



APPLICATION ACCEPTED: September 20, 2016
PLANNING COMMISSION: February 1, 2017

County of Fairfax, Virginia

January 18, 2017

STAFF REPORT

APPLICATION CSP 2010-PR -022

PROVIDENCE DISTRICT

APPLICANT: M. C. Dean, Inc.

PRESENT ZONING: PTC and HC and SC

PARCEL: 029-3 ((15)) 4E2

ACREAGE: 1.35 acres

PLAN MAP: Transit Station Mixed Use

PROPOSAL: The applicant seeks approval of a Comprehensive Sign Plan to permit a building-mounted sign on Building F1 located within the Boro development.

STAFF RECOMMENDATIONS:

Staff recommends approval of CSP 2010-PR-022 subject to the proposed development conditions in Appendix 1.

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

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

The approval of this Comprehensive Sign Plan 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.

Bob Katai

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/



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; TTY 711 (Virginia Relay Center).

O:\bkatai\Boro\Staff Report and Conditions\00 – Consolidated Staff Report for CSP 2010-PR-022



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

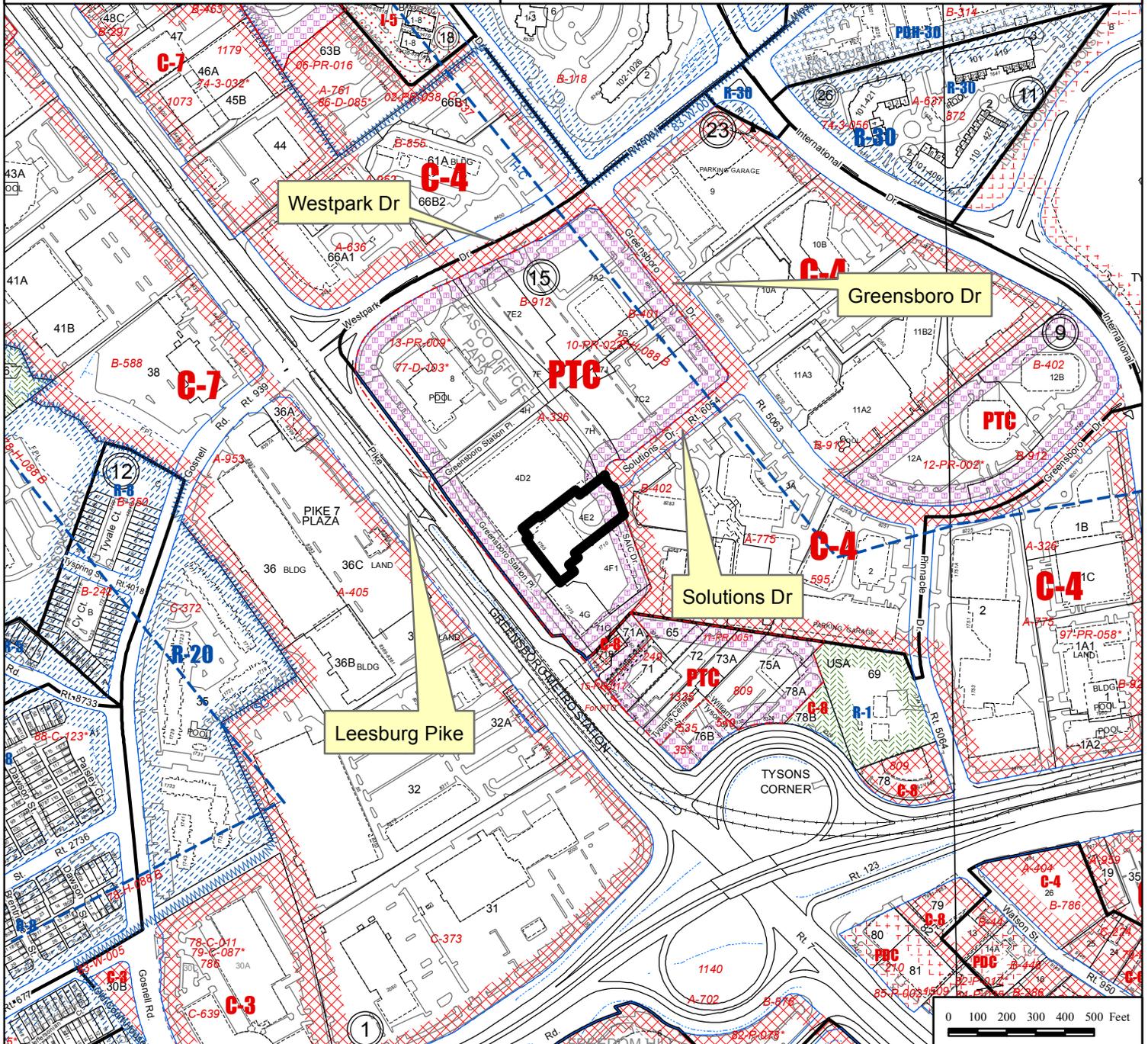
CSP 2010-PR-022



Applicant: M. C. DEAN, INC.
Accepted: 09/20/2016
Proposed: COMPREHENSIVE SIGN PLAN
Area: 1.35 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect: EASTERN SIDE OF LEESBURG PIKE, 1000 FEET SOUTH OF ITS INTERSECTION WITH WESTPARK DRIVE
Located:

Zoning: PTC
Overlay Dist: HC SC
Map Ref Num: 029-3- /15/ /0004E2



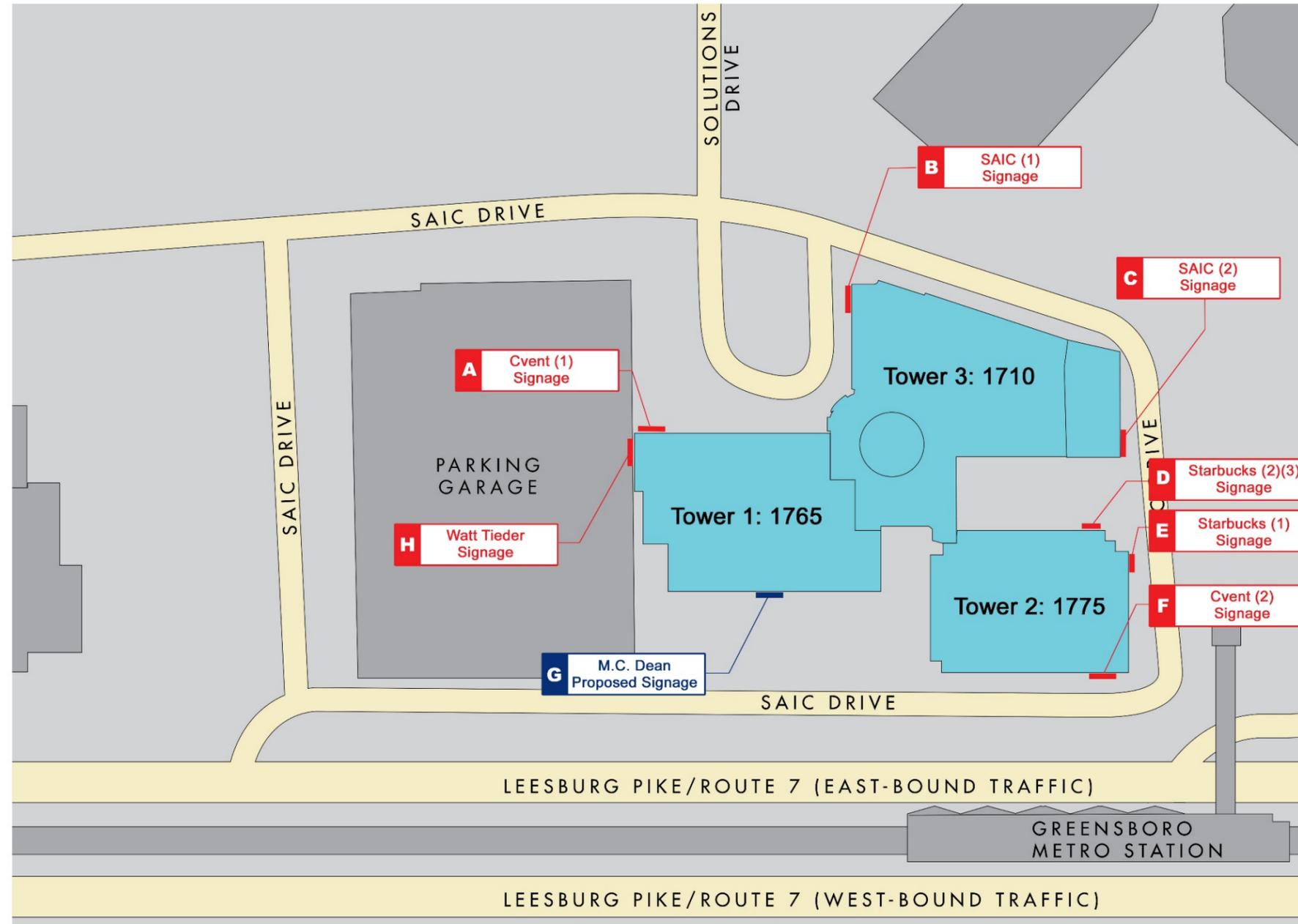


Exterior Signage Placement Exhibit

November 23, 2016

1765 Greensboro Station Place
Tysons, Virginia 22102

EXISTING TENANT SIGNS TO REMAIN



NOTE: This Comprehensive Sign Plan only approves an additional 40 square feet of building mounted sign area to accommodate the 100 square feet M.C. Dean sign shown herein. The Applicant and Landowner reserve the right to alter the signs contained in this sign plan so long as the signs comply with the maximum sign area limitations set forth in this sign plan and the remaining applicable provisions of Article 12 of the Fairfax County Zoning Ordinance.



SITE PLAN

SCALE: N.T.S.



SIGN LOCATION: A
SIGN AREA: 74.7 SF
ILLUMINATION: Internally Illuminated



SIGN LOCATION: B
SIGN AREA: 62.48 SF
ILLUMINATION: Internally Illuminated



SIGN LOCATION: C
SIGN AREA: 62.48 SF
ILLUMINATION: Internally Illuminated



SIGN LOCATION: D
SIGN AREA: 11.4 SF (total for both signs)
ILLUMINATION: Internally Illuminated



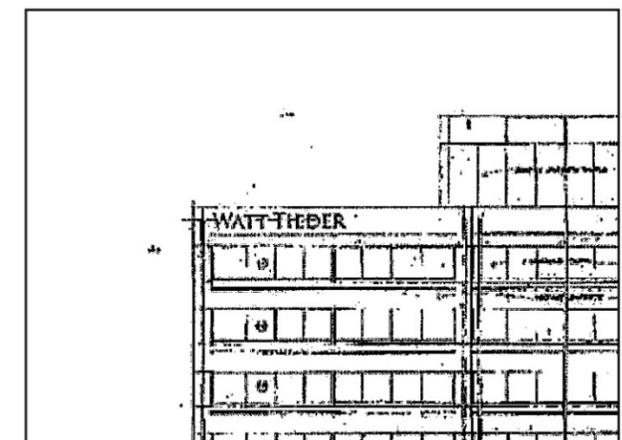
SIGN LOCATION: E
SIGN AREA: 16 SF
ILLUMINATION: Internally Illuminated



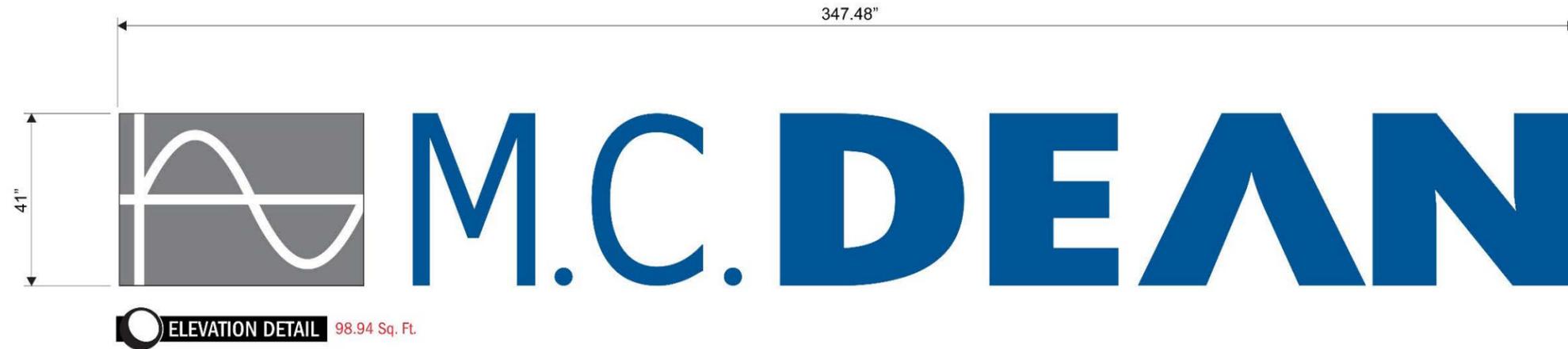
SIGN LOCATION: F
SIGN AREA: 75 SF
ILLUMINATION: Internally Illuminated



SIGN LOCATION: G
SIGN AREA: 98.94 SF
ILLUMINATION: Internally Illuminated

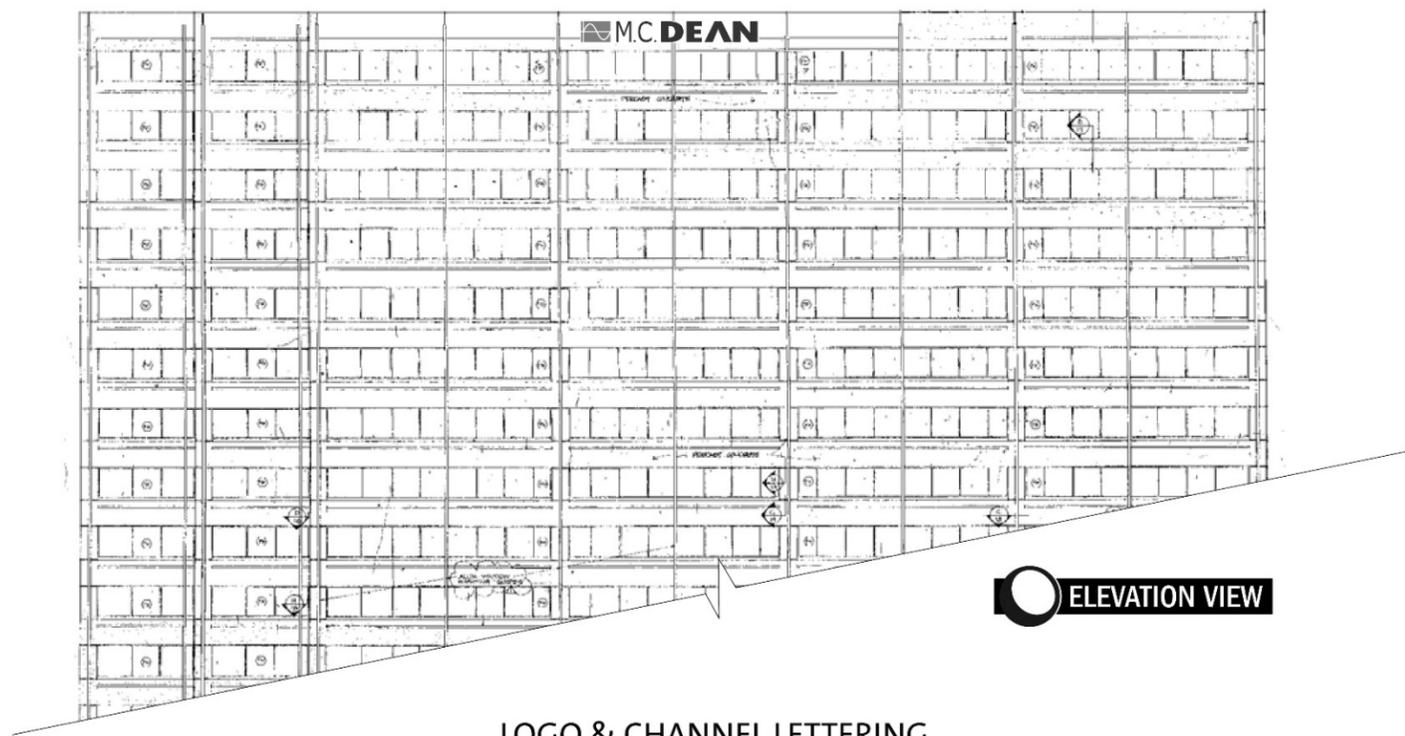
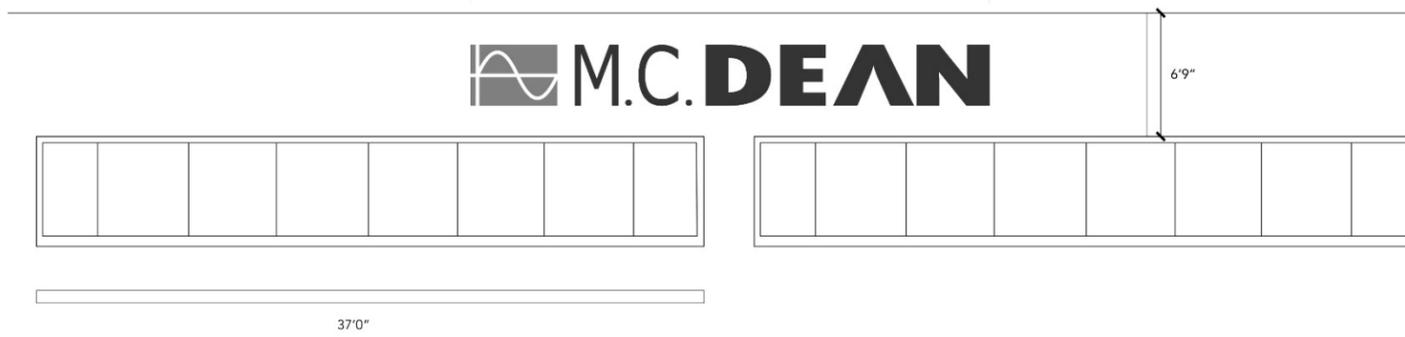


SIGN LOCATION: H
SIGN AREA: 60 SF
ILLUMINATION: Internally Illuminated
Note: Permit Pending



ELEVATION VIEW

NOTE: This Comprehensive Sign Plan only approves an additional 40 square feet of building mounted sign area to accommodate the 100 square feet M.C. Dean sign shown herein. The Applicant and Landowner reserve the right to alter the signs contained in this sign plan so long as the signs comply with the maximum sign area limitations set forth in this sign plan and the remaining applicable provisions of Article 12 of the Fairfax County Zoning Ordinance.



LOGO & CHANNEL LETTERING
 LOGO & LETTER FACES TO BE 3/16" THICK WHITE PLEXIGLASS
 TRANSLUCENT BLUE & GRAY VINYL APPLIED
 LED LIGHTING

NOTE: This Comprehensive Sign Plan only approves an additional 40 square feet of building mounted sign area to accommodate the 100 square feet M.C. Dean sign shown herein. The Applicant and Landowner reserve the right to alter the signs contained in this sign plan so long as the signs comply with the maximum sign area limitations set forth in this sign plan and the remaining applicable provisions of Article 12 of the Fairfax County Zoning Ordinance.

BUILDING MOUNTED SIGNAGE

Total sign area allowed under zoning ordinance = 380' 7" SF
(Based on 330' 7" of building frontage)

Total sign area allowed under comprehensive sign plan = 461 SF

SIGN MATRIX - BUILDING MOUNTED SIGNAGE									
LOCATION	SIGN	SIGN TYPE	TOWER	ZONING ORD. SECTION	SIGN DIMENSIONS	ILLUMINATION	SIGN AREA	PERMIT #	
A	Cvent (1)	Logo Sign	Tower 1: 1765	12-203 (9)	19'10.875"W x 3'9"H	Internally Illuminated	74.7 SF	143420080	
F	Cvent (2)	Logo Sign	Tower 2: 1775	12-203 (9)	19'11"W x 3'9"H	Internally Illuminated	75 SF	142470101	
B	SAIC (1)	Logo Sign	Tower 3: 1710	12-203 (9)	13'10.625"W x 4'6"H	Internally Illuminated	62.48 SF	Not Available	
C	SAIC (2)	Logo Sign	Tower 3: 1710	12-203 (9)	13'10.625"W x 4'6"H	Internally Illuminated	62.48 SF	Not Available	
E	Starbucks (1)	Text Logo	Tower 2: 1775	12-203 (9)	16'W x 1'H	Internally Illuminated	16 SF	153290209	
D	Starbucks (2)	Circle Logo Sign	Tower 2: 1775	12-203 (9)	3' Diameter	Internally Illuminated	7 SF	153290209	
D	Starbucks (3)	Circle Blade Sign	Tower 2: 1775	12-203 (9)	3'3.375"W x 2'H	Internally Illuminated	4.4 SF	160470166	
H	Watt Tieder	Logo Type Sign	Tower 1: 1765	12-203 (9)			60 SF	Pending	
G	M.C. Dean	Logo Sign	Tower 1: 1765	12-203 (9)	28'11.48"W x 3'5"H	Internally Illuminated	98.94 SF	N/A	
TOTAL SIGN AREA USED							461 SF		

NOTE: This Comprehensive Sign Plan only approves an additional 40 square feet of building mounted sign area to accommodate the 100 square feet M.C. Dean sign shown herein. The Applicant and Landowner reserve the right to alter the signs contained in this sign plan so long as the signs comply with the maximum sign area limitations set forth in this sign plan and the remaining applicable provisions of Article 12 of the Fairfax County Zoning Ordinance.

SITE PHOTOS



DESCRIPTION OF THE APPLICATION

The applicant, M. C. Dean, Inc., requests approval of a Comprehensive Sign Plan (CSP) to permit a building identification sign for one of the existing office towers located in the PTC-zoned Boro development in Tysons. The CSP would provide additional sign area square footage to identify the building as the new headquarters of the applicant. The CSP is limited to this building identification sign and will be amended in the future to include signage and wayfinding signs for the remaining portions of the Boro development.

A reduced copy of the submitted CSP is included at the beginning of this staff report. The proposed development conditions and the applicant's Statement of Justification are included in Appendices 1 and 2.

LOCATION AND CHARACTER

The subject property is one of the three existing office buildings that were part of the Boro development (RZ 2010-PR-022), which was zoned to the PTC (Planned Tysons Corner Urban) District in 2016.

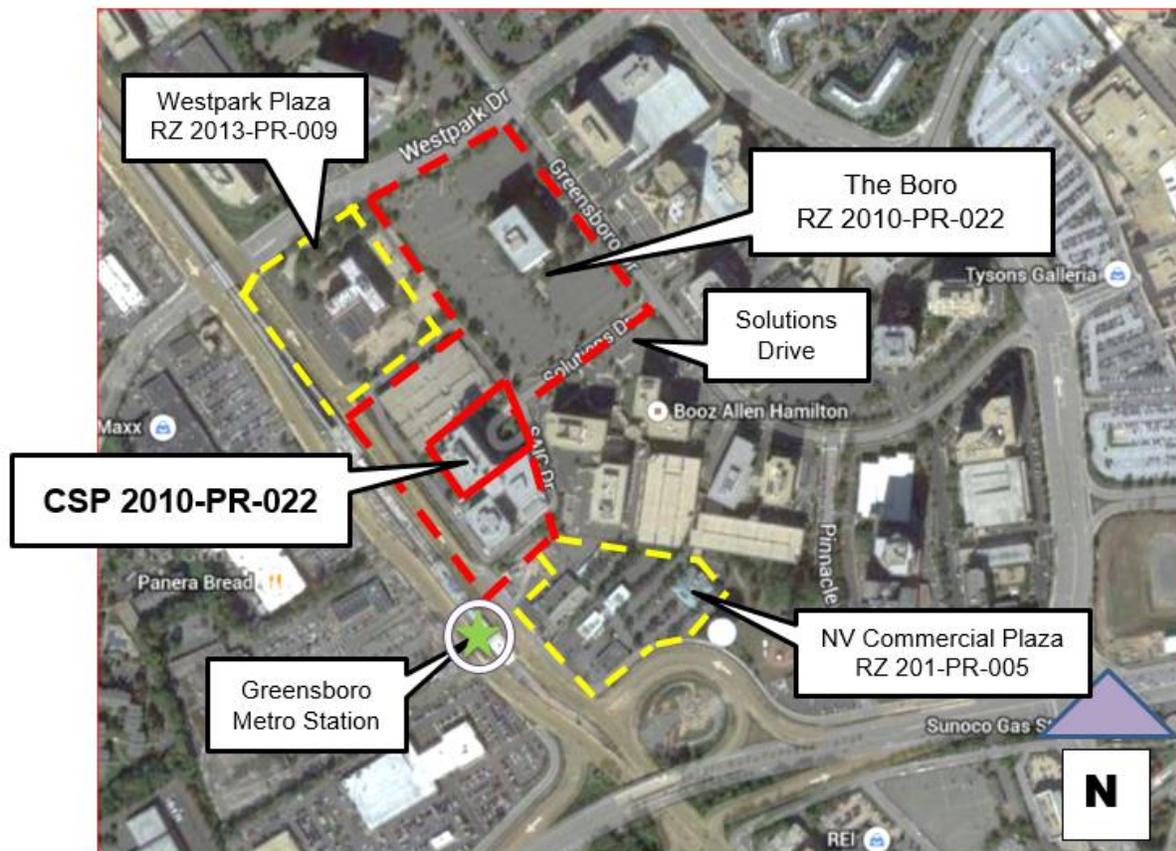


Figure 1: Surrounding Uses

BACKGROUND

On January 12, 2016, the Board of Supervisors approved the Boro development, RZ 2010-PR-022, rezoning 18.10 acres, including the subject property, from the C-3 District to the PTC District. A colored rendering of the approved Conceptual Development Plan (CDP) is provided in Figure 3.

On December 3, 2015, the Planning Commission approved FDP 2010-PR-022-02, which included existing office tower, Building F1 (which is designated as Tower 1 on this CSP). M. C. Dean plans to occupy Building F1/Tower 1 as its corporate headquarters in the early spring of this year. In order to permit the proposed building-mounted sign along the building's Route 7 (Leesburg Pike) frontage, the applicant filed this CSP, which is limited to the proposed single building-mounted sign.

On January 4, 2017, Comprehensive Plan Amendment (CSPA) CSPA 2010-PR-022, covering the majority of the Boro development, was accepted by the County for review.



Figure 3: Approved CDP for the Boro

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area II

Planning District: Tysons Corner Urban Center

Tysons Corner Urban Center District:
Tysons Central 7 (North Subdistrict)

The land use concept for the Tysons Central 7 District is shown in Figure 2, which may also be found in the Comprehensive Plan. The Tysons Central 7 District Comprehensive Plan Map shows the application property to be planned for Transit Station Mixed Use

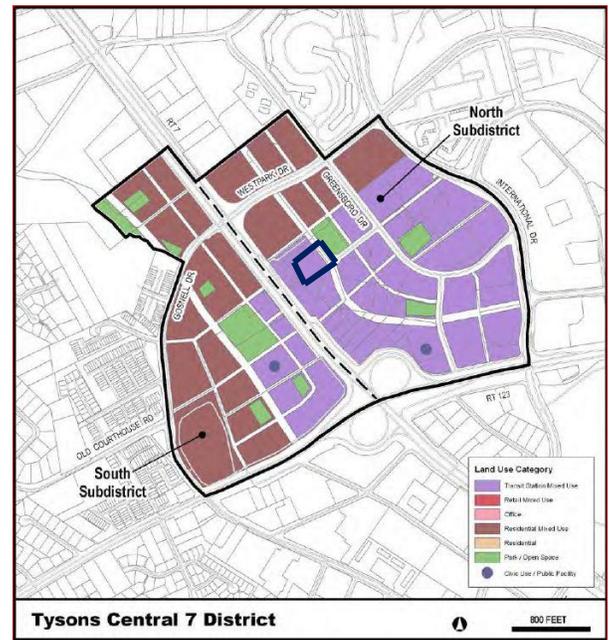


Figure 4: Tysons Central 7 District

Page 94 of the Fairfax County Comprehensive Plan, 2013 Edition, Area II Tysons Corner Urban Center, amended through 4-29-2014, references the development of detailed urban design guidelines and standards for the Tysons area to provide more definitive guidance in implementing the Plan. The Tysons Urban Design Guidelines (UDG), endorsed by the Board of Supervisors on January 24, 2012, address design elements that should be considered with signs. Chapter 5 of the UDG contains the following design suggestions:

- *Limit the number of signs to convey a clear message and avoid visual clutter.*
- *Building identity signs recognize a corporate identity, a major tenant, or the name of the building. Signs can be comprised of text or logs.*
- *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 logs 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 sizes are more appropriate to the pedestrian scale and do not produce visual clutter.*
- *Building identity signs should be integrated into the building architecture, taking into consideration the pattern of fenestration and building materials.*

- *Signs should include appropriately scaled elements that assist both motorists and pedestrians.*

ANALYSIS

Comprehensive Sign Plan (CSP) (A reduced copy of the submitted CSP is included at the beginning of this staff report.)

Title of CSP: M.C. Dean Exterior Signage Placement Exhibit

Date: November 23, 2016

Description of the Comprehensive Sign Plan

The seven-page CSP requests approval of a building-mounted identification sign on the south façade of Building F1/Tower 1 located at 1765 Greensboro Station Place. Page 2 of the CSP shows the layout of the existing three-office complex within Block F of the Boro development, the location of existing signs, and the proposed location of the single, requested sign. On Page 3 of the CSP, through photographs and brief summaries, the Plan describes the existing/proposed signs of the three-building office complex. Pages 4 and 5 of the CSP and Figure 5 below show details of the proposed building identification sign. Page 6 of the CSP includes the matrix summarizing the existing sign types, types of illumination, dimensions, areas, and permit numbers of those existing signs within Block F. Page 7 of the CSP contains photographs of the three visible facades of Building F1/Tower 1.



Figure 5: Requested Building Identification Sign

Land Use Analysis (Appendix 3)

The land use analysis is based on staff's review of the application in context with the Comprehensive Plan and the Tysons Corner Urban Design Guidelines. Review comments from the Office of Community Revitalization are included in Appendix 3.

Visibility of Building Mounted Signs

Staff finds that proposed building-mounted sign is an appropriate scale for the building. Signage mounted at the top of the building will bring visibility and identity to the project across the Tysons area. The blue, backlit lettering affixed to the light grey building façade will provide contrast and visibility during both the day and night. Staff notes that the grey logo portion of the sign may blend into the light grey building façade and believes that the applicant should be given flexibility to provide a dark outline on the pane, should additional contrast be desired. Staff has accordingly recommended the appropriate development condition.

ZONING ORDINANCE PROVISIONS

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

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

With the redevelopment of the SAIC structures from a single, primary occupant campus to a mixed-use project, a more diverse tenant/use mix is being pursued and requires greater visibility access. Building F1/Tower 1 currently has a single sign, a 74.7 square foot building identification sign located at the top of its eastern façade, near the building's northeast corner. This sign identifies Cvent, a current tenant of the office complex. A second building identification sign is currently under sign permit review. This sign, a 60-square foot building identification sign proposed for location at the top Building F1/Tower 1's northern façade, would identify another of the building's new tenants, Watt Tieder.

Based on the frontage formulae of Article 12 of the Zoning Ordinance, with these two signs and the existing signs of the other two office buildings of the complex, less than 20 square feet of building mounted signage remains available for use on Building F1/Tower 1. The applicant is requesting this CSP to seek additional square footage of sign area to permit a 100 square foot building mounted sign on the south façade of Building F1/Tower 1 to identify its corporate headquarters in Tysons.

The Zoning Inspections Branch (ZIB) of the Department of Planning and Zoning reviews and issues sign permits for the County. Should this CSP be approved, the applicant would then pursue a sign permit for the desired building identification sign. ZIB reviewed the initial submittal of the CSP and noted several technical corrections related to sign calculation methodology and to verbiage of specific notations. These corrections are listed in the ZIB memo attached as Appendix 4. The corrections have been properly addressed in the resubmittal dated November 23, 2016.

Sign Control Overlay District Standards (Sect. 7-600)

The subject property is located in a Sign Control Overlay District. The purpose of this overlay district, as stated in Sect. 12-101 of the Zoning Ordinance, is to restrict *“freestanding signs in the intensely developed commercial and industrial areas of the County where there is an increased need to reduce visual clutter, sight distance obstruction, and interference with traffic control signals and mechanisms and where the speed of traffic does not warrant the freestanding signs otherwise permitted by the provisions of Article 12”*. The subject property currently does not have any freestanding signs and the CSP does not propose any such signs.

Highway Corridor Overlay District Standards (Sect. 7-600)

The subject property is located in a Highway Corridor Overlay District. The Zoning Ordinance provides additional regulations for drive-in financial institutions, fast food restaurants, quick-service food stores, service stations, and service station/mini-marts located in these overlay districts. The CSP does not include such businesses; therefore, the district's standards are not applicable to this request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff believes that the CSP is consistent with the adopted Comprehensive Plan and meets applicable provisions of the Zoning Ordinance with the adoption of the proposed development conditions set forth in Appendix 1.

Recommendations

Staff recommends approval of CSP 2010-PR-022 subject to the proposed development conditions in Appendix 1.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Office of Community Revitalization Analysis
4. Zoning Inspection Branch Analysis
5. Applicable Zoning Ordinance Provisions
6. Glossary

PROPOSED DEVELOPMENT CONDITIONS**CSP 2010-PR-022****January 18, 2017**

If it is the intent of the Planning Commission to approve CSP 2010-PR-022, located at Tax Map 29-3 ((15)) 4E2 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. The "M. C. Dean Exterior Signage Placement Exhibit", dated November 23, 2016, is granted for and runs with the land indicated in this application and is not transferable to other land.
2. Regardless of the depictions or descriptions of the signs highlighted in the CSP, content of a sign is not regulated by this CSP. All signs shall be consistent with the color palette, typography, number, location, size, height and material indicated in the CSP and as modified by these conditions. Minor modifications to the color palette and typography may be permitted without a CSPA when it is determined by the Zoning Administrator that such modifications are consistent throughout the project and in substantial conformance with the CSP.
3. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. Signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass.
4. For the proposed building-mounted sign for M.C. Dean, darker outlining of the panel may be utilized should additional contrast be desired.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable 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 responsible for obtaining the required Sign Permits through established procedures.

1650 Tysons Boulevard, Suite 1700 | Tysons, Virginia 22102 | T 703.720.8600 | F 703.720.8610
Holland & Knight LLP | www.hkllaw.com

David I. Schneider
(703) 720-8093
david.schneider@hkllaw.com

RECEIVED
Department of Planning & Zoning
NOV 23 2016
Zoning Evaluation Division

November 23, 2016

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

Re: Statement of Justification

Dear Ms. Berlin:

The following is submitted as justification and support for the contemporaneously filed Comprehensive Sign Plan filed on behalf of M.C. Dean, Inc (“M.C. Dean”).

I. Property and Statement of Ownership

M.C. Dean, the nation’s premier electrical design-build and systems integration firm for complex, mission-critical organizations such as Fortune 1000 corporations; universities; high tech and biotech firms; Federal; state, and local government clients, intends to relocate its corporate headquarters from Loudoun County to Fairfax County. M.C. Dean plans to occupy premier office space in Tysons located at 1765 Greensboro Station Place, identified with Fairfax County Tax Map # 0293 15 0004E2, (the “Subject Property”). The Subject Property is owned by TMG Solutions Plaza 1, L.L.C. (the “Owner”). The Owner acquired the Subject Property in good faith. The Subject Property is located in the Providence District and in the North Tysons Central 7 Subdistrict.

II. Proposal

This application, pursuant to §12-210 of the Zoning Ordinance, seeks a very narrow approval as it is only requesting an additional 81 SF of sign area to allow a 100 SF building mounted sign to identify the presence of M.C. Dean's headquarters in Tysons.

The Subject Property, although connected to the other towers, has its own distinct tax map number and street address. In fact, all of the associated towers have their own street address and tax map numbers. This application only includes the office tower located on the Subject Property. The Owner may, at a later date, wish to amend this CSP to include the remainder of the office towers and the Boro Development, but this application only contains a narrow request to allow M.C. Dean to identify its corporate headquarters in the Tysons skyline. The towers containing the subject property have 330' 7" of frontage and are permitted a total of 380.58 SF of building mounted signage under the Zoning Ordinance. To the best of M.C. Dean's knowledge, approximately 362 SF of building mounted signage is existing or has a pending permit. As such, pursuant to the Zoning Ordinance, approximately 19 SF of building mounted signage remains to be used on this tower. M.C. Dean is seeking approval of an additional 81 SF of sign area to permit a 100 SF building mounted sign so that M.C. Dean can identify its corporate headquarters in Tysons.

III. Conformance with the Comprehensive Plan and Tysons Corner Urban Design Guidelines.

The Subject Property is located in the North Tysons Central 7 Subdistrict of the Comprehensive Plan. The Comprehensive Plan is silent as to building identification signage in this subdistrict, but does state that "The area will continue to have one of the highest office concentrations of office space in Tysons, which has made this cluster of business activity a desired address for businesses seeking signature headquarter buildings." (emphasis added) This Application is in harmony with the Comprehensive Plan as it seeks to provide the final item to make the Subject Property the "desired address" for M.C. Dean's relocation of its headquarters to Fairfax County. With this relocation of its headquarters, M.C. Dean is bringing approximately 250 employees to Tysons and leasing approximately 85,000 square feet of office space.

The Tysons Corner Urban Design Guidelines state that "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 the largest signs in the urban area." M.C. Dean has only requested approval for an additional 81SF to permit a 100SF sign. This size sign request is small compared with many of the building identification signs in Tysons. For example, in just this past year, CSP-2010-PR-021 was approved and permitted building identification signs ranging from 200SF to larger than 1,000 SF and SEA 94-P-040-03 permitted building identification signs in excess of 250SF. M.C. Dean's proposed sign balances the Tysons Corner Urban Design Guidelines recommendations to "clearly state the business name" while also trying to "avoid visual clutter".

IV. Conformance with the Zoning Ordinance.

§12-210 of the Zoning Ordinance permits an applicant in a P district to request a comprehensive sign plan as a means to provide flexibility in signage within planned developments. This application seeks only to allow M.C. Dean to obtain a modicum of the flexibility envisioned in §12-210 to allow it to identify the presence of its corporate headquarters in Tysons.

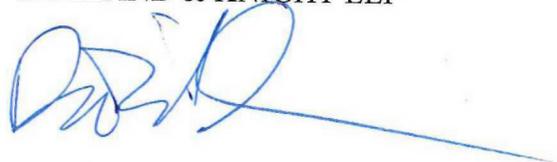
A portion of the Subject Property is also located in a Highway Corridor Overlay District governed by §7-600. This overlay district provides additional regulations for drive-in financial institutes, fast food restaurants, quick-service food stores, service stations, and service station/mini-marts located in such overlay districts. The addition of a building mounted identification sign does not affect these types of uses. As such this application is in conformance with the Highway Corridor Overlay District.

VI. Conclusion

This application seeks a small increase in what is permitted by-right to allow M.C. Dean to properly identify its headquarters in the heart of Tysons, as is contemplated in the Comprehensive Plan.

Respectfully submitted,

HOLLAND & KNIGHT LLP

A handwritten signature in blue ink, appearing to be 'David I. Schneider', is written over the printed name of the firm.

David I. Schneider

DIS:slm

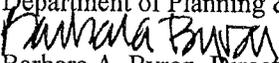


County of Fairfax, Virginia

MEMORANDUM

DATE: October 21, 2016

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

FROM: 
Barbara A. Byron, Director
Office of Community Revitalization

SUBJECT: M.C. Dean, Inc.
1765 Greensboro Station Place
CSP 2010-PR-022

The Office of Community Revitalization (OCR) has reviewed the above-referenced Comprehensive Sign Plan (CSP) application, dated September 26, 2016.

The applicant requests a CSP for the office tower at 1765 Greensboro Station Place to identify the new corporate headquarters of M.C. Dean. The following analysis and recommendation is offered for consideration regarding this application.

Primary ID Building Mounted Signage:

The proposed primary ID building mounted sign is an appropriate scale for the building. Signage mounted at the top of the building will bring visibility and identity to the project across the Tysons area. The blue, backlit lettering affixed to the light grey building facade will provide a nice contrast and high visibility of this signage during the day and at night. The grey logo portion of the sign may blend into the light grey building facade. OCR suggests that the applicant be given flexibility to provide a dark outline on the panel, should additional contrast be desired in the future.

cc. Bob Katai, Staff Coordinator, DPZ
Maggie Soffel, AICP, Revitalization Program Manager, OCR
OCR Files



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



County of Fairfax, Virginia

MEMORANDUM

DATE: October 12, 2016

TO: Bob Katai, Staff Coordinator
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning

FROM: Amy Moxley
Senior Zoning Inspector
Zoning Inspections Branch

SUBJECT: Comprehensive Sign Plan 2010-PR-022
1765 Greensboro Station Place
Tax Map Ref.: 29-3 ((15)) 4E2
Zoning District: PTC

REFERENCE: ZIB Ref: 2016-0297

A review of Comprehensive Sign Plan 2010-PR-022 for M.C. DEAN, Inc. has been completed. Please note the following recommendations:

- Include sheet/page numbers to assist referencing the plan
- The Matrix should include appropriate references to Zoning Ordinance provisions and existing sign permit numbers
- Sign area provided in the plan for the proposed M.C. DEAN sign is inaccurate. Actual sign area is 103.767 square feet (28' 11 1/2" x 3' 7")
- All existing and proposed signs are to be included in the CSP. An elevation view for all existing and proposed signs, to include dimensions, and building frontages, should be included in the CSP

Per Paragraph 1 of Section 12-210,

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.

- Building frontage and sign area has been calculated incorrectly. An average of two sides is utilized to determine the frontage. See attached diagram, demonstrating building frontage =

337.5 linear feet, and Maximum Allowable Sign Area is 387.5 square feet. See attached diagram.

Per Paragraph 1 of Section 12-206, Uses in P Districts

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.**

- In reference to "Note 2"; Additional signage, beyond what is included in the CSP would be acquired through the CSPA process. It is not a reserved right to revert to Article 12. The property can have by right signage, Per Article 12, *OR* benefit from the sign plan – not both.
- Approved sign permits are required to be issued prior to the installation of signage per Sect. 18-601, Par. 1 of Sect. 12-301 and Paragraph 6 and 9 of Sect. 2-302 of the Zoning Ordinance.

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.

ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only

have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

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		