.1	A1	Off-Site Directional Signage	12'-0" x 6'-8"	80.00	40.00	Route 123 / Capital One Tower Road
S.2	A1	Off-Site Directional Signage	12'-0" x 6'-8"	80.00	40.00	Route 123 / Scott Crossing Road
S.5	A2	Gateway ID	10'-0" x 4'-0"	40.00	40.00	Building 3 Plaza / Capital One Drive
Total Signage (sq. ft.), Sign Type A				200.00	120.00	
3.1	B	Primary Tenant ID, Building Mounted	64'-9" x 23'-3"	1200.00	200.00	Bldg. 3 / I-495
3.2	B	Primary Tenant ID, Building Mounted	64'-9" x 23'-3"	1200.00	200.00	Bldg. 3 / I-495
Total Signage (sq. ft.), Sign Type B				2400.00	400.00	
3.3	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	**	Bldg. 3 / Plaza Entry, Capital One Drive
3.8	C.1	Secondary ID at Entrance	20'-0" x 1'-0"	20.00	**	Bldg. 3 Entry / Capital One Drive
Total Signage (sq. ft.), Sign Type C				40.00		
3.9	D	Retail Tenant Signs	305 linear feet	355.00	355.00	Capital One Plaza
3.12	D	Retail Tenant Signs	62 linear feet	93.00	93.00	Capital One Drive, North
T.11	D	Temporary Pavilion ID	Existing to remain	20.00	**	Capital One Drive / Capital One Tower Road
Total Signage (sq. ft.), Sign Type D				20.00		
3.5	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 3 / Access Road
3.6	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 3 / Access Road
3.7	E	Loading Dock ID	20'-0" x 1'-0"	20.00	20.00	Bldg. 3 / Access Road
3.10	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 3 / Capital One Drive
3.11	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 3, 4 / Capital One Drive
4.5	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 4 / Scotts Crossing Road
4.7	E	Parking Identification	20'-0" x 1'-0"	20.00	20.00	Bldg. 4 / Access Road
T.1	E	Temporary Parking ID	Existing	20.00	20.00	Existing Parking Deck / Access Road
T.2	E	Temporary Parking ID	Existing	20.00	20.00	Existing Parking Deck / Access Road
T.3	E	Temporary Parking ID	Existing	20.00	20.00	Existing Parking Deck / Access Road
Total Signage (sq. ft.), Sign Type E				200.00	200.00	

S.6	F.1	V. Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 4 / Capital One Drive
S.7	F.1	V. Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 4 / Capital One Drive
S.9	F.1	V. Directional	2'-0" x 4'-0"	8.00	15.00	Capital One Tower Road / Capital One Drive
S.11	F.1	V. Directional	2'-0" x 4'-0"	8.00	15.00	Capital One Tower Road / Capital One Drive
S.16	F.1	V. Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 3 / Capital One Drive / Capital One Tower Road
S.17	F.1	V. Directional	2'-0" x 4'-0"	8.00	15.00	Capital One Drive / Capital One Tower Road
S.18	F.1	V. Directional	2'-0" x 4'-0"	8.00	15.00	Capital One Tower Road / Capital One Drive
S.19	F.1	V. Directional	2'-0" x 4'-0"	8.00	15.00	Capital One Drive / Access Road
S.20	F.1	V. Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 3 / Access Road
S.21	F.1	V. Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 3 / Access Road
S.22	F.1	V. Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 3 / Access Road
S.23	F.1	V. Directional	2'-0" x 4'-0"	8.00	15.00	Bldg. 3 / Access Road
T.6	F.1	Temporary V. Directional	2'-0" x 4'-0"	8.00	15.00	Capital One Tower Road / Route 123
T.8	F.1	Temporary V. Directional	2'-0" x 4'-0"	8.00	15.00	Scotts Crossing Road
S.25	F.2	P. Directional	2'-0" x 4'-0"	8.00	15.00	Capital One Drive / Capital One Tower Road
S.27	F.2	P. Directional	2'-0" x 4'-0"	8.00	15.00	Capital One Tower Road / Capital One Drive
S.29	F.2	P. Directional	2'-0" x 4'-0"	8.00	15.00	Capital One Drive / Scotts Crossing Road
S.30	F.2	P. Directional	2'-0" x 4'-0"	8.00	15.00	Scotts Crossing Road / Capital One Drive
S.34	F.2	P. Directional	2'-0" x 4'-0"	8.00	15.00	Capital One Tower Road / Route 123
T.7	F.2	Temporary P. Directional	2'-0" x 4'-0"	8.00	15.00	Route 123 / Metrorail Entry Exit
T.10	F.2	Temporary Field Regulations	2'-0" x 4'-0"	8.00	15.00	Capital One Drive / Capital One Tower Road
T.4	F.3	Temporary Parking ID, Freestanding	2'-0" x 4'-0"	8.00	15.00	Parking Lot Entry / Capital One Drive
T.5	F.3	Temporary Parking ID, Freestanding	2'-0" x 4'-0"	8.00	15.00	Parking Lot Entry / Capital One Drive
T.9	F.3	Temporary Parking ID, Freestanding	2'-0" x 4'-0"	8.00	15.00	Capital One Drive / Existing Parking Deck
Total Signage (sq. ft.), Sign Type F				192.00	360.00	
TotalQty = 52	G	Banners, Street Lamp Mounted	2'-0" x 4'-0"	8.00	8.00	Capital One Drive / Capital One Tower Road
Total Signage (sq. ft.), Sign Type G				416.00		
3.18	H	Video Screen, Building Mounted	15'-6" x 50'-0"	775.00	N/A	Capital One Drive
Total Signage (sq. ft.), Sign Type H				775.00		
T.12	J	Parking Availability	4'-0" x 8'-0"	32.00	N/A	Parking Lot Entry / Capital One Drive
T.13	J	Parking Availability	4'-0" x 8'-0"	32.00	N/A	Parking Lot Entry / Capital One Drive
Total Signage (sq. ft.), Sign Type J				64.00		

**** 1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of building frontage.**

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Specific messages and design representation are for illustrative purposes only.

SECTION 4: SIGN TYPES

Sign Type Descriptions

Sign Type A1: Off-Site Directional.....	4.2
Sign Type A1 and A2: Off-Site Directional and Primary Project Identification.....	4.3
Sign Type B: Primary Tenant Identification, Building Mounted.....	4.4
Sign Type B: Primary Tenant Identification, Building Mounted.....	4.5
Sign Type C.1: Secondary Identification at Entrance.....	4.6
Sign Type C.2: Multi-Tenant Identification, Freestanding.....	4.7
Sign Type C.3: Retail Tenant Identification, Freestanding.....	4.10
Sign Type D: Retail Tenant Signs.....	4.12
Sign Type D: Retail Tenant Signs, Storefront Elevation, Example.....	4.13
Sign Type E: Parking Structure Identification.....	4.14
Sign Type F.1 and F.2: Vehicular and Pedestrian Directional Signs.....	4.15
Sign Type G: Banners, Decorative Panels, other Graphic Treatments.....	4.17
Sign Type H: Video Screens, Building Mounted.....	4.19
Sign Type J: Parking Availability Signs, Building Mounted.....	4.23
Sign Type K: Blade Sign, Building Mounted.....	4.25

Note: This document does not address regulatory or code required signs. If any government agency requires the use of regulatory signs on this site, then they are allowed.

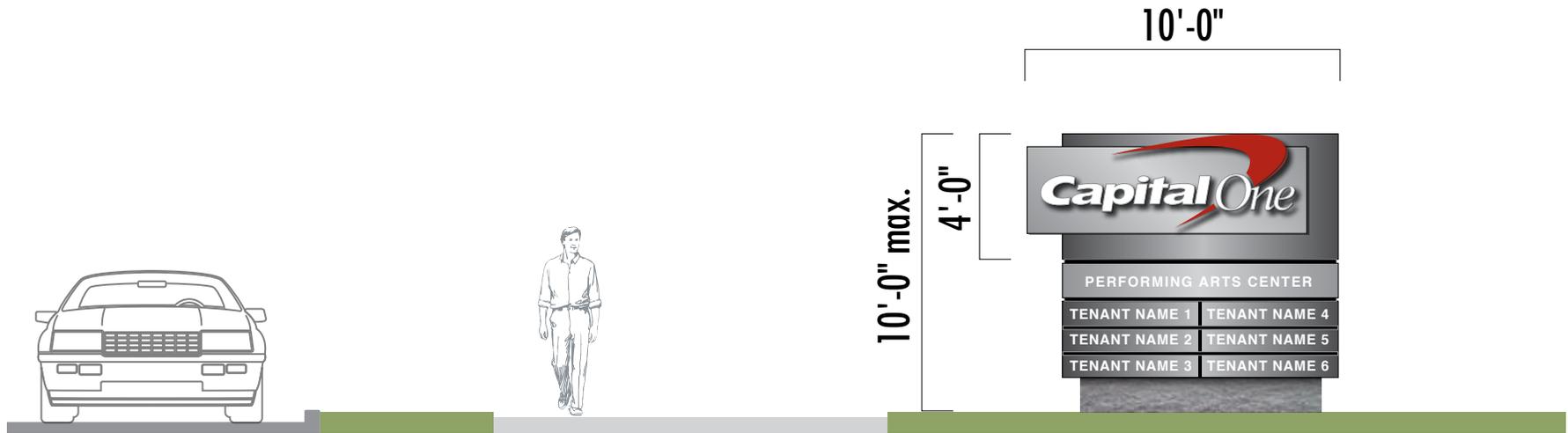
Specific messages and design representation are for illustrative purposes only.

Description

Off-Site Directional signs direct traffic toward the Capital One campus.

The gateway signs will reflect the district’s architectural character and be constructed of high quality materials such as masonry, stone, or metal subject to the approval of the Capital One Design Review Board (CODRB).

Off-Site Directional signs will serve to enhance the project’s image and identity. The sign areas incorporate both landscaping and lighting elements, and, set the tone for the remaining public site signs in terms of color, materials, and architectural style.



Sign Type A1 (100 sq. ft. maximum)
 Sign Locations S.1/A1
 S.2/A.2
 S.3/A.3

Specific messages and design representation are for illustrative purposes only.

Location

Monument signs are located at major vehicular entrances to the site and, at the primary Capital One Headquarters Building (Building 3) entry plaza.

Messages

Capital One logo

Sign Area

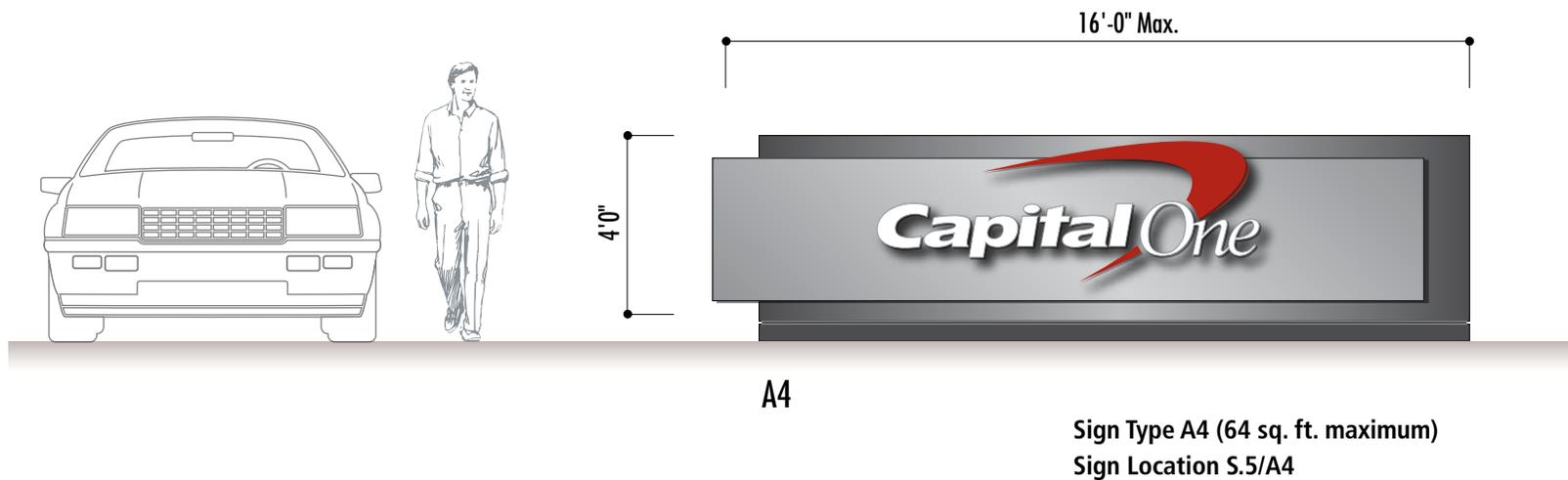
80 sq. ft. maximum per sign type A1 and A2

40 sq. ft. maximum per sign type A3

64 sq. ft. maximum per sign type A4

Lighting

Internally illuminated logo / logotype / letterforms



Specific messages and design representation are for illustrative purposes only.

Description

Building Mounted Signage will provide visibility for the Primary Building Tenant Identification to major roadways.

Location

The Sign shall be mounted on the top facade portion of the building, flat against a rooftop penthouse wall or rooftop-screening wall, and will be an integral architectural element of the building through the continuation of materials, color, and design exhibited by the main portion of the building. No part of the sign will 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.

Messages

Logo / Logotype / Letterforms

Sign Area

Refer to section 2, page 2.13, for signage area calculations.

Primary Tenant Identification Sign Guideline

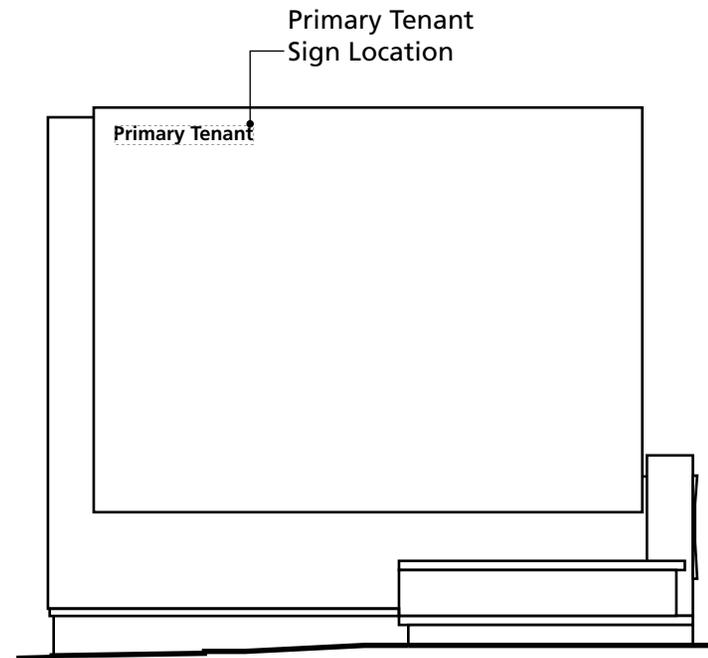
For single tenant buildings, the single primary tenant may use all sign type B locations on the building.

For multi-tenant buildings that have a single sign type B location, the primary tenant shall be allocated the top of building sign.

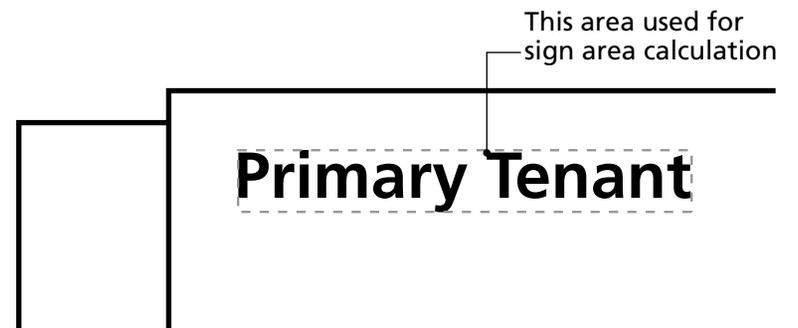
For multi-tenant buildings that have multiple sign type B locations, the CODRB shall assign/negotiate the sign location.

Lighting

Internally illuminated logo / logotype / letterforms



Building 1 Elevation from Capital One Drive



Section 4: Sign Type Descriptions

Specific messages and design representation are for illustrative purposes only.

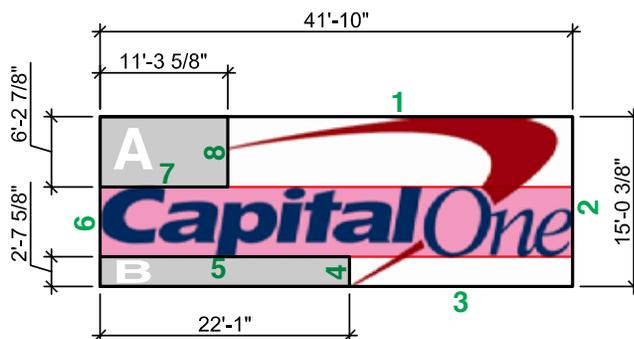
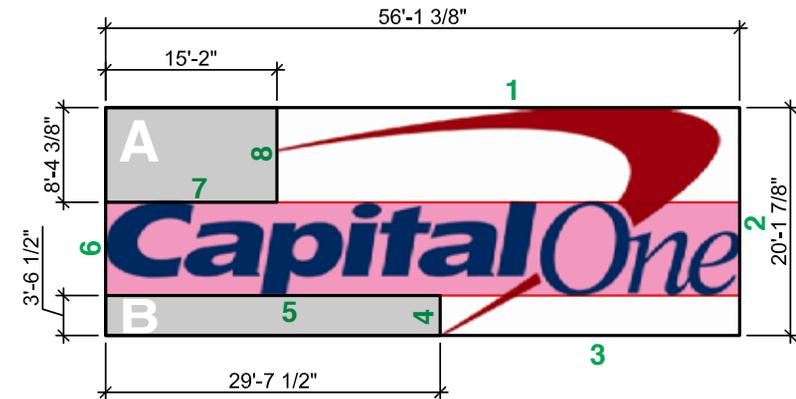
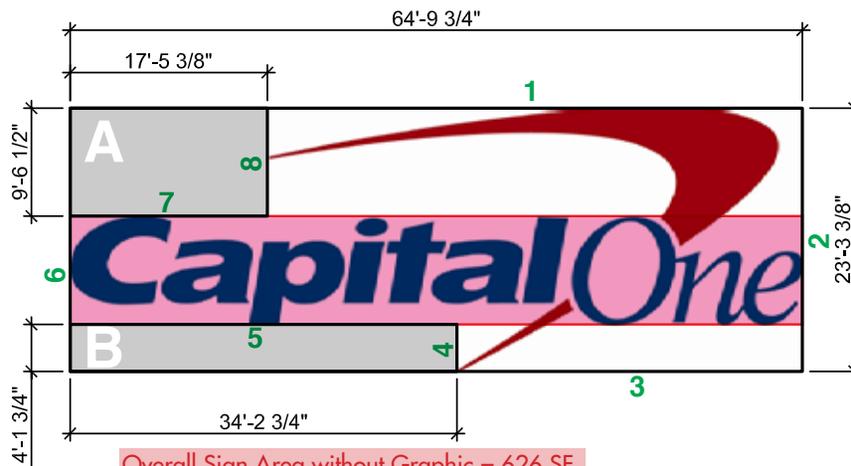
Sign Measurements

The area of a sign will be computed as the entire area within a single continuous rectilinear perimeter of not more than eight (8) straight lines enclosing the extreme limits of writing, representation, emblems or a figure of similar character together with all material, color or lighting forming an integral part of the display or used to differentiate the sign from the background against which it is placed.

The area of a sign(s) located on a raceway will be included within the computation.

Sign Type B: Primary Tenant Identification, Building Mounted

Sign Type B sizes are calculated from a ratio of building height to signage size in square feet. The standard ratio utilized has been established from observation and precedent experience of similar tall building signage, and has been set at 1:1.33 building height to sign size. The sign size resulting from this standard ratio comprises primary text signage, but does not include allowance made for non-text graphic logos, such as appears on the Capital One Bank logo. For those logo signs, an alternate ratio of 1:2.55 maximum has been established, where the sign text adheres to the standard 1:1.33 ratio and an allowance for the graphic logo is added, as shown on page 2.15. Using the ratios outlined above, Type B signage sizes are calculated as follows:



Specific messages and design representation are for illustrative purposes only.

Description

Dimensional metal numbers/letters. The style and height of the letters will be standardized and relate to the size of the building display area to which the sign will be attached.

Location

The address or tenant name letterforms shall be mounted to the architectural entry at the main entry into the building.

Sign Area

20 sq. ft. maximum (Building Tenant Identification)

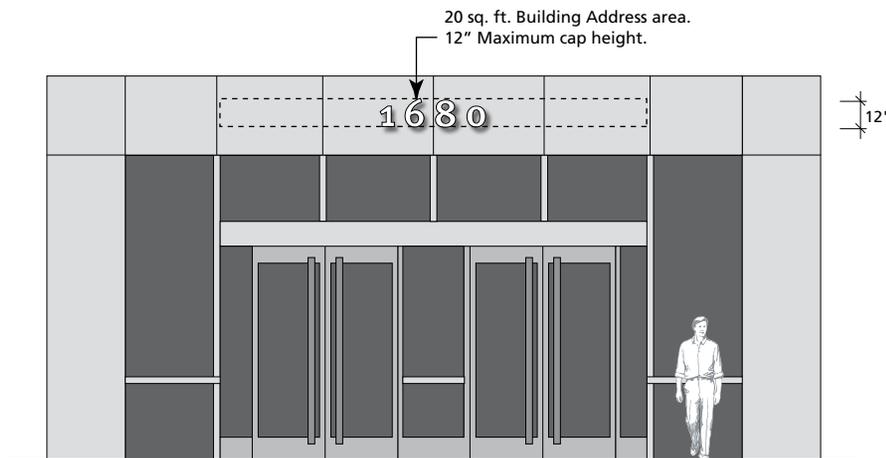
Secondary Tenant Identification Sign Guidelines

For single tenant buildings, the identification message shall be the single tenant name or the building name.

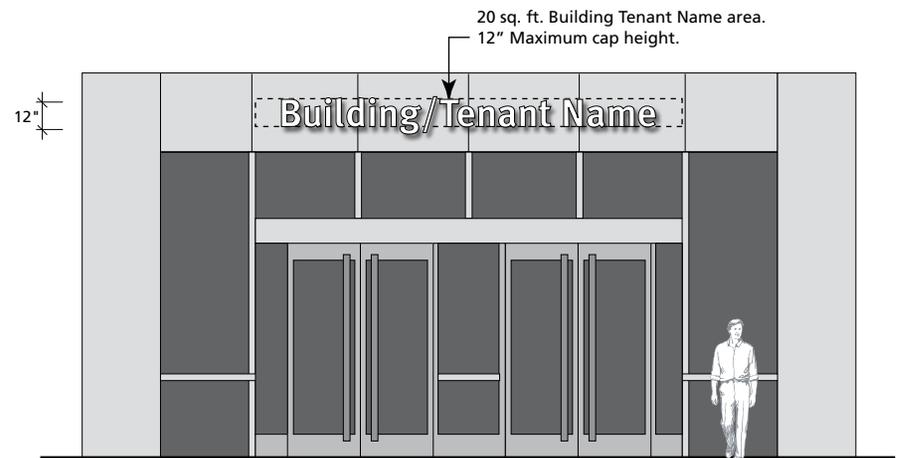
For multi-tenant buildings, the message shall be the numerical building address numbers (Sign Type C.2 shall identify the multi-tenants).

Lighting

Internally illuminated / halo-illuminated letterforms



Alternate 1:
Multi-tenant building (Address only, no tenant name)



Alternate 2:
Single tenant building (Building/tenant name and/or number)

Specific messages and design representation are for illustrative purposes only.

Description

A freestanding, or monument style, sign will be designed as an integral part of the site landscaping, of similar style and materials as the Off-Site Directional and Project Identification signs (Sign Type A).

The multi-tenant identification sign will identify no more than 3 tenants in a single building.

Location

Signs that identify specific buildings within the development will be placed at or near their main entry points. There will no more than one (1) such sign for each building.

Freestanding signs will not project beyond any property line or be within five (5) feet of the curb line of a service drive, travel lane or adjoining street.

Message

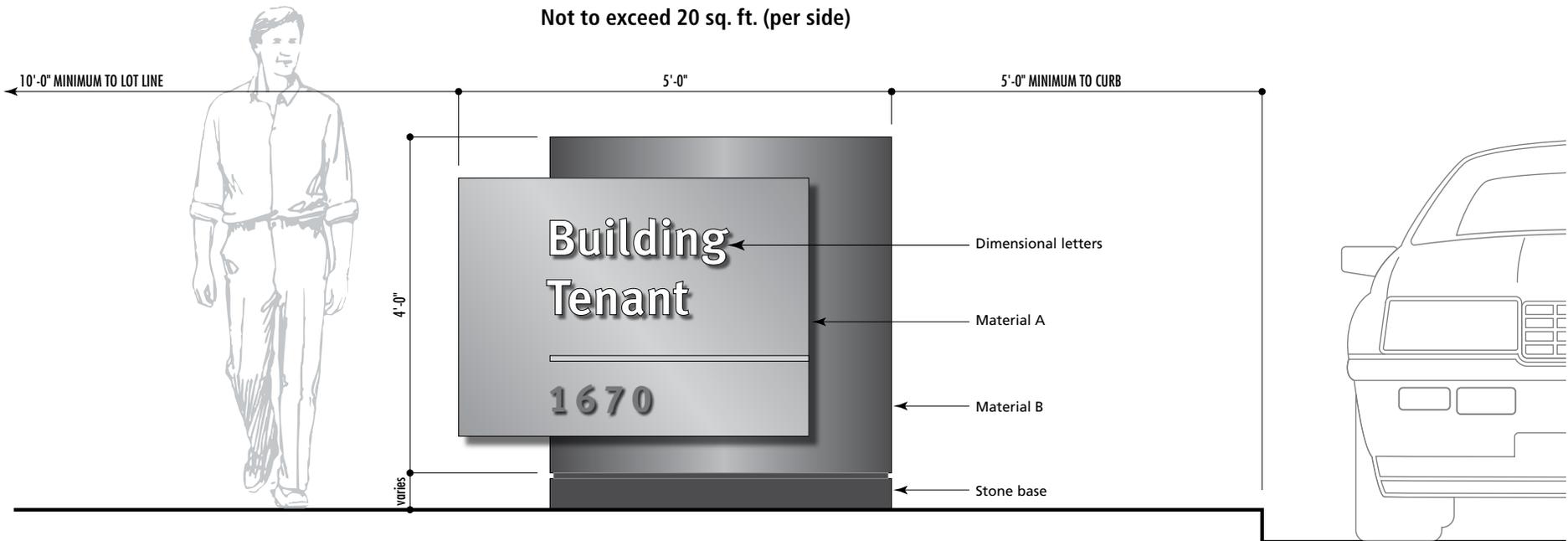
For a single building, a freestanding identification sign message shall be limited to names of 3 tenants located therein.

Sign Area

20 sq. ft. maximum

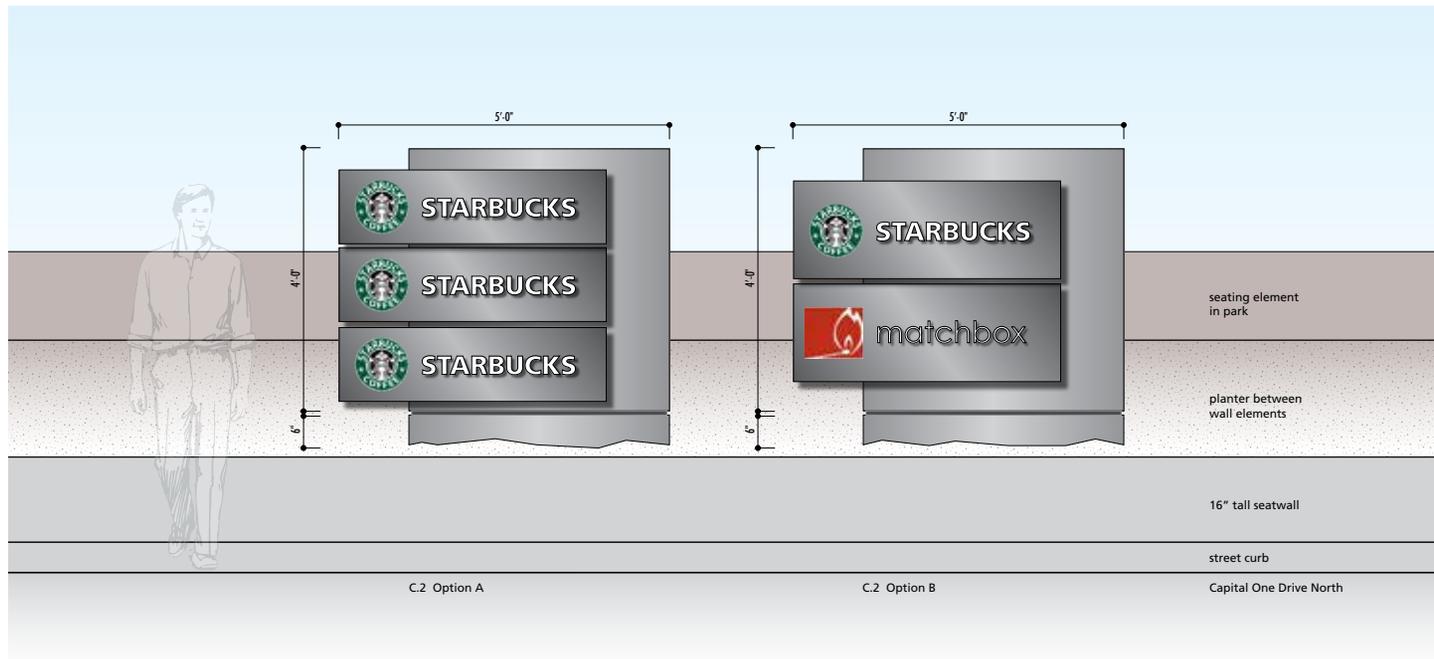
Lighting

Internally illuminated letterforms / graphics.

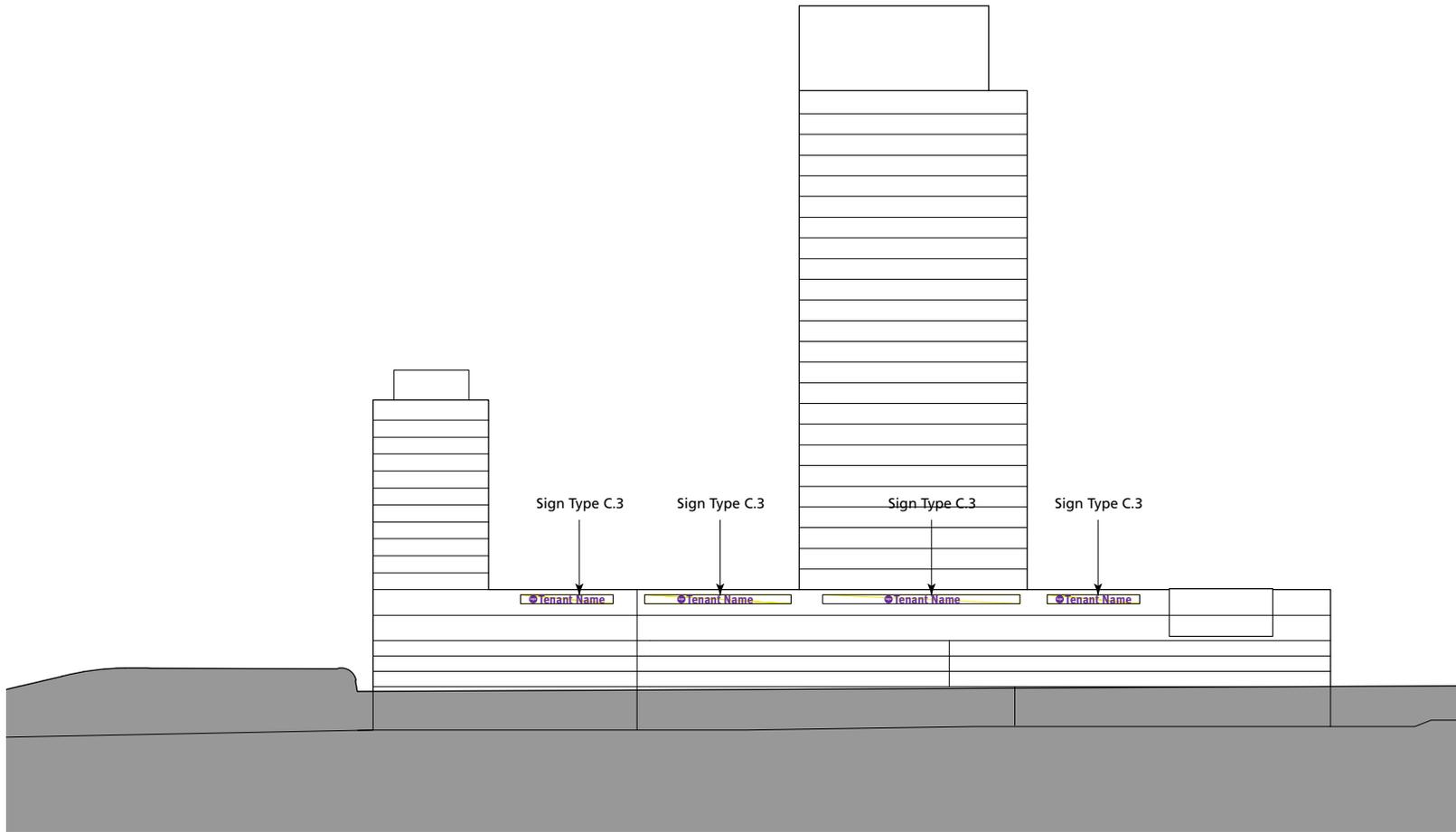


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Specific messages and design representation are for illustrative purposes only.



Note: See Section C on p. 2.41 for relationship to streetscape and park.



Specific messages and design representation are for illustrative purposes only.

Description

Internally-illuminated dimensional letters and print graphics identifying the retail tenants.

Location

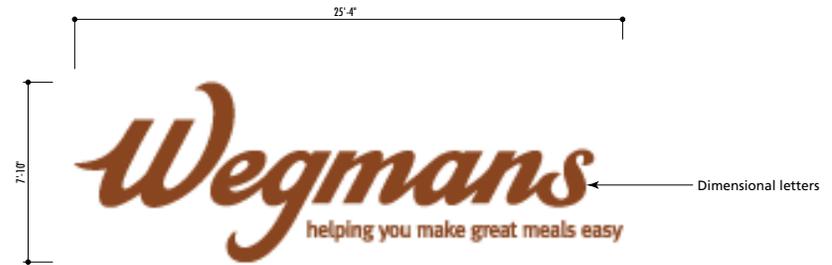
Podium level facing I-495 and pedestrian entrances to grocery store.

Message

TBD

Sign Area

Final number of signs is TBD, but the aggregate square footage will be a maximum of 1,400 SF.



Sign Type C.3



Sign Type C.3

Specific messages and design representation are for illustrative purposes only.

Description

Each tenant may have a combination of wall mounted, window, projecting, and awning signs. 3-Dimensional signs are also permitted.

Wall mounted letters/logos are permitted on fascia above the storefront, signage bulkhead designed to be part of the overall storefront design, or storefront architectural canopies.

Signs are also permitted on glass display windows. The length of the sign and the height of the letters must be appropriate to the size of the area where the sign is to be mounted and the general size of the storefront.

Internally illuminated sign "boxes" are prohibited.

Awning colors and graphics shall not only complement the architectural character of the façade, but also provide contrast between individual shop fronts. Graphics and lettering on awnings and canopies shall be approved by the CODRB per the approved Comprehensive Sign Plan. Multiple or repetitive awning signage, logos, and/or advertising are generally not permitted.

Window graphics can be applied directly to the inside face of the window. They are primarily intended to provide additional information to the pedestrian and to complement the overall window display. Window signs shall not exceed more than 20% of the window area and shall be permanent in nature.

Messages

Trade name, logo, decorative, ornamental or illustrative image on projecting signs and awnings.

Window graphics may be informational.

Location

Placement of retail tenant signs shall not be permitted higher than the fascia above the first floor level of the building exterior, unless the building includes a multi-floor interior retail tenant.

Retail tenant signage may be permitted on the exterior of the building in locations corresponding to the interior retail floors, providing that the exterior retail tenant signs are not located above 35 feet.

Sign Area

Total signage area shall not exceed 1.5 sq. ft. per linear foot of leased building frontage.

Lighting

Internally illuminated letterforms / graphics.

Specific messages and design representation are for illustrative purposes only.

Description

Internally illuminated sign cabinet and dimensional letterforms.

Location

Parking facility and loading dock entries.

Message

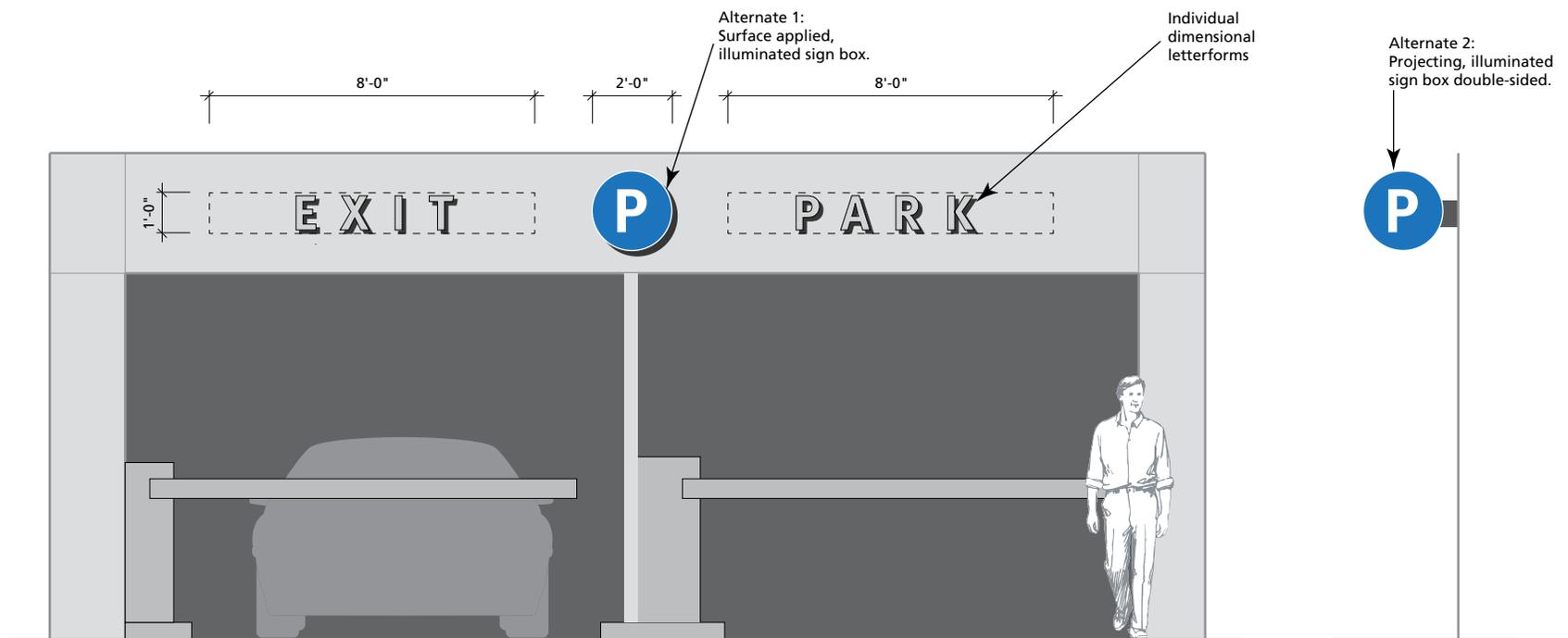
"EXIT", "ENTER", "Park", "P" (for Parking), "Loading"

Sign Area

20 sq. ft. maximum

Lighting

Internally illuminated letters & graphic shape.



Specific messages and design representation are for illustrative purposes only.

Digital signage informing drivers of how many parking spaces remain (per floor or per facility) are allowed within parking structure.

Description

Specifically designed illuminated directional signs will be placed along the public drives to direct motorists, pedestrians and bicyclists to key destinations. A graphically unified system of directional signs within development campus will be implemented.

Location

Directional signs occur at or near major decision points and intersections directing visitors to office buildings, parking, etc.

Freestanding signs will not project beyond any property line or be within five (5) feet of the curb line of a service drive, travel lane or adjoining street.

Message

Messages are generic in nature and vary per location. Examples include:

- building names
- address numbers
- "Entrance"
- "Exit"
- "Parking"
- "Hotel"
- "Conference Center"
- "Civic Plaza"
- "Metropark"
- "Metro Station"
- "Route 123"
- "Scotts Crossing Road"



- other destinations

Sign Area

Sign Type F.1 — 8 sq.ft. maximum

Sign Type F.2 — 8 sq.ft. maximum

Sign Type F.3 — 8 sq.ft. maximum

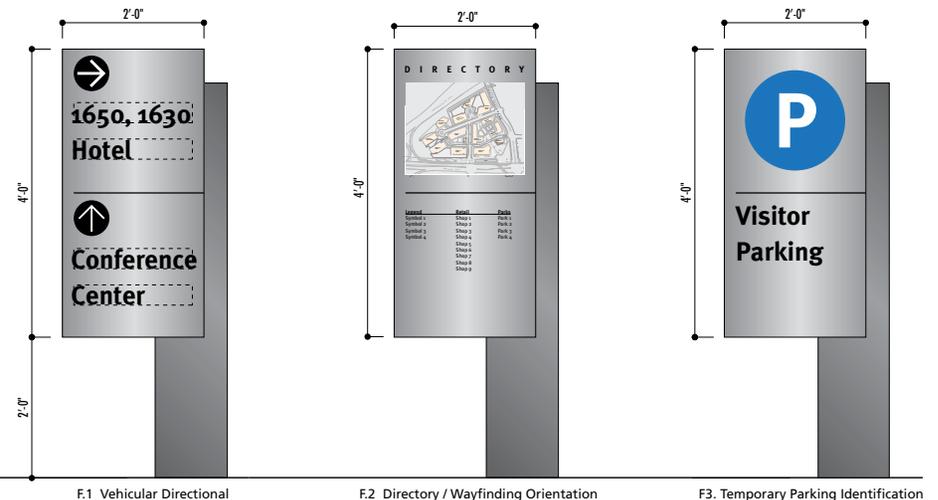
Notes

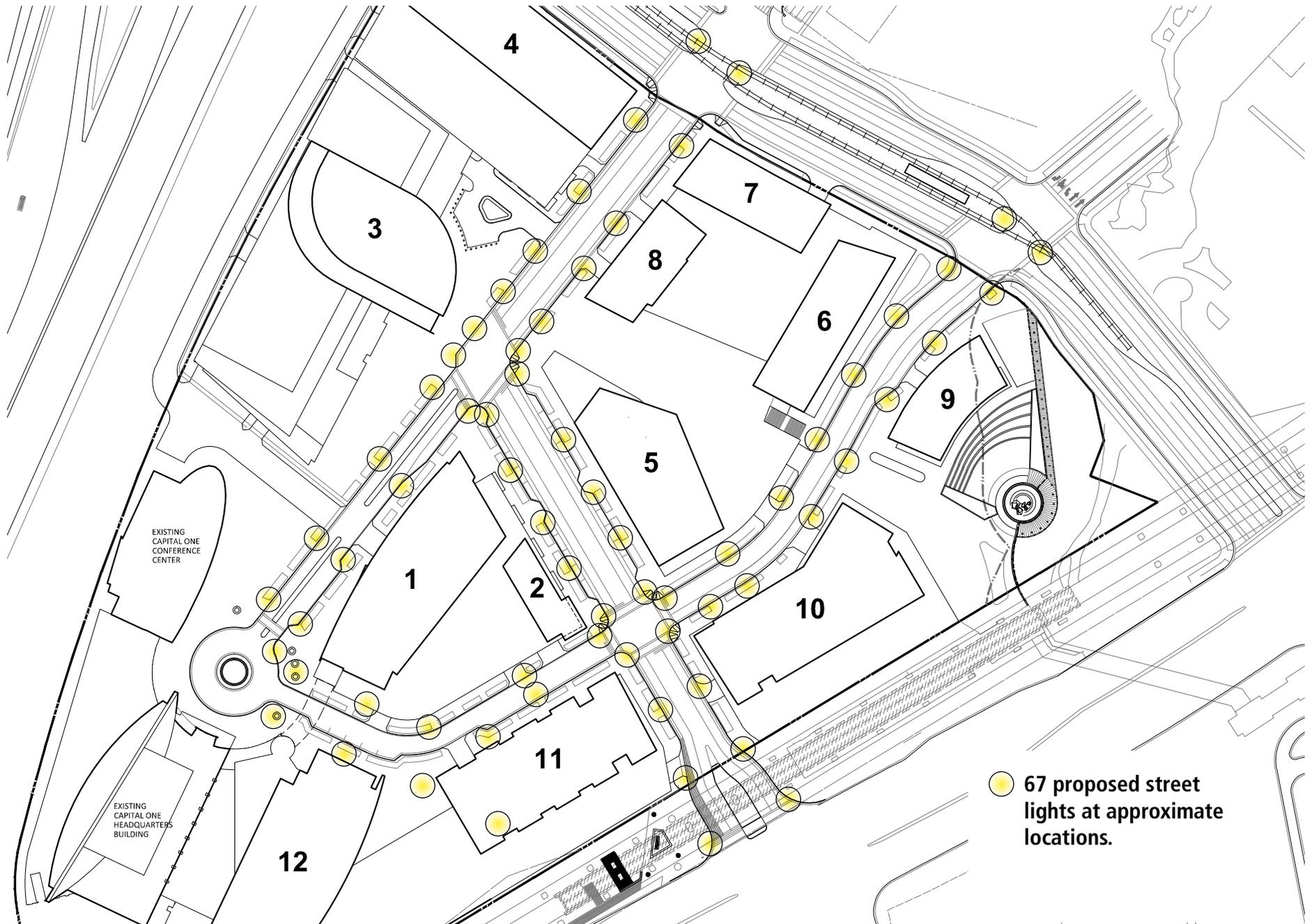
Colors and shapes used for directional signs will be standardized within the Capital One Development Plan.

Messages will be updated as site phasing is implemented. Sign design will accommodate temporary messaging.

Lighting

Internally illuminated; push-through letters, illuminated site plan





● 67 proposed street lights at approximate locations.

Specific messages and design representation are for illustrative purposes only.

Description

Banners will unify the development through repetition. Banners will be used on an area wide basis and graphically portray overall project identity or specific areas of importance, such as retail concentrations, major plazas, etc. Banners celebrate seasonal or project specific events. Commercial graphic content will be permitted subject to review and approval by the CODRB.

The size and development of banners will be tasteful and in keeping with the ambiance of the Capital One development. Attachment to trees, street signs, or vehicles is not permitted. Banners will be professionally fabricated of durable, weather-resistant material. Banners will be fastened securely to light poles to prevent damage to buildings or structures.

Message

Banners shall only advertise activities such as special events, festivals, holidays, concerts, etc., and shall be mounted only at locations within the project approved by the CODRB.

Individual retail or office business identification names or promotions are permitted, subject to design review and approval by the CODRB.

Content should be bold and simple.

Location

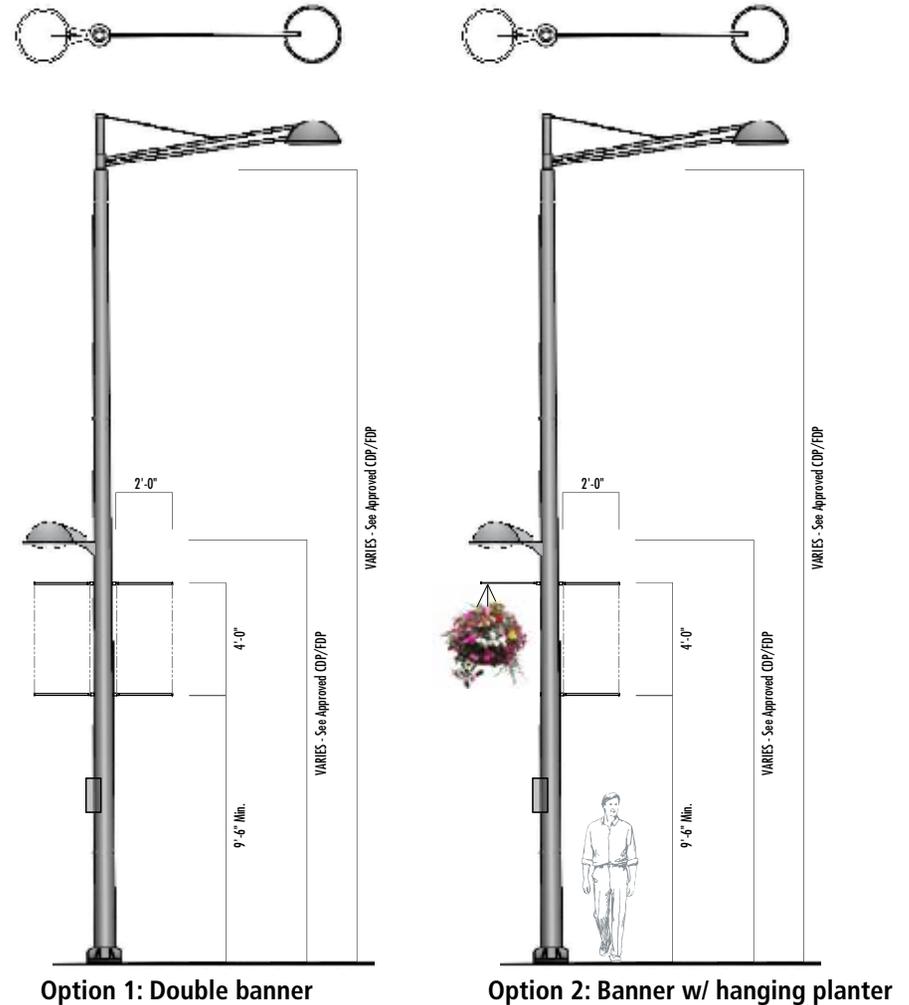
Banners mount to existing poles with CODRB specified hardware. The type of clamp/ bracket will be dictated by the style of pole on which it installs.

2 different banner designs within the same area will be considered. If more than one design is used, alternate the designs on every other pole, or group identical banners on opposite sides of the street or on alternate city blocks.

Location and quantity is subject to review by the CODRB.

Banner Area

Each banner is not to exceed 8 sq. ft. per panel/side. 2-sided banners are permitted.



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Specific messages and design representation are for illustrative purposes only.

Description

Building 3 includes one location for a building-mounted video display facing Pocket Park B-1. The video display will be either projected or an LED-type screen. As noted in the approved Final Development Plan for Block B, Pocket Park B-1 will include an open area and amphitheater landscape seating suitable for public events and performances facing the video display location. Multi-media capability in this location will contribute greatly to the success of such uses.

In addition, smaller potential building-mounted video displays are indicated for Buildings 2 and 5 at the intersections of Capital One Drive South and Capital One Tower Road for use in promoting events connected with both Park B-1 and the proposed county-run performing arts facility to be located in Building 5. Alternate locations are indicated for these two screens, facing either Capital One Drive South, Capital One Tower Road or a combination depending on the final design of Building 5; however, only two screens are proposed (one on Building 2 and one on Building 5).

Message

Advertising of specific products and/or services unrelated to activities that are being conducted in Pocket Park B-1, Building 2, Building 3 or Building 5 will be prohibited. Information about sponsors will be permitted only in conjunction with an event and is subordinate to the event being displayed. The content of the video display may include:

- Community announcements (such as community acknowledgements and updates);
- Special events;
- Movies in the park;
- Projected artwork (moving or still);
- General information (such as weather, stock prices, news flashes, etc.); and
- Information about community-wide events (such as markets, fairs, festivals, etc.) Hours of operation for the video display will be limited to 6:30 a.m. through 12:00 a.m. Sunday through Thursday, and 6:30 a.m. through 1:00 a.m. Friday and Saturday.

Area

The total area of the video display at Building 3 is limited to a maximum of 1,075 sq. ft. Each display location may be made up of smaller linked video screens. The display will be mounted to screen unoccupied parking levels of Building 3, with top sitting approximately 40 feet above grade, but in no case higher than the occupied podium floors of Building 3.

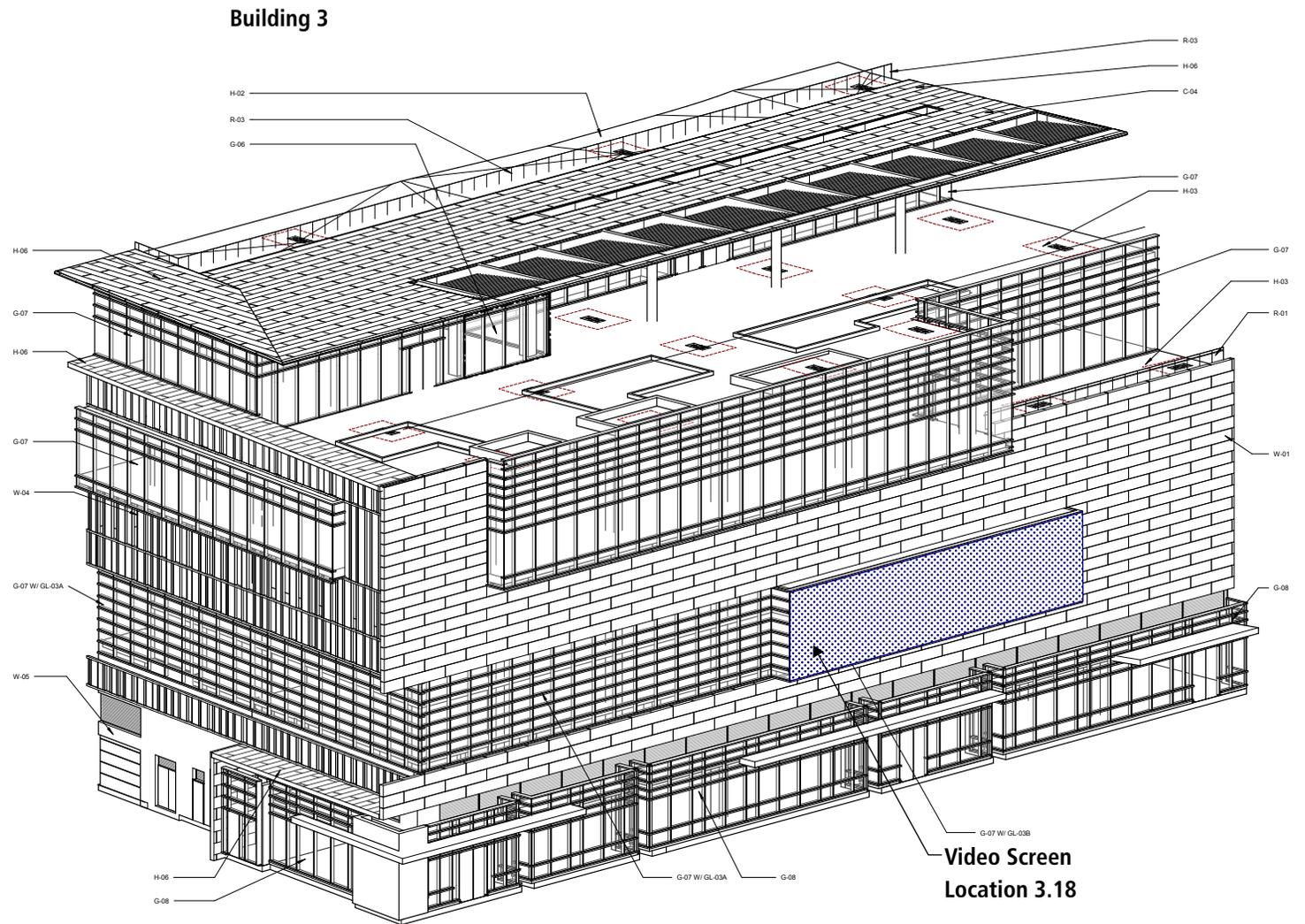
The total area of the potential video displays at Buildings 2 and 5 are limited to a maximum of 350 SF for each of two locations. The screens would be mounted between the second and third floors, and above ground-floor commercial use (20' to 22'-6" above grade).

Safety Concerns

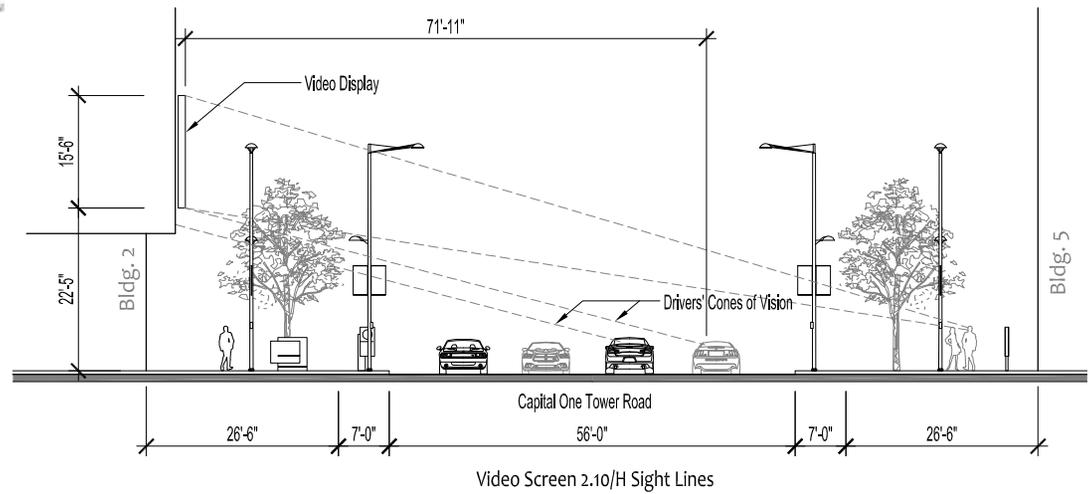
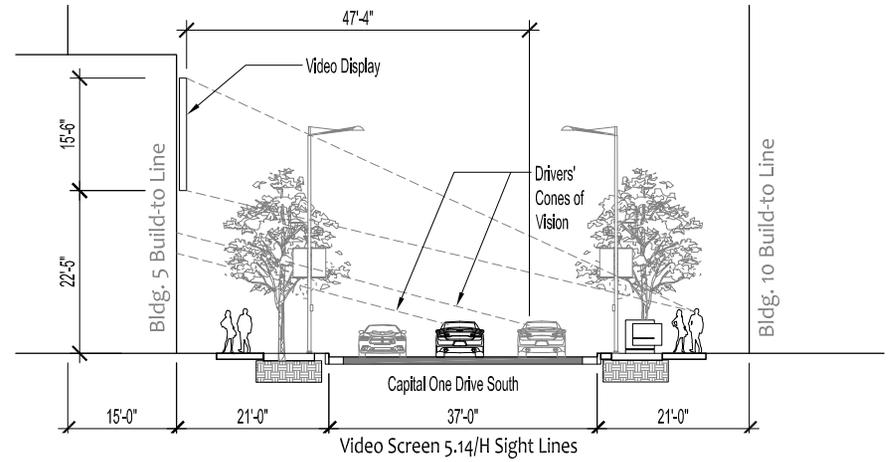
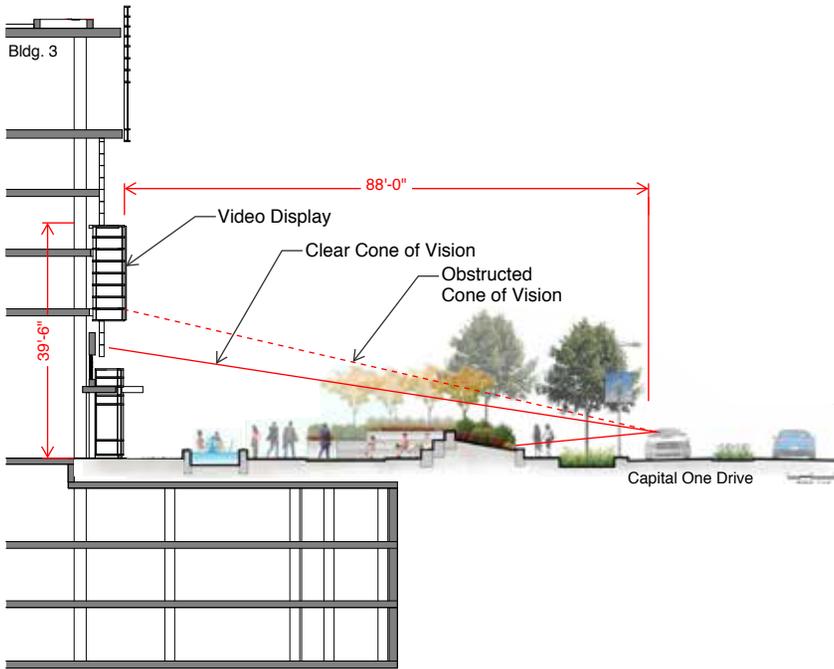
Site sections on page 4.21 illustrate that views of the video displays will be blocked to drivers on Capital One Drive North and above the drivers' cone of vision on Capital One Tower Road and Capital One Drive South. Factors that will prevent the video displays from creating an unsafe environment by reducing speeds of vehicles include:

- The combination of street trees, park berm and park trees between Capital One Drive North and Building 3 will act as a screen to block drivers' views of the video display;
- Low traffic speed limit of 25 mph on all internal roads;
- The intersection of Capital One Drive North and Capital One Tower Lane will be signal-controlled, with stacking along both legs of Capital One Drive North; and
- Capital One Drive North narrows from four lanes to two past the intersection with Capital One Tower Lane, with the street designation changing from public-collector to private-local, contributing to slower traffic speeds.

Specific messages and design representation are for illustrative purposes only.



Specific messages and design representation are for illustrative purposes only.



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Specific messages and design representation are for illustrative purposes only.

Description

Digital signage informing drivers of how many parking spaces remain per floor.

Location

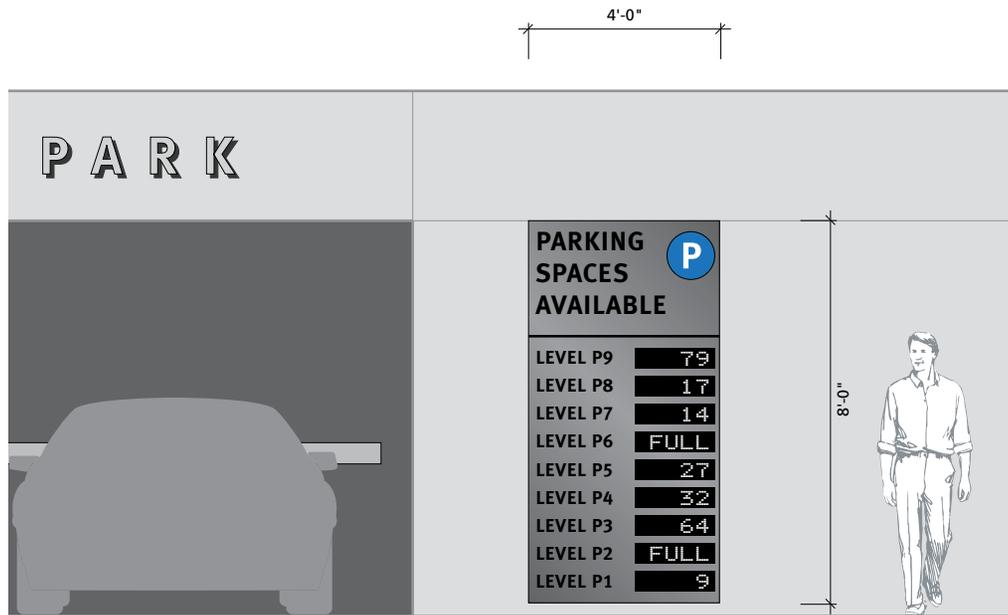
Parking facility entries.

Message

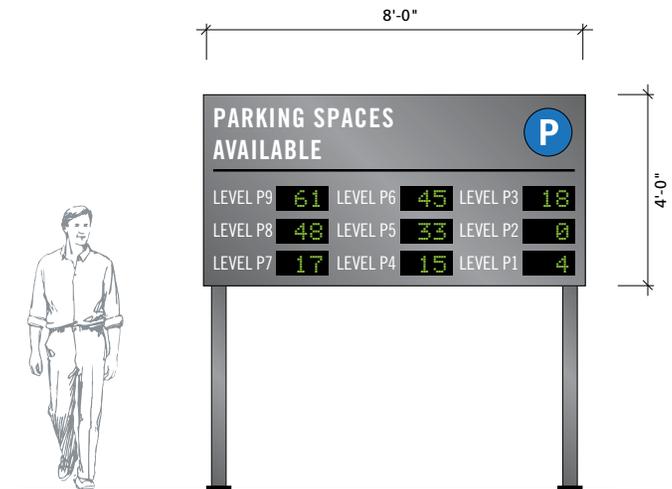
"Parking Spaces Available", levels of each parking facility, changeable quantities.

Sign Area

32 sq. ft. maximum



Sign Type J1
Building mounted



Sign Type J2
Freestanding
Only for the interim conditions
noted on pages 3.66 – 3.69.

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Specific messages and design representation are for illustrative purposes only.

Description

Internally-illuminated blade sign identifying the corporate center entrance.

Location

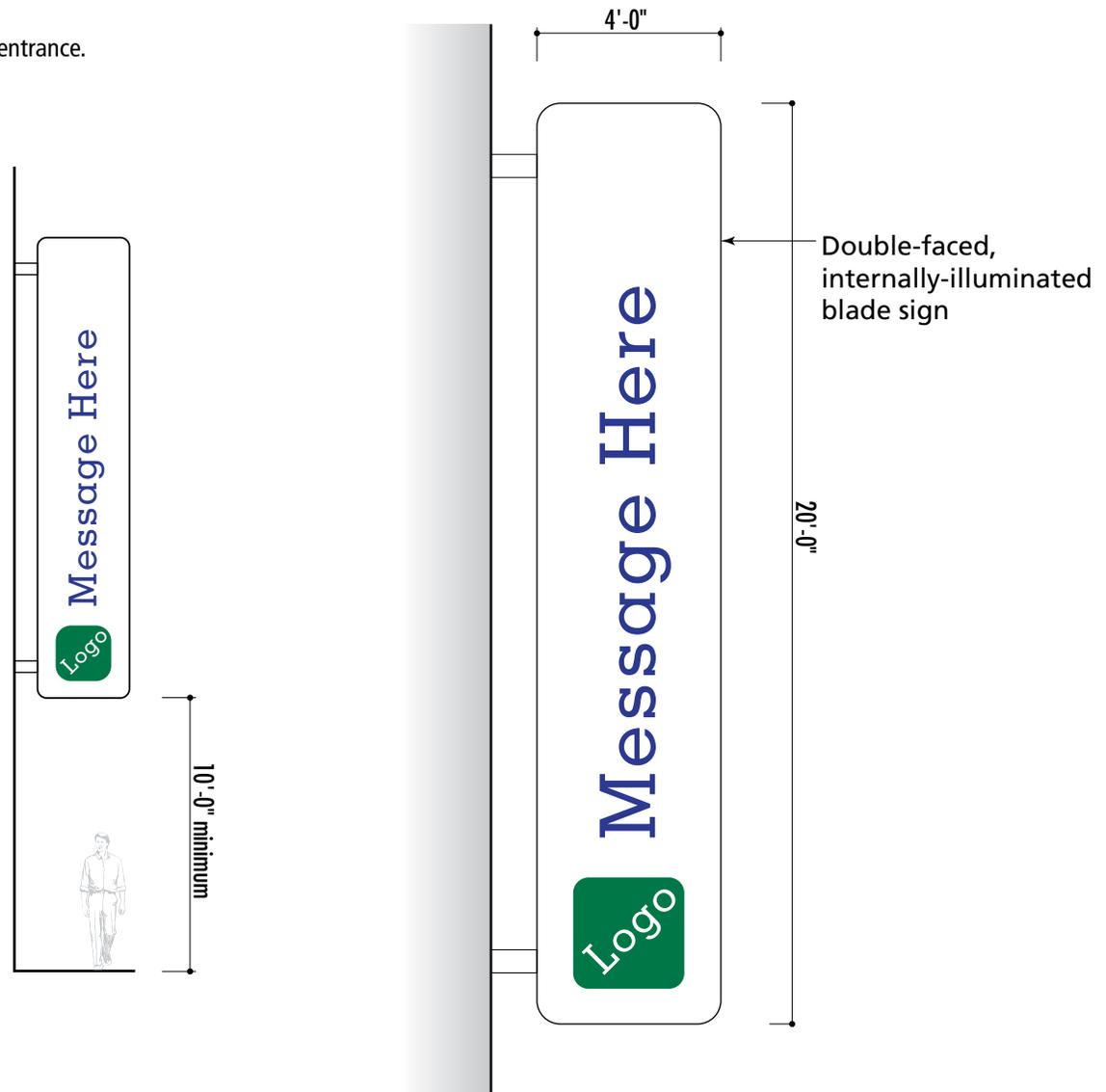
Pedestrian entrances to corporate center.

Message

TBD

Sign Area

80.00 sq. ft. maximum



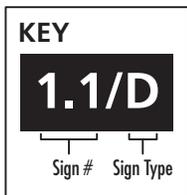
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SECTION 5: ADDENDUM

Phasing

Conceptual Development Plan.....	5.2
Ground Floor Massing Diagram.....	5.3
Phase 1: Infrastructure.....	5.4
Phase 2: Capital One HQ Expansion.....	5.5
Phase 3: Residential Commons and Corporate Center.....	5.6
Phase 4: Capital One Expansion II and Hotel.....	5.7
Phase 5: Metro Station.....	5.8
Phase 6: Financial Office.....	5.9
Final Buildout.....	5.10

TYPICAL INFORMATION GRAPHICS



Sign Designation



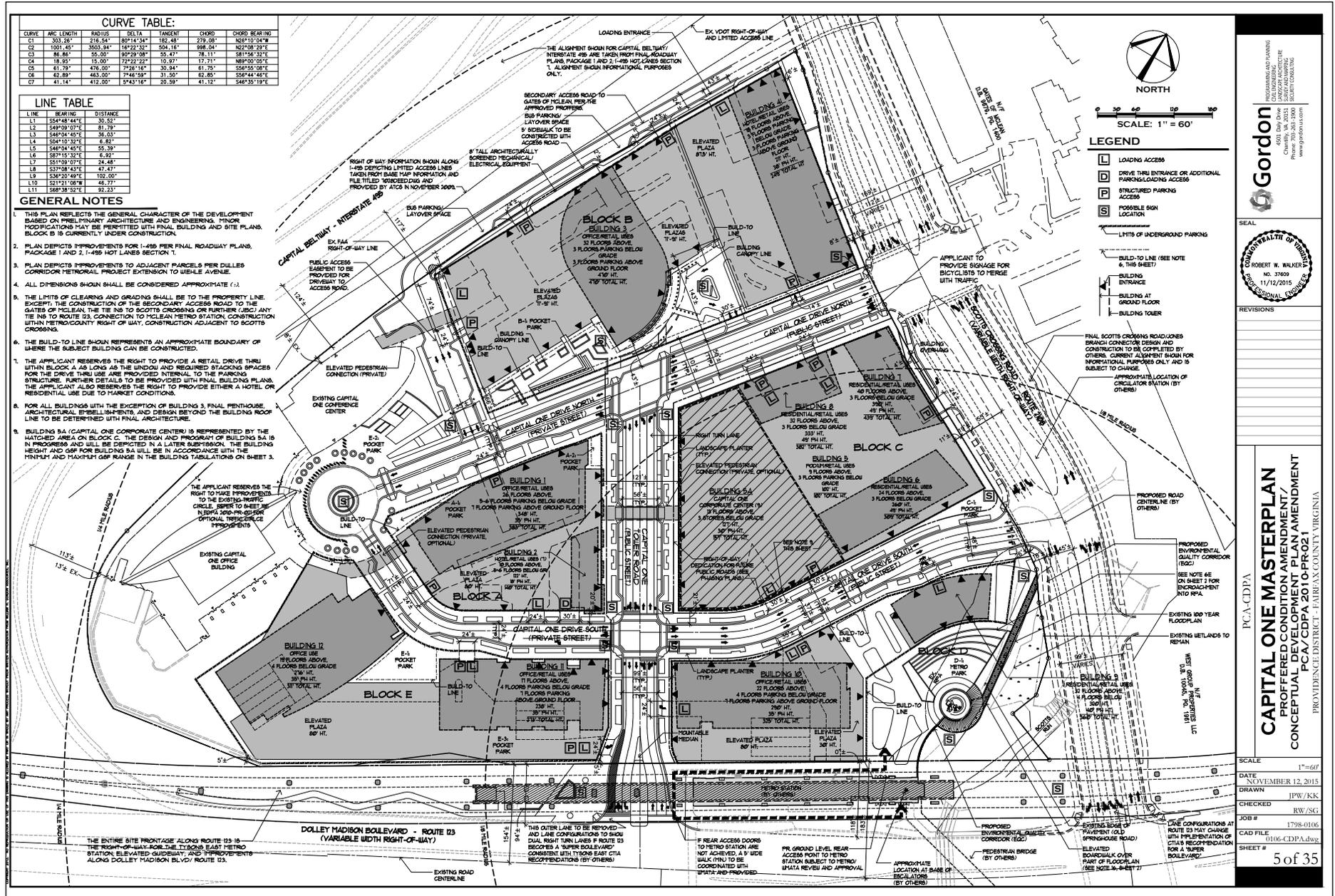
Site Plan Key

-  Parking Access
-  Loading Access



NORTH

North Arrow



CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	333.281	276.347	187.147	152.481	279.08	N82°10'10"E
C2	1001.45	3503.94	187.223	504.18	998.04	N22°08'33"E
C3	86.86	197.29	107.29	50.47	78.11	S81°54'33"E
C4	19.95	15.00	17.92	10.97	17.11	S89°50'08"E
C5	61.79	476.20	77.26	30.94	61.25	S54°55'08"E
C6	62.89	443.00	74.87	33.00	62.85	S44°44'46"E
C7	41.14	412.00	57.43	20.99	41.12	S48°35'19"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S54°48'44"E	30.53
L2	S46°09'07"E	81.79
L3	S46°04'45"E	36.03
L4	S34°10'37"E	6.85
L5	S46°04'45"E	55.39
L6	S37°15'32"E	6.92
L7	S51°09'07"E	24.48
L8	S37°08'43"E	47.47
L9	S36°20'49"E	102.00
L10	S21°21'08"W	46.77
L11	S69°38'52"E	23.33

- GENERAL NOTES**
- THIS PLAN REFLECTS THE GENERAL CHARACTER OF THE DEVELOPMENT BASED ON PRELIMINARY ARCHITECTURE AND ENGINEERING. MINOR MODIFICATIONS MAY BE PERMITTED WITH FINAL BUILDING AND SITE PLANS. BLOCK B IS CURRENTLY UNDER CONSTRUCTION.
 - PLAN DEPICTS IMPROVEMENTS FOR 1-495 PER FINAL ROADWAY PLANS, PACKAGE 1 AND 2, 1-495 HOT LANES SECTION 1.
 - PLAN DEPICTS IMPROVEMENTS TO ADJACENT PARCELS PER DULLES CORRIDOR METROPLAN PROJECT EXTENSION TO WHEEL AVENUE.
 - ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
 - THE LIMITS OF CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE. EXCEPT THE CONSTRUCTION OF THE SECONDARY ACCESS ROAD TO THE GATES OF MCGLEAN, THE TIE IN TO SCOTTS CROSSING OR FURTHER (B/C) ANY TIE IN TO ROUTE 23, CONNECTION TO MCGLEAN METRO STATION, CONSTRUCTION WITHIN METRO-COUNTY RIGHT OF WAY, CONSTRUCTION ADJACENT TO SCOTTS CROSSING.
 - THE BUILD-TO LINE SHOWN REPRESENTS AN APPROXIMATE BOUNDARY OF WHERE THE SUBJECT BUILDING CAN BE CONSTRUCTED.
 - THE APPLICANT RESERVES THE RIGHT TO PROVIDE A RETAIL DRIVE THRU WITHIN BLOCK A, AS LONG AS THE UNDERGROUND AND REQUIRED STACKING SPACES FOR THE DRIVE THRU USE ARE PROVIDED INTERNAL TO THE PARKING STRUCTURE. FURTHER DETAILS TO BE PROVIDED WITH FINAL BUILDING PLANS. THE APPLICANT ALSO RESERVES THE RIGHT TO PROVIDE EITHER A HOTEL OR RESIDENTIAL USE DUE TO MARKET CONDITIONS.
 - FOR ALL BUILDINGS WITH THE EXCEPTION OF BUILDING 3, FINAL PENTHOUSE ARCHITECTURAL EMBELLISHMENTS, AND DESIGN BEYOND THE BUILDING FOOT LINE TO BE DETERMINED WITH FINAL ARCHITECTURE.
 - BUILDING 8A (CAPITAL ONE CORPORATE CENTER) IS REPRESENTED BY THE HATCHED AREA ON BLOCK C. THE DESIGN AND PROGRAM OF BUILDING 8A IS IN PROGRESS AND WILL BE DEPICTED IN A LATER SUBMISSION. THE BUILDING HEIGHT AND GSF FOR BUILDING 8A WILL BE IN ACCORDANCE WITH THE MINIMUM AND MAXIMUM GSF RANGE IN THE BUILDING TABULATIONS ON SHEET 3.

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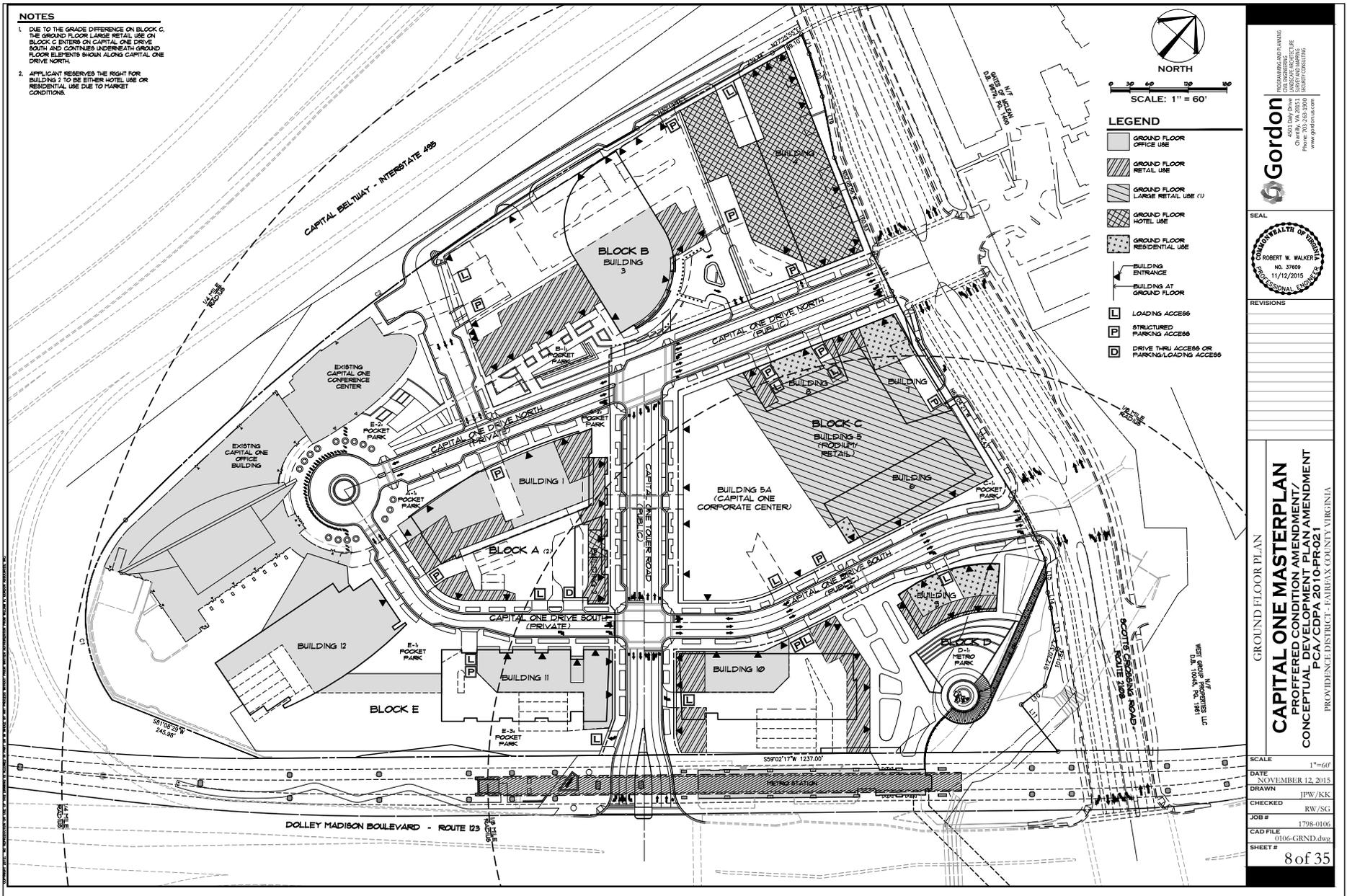
SEAL
 ROBERT W. WALKER
 No. 37609
 11/12/2015
 PROFESSIONAL ENGINEER

REVISIONS

PC-A-CDPA
CAPITAL ONE MASTERPLAN
 PROFFERED CONDITION AMENDMENT /
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
 PC-A / CDPA 2010-PROJ-1
 PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

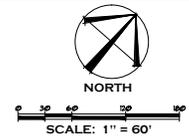
SCALE: 1"=60'

DATE: NOVEMBER 12, 2015
 DRAWN: JPW/KK
 CHECKED: RW/SG
 JOB #: 1798-0166
 CAD FILE: 0106-CDPA.dwg
 SHEET #: 5 of 35



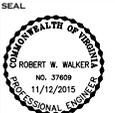
NOTES

1. DUE TO THE GRADE DIFFERENCE ON BLOCK C, THE GROUND FLOOR LARGE RETAIL USE ON BLOCK C ENTERS ON CAPITAL ONE DRIVE SOUTH AND CONTINUES UNDERNEATH GROUND FLOOR ELEMENTS SHOWN ALONG CAPITAL ONE DRIVE NORTH.
2. APPLICANT RESERVES THE RIGHT FOR BUILDING 7 TO BE EITHER HOTEL USE OR RESIDENTIAL USE DUE TO MARKET CONDITIONS.



- LEGEND**
- [Solid Grey] GROUND FLOOR OFFICE USE
 - [Diagonal Lines /] GROUND FLOOR RETAIL USE
 - [Diagonal Lines \] GROUND FLOOR LARGE RETAIL USE (1)
 - [Cross-hatch] GROUND FLOOR HOTEL USE
 - [Dotted] GROUND FLOOR RESIDENTIAL USE
 - [Arrow] BUILDING ENTRANCE
 - [Triangle] BUILDING AT GROUND FLOOR
 - [L] LOADING ACCESS
 - [P] STRUCTURED PARKING ACCESS
 - [D] DRIVE THRU ACCESS OR PARKING/LOADING ACCESS

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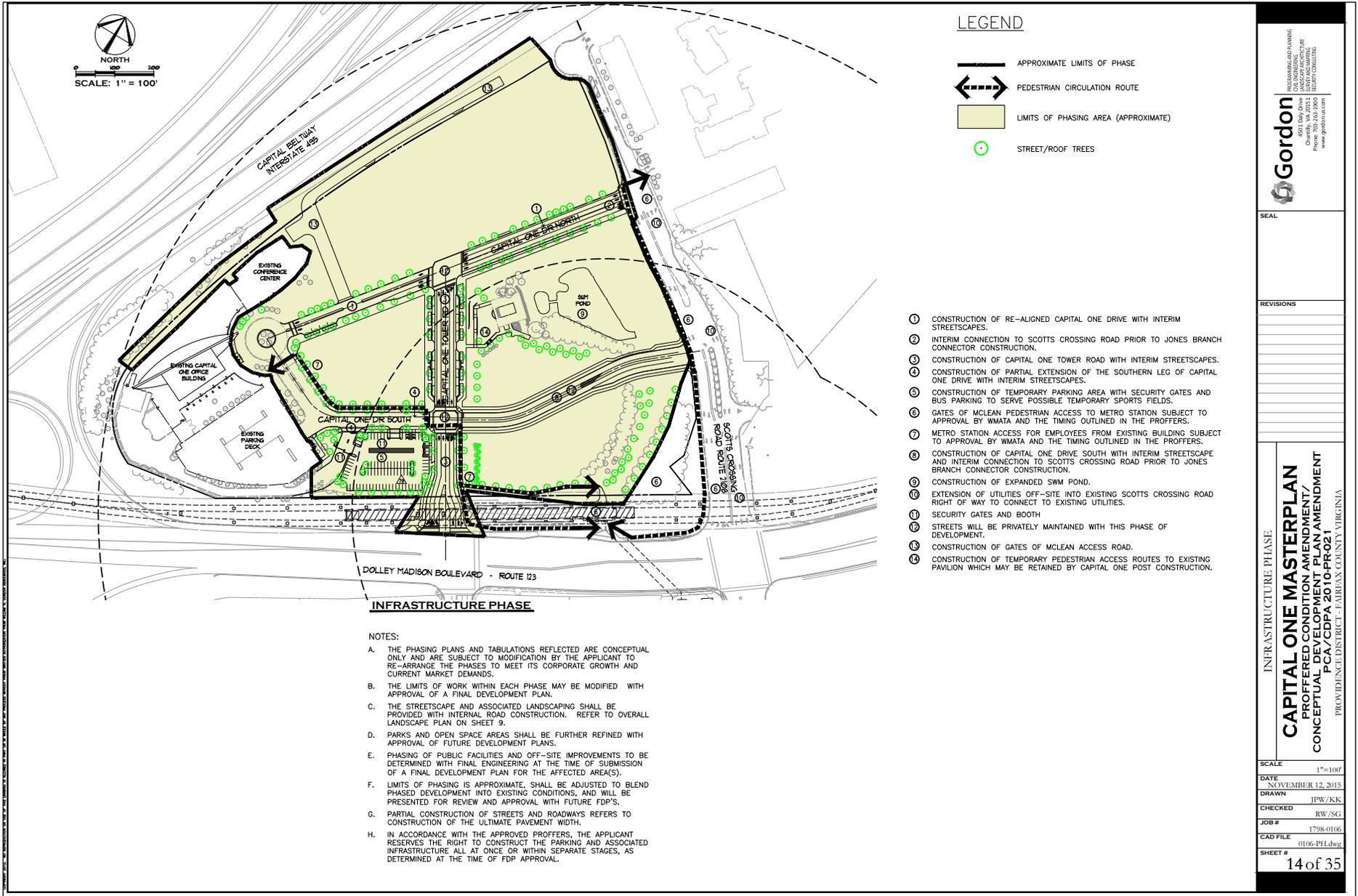


REVISIONS

NO.	DESCRIPTION

GROUND FLOOR PLAN
CAPITAL ONE MASTERPLAN
 PROFFERED CONDITION AMENDMENT/
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
 P-CA/CDPA 2010-PR-021
 PROVIDENCE DISTRICT - FARRIS COUNTY VIRGINIA

SCALE	1"=60'
DATE	NOVEMBER 12, 2013
DRAWN	JPW/KK
CHECKED	RW/SG
JOB #	1798-0106
CAD FILE	0106-GRND.dwg
SHEET #	8 of 35



LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- STREET/ROOF TREES

- ① CONSTRUCTION OF RE-ALIGNED CAPITAL ONE DRIVE WITH INTERIM STREETSCAPES.
- ② INTERIM CONNECTION TO SCOTT'S CROSSING ROAD PRIOR TO JONES BRANCH CONNECTOR CONSTRUCTION.
- ③ CONSTRUCTION OF CAPITAL ONE TOWER ROAD WITH INTERIM STREETSCAPES.
- ④ CONSTRUCTION OF PARTIAL EXTENSION OF THE SOUTHERN LEG OF CAPITAL ONE DRIVE WITH INTERIM STREETSCAPES.
- ⑤ CONSTRUCTION OF TEMPORARY PARKING AREA WITH SECURITY GATES AND BUS PARKING TO SERVE POSSIBLE TEMPORARY SPORTS FIELDS.
- ⑥ GATES OF MCLEAN PEDESTRIAN ACCESS TO METRO STATION SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
- ⑦ METRO STATION ACCESS FOR EMPLOYEES FROM EXISTING BUILDING SUBJECT TO APPROVAL BY WMATA AND THE TIMING OUTLINED IN THE PROFFERS.
- ⑧ CONSTRUCTION OF CAPITAL ONE DRIVE SOUTH WITH INTERIM STREETSCAPE AND INTERIM CONNECTION TO SCOTT'S CROSSING ROAD PRIOR TO JONES BRANCH CONNECTOR CONSTRUCTION.
- ⑨ CONSTRUCTION OF EXPANDED SWM POND.
- ⑩ EXTENSION OF UTILITIES OFF-SITE INTO EXISTING SCOTT'S CROSSING ROAD RIGHT OF WAY TO CONNECT TO EXISTING UTILITIES.
- ⑪ SECURITY GATES AND BOOTH
- ⑫ STREETS WILL BE PRIVATELY MAINTAINED WITH THIS PHASE OF DEVELOPMENT.
- ⑬ CONSTRUCTION OF GATES OF MCLEAN ACCESS ROAD.
- ⑭ CONSTRUCTION OF TEMPORARY PEDESTRIAN ACCESS ROUTES TO EXISTING PAVILION WHICH MAY BE RETAINED BY CAPITAL ONE POST CONSTRUCTION.

- NOTES:
- A. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
 - B. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF A FINAL DEVELOPMENT PLAN.
 - C. THE STREETSCAPE AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
 - D. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
 - E. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
 - F. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
 - G. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH.
 - H. IN ACCORDANCE WITH THE APPROVED PROFFERS, THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

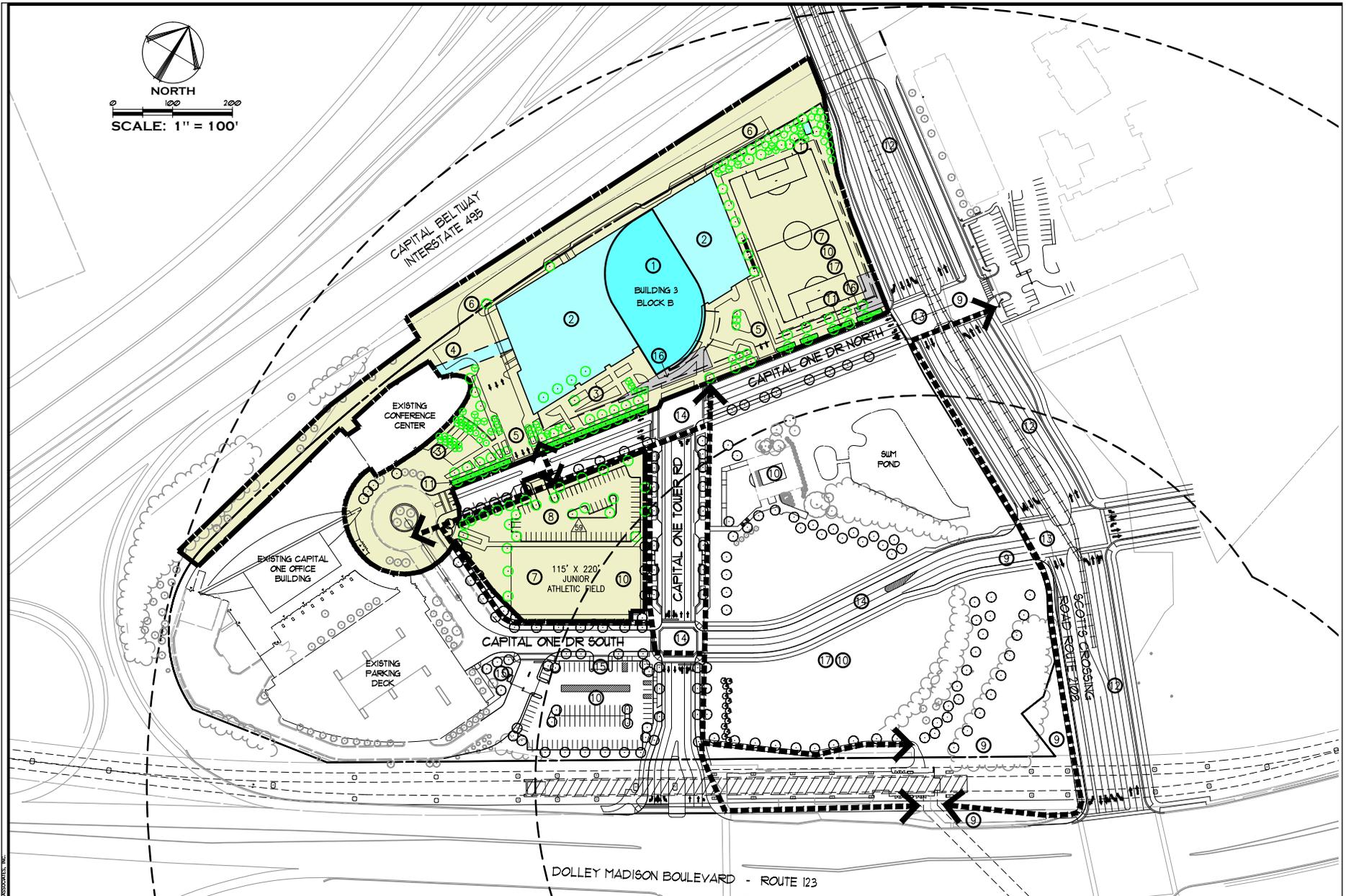
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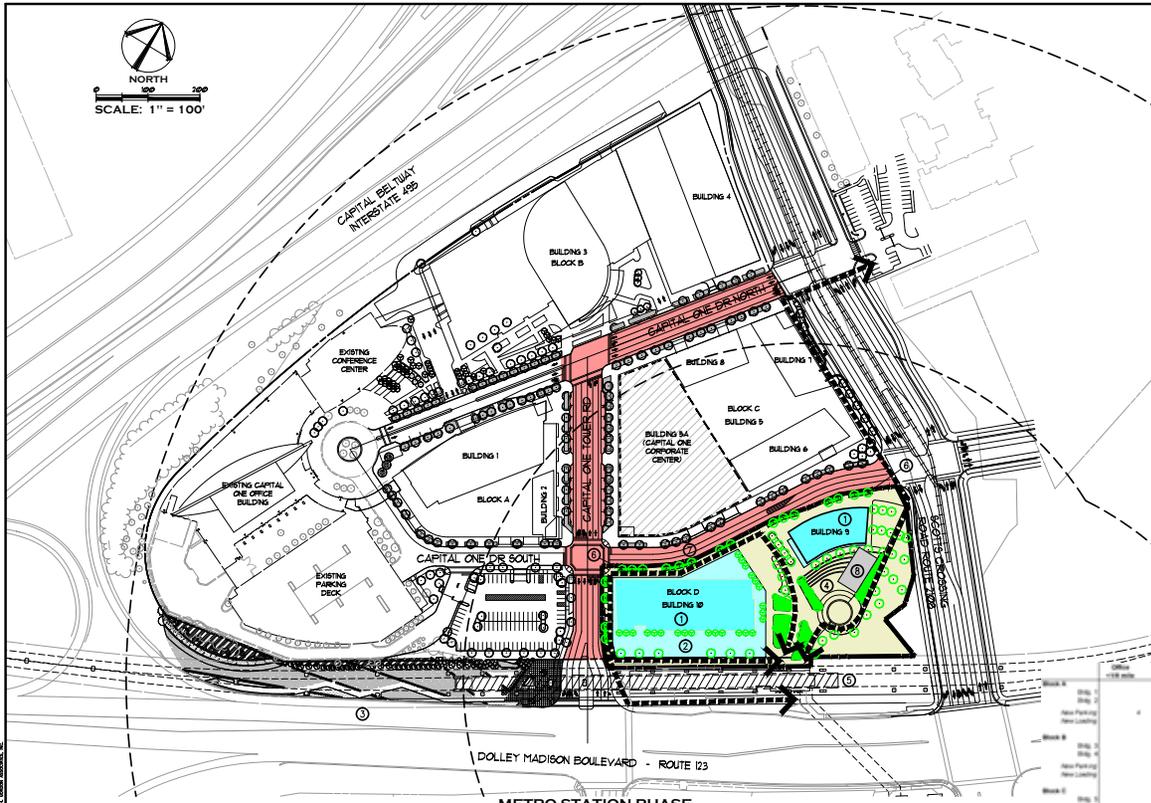
SEAL

REVISIONS

INFRASTRUCTURE PHASE
CAPITAL ONE MASTERPLAN
 PROFFERED CONDITION AMENDMENT/
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
 PCA/CDPA 2010-PR02
 PROVIDENCE DISTRICT - FAIRFAX COUNTY VIRGINIA

SCALE	1"=100'
DATE	NOVEMBER 12, 2015
DRAWN	JPW/KK
CHECKED	RW/SG
JOB #	1798-0106
CAD FILE	0106-PI1.dwg
SHEET #	14 of 35





LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS
- STORMWATER MANAGEMENT VAULT

- 1 CONSTRUCTION OF BUILDINGS 9 AND 10 (WITH ASSOCIATED STRUCTURED PARKING).
- 2 CONSTRUCTION OF ELEVATED PLAZA WITH BUILDING 10.
- 3 OPTIONAL CONSTRUCTION OF LANDSCAPE IMPROVEMENTS UNDER METRO GUIDEWAY AT CAPITAL ONE'S DISCRETION WITH THE CONSTRUCTION OF THE LAST BUILDING IN THIS PHASE. THESE IMPROVEMENTS WILL ONLY BE PROVIDED WITH THE APPROVAL OF WMATA AND FAIRFAX COUNTY.
- 4 CONSTRUCTION OF METRO PARK WITH ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR THE FINAL BUILDING IN THE PHASE.
- 5 GATES OF MCEAN METRO ACCESS SUBJECT TO APPROVAL BY WMATA AND THE TIMING AND BUDGET OUTLINED IN THE PROFFERS.
- 6 BIO-RETENTION PLANTERS (TYP.)
- 7 CAPITAL ONE TO DEDICATE PORTIONS OF CAPITAL ONE DRIVE SOUTH AS A PUBLIC ROAD WITH THIS PHASE OF DEVELOPMENT, IF ACCEPTED BY VDOT OR ANOTHER PUBLIC AGENCY.
- 8 CONSTRUCTION OF STORMWATER MANAGEMENT VAULT.

NOTE:

- A. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
- B. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF A FINAL DEVELOPMENT PLAN.
- C. THE STREETScape AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
- D. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
- E. PHASING OF PUBLIC FACILITIES AND OFF-SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL ENGINEERING AT THE TIME OF SUBMISSION OF A FINAL DEVELOPMENT PLAN FOR THE AFFECTED AREA(S).
- F. LIMITS OF PHASING IS APPROXIMATE, SHALL BE ADJUSTED TO BLEND PHASED DEVELOPMENT INTO EXISTING CONDITIONS, AND WILL BE PRESENTED FOR REVIEW AND APPROVAL WITH FUTURE FDP'S.
- G. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETScape ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
- H. IN ACCORDANCE WITH THE APPROVED PROFFERS, THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

Block	Area	Area (SF)	Area (Sq Ft)	TOTALS						
Block A	Existing Building	100,000	100,000							100,000
	New Building	100,000	100,000							100,000
	New Parking	100,000	100,000							100,000
Block B	Existing Building	100,000	100,000							100,000
	New Building	100,000	100,000							100,000
	New Parking	100,000	100,000							100,000
Block C	Existing Building	100,000	100,000							100,000
	New Building	100,000	100,000							100,000
	New Parking	100,000	100,000							100,000
Block D	Existing Building	100,000	100,000							100,000
	New Building	100,000	100,000							100,000
	New Parking	100,000	100,000							100,000
TOTALS										

METRO STATION PHASE

CAPITAL ONE MASTERPLAN
PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010FPR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'

DATE: NOVEMBER 12, 2015

DRAWN: JPW/KK

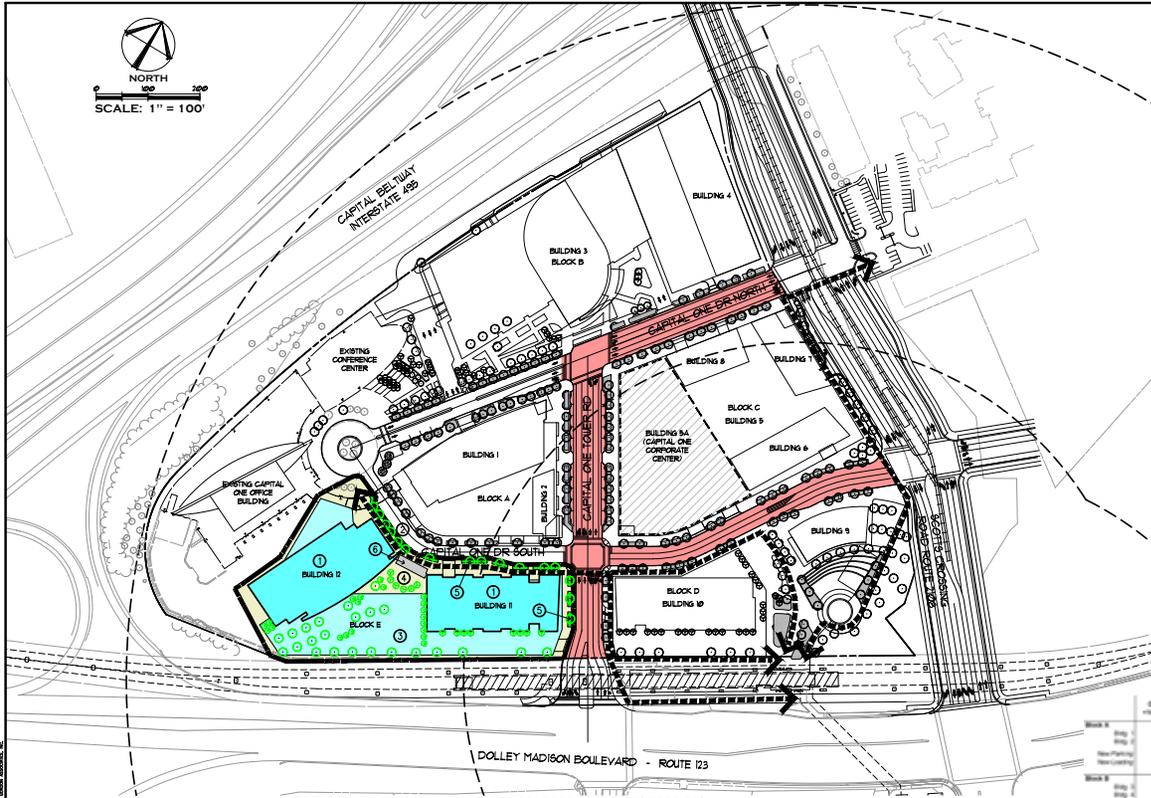
CHECKED: RW/SG

JOB #: 1798-0106

CAD FILE: 0106.P11.dwg

SHEET #: 15C of 35

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LEGEND

- APPROXIMATE LIMITS OF PHASE
- PEDESTRIAN CIRCULATION ROUTE
- LIMITS OF PHASING AREA (APPROXIMATE)
- BUILDING
- ELEVATED PLAZA
- PUBLIC ROADWAY
- STREET/ROOF TREES
- BIO-RETENTION PLANTERS

- 1 CONSTRUCTION OF BUILDINGS 11 AND 12 (WITH ASSOCIATED STRUCTURED PARKING)
- 2 CONSTRUCTION OF FINAL STREETScape ALONG CAPITAL ONE DRIVE WOUTH WITH BUILDINGS 11 AND 12.
- 3 CONSTRUCTION OF ELEVATED PLAZA WITH BUILDINGS 11 AND 12
- 4 CONSTRUCTION OF POCKET PARK ALONG CAPITAL ONE DRIVE
- 5 BIO-RETENTION PLANTERS (TYP.)
- 6 CONSTRUCTION OF STORMWATER MANAGEMENT VAULT

NOTE:

- A. THE PHASING PLANS AND TABULATIONS REFLECTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO MODIFICATION BY THE APPLICANT TO RE-ARRANGE THE PHASES TO MEET ITS CORPORATE GROWTH AND CURRENT MARKET DEMANDS.
- B. THE LIMITS OF WORK WITHIN EACH PHASE MAY BE MODIFIED WITH APPROVAL OF A FINAL DEVELOPMENT PLAN.
- C. THE STREETScape AND ASSOCIATED LANDSCAPING SHALL BE PROVIDED WITH INTERNAL ROAD CONSTRUCTION. REFER TO OVERALL LANDSCAPE PLAN ON SHEET 9.
- D. PARKS AND OPEN SPACE AREAS SHALL BE FURTHER REFINED WITH APPROVAL OF FUTURE DEVELOPMENT PLANS.
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- G. PARTIAL CONSTRUCTION OF STREETS AND ROADWAYS REFERS TO CONSTRUCTION OF THE ULTIMATE PAVEMENT WIDTH, BUT ONLY THE STREETScape ON THE BUILDING SIDE PER THE PHASING DIAGRAMS.
- H. IN ACCORDANCE WITH THE APPROVED PROFFERS, THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE ALL AT ONCE OR WITHIN SEPARATE STAGES, AS DETERMINED AT THE TIME OF FDP APPROVAL.

	Office 100 units	Office 100 units	Resid. 100 units	Resid. 100 units	Resort 100 units	Resort 100 units	Commer. Center 100 units	Resid. 100 units	Resid. 100 units	TOTALS
Block 1										
Bldg. 11	160,000 SF				30,000 SF	30,000 SF		80 SF	21	1,000 SF
New Parking	1,200				100					1,300
New Landsc.	1,000									1,000
Block 2										
Bldg. 12	160,000 SF				30,000 SF	30,000 SF		80 SF	21	1,000 SF
New Parking	1,200				100					1,300
New Landsc.	1,000									1,000
Block 3										
Bldg. 13	210,000 SF				100,000 SF	100,000 SF				1,100 SF
Bldg. 14	160,000 SF				30,000 SF	30,000 SF		80 SF	21	1,000 SF
New Parking	1,200				100					1,300
New Landsc.	1,000									1,000
Block 4										
Bldg. 15	160,000 SF				30,000 SF	30,000 SF		80 SF	21	1,000 SF
New Parking	1,200				100					1,300
New Landsc.	1,000									1,000
TOTALS	640,000 SF	2,074,000 SF	1,070,400 SF	246,000 SF	160,000 SF	160,000 SF	160,000 SF	80 SF	21	1,000 SF
Total Parking	876	4,742	1,070	246	160	160	160	80	21	8,914
Total Landsc.	12	127	127	127	127	127	127	127	127	1,200
Total Landsc.	1,000	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	17,000

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SEAL

REVISIONS

FINANCIAL OFFICE PHASE

CAPITAL ONE MASTER PLAN
PROFFERED CONDITION AMENDMENT/
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
PCA/CDPA 2010-PR-021

PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'

DATE: NOVEMBER 12, 2015

DRAWN: PWP/KK

CHECKED: RW/SC

JOB #: 1798-0106

CAD FILE: 0106-PI1.dwg

SHEET # 15D of 35

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

DESCRIPTION OF THE APPLICATION

This Comprehensive Sign Plan is requested to establish a consistent and comprehensive sign program for the Capital One site which was rezoned by RZ 2010-PR-021 to the PTC District to permit a mixed use neighborhood consisting of office, residential, hotel and retail uses adjacent to the Mclean Metro Station.

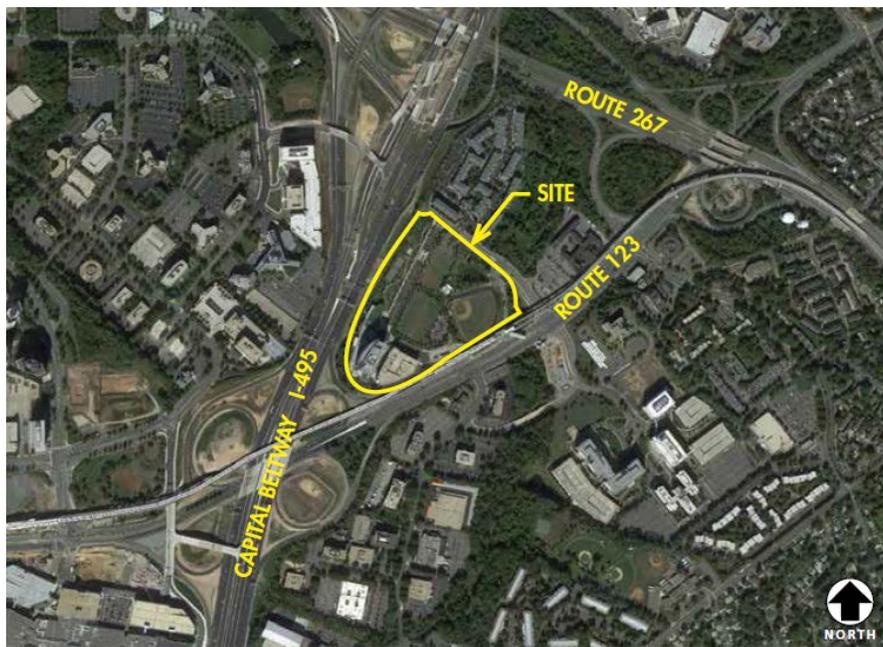


Figure 1 Capital One site (Source: CSP 2010-PR-021)

LOCATION AND CHARACTER

The site is zoned Planned Tysons Corner (PTC) and Highway Corridor Overlay District (HC) and is developed with an existing office building and conference center. In addition, a 470-foot tall mixed-use office building with retail on the lower levels is under construction, along with the new grid street network as approved with PCA 2010-PR-021. The site is also currently the subject of PCA 2010-PR-021-2 which focuses primarily on a redesign of Block C. The underlying plan used as the base plan for this CSP is the redesign as proposed in the PCA which is currently under review.

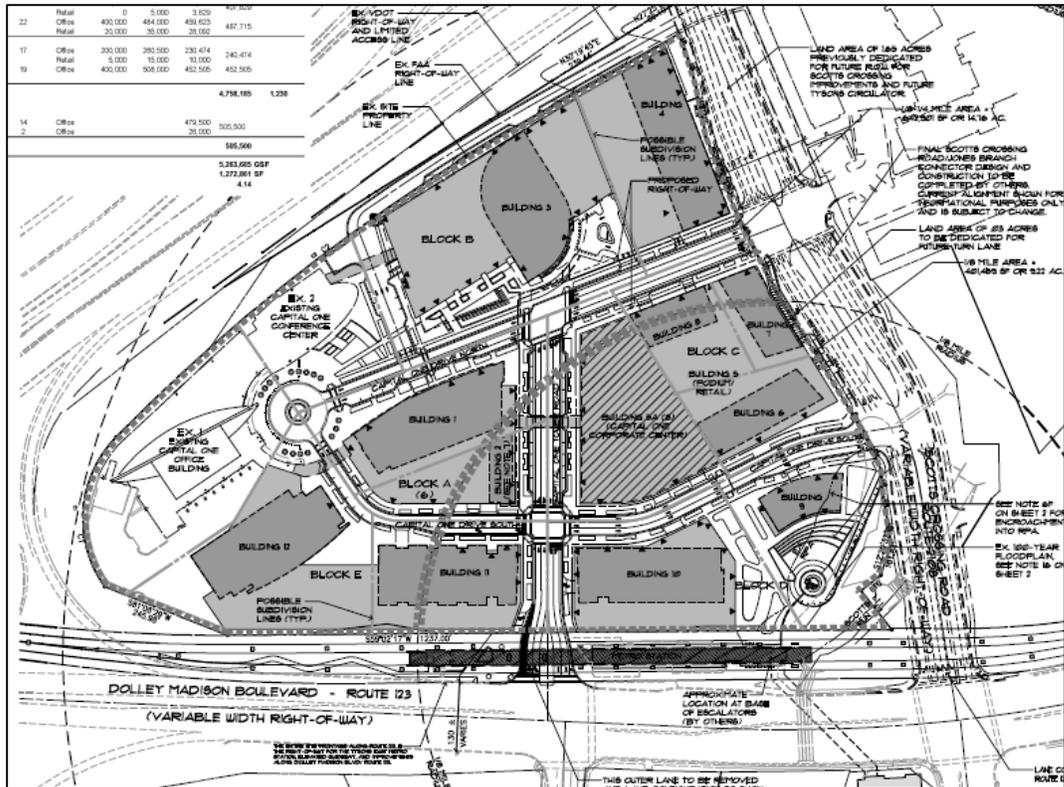


Figure 2 Revised Layout proposed under pending PCA (Source: PCA 2010-PR-021-02)

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Multifamily Residential (Gates of Mclean); Mixed Use (Scotts Run North)	PDH-30; PTC	Residential Mixed-use; Transit Station Mixed-use
South	Mixed Use (Scotts Run Station South)	PTC	Transit Station Mixed-use; Open Space
East	Mixed Use (Scotts Run Station South)	PTC	Transit Station Mixed-use
West	Office (across Beltway)	C-4, C-7	Office

BACKGROUND

Site History

On September 25, 2013, the Board of Supervisors approved a rezoning for the Capital One property to the Planned Tysons Corner Urban District (PTC), which permitted a mixed use development consisting of approximately 5 million square feet (SF) of office, residential, retail and hotel uses on this property adjacent to the McLean Metro Station. Subsequently, on May 13, 2014, the Board approved PCA/FDPA 2012-PR-021 which reallocated some of the square footage to Block B and permitted a 470-foot tall office building adjacent to the Capital Beltway. At this time, there is another PCA pending to make more adjustments with a particular focus on Block C. For purposes of this CSP, the applicant is showing the revised layout currently under consideration (but not yet approved) because the proposed signs have been designed for that new layout.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area II
Planning District:	Tysons Corner Urban Center
Tysons Corner Urban Center District:	Tysons East District (Scotts Run Crossing Subdistrict)

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

Enhance Regional Identity

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

Establish a Sense of Place

- *Create unique and walkable districts, neighborhoods, and centers within Tysons.*
- *Encourage design elements that highlight the distinct character of each district, as well as common elements that unify Tysons as an urban center.*
- *Encourage each district to include tree-lined streets, a range of urban parks, and public gathering places.*
- *Improve Connectivity*

- *Increase the efficiency of vehicular and pedestrian movements within Tysons through well-designed transit and a walkable grid of streets and open spaces.*
- *Create pedestrian and bicycle-friendly environments and connections throughout Tysons that are safe, pleasant, and convenient.*
- *Maximize benefits of rail in Tysons by improving connectivity to adjacent communities and to regional activity centers.*

Also on page 94, the Plan notes that

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

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

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

ANALYSIS

Comprehensive Sign Plan (Copy at front of staff report)

Title of CDPA: Capital One Headquarters, Tysons

Prepared By: DG Studios

Date of CSP: January 8, 2016

The CSP contains 161 sheets that seek to depict a wide array of signs and create a framework for the signage permitted on the property now and into the future. The plan is divided into (5) five sections.

Section	Description
1	Introduction, Aerial Imagery, Site Plan
2	Site Signage Overall Description
3	Individual Building and Parcel Signage
4	Details of Sign Type
5	Addendum, Phasing shown on CDPA

The variety of signs requested is mostly identified on Sheet 2.3. The key on this sheet identifies thirteen types of signs which could be used sitewide.

Sign Type	# of signs	Description	Permitted SF per Article 12 of the ZO	Requested SF
A	2	Offsite Directional and Project Identification	80	104
B	26	Building-mounted Primary Tenant Sign	5,000	12,100
C1	15	Secondary Identification at Entrance	*	300
C2	12	Freestanding Multi-tenant identification	240	240
C3	10	Building-mounted Retail Tenant Identification	200	2136
D	29	Retail Tenant Signs	3,817	5,171
E	24	Parking Structure Identification	480	480
F1	20	Vehicular Directional	300	160
F2	11	Pedestrian Directional	165	88

G	67	Banner Panels*	536	536
H	1	Building-mounted Video Screens	N/A	1075
J	8	Building-mounted Parking Availability	N/A	256
K	2	Theatre Blade Sign	N/A	160

***1.5 square feet of sign area for each of the first 100 linear feet of building frontage, plus 1 square foot of sign area for each linear foot over 100 linear feet of the building frontage**

It should be noted that the CSP depicts some signs, specifically some of the A and G types, which are to be located offsite. These signs are located in the right-of-way or Board of Supervisors owned property. As discussed later in the staff report, the applicant is aware that depicting these signs on this CSP should not be seen as County endorsement of them. The applicant has acknowledged this point but has chosen not to remove the signs from the plan. Even so, this CSP cannot grant permission for offsite signage.

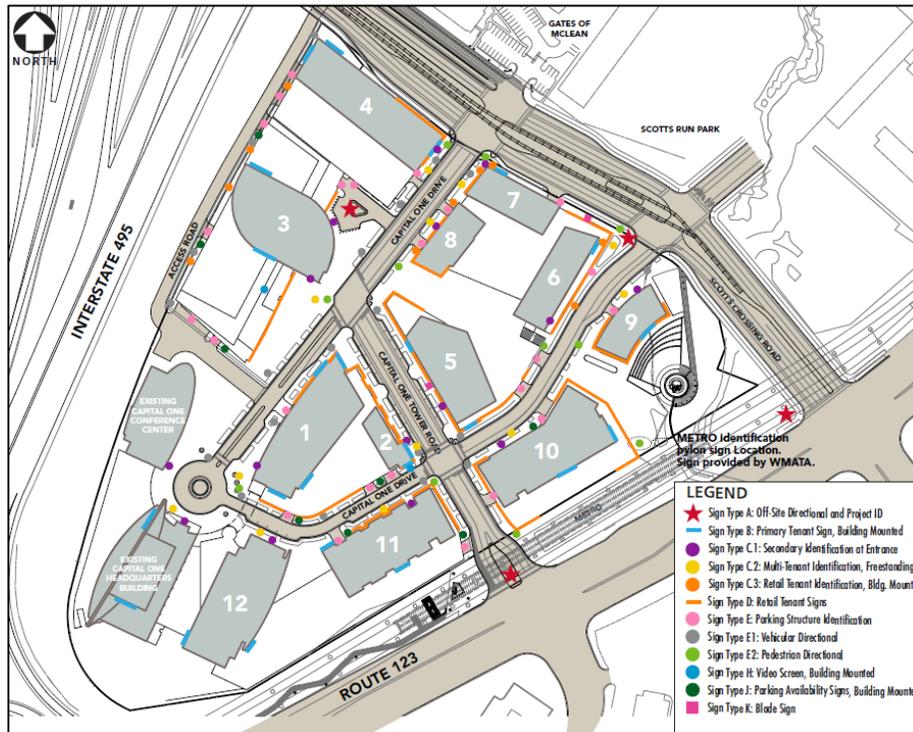


Figure 3 Overall Layout (Source: CSP)

The graphic above depicts the proposed layout of the signs on the site. The application proposes a series of freestanding and building-mounted signs throughout the site.

Sign Type A

The applicant shows four of these monument style signs. However, only two are located onsite; the other two are located within right-of-way. The applicant has been informed that this CSP cannot approve signs within the right-of-way. The applicant has acknowledged that these offsite signs are located in the right-of-way and/or on land otherwise owned by the Board of Supervisors and understands that all appropriate permits from the appropriate agency would be required prior to installation.

The signs that can be considered in this application are Signs A3 and A4, located along Scotts Crossing Road and at Building 3. The signs are shown to be either 10 or 16 feet tall and 4 foot wide.

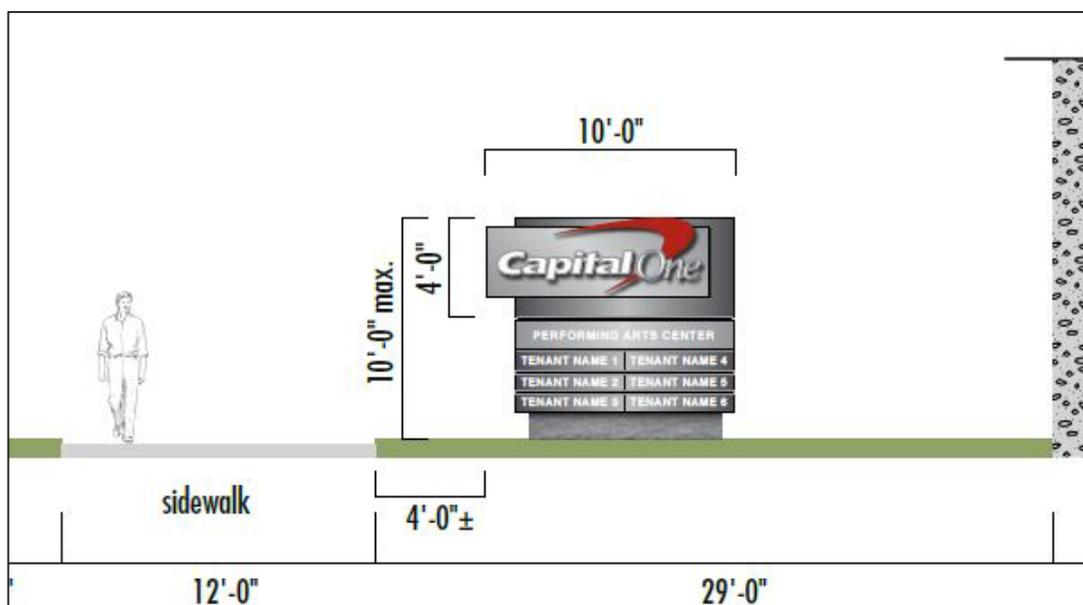


Figure 4 Example of Sign Type A

Sign Type B

Sign Type B is a building-mounted primary tenant sign. These signs are located on the tower portion of the proposed buildings. The application proposes twenty-five (25) of these signs, generally at least two per building, with some buildings having only one sign and some up to four signs.

The largest building-mounted signs requested are up to 1,200 SF (where 200 is permitted by right), and are located on Building 3, which is a 470-foot tall office building beside the Capital Beltway (Interstate 495). Overall, the signs range from 200 SF to as large as 1,200 SF.



3.1/B NE facade from Beltway



3.2/B SW facade from Beltway

Sign Type C1

This sign is a building-mounted secondary entrance sign. The applicant is proposing 15 of these signs at a length of 20 feet and a width of one foot. The applicant proposes a total of 300 SF of these types of signs.

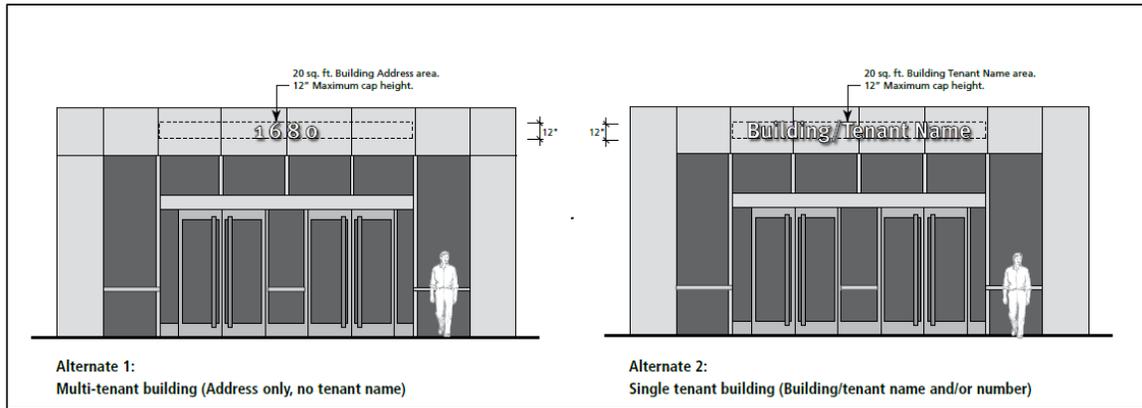
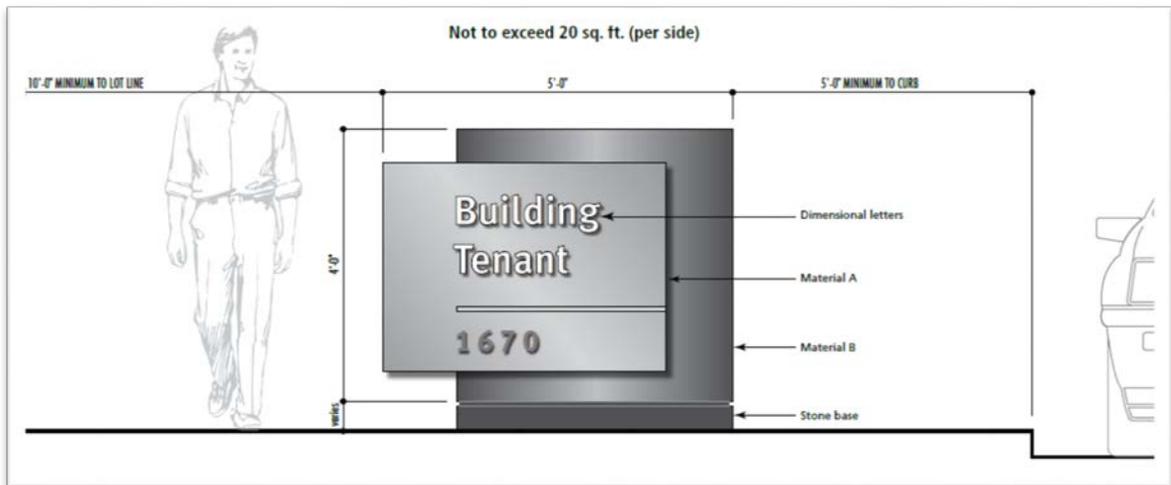


Figure 5 Sign Type C1

Sign Type C2

Sign Type C2 is a freestanding multi-tenant ID sign. The applicant proposes 12 (twelve) of these signs around the site, generally along the streets. The signs would all be 4 feet tall and 5 feet wide. The proposed sign area of 240 SF is permitted by-right.



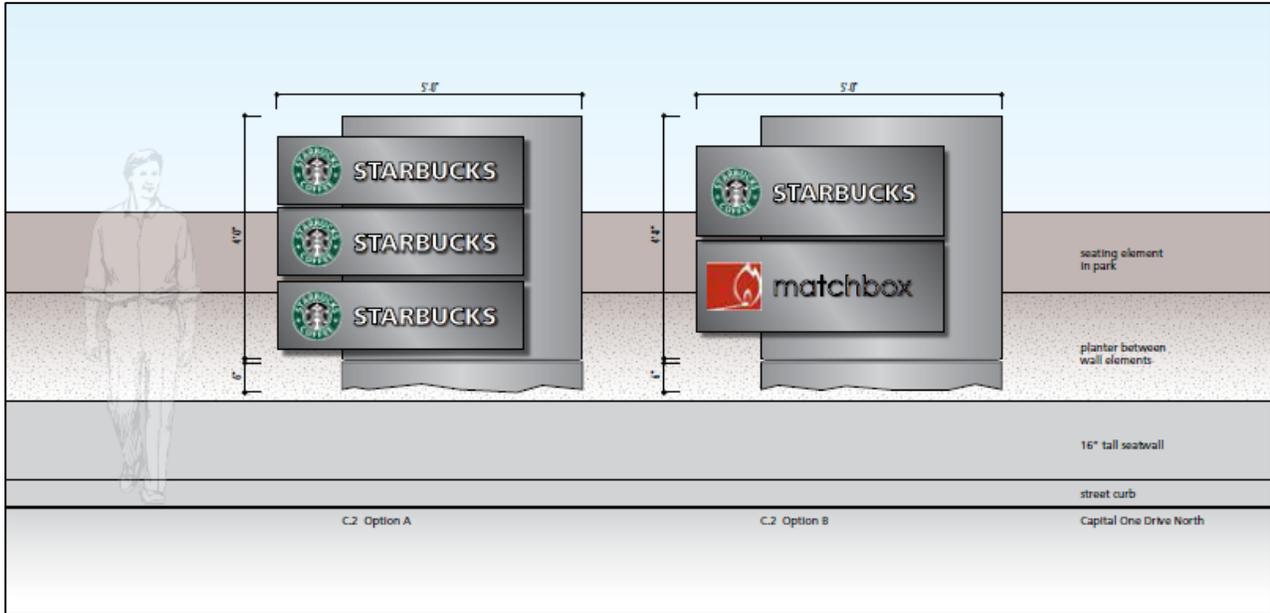


Figure 6 Example of C2 Type signs (Source: CSP)

Sign Type C3

This sign is a building-mounted retail tenant sign. The Zoning Ordinance would permit these signs to be 20 SF, and the applicant requests signs ranging from 48 SF to 348 SF. The largest of these signs, at 348 SF, are proposed along the Block B garage frontage that faces the Beltway. Overall, the applicant proposes ten (10) of these signs, four of which are along the Beltway. The applicant proposes approximately 2,136 SF of this type of sign where a total of 200 SF would be permitted by right site wide.





Figure 7 Sign Type C3 Examples

Sign Type D

Sign Type D is a building-mounted retail sign. The applicant proposes a signage strip at the top of the retail levels of the building which would be available for retail signage, similar to that shown below. The graphics provided indicate the signage would be attached to the building at a minimum height of 12 feet, with the signage at one foot in height. The applicant has calculated the retail bay square footage and indicated that the maximum linear feet for this type of signage would be 3,817 feet. The applicant has also noted that where Type C.3 (as shown above) and Type D signs (as shown on the next page) are indicated at the same location on the plan, only one sign type will be installed.

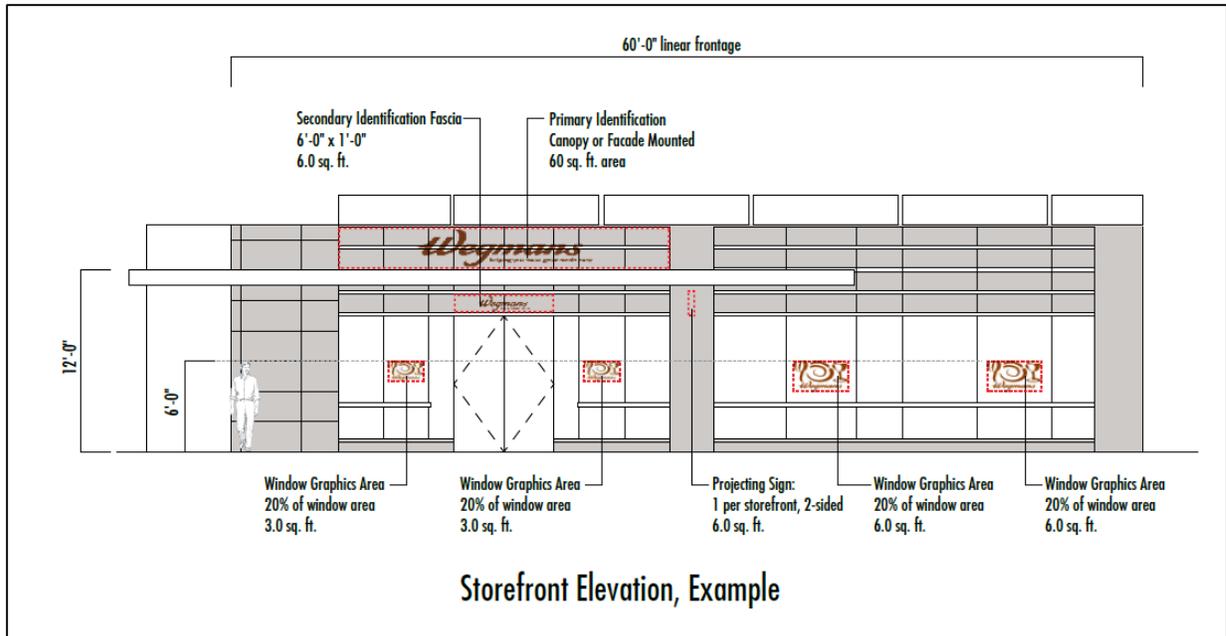


Figure 8 Sign Type D

Sign Type E

These signs are building-mounted parking structure/entrance identification signs, which serve as directional signs to provide vehicles information on access, entrance and exit locations. The signs label the parking entrances and exits around the site. This type of sign will also designate the drive-thru bank in Building 2. These signs are proposed at each entrance into the parking structures onsite. The requested square footage for each of these signs is 20 SF, as permitted by-right. The total square footage of this type of sign would be 480 SF.

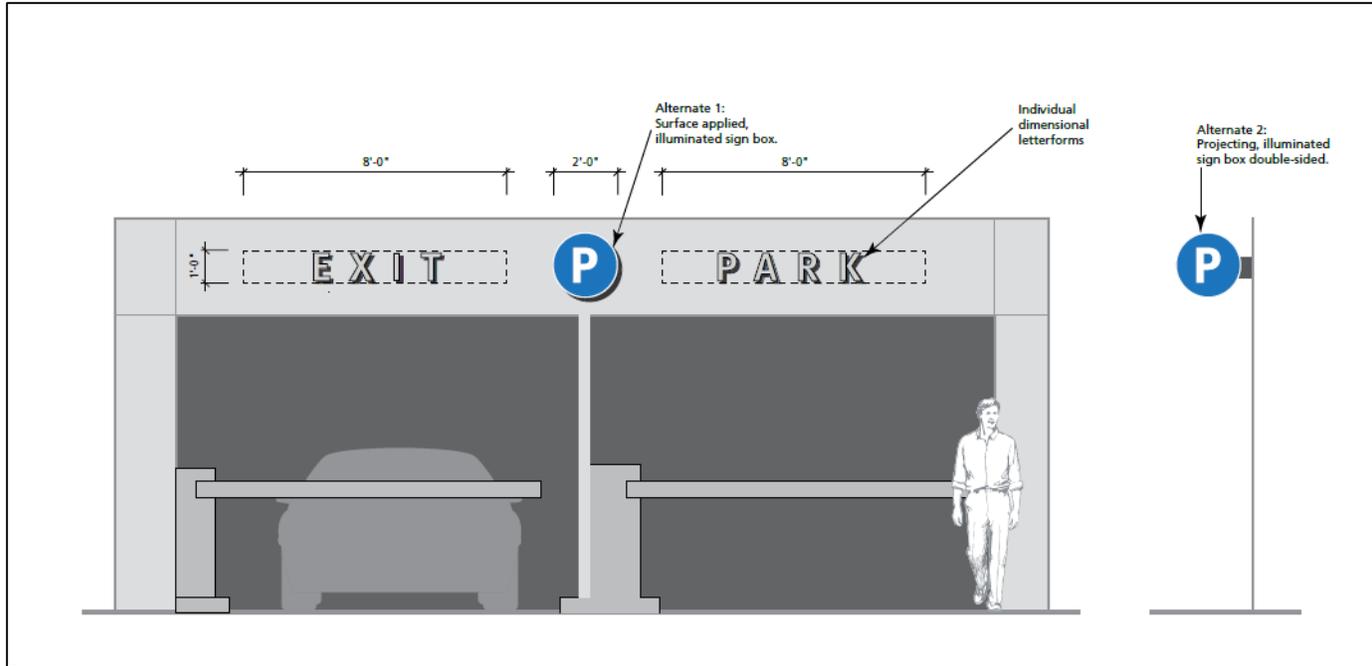


Figure 9 Sign Type E Example

Sign Types F1 and F2, Vehicular and Pedestrian Directional Signs

These freestanding signs provide directional and wayfinding signage around the site. There are 20 F1 signs proposed at a maximum of six feet tall (with four feet of sign area) and two feet of width. The sign plan requests a total of 160 SF where a total of 300 SF would be permitted by-right. These signs are proposed either at the parking garage entrances or at certain decision points in the parks or plazas.

There are eleven (11) F2 Type signs proposed, at a height of 4 feet tall and 2 feet wide. The applicant requests a total of 88 SF onsite for these pedestrian signs where 165 SF would be permitted by-right.

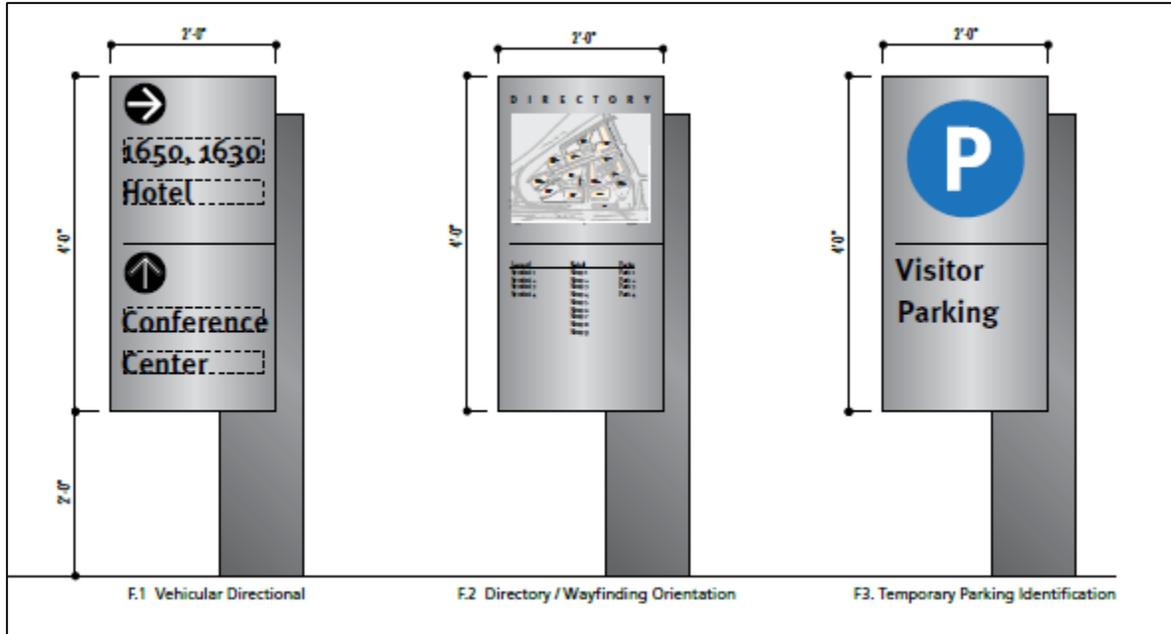


Figure 10 Sign Type F examples

Sign Type G

These signs are described as banners, decorative panels and/or graphic treatments. They are proposed to be located on 63 street lights throughout the site and would be 2 feet wide and 4 feet tall. The applicant is showing four offsite banner signs that are not a part of this application (and cannot be approved as part of this application).

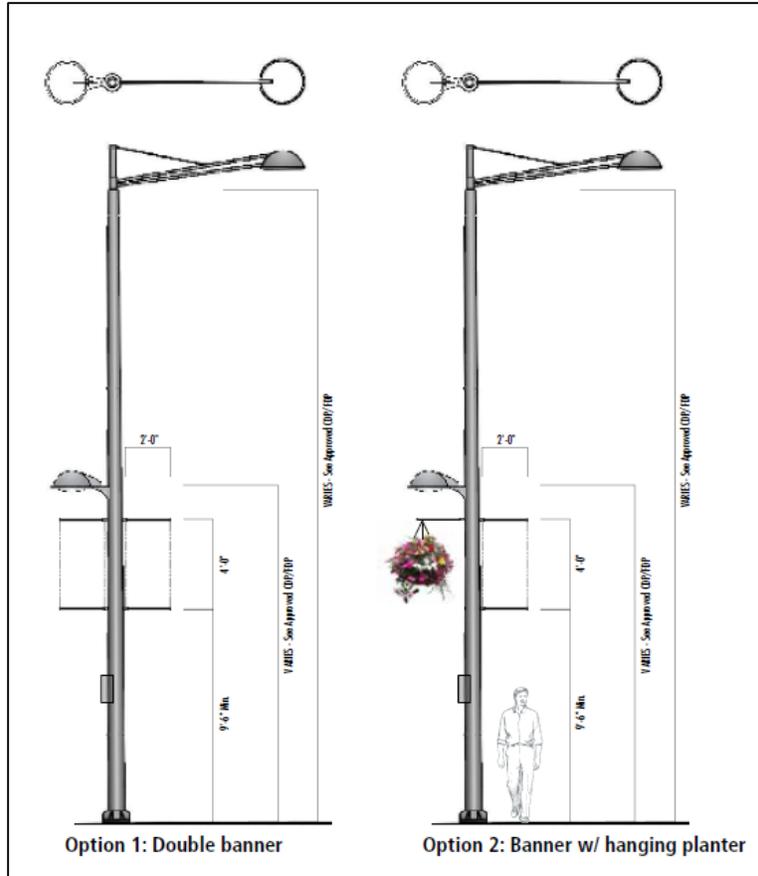


Figure 11 Sign Type G Example

Sign Type H

The applicant is proposing three video screens onsite, which are described as Sign Type H. The largest of these signs is proposed at 1,075 SF on Building 3, adjacent to the plaza. The applicant is also proposing two other building-mounted video screens on Building 2 and Building 5, which would be 350 SF each.

points around the site.

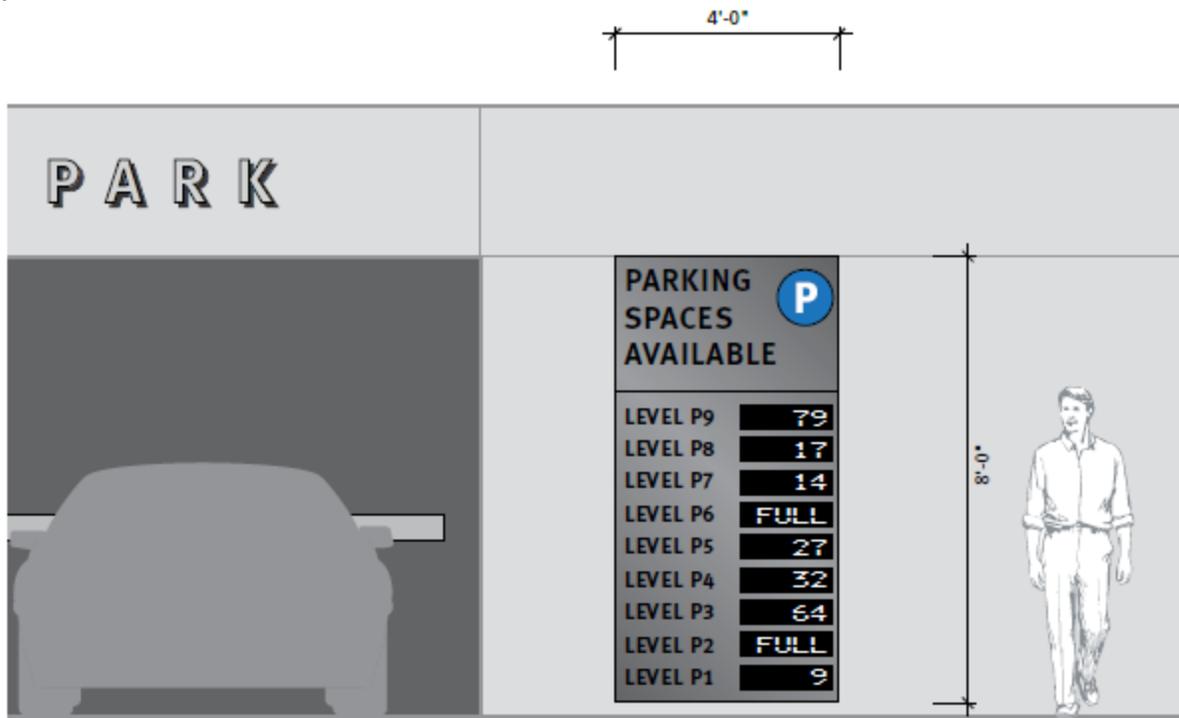


Figure 13 Parking Availability Sign

Sign Type K

Sign Type K is a theater blade sign which is building-mounted sign proposed in two locations, one on Building 5 and one on Building 6. The sign is proposed to be a maximum of 20 feet high and 4 feet wide for a maximum square footage of 160 SF.

Sign Type T

The applicant may also use freestanding temporary signs during interim conditions while the playing fields exist or during interim phases of construction for wayfinding to the fields or parking spaces. On Sheet 3.66 and 3.67, the applicant is proposing to retain some of the existing onsite signage temporarily and add seven temporary signs that are vehicular or pedestrian directional or temporary parking freestanding identification signs. These wayfinding signs are typically 8 SF when 15 SF would be permitted by right. However, there are two parking availability parking signs which are 32 SF.

ANALYSIS

Land Use and Design

Size of Building-mounted Signage

The primary tenant identification building-mounted signs proposed here greatly exceed the 200 SF maximum permitted by Article 12 of the Zoning Ordinance. The applicant has indicated that the size of the signs is proportionate to the height of the buildings. In addition, the applicant noted that the signage square footage is also calculated with the graphic element, which increases the overall size of the proposed signs. In staff's opinion, the application has shown that the signage is in proportion to the height of the buildings approved on this property. The largest signs are appropriately proposed to be located on the tallest buildings, especially Building 3 which was approved for a height of 470 feet in 2013. Also, as noted, the sign size takes into account the graphic part of the Capital One logo as well as the lettering. Staff did express concern that the visual impact of the signs would be much greater if the sign was of a different design, i.e. if the design was solid and excluded the graphic red swoosh. Therefore, the application has depicted a ratio (size of sign in relation to size of building) which would be permitted if the graphics changed to include a graphic element. The ratio is smaller for a sign featuring a solid design, and a development condition has been proposed clarifying the ratio that would be permitted. Therefore, staff finds that the signs are sized appropriately and, although larger than typical, the signs will help create visual identity and are regulated by condition. Staff notes that SEA 2002-PR-017 was previously approved for this site for both free standing and larger building mounted signage for the existing office tower.

Offsite Signage

The applicant has acknowledged that offsite signage the monument signs or banner signs on streetlights cannot be approved by this CSP. These signs are not within the land area considered with this application, nor, at this point, are those properties zoned PTC. While Sect.12-210 of the Zoning Ordinance permits off-site directional signage which identify destinations or locations within the district or center in the PTC District, because these signs identify Capital One as a commercial entity, they do not fall within that provision. In addition, these signs are located in right-of-way which is owned either by the Board of Supervisors or the Virginia Department of Transportation (VDOT). Therefore, the applicant would need to obtain permission from those entities for these signs. Finally, as a courtesy, staff has indicated that the applicant would need to address any sight distances issues at the time of permit approval. However, nothing in this CSP presumes approval of the offsite signs which may be depicted on this CSP Plan.

Freestanding Sign Scale and Proliferation

The overall sign plan excerpted in this staff report and shown on Sheet 2.3 shows a dense signage regime. Staff expressed initial concern that either the number of signs or the scale of the individual signs could adversely impact the pedestrian experience on the streets which had been so carefully designed to take advantage of build-to-lines and streetscaping to create a safe, pleasant and convenient pedestrian realm. Staff therefore asked the applicant to graphically depict more of the pedestrian experience to demonstrate any potential impacts which the signs might create on that experience. Sheets 2.38 and 2.40 provide plan and section view of some of the signs onsite. Based on these graphics, staff is satisfied that the signage will not be obtrusive or distracting to the pedestrian realm. A draft development condition has been proposed to assure that the signage will not adversely impact the landscaping on the site. In addition, staff has proposed a development condition that the signage will not obstruct the sight distances on the streets here. With those proposed development conditions, staff is satisfied that the signage here is not excessive and will not adversely impact the pedestrian experience.

Video Screens

This CSP shows three video screens on the site. However, the applicant has, in their statement of justification, agreed that this CSP will omit the request for the two smaller screens until more design efforts can be done on Block D. The remaining video screen, shown on the development plans most recently approved (PCA 2010-PR-021/FDPA 2010-PR-021) relates well to the plaza and staff has noted that it could provide a focal point to the park space. Both the statement of justification and the CSP (Page 4.19) note that the video screen will be used for community announcements, special events, movies, projected artwork and general information of interested to the public. They also both state that advertising of specific products and/or services unrelated to activities in the adjacent areas or buildings will be prohibited on the video screen. In addition to noting the restrictions set forth within the CSP, staff has proposed development conditions relating to its hours of operation so that it does to mitigate the impact of these video screens to the existing and future surrounding residents.

Parks and Recreation

The overall development program contains several park areas which will require wayfinding signage. Staff has proposed a development condition that park wayfinding and directional language be added to signage onsite in coordination with the Fairfax County Park Authority (FCPA). Specifically, the condition requires coordination with FCPA on the pedestrian directional signs at the time any sign permit is requested for a pedestrian directional sign onsite. Staff encourages the applicant to consider parks as important to the success of their project as the retail and tenant signs they have detailed here.

Transportation

There are no outstanding transportation related issues associated with this request and the signs have been reviewed by both the Fairfax County Department of Transportation and the Virginia Department of Transportation.

Implementation

The attached memorandum from the Zoning Inspections Branch (ZIB) includes recommendations that would have improved the sign plan from an implementation standpoint. In addition, the applicant is again reminded that any offsite signs need approval from any appropriate agency and not through this CSP. Finally, the applicant has been told that more details would likely be required for some of the signs, especially the monument signs, and that the sign area will be calculated based all of the tenant sign text as well.

Staff also notes that for Sign Type D, while the signs themselves are appropriate, in staff's experience, the applicant's method for calculating signage (by bay) can be difficult to implement for individual tenants who may be confused by the definition of bay, etc. Staff had advised the applicant to consider using a different methodology for calculating these signs, but the applicant has chosen to retain the "sign per bay" method. Staff continues to believe that this method may present implementation issues for individuals wishing to use this sign plan to obtain sign permits in the future.

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

Sect. 12-210 of the Zoning Ordinance allows the Planning Commission to approve a Comprehensive Sign Plan for developments within a "P" District as an alternative to the provisions contained in Article 12 of the Zoning Ordinance. This provision requires that a Comprehensive Sign Plan show the location, size, height and extent of all signs within the "P" District, or section of the "P" District, as well as the nature of the information being displayed on the signs. Par. 4 of Sect. 12-210 provides that "signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16." That paragraph furthers states that "all proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements."

On the whole, staff finds that the signs proposed here meet the criteria listed above and that the scale and locations are appropriate and provide direction, identification and wayfinding to points onsite. Staff had raised concern about the applicant's initial proposal to have three video screens on-site, which staff believed would add to street clutter and otherwise detract from the planned unit nature of this development. However, the applicant has since limited the proposed CSP to one video screen for now. Additional video screens will require an amendment to this CSP.

Overlay District Requirements

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

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

Summary of Zoning Ordinance Provisions

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

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds this application in harmony with the Comprehensive Plan in in conformance with the Zoning Ordinance.

Staff Recommendation

Staff recommends approval of CSP 2010-PR-021 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 Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

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 Board of Supervisors.

APPENDICES

1. Draft Development Conditions
2. Statement of Justification
3. Design Guidelines
4. Transportation Analysis
5. Office of Community Revitalization Analysis
6. Zoning Inspections Report

7. Zoning Ordinance Provisions
8. Glossary

PROPOSED DEVELOPMENT CONDITIONS

CSP 2010-PR-021

February 4, 2016

If it is the intent of the Planning Commission to approve CSP 2010-PR-021, located at Tax Map 29-4 ((5)) A2 to allow a Comprehensive Sign Plan (CSP) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This CSP is granted for and runs with the land indicated in this application and is not transferable to other land.
2. The CSP, titled "Capital One Headquarters, Tysons, Virginia dated January 8, 2016, is approved for the signs as depicted thereon. Any sign permit request shall be in substantial conformance with this CSP. Offsite signage is not approvable with this CSP and any signs shown in the Virginia Department of Transportation (VDOT) or Fairfax County Right-of-Way are subject to all required reviews and approvals.
3. A matrix 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 (if the Non-RUP has been issued) 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, or package of sign permits, shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.
4. In the event that the design of Block C is substantially changed by the pending Proffered Condition Amendment (PCA 2011-PR-021-2), a CSPA shall be submitted with a revised sign layout conforming to the new design. Substantial changes could include, but not be limited to, vehicular entrance relocation, substantial redesign or relocation of park spaces or streetscape, or ground level massing changes which require more or redesign signage.
5. At the time of site permit submission, it shall be demonstrated that no landscaping, other than lawn, shall be disturbed with the proposed signage and landscaping.
6. Sight distances shall be maintained at all entrances onsite at all times.

7. At the time of sign permit submission, it shall be demonstrated that the signage does not interfere with the sidewalk zone.
8. Individual temporary signs shall be removed prior to the issuance of a sign permit for adjacent buildings.
9. For Sign Type B, the Primary Tenant ID, the maximum ratio of building to signage size (in SF) shall be 1:1.33 for any tenant signage that does not include a graphic (i.e. is only text). The maximum sign area for Sign Type B shall be 12,100 SF site wide.
10. At the time of submission for a sign permit for any pedestrian directional sign, the applicant shall demonstrate coordination with the Fairfax County Park Authority regarding providing appropriate directional signage for publicly accessible parks onsite.
11. Despite the three video screens depicted on the CSP, the only permitted video screen on this property is that depicted on Block B. Any future video screens on this site would require approval of a CSPA.
12. The programming of the outdoor video screen shall be in accordance with that outlined in the CSP (see Page 4.19). All outdoor speakers or sound amplification devices used in conjunction with the programming of the Video screen shall be in accordance with Article 14-700 of the Fairfax County Zoning Ordinance and Section 108-4 of the Fairfax County Code. Hours of operation of the video screen shall be between the hours of 6:30 a.m. through 12:00 a.m., Sunday through Thursday and 6:30 a.m. through 1:00 a.m. Friday through Saturday. Sound shall be only permitted when showing movies and with other projected images (such as major sporting events, concerts, and special events of a national and/or community interest and or art displays), and only after 7:00 a.m., provided that noise standards are met.

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.

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January 29, 2016

Ms. Suzanne Wright
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Capital One Bank (USA), National Association
CSP 2010-PR-021

Dear Ms. Wright:

Please accept the following Statement of Justification for the aforementioned Comprehensive Sign Plan (“CSP”) application.

I. Introduction

Capital One Bank (USA), National Association (the “Applicant”) is the owner of property identified on the Fairfax County Tax Map as 29-4 ((5)) A2 (the “Property”), located in the Providence District and bounded by the Capital Beltway (I-495), Dolley Madison Boulevard (Route 123), and Scotts Crossing Road within the Tysons Urban Center. The Property is located entirely within ¼ mile of the McLean Metro Station, which recently began operations.

On September 25, 2012, the Board of Supervisors rezoned the Property to the Planned Tysons Corner (“PTC”) district in conjunction with RZ 2010-PR-021, which permits the development of an urban mixed-use neighborhood (the “Approved Development Plan”). The Approved Development Plan facilitates the conversion of the existing single-use office campus to a dynamic mixed-use development consisting of 14 buildings with office, residential, hotel, retail, and public uses. More recently, the Applicant submitted proffer condition amendment application PCA 2010-PR-021 (the “Development Plan Amendment”) to re-arrange certain uses and building configurations on the Property. The Development Plan Amendment was approved by the Board of Supervisors on May 13, 2014. On December 18, 2015, The County accepted PCA 2010-PR-021-02, a proposal that includes the provision of a Wegmans grocery store and a Capital One Corporate Center, as well as enhanced retail options throughout the

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site (the “Wegmans Application”). That application remains pending with the County.

In order to create a flexible and long-term vision for signage on the Property, the Applicant requests approval of a Comprehensive Sign Plan (“CSP”) under the provisions of Section 12-210 of the Ordinance that includes signage for the Development Plan Amendment as well as the pending Wegmans Application. The CSP will ensure that signage throughout the Capital One Property is coordinated and visually cohesive, while including enough flexibility to govern signage well into the future. Such a comprehensive approach is not without precedent in the County and is embodied in previous CSPs that have been approved for Reston Town Center and the Mosaic District.

II. Signage Proposed

Located at the intersection of several important transportation corridors, including the Capital Beltway, Dolley Madison Boulevard, the future Jones Branch Connector and Metro’s Silver Line, the Property is highly visible to those who will live, work and recreate in Tysons. The ability to locate and navigate the various uses and open spaces will be increasingly important as development continues both on the Property and in the surrounding area. Existing building-mounted signs will remain in their current locations and in some cases will be enlarged, with existing wayfinding and monument signs to be replaced by those shown in the CSP. Other existing structures on the Property that are not considered signs will also remain until they are impacted by the redevelopment. The various sign types included in the CSP are described in detail below.

Freestanding Signs

Off-Site Directional and Project Identification

The CSP includes four gateway signs to identify the Property: two along the Route 123 frontage, one along the Scotts Crossing Road frontage, and one at a designated drop-off location. These signs are identified in the CSP as sign types A1, A2, A3, and A4. Given the mixed-use nature of the development, the number of signs proposed is consistent with the Zoning Ordinance (the “Ordinance”) requirements for freestanding signs for multi-family dwellings, shopping centers, and office parks. The proposed signs will feature the Capital One logo using high quality materials and will reflect the character of the district through color, material, and architectural design.

The signs located along Route 123 are proposed to be 80 square feet to ensure maximum visibility to drivers along this principal arterial. Prominent signage is appropriate along this section of the road, which acts as a gateway into Tysons for southbound drivers. The proposed signs will help identify what will become

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a heavily-visited Tysons destination. A larger sign is also warranted in this location because of the presence of Metro facilities along the frontage, included elevated tracks, station entrances, and large concrete piers, which would obscure a freestanding sign.

Further, the signs located along Route 123 are proposed to be located on property owned by Fairfax County. The current entrance to the Property from Route 123 is almost completely obscured by the McLean Metro Station and elevated tracks. Although the signs are proposed to be placed on Fairfax County property, that property was originally dedicated to the County by the Applicant, which had previously located a monument sign in the same general location. Placing directional signs in the locations shown will help direct users to the Property and reduce confusion resulting from the fact that those traveling on Route 123 cannot easily see the Applicant's property.

The Applicant acknowledges that these proposed and critically important off-site signs will require separate approval by Fairfax County in its capacity as the landowner prior to installation of any signs on the off-site property. In addition, to the extent that any of the signs are located within VDOT right-of-way, approval will be sought by VDOT using their procedure for identification of commercial developments.

Multi-tenant and Retail Tenant Identification

Buildings with multiple tenants will each have one sign located at or near the building entrance to identify the tenants. These signs, identified in the CSP as sign type C.2, will feature the same style and materials as the gateway signs described above. A freestanding retail tenant identification sign is proposed along Capital One Drive south of Building 3. This additional sign is necessary because the retail frontage is on the opposite (pedestrian) side of the adjacent park, without vehicular frontage and significantly reducing visibility from Capital One Drive. Sign type C.3 are building-mounted retail tenant identification signs oriented toward high-speed traffic on I-495, or connected to the branding of the large retail tenant (Wegmans) that is included in PCA 2010-PR-021-02.

Directional Signs

A series of wayfinding signs will assist vehicles (sign type F.1) and pedestrians (sign type F.2) as they navigate the Property. They will be strategically located at decision points and intersections to direct visitors to destinations. All directional signs will be visually coordinated and consistent with a maximum size of 8 square feet and a maximum height of 6 feet.

Building-Mounted Signs

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Primary Tenant Identification

These signs, identified as sign type B, are intended to provide visibility along major roadways for primary building tenants. All signs will be mounted at the top of buildings, but their size varies based on the road to which they front and the height of the building. Pursuant to the Ordinance, building-mounted signs will not extend above the perimeter wall or project outward.

The Ordinance's allowance of 1.5 square feet of signage for each linear foot of building frontage does not take into account the height of the building. Using this limit, a single-story building and a 15-story building would be allowed the same amount of signage if they have the same amount of linear frontage. Taller buildings, such as those proposed for the Property, should be allowed a corresponding increase in sign area. The proposed signs are the appropriate size relative to the scale of each building.

In addition to providing additional visibility to primary tenants, larger building-mounted signs will contribute to the urban environment desired in Tysons. Other urban centers have special provisions to allow additional signage based on building height or zoning district. For example, Arlington County and the City of Richmond permit additional sign area above a certain height, while Baltimore and Boston have area multipliers of 4 or 5 times the linear frontage (compared to 1.5 in Fairfax County) in some urban locations. Philadelphia has a special district that allows signs up to 1,600 square feet. These regulations take the most advantage of the visibility offered in densely developed areas to create signage that contributes to a city or district's character and visual identity.

The largest signs proposed in the CSP are located on the tallest building and face I-495. At 470 feet, Building 3 will be the tallest building in the Washington area when it is completed, and twice the height of the existing office building. The two building-mounted signs on the existing office building are 250 and 200 square feet. Given the larger height and façade area of Building 3, the Applicant requests a corresponding increase in sign area. The proposed sign will become a distinctive part of the Tysons skyline.

While not all of the primary tenant building-mounted signs will feature the Capital One logo, it is important to note how the red "swoosh" contributes to the calculation of sign area. The words "Capital One" alone account for just over one half of the sign area when measuring the logo using eight perimeter lines, as described in the Ordinance. For instance, the largest proposed sign will measure 1,200 square feet per the calculations in the Ordinance, but absent the "swoosh" the sign would only be 626 square feet, which is very similar to other buildings of similar size. Therefore, in considering the sizes of the proposed signs, it is important to recognize that the true visual impact of the sign is less than the maximum square footage.

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Secondary Tenant Identification

These signs, identified as sign type C.1, are proposed to be mounted above the main entry of buildings to identify the tenant name (if a single-tenant building) or address number (if a multi-tenant building). For multi-tenant buildings, sign C.2, described above, will identify the names of individual tenants.

Retail Tenants

Many of the new buildings to be added to the Capital One site will feature retail uses on the ground floor. While the ultimate retail configuration is still being developed, the CSP includes guidelines to determine the amount and location of signage. Retail tenant signs, identified as sign type D, will include wall-mounted, window, projecting, and awning signs. The maximum amount of sign area for any tenant will not exceed 1.5 square feet per linear foot of leased building frontage.

Parking Structure Signage

Parking structure identification signs, identified as sign type E, will be located at parking garage entry and loading areas throughout the Property to identify parking areas and direct visitors to the appropriate entry and exit points. Sign type J, parking availability signs, will complement the identification signs and provide useful information to drivers as they enter various parking facilities.

Video Screen

Active and vibrant public spaces are an essential element of urban environments. To maximize the programming potential of the Property's parks and courtyards, the Applicant proposes one building-mounted video screen adjacent to Building 3. Content of the video screen may include community announcements, special events, movies, projected artwork, and general information of interest to the public. As with similar video screens approved by the Planning Commission in other locations such as Mosaic, advertising of specific products and/or services unrelated to activities in the adjacent areas or buildings will be prohibited. Sign location has been selected with safety in mind to block the view of drivers along Capital One Drive North.

Two smaller video screens were originally proposed on Buildings 2 and 5, to potentially be used in conjunction with the Capital One Corporate Center. However, after extensive consultation with Staff, Capital One has decided to remove those proposed video screens from this application and may pursue them in the future once additional design work has been completed for the Corporate Center.

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Other Signs

The CSP also includes light pole banners (sign type G) that will be used consistently throughout the Property to provide additional overall project identification or to promote specific areas or seasonal events.

Summary

The table below provides a brief overview of the sign types described above. Please refer to the CSP for further detail.

Sign Type	Description	Structure	Location and Purpose
A	Off-Site Directional and Project ID	Freestanding	Along external streets at entrances to the Property and at designated drop-off points to identify the Property and uses within
B	Primary Tenant ID	Building-Mounted	Top of building faces to identify the primary tenant(s)
C.1	Secondary Tenant ID	Building-Mounted	Above building entrances to identify address or tenant names
C.2	Multi-Tenant ID	Freestanding	Near building entrances to identify tenant names and along Capital One Drive to identify tenants located behind the park
C.3	Retail Tenant ID	Building-Mounted	Along Beltway frontage and for identification of large-scale retail tenant (Wegmans)
D	Retail Tenant	Building-Mounted	On fascia, awnings, and windows to identify retail storefronts

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E	Parking Structure ID	Building-Mounted	At parking and loading dock entries
F.1	Vehicular Directional	Freestanding	Throughout the Property to assist drivers with navigation
F.2	Pedestrian Directional	Freestanding	Throughout the Property to assist pedestrians with navigation
G	Banners	Freestanding	Throughout the Property to advertise events, festivals, etc.
H	Video Screen	Building-Mounted	Adjacent to Building 3 facing Block B park
J	Parking Availability	Freestanding and Building-Mounted	At entrances to parking structures
K	Blade Sign	Building-Mounted	Identification of Capital One Corporate Center

III. Conclusion

The proposed CSP will be an integral element in transforming the Property from a single-use office campus to a vibrant mixed-use center. Signs will be coordinated to be highly effective and attractive and will help realize the vision of Tysons as an exciting urban destination. The CSP has been designed with a level of detail that provides both clear standards and flexibility to meet the needs of future tenants. This thoughtful approach will facilitate the administration of the plan and avoid the need for amendments.

Sincerely,

Shane M. Murphy



URBAN DESIGN

Urban design is the discipline that guides the appearance, arrangement, and functional elements of the physical environment, with a particular emphasis on public spaces. An urban environment is comprised of many elements; including streets, blocks, open spaces, pedestrian areas, and buildings. These recommendations provide guidance for each of these elements, with a particular emphasis on creating a high-quality urban environment that is walkable and pedestrian-friendly. The goal of these recommendations is to support the transition of Tysons from an auto-oriented suburban place into a cohesive, functional, pedestrian-oriented and memorable urban destination.

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

URBAN DESIGN PRINCIPLES

Development in Tysons should be guided by the following urban design principles, which provide a framework for the urban design guidelines.

Enhance Regional Identity

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

Establish a Sense of Place

- Create unique and walkable districts, neighborhoods, and centers within Tysons.

- Encourage design elements that highlight the distinct character of each district, as well as common elements that unify Tysons as an urban center.
- Encourage each district to include tree-lined streets, a range of urban parks, and public gathering places.

Improve Connectivity

- Increase the efficiency of vehicular and pedestrian movements within Tysons through well-designed transit and a walkable grid of streets and open spaces.
- Create pedestrian and bicycle-friendly environments and connections throughout Tysons that are safe, pleasant, and convenient.
- Maximize benefits of rail in Tysons by improving connectivity to adjacent communities and to regional activity centers.

Design Sustainable Environments

- Encourage sustainable buildings, site designs, and infrastructure.
- Incorporate innovative and environmentally sensitive stormwater design into all new development and redevelopment, and restore and stabilize existing streams.

Respect Surrounding Neighborhoods

- Maintain the character and livability of residential neighborhoods adjacent to and at the edges of Tysons.
- Concentrate the tallest buildings and highest land use intensities near Metro stations.
- Transition building heights to be compatible with lower density neighborhoods adjacent to and within Tysons.

Create a New Destination for the Arts and Design

- Include venues for performing arts and public art in a variety of spaces throughout Tysons.
- Encourage developers to work with artists and arts organizations early in the design process to successfully integrate the arts into their projects.
- Ensure the provision of public art in Tysons by considering a dedicated funding source.
- Maintain high standards for innovative architecture and design which will create a unique identity for each district and Tysons as a whole.

URBAN DESIGN RECOMMENDATIONS

The urban design recommendations expand upon these principles and provide direction for creating urban places within Tysons. They are organized into two sections, the Pedestrian Realm Recommendations and the Building and Site Design Recommendations.

Pedestrian Realm Recommendations

The pedestrian realm consists of publicly accessible places where people circulate on foot. Sidewalks connect pedestrians to their homes, places of employment, retail establishments, restaurants, parks, plazas, trails, and other public places. The pedestrian realm is the most visible

space within the urban environment. It should be continuous but can vary in its character depending upon adjacent uses and the scale of the street.

The pedestrian realm also includes building facades, areas that can offer shelter from sun and rain through canopies and awnings, outdoor seating areas, commercial displays, and planted areas. Color, texture, signage, and variations in activity can provide visual interest for both pedestrians and motorists. Other elements that enhance the aesthetics and functionality of the pedestrian realm include bicycle racks, benches, bus shelters, and lighting. The design of the pedestrian realm should create a safe and high-quality pedestrian experience for all users.

The pedestrian realm also links to the larger open space network, which includes urban parks, civic plazas and common greens. These open spaces provide a break in the dense urban fabric, allow opportunities for social interaction and help to define a district's identity.

The design of the pedestrian realm should be integrated with and complimentary to adjacent land uses. The following recommendations address the Street Grid and Block Pattern and Streetscape Design.

Street Grid and Block Pattern

The street grid will be the primary organizing element of the new urban Tysons. In contrast to the existing pattern of large, suburban blocks, new development should create smaller blocks through an interconnected system of streets. This street system will be more walkable, provide travel choices for pedestrians and motorists, and have breaks in building massing to help create a built environment that is appropriately scaled for pedestrian activity.

In order to implement the grid of streets and an urban block pattern, all proposals should provide for planned road improvements that follow the grid of streets and street types contained in the Transportation section.

In areas where preliminary design studies have identified the layout of new streets on an official street map, redevelopment plans should create a street and block network in accordance with the map. In cases where this is not feasible, the development team should work with staff to develop a response that achieves a level of connectivity that meets plan goals. In areas where such design studies have not been completed, the street and block network should follow the recommendations in the Transportation section and the following block size recommendations:

- Blocks should have a maximum perimeter of 2,000 feet, measured at the curb.
- Any block side longer than 600 feet should have a mid-block pedestrian connection.
- Examples include a pedestrian walkway, a service street with a sidewalk, or a publicly-accessible walkway through a building.
- The ratio of the longest side of a block to the shortest side is ideally less than 2:1 and should be no greater than 3:1.
- Due to topography and other existing conditions, some blocks may not be rectangular.

Streetscape Design

Attractive streetscapes include a well-designed road edge that contributes to area identity and provides a safe, high-quality pedestrian experience. The streetscape design should vary by

5

Signage and Wayfinding

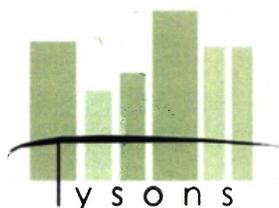
5. SIGNAGE AND WAYFINDING

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

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

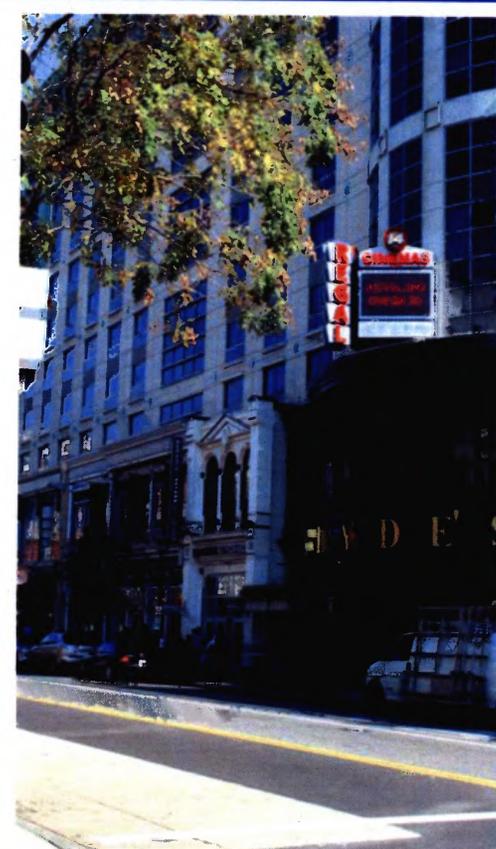
Article 12 of the Zoning Ordinance provides guidance regarding the permitted types, size and location of signs. All signs require permits which are reviewed and approved by the Zoning Inspection Branch of the Department of Planning and Zoning. Depending on the size and illumination of the sign, building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

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



Design Suggestions:

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



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

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

5.1 Signage and Wayfinding Elements

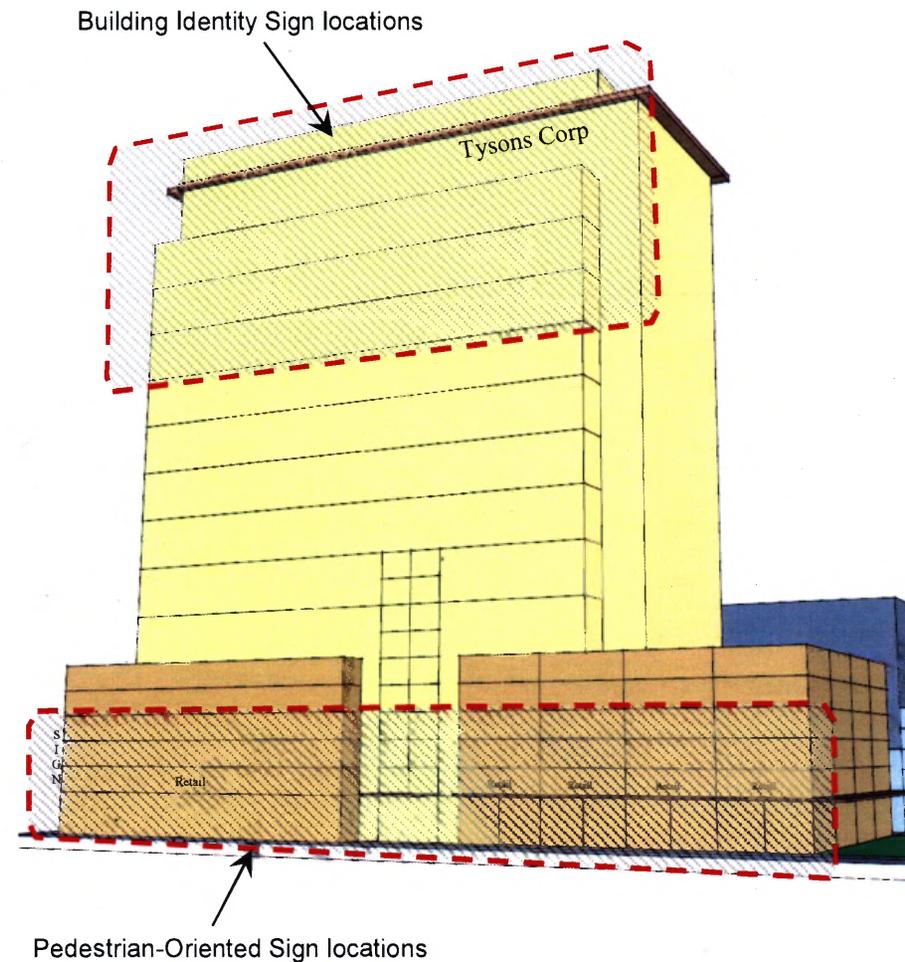
Building Identity Signs

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

Pedestrian-oriented Signs

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

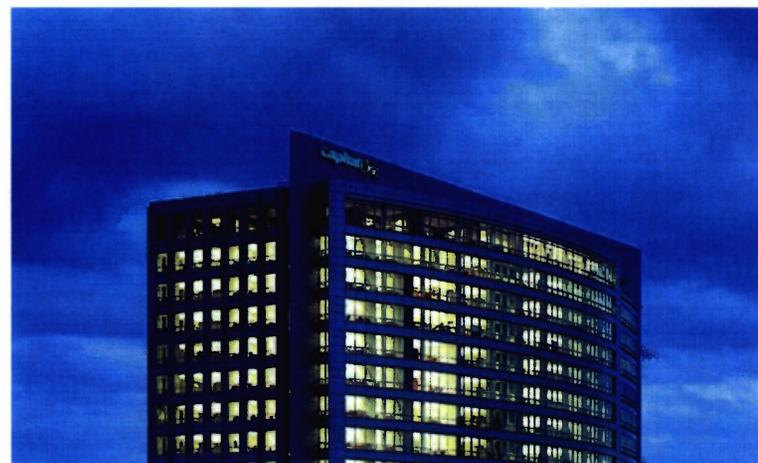
Additional signage may be considered on parking garages and other non-habitable portions of a building if it is well-integrated into the building architecture and does not create visual clutter.



5.2 Building Identity Signs

Design Suggestions:

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



Opposite: General placement of sign types in urban development

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

Bottom: Continental Headquarters, Image: Wikipedia

5.3 Pedestrian-Oriented Signs

Design Suggestions:

Sign Bands

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

Pedestrian Blade Signs

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

Vertical Building Signs

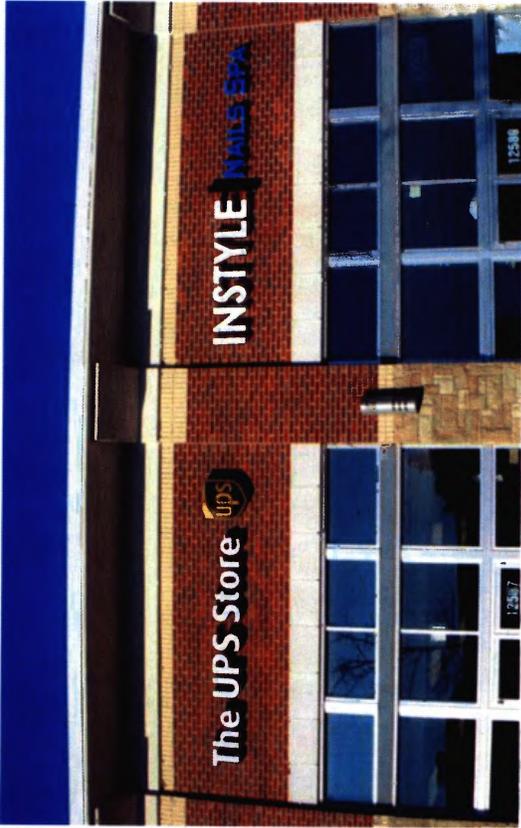
- ◆ Vertical building signs can be flush with, or project from, a building façade, and should be mounted above the first floor. Generally, signs should project no more than 3 feet from the building façade (D).
- ◆ Vertical building signs should be limited to one per business.

Monument Signs

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



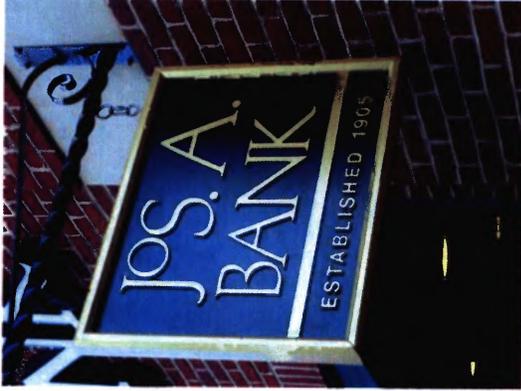
5.3 Pedestrian-Oriented Signs



A



B



C



D



E

5.3 Pedestrian-Oriented Signs

Design Suggestions (cont.):

Storefront (Window) Signs

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

Building-mounted Cabinet Signs and Display Windows

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

Other Signs

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

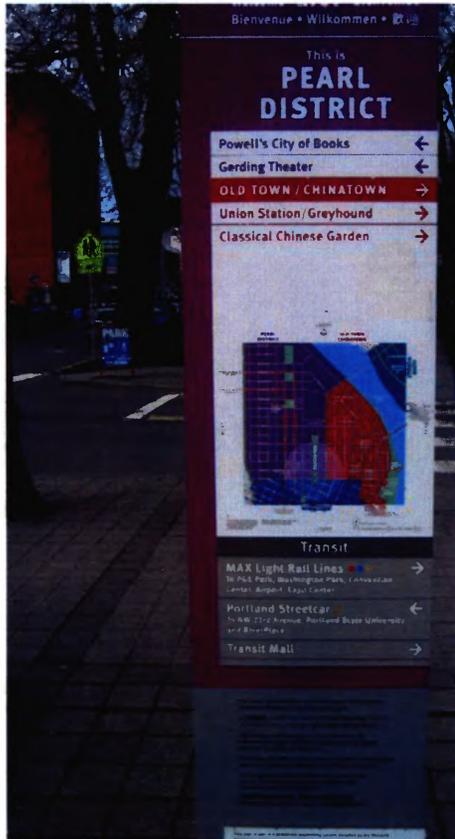


F



G

5.4 Wayfinding Elements



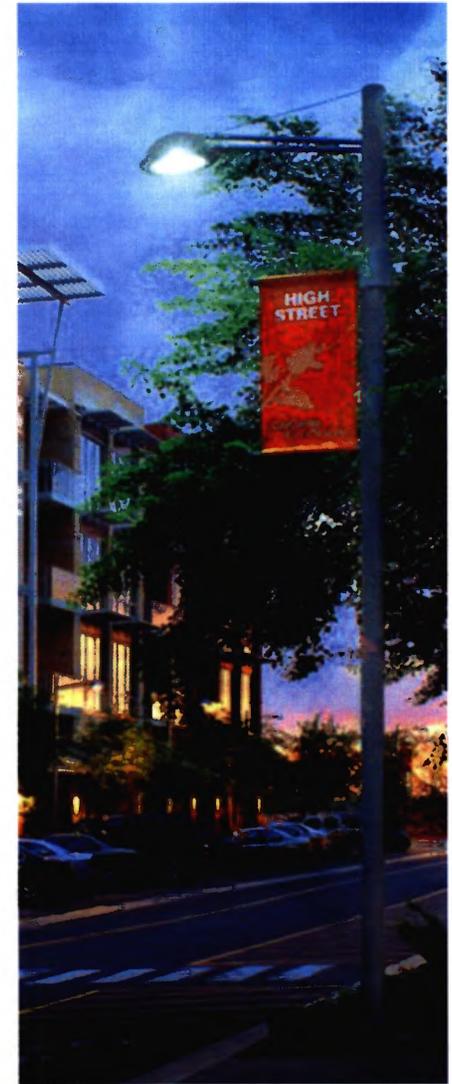
Opposite Left: Sign with historic area information. Washington DC



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



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



Opposite Right: Retail signage—Bethesda, MD



County of Fairfax, Virginia

MEMORANDUM

DATE: January 14, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis 
Site Analysis Section, DOT

SUBJECT: FCDOT Staff Report for CSP 2010-PR-021, Capital One Bank, National Association; Tax Map # 29-4 ((5)) A2

The following memorandum is Fairfax County Department of Transportation (FCDOT) staff's response to the comprehensive sign plan (CSP) application, accepted on November 18, 2014 (most recent submission date of materials reviewed December 4, 2015).

Through recent discussions and meetings with the applicant, all outstanding transportation issues related to this application have been resolved. While the applicant understands the Type A off-site signage shown on the CSP cannot be approved as part of this plan, they chose to provide detail advising staff on their intentions for signing these areas in the future. FCDOT notes that additional review and evaluation may be necessary at such time the applicant pursues permission and necessary permitting related to the approval of these signs.

MAD/GAF

Cc: Suzanne Wright, DPZ



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

December 22, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Paul Kraucunas
Land Development Program Manager

Subject: CSP 2010-PR-021
Capital One, National Association

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

VDOT has reviewed the above plans received on December 3, 2014. The following comments are offered;

Page 2.5

1. More details are needed as to the exact location of S.4/A1, S.34/A3, and S.2/A2 are needed to effectively review these plans.

Page 2.6 and 2.7

2. This sign location may interfere with the Metrorail footing and/or operations. WMATA should be contacted regarding this sign.

Page 2.17 and 2.17

3. More detail as to the dimensions and specific location of all these freestanding signs are needed to effectively review these plans.

Page 2.18 and 2.19

4. More detail as to the dimensions and specific location of all these freestanding signs are needed to effectively review these plans.

Page 2.124 and 2.25

5. More detail as to the dimensions and specific location of all these freestanding signs are needed to effectively review these plans.

Ms. Barbara Berlin
December 22, 2014
Page 2

Page 2.26 and 2.27

6. More detail as to the dimensions and specific location of all these freestanding signs are needed to effectively review these plans.

If you have any questions, please call me at (703) 259-2787

cc: Ms. Suzanne Wright
Mr. Michael Davis
Mr. Kevin Nelson
Dr. Alex Faghri



County of Fairfax, Virginia

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

DATE: January 15, 2016

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

FROM: *Barbara Byron*
Barbara Byron, Director
Office of Community Revitalization (OCR)

SUBJECT: Capital One Headquarters Comprehensive Sign Plan
CSP 2010-PR-021

The Office of Community Revitalization (OCR) has reviewed the above referenced Comprehensive Sign Plan (CSP) application received January 8, 2016.

The applicant is requesting a CSP for the Capital One Headquarters site, a 29 acre parcel in the Tysons East neighborhood. The sign plan would cover the two existing buildings as well as the 11 buildings approved under PCA 2010-PR-021, as proposed to be modified, and the new building proposed under PCA 2010-PR-021-2. The following analysis and recommendations are offered for consideration regarding this application.

Off-Site Directional and Project Identification (Sign Type A):

The proposed signage is of a size and scale appropriate for this location. The Capital One development area has limited ground level visibility into the area due to the surrounding transportation improvements and the high-volume of traffic along Dolley Madison Blvd (Rt. 123). These signs should aid vehicular traffic to identify tenants within the Capital One development.

The proposed off-site directional signs S.1 and S.2 are located outside of the land area covered under this application, and as such are not controlled by this CSP or addressed in this memo.

Primary Tenant ID, Building Mounted (Sign Type B):

The proposed building mounted signs are large, but are an appropriate scale for the buildings. Signage mounted at the top of the buildings will bring visibility and identity to the project.

Secondary Tenant ID at Entrance (Sign Type C.1):

The Tysons Urban Design Guidelines recommend locating pedestrian-scale building identity signs at the building base where appropriate. The proposed secondary ID signs are at an appropriate scale and location for each of the proposed buildings.

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



Multi-Tenant ID, Freestanding (Sign Type C.2):

The proposed multi-tenant ID signs are an appropriate scale and general location for each of the proposed buildings. These signs should be located outside of the sidewalk zone and should not impact street trees within the landscape amenity panels.

Retail Tenant ID, Building Mounted (Sign Type C.3):

The applicant has committed that in those locations where Type C.3 and Type D retail signage is shown in the same location, either one or the other (but not both) will be provided. This commitment ensures coordinated signage and reduces sign clutter.

Retail Tenant Signs (Sign Type D):

The proposed retail tenant signs are an appropriate scale and location for each of the proposed buildings. They are proposed to be a mix of wall-mounted, window, projecting and awning signs at appropriate locations for pedestrian activity. Awning and projecting signs should be mounted a minimum of 8' above the pedestrian activity, project no more than 4' from the building façade, and be located within the building zone and not project into the sidewalk zone.

cc: Suzanne Wright, Staff Coordinator, DPZ
OCR File



County of Fairfax, Virginia

MEMORANDUM

DATE: January 20, 2016

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

FROM: Dawn Curry
Senior Zoning Inspector
Zoning Inspections Branch

SUBJECT: Comprehensive Sign Plan 2010-PR-021
Capital One Headquarters
1680 Capital One Drive
Tax Map Ref.: 29-4 ((05)) A2
Zoning District: PTC

REFERENCE: ZIB# 2015-0538

A review of Comprehensive Sign Plan 2010-PR-021 for Capital One Headquarters – has been completed.

- Sign Type A noted (S.1, S.2 & S.3) on page 2.5 states (2) freestanding directional-way finding signs will be located off-site which is owned by The Washington Metropolitan Area Transit Authority (WMATA) or Virginia Department of Transportation (VDOT), would not be approved by Fairfax County Zoning Inspections. This has been acknowledged by the applicant.

The entire sign would be calculated, not just “Capital One” but the tenant signs as well. Full details for the freestanding signs would be required.

Per Par. 3C of Sect. 12-105, if the sign faces are parallel to one another, the computation of the area of the sign shall be as follows:

- (1) The area of one (1) face shall be used when the interior distance or space between the two (2) faces is eighteen (18) inches or less.
- (2) The area of one (1) face and the area of one (1) side or interval between faces shall be used when the interior distance or space between the two (2) faces is greater than eighteen (18) inches.

Per Sect. 2-505, Use Limitations on Corner Lots

1. On every corner lot within the triangle formed by the street lines of such lot and a line drawn between points on such lines as established below, there shall be no structure or planting of such nature and dimension as to obstruct sight distance other than a post, column or trunk of a tree (but not branches or foliage), which is not greater than one (1) foot in cross section or diameter. Such sight distance shall be maintained



between two (2) horizontal planes, one of which is three and one-half (3 ½) feet, and the other ten (10) feet above the established grade of either street or, if no grade has been officially established, then above the average elevation of the existing surface of either street at the center line thereof:

A. For a lot having an interior angle of ninety (90) degrees or more at the street corner thereof: Points shall be 30 feet from the property lines extended.

B. For a lot having an interior angle of less than ninety (90) degrees at the street corner thereof: Points shall be 30 feet from the property lines extended, plus one (1) foot for every ten (10) degrees or major fraction thereof by which such interior angle is less than ninety (90) degrees.

- Please provide the provisions set forth in the Article 12 of the Fairfax County Zoning Ordinance which pertain to this development. ***The applicant has responded with the statement of Capital One is proceeding under Section 12-210 of the ZO, which allows submission of a CSP in the PTC zoning category.*** This does not provide the sign provisions necessary to properly evaluate the signs, but states in the sign plan signage allowed by right.
- Sign Type A (S.3 & S.4) Matrix on page 2.5, sign details located on page 2.7 & 4.3 would exceed what is permitted by-right, assuming the applicant is using Par. 13A of Sect. 12-203. ***The applicant has responded with the statement of Capital One is proceeding under Section 12-210 of the ZO, which allows submission of a CSP in the PTC zoning category.*** This does not provide the sign provisions necessary to properly evaluate the signs.

The entire sign would be calculated, not just “Capital One” but the tenant signs as well. Full details for the freestanding signs would be required.

Per Par. 13A of Sect. 12-203, 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.

Per Par. 3C of Sect. 12-105, if the sign faces are parallel to one another, the computation of the area of the sign shall be as follows:

- (1) The area of one (1) face shall be used when the interior distance or space between the two (2) faces is eighteen (18) inches or less.
- (2) The area of one (1) face and the area of one (1) side or interval between faces shall be used when the interior distance or space between the two (2) faces is greater than eighteen (18) inches.

Per Sect. 2-505, Use Limitations on Corner Lots

1. On every corner lot within the triangle formed by the street lines of such lot and a line drawn between points on such lines as established below, there shall be no structure or planting of such nature and dimension as to obstruct sight distance other than a post, column or trunk of a tree (but not branches or foliage), which is not greater than one (1) foot in cross section or diameter. Such sight distance shall be maintained between two (2) horizontal planes, one of which is three and one-half (3 ½) feet, and the other ten (10) feet above the established grade of either street or, if no grade has

been officially established, then above the average elevation of the existing surface of either street at the center line thereof:

A. For a lot having an interior angle of ninety (90) degrees or more at the street corner thereof: Points shall be 30 feet from the property lines extended.

B. For a lot having an interior angle of less than ninety (90) degrees at the street corner thereof: Points shall be 30 feet from the property lines extended, plus one (1) foot for every ten (10) degrees or major fraction thereof by which such interior angle is less than ninety (90) degrees.

- Sign Type B noted on page 2.11 exceeds what is permitted by-right, assuming the applicant is using per Par. 8 of Section 12-203. Not addressed by the applicant.

Per Par. 8 of Sect. 12-203, Commercial Uses – General

Building-mounted signs on buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s) shall not exceed one and one-half (1 ½) square feet of sign area for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign, however, shall have a sign area in excess of 200 square feet.

Per Par 1 & 2 of Sect. 12-106 Calculation of Allowable Sign Area

In those instances where allowable sign area for building-mounted signs is based on building frontage, the following rules shall govern the determination of building frontage and allowable sign area:

1. On buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s), building frontage shall be that one face or wall of a building which is architecturally designed as the front of the building and which contains the main entrance for use by the general public.

In instances where building frontage cannot be clearly determined due to the building design, location and/or orientation, an average of the linear feet of those walls in questions shall be used in calculating allowable sign area.

2. On buildings housing more than one (1) tenant where each tenant has its own outside entrance(s), building frontage for each tenant shall be that one architecturally designed perimeter wall that contains that tenant's main entrance for use by the general public to the area occupied by that tenant.

In instances where a tenant occupies an area which has more than one (1) architecturally designed wall located on the perimeter of the building, only that one (1) wall which contains the primary entrance for use by the general public shall be used in calculating allowable sign area.

In instances where it cannot be clearly determined which perimeter wall contains the primary entrance for use by the general public, an average of the linear feet of those walls in question shall be used in calculating allowable sign area.

Per Par. 4 of Sect. 12-106, Regardless of the height, number of stories or number of tenants in a building, building frontage shall be determined by one measurement of the linear feet of the wall(s) at a height that is not greater than ten (10) feet above grade. The Zoning Ordinance does not provide “ratios” for determining sign area.

- Sign Type C.3 noted on page 2.21 exceeds what is permitted by-right, assuming the applicant is using per Par. 8 of Section 12-203. ***The applicant has responded with the statement of Capital One is proceeding under Section 12-210 of the ZO, which allows submission of a CSP in the PTC zoning category.*** This does not provide the sign provisions necessary to properly evaluate the signs.

Per Par. 8 of Sect. 12-203, Commercial Uses – General

Building-mounted signs on buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s) shall not exceed one and one-half (1 ½) square feet of sign area for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign, however, shall have a sign area in excess of 200 square feet.

For your information, retail signage should include other commercial uses.

- Sign Type D noted on page 2.23 show Bay square footage, please define Bay.
- ***The applicant has responded with the statement of Capital One is proceeding under Section 12-210 of the ZO, which allows submission of a CSP in the PTC zoning category.*** This does not provide the sign provisions necessary to properly evaluate the signs. For example, under the “signage allowed by right” no one sign will be allowed to exceed 200 square feet and at least one sign is shown “by right” as 355 square feet.

Per Par. 2 of Sect. 12-106

Buildings housing more than one (1) tenant where each tenant has its own outside entrance(s), building frontage for each tenant shall be that one architecturally designed perimeter wall that contains that tenant's main entrance for use by the general public to the area occupied by that tenant.

In instances where a tenant occupies an area which has more than one (1) architecturally designed wall located on the perimeter of the building, only that one (1) wall which contains the primary entrance for use by the general public shall be used in calculating allowable sign area.

In instances where it cannot be clearly determined which perimeter wall contains the primary entrance for use by the general public, an average of the linear feet of those walls in question shall be used in calculating allowable sign area.

For your information, retail signage should include other commercial uses.

- Sign Type H noted on page 2.33 show the Video Screens (3) shall not be visible off site or visible from any major roadway. The applicant’s response, designed not to be seen off-site.
- Sign Type K noted on page 2.37 shall be no less than 10’ from the bottom of the blade sign. The applicant’s response, a minimum 10’ above grade to bottom of the blade sign will be added to sign K details.

12-210 Uses in P Districts

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

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

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

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

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		