APPLICANT: 1500 Westbranch Holdings, LLC

ZONING: PTC (Planned Tysons Corner Urban District)

PARCEL: 29-4 ((7)) (2) 1 and 2

SITE AREA: 4.35 acres

PLAN MAP: Residential Mixed Use

PROPOSAL: The applicant seeks approval of a Comprehensive Sign Plan for the Hanover Tysons development.

* This application was accepted for review prior to July 1, 2021, but was reviewed under the newly adopted Zoning Ordinance (zMOD).

STAFF RECOMMENDATION:

Staff recommends approval of CSP 2018-PR-015, subject to the proposed conditions contained in Appendix 2.
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 application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Development, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.
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 2018-PR-015

Applicant: 1500 WESTBRANCH HOLDINGS, LLC
Accepted: 04/08/2021
Proposed: ESTABLISH A COMPREHENSIVE SIGN PLAN
Area: 4.35 AC; DISTRICT - PROVIDENCE
Zoning Dist Sect: SOUTH SIDE OF JONES BRANCH DRIVE AND WEST SIDE OF WESTBRANCH DRIVE
Located:
Zoning: PTC
Overlay Dist:
Map Ref Num: 029-4- /07/02/0001 /07/02/0002
Zoning Ordinance Modernization (zMOD)

The County’s new Zoning Ordinance was adopted by the Board of Supervisors on March 23, 2021, with an effective date of July 1, 2021. As this application was accepted for review prior to July 1, 2021, it was reviewed under Sect 12-304. Because the provisions relating to Comprehensive Sign Plans did not substantively change with the new ordinance (Section 7102.4), this report uses the new citations.

DESCRIPTION OF THE APPLICATION

The applicant, 1500 Westbranch Holdings, LLC, is requesting approval of a Comprehensive Sign Plan (CSP) for Hanover Tysons, a 4.35-acre property located in Tysons. The site is approved as a multifamily residential building with approximately 5,700 square feet of associated ground floor retail. The CSP includes signage for the adjacent public park, Hanover Park. The applicant filed CSP 2018-PR-015 to create a coordinated, effective, and aesthetically pleasing signage system for the entire development.

A copy of the proposed CSP is contained in Appendix 1. Proposed development conditions and the applicant's statement of justification are contained in Appendices 2 and 3 of this report.

LOCATION AND CHARACTER

The site is located on the south side of Jones Branch Drive and the west side of Westbranch Drive in the Tysons Urban Center. The approved residential building is under construction.

Figure 1: Aerial View, Source: Pictometry 2021
The subject property is currently surrounded by office uses—predominantly mid-rise office buildings with surface or structured parking. In addition to the office uses, the BASIS Independent McLean School is located across Jones Branch Drive to the north, and the Ken Lawrence Park is adjacent to the western lot line of the subject site. An aerial view of the surrounding area is provided in Figure 1 and detailed below in Table 1.

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<td>South</td>
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<tr>
<td>West</td>
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<tr>
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<td>Medical Office Building (Tysons Corner Medical Center Kaiser Permanente Facility)</td>
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<td>East</td>
<td>The Mile, an approved mixed-use development (RZ 2017-PR-015)</td>
<td>PTC</td>
<td>Residential Mixed Use</td>
</tr>
</tbody>
</table>

*Table 1: Surrounding Land Uses*

**BACKGROUND**

On March 19, 2019, the Board of Supervisors approved Rezoning RZ 2018-PR-015 to rezone 5.86 acres from the C-3 District to PTC (Planned Tysons Corner Urban District) to permit a single residential building with ground floor retail at an overall FAR of 1.78. Additional information on this application is available at: [http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=RZ&seq=4248919](http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=RZ&seq=4248919)

**COMPREHENSIVE PLAN PROVISIONS**


The Tysons Urban Design Guidelines (TUDG) provides guidance on signage. Specifically, Chapter 5 of the TUDG includes the following guidance for sign location, scale, elements, orientation, and desired urban sign types:

- 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.

• The following are design suggestions for building identifier signs:
  • 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.
The following are design suggestions for 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.

The following are design suggestions for 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.

DESCRIPTION OF THE COMPREHENSIVE SIGN PLAN (CSP) (Appendix 1)

The CSP, entitled “Hanover Tysons,” prepared by National Graphics Inc, consists of 29 sheets and is dated March 2, 2021, as amended through March 26, 2021. A copy of the CSP is provided as Appendix 1.

The CSP is organized into five sign types: Project Identification Signage, Retail Tenant Signage, Parking and Loading Signage, Park and Wayfinding Signage, and Temporary Signage. The applicant is proposing a total of 14 permanent signs, three building identification signs, six building-mounted retail signs, two parking and loading signs, and three park identification signs. The applicant also is proposing five temporary signs. The locations of the proposed signs are shown in Figure 2 below.

Figure 2: CSP Hanover Tysons, Sign Location, pg. 5 of CSP
Project Identification Signage (Type A)

Building Identification: Wall ID (A1)

The applicant proposes one top-of-building identification sign located on the building’s eastern facade along Westbranch Drive, as shown in Figure 3. Sign A1 is 38.6 feet in width and 3.6 feet in height with a total sign area of 134.75 square feet. This sign is proposed to be internally lit.

Building Identification: Canopy ID (A2)

The applicant proposes one canopy identification sign located on the building’s eastern facade just above the main entry doorway along Westbranch Drive, as shown in Figure 4. Sign A2 is 20 feet in width and 2 feet in height with a total sign area of 40 square feet. This sign is proposed to be internally lit.
Building Identification: Wall ID (A3)

The applicant proposes one top-of-building sign located on the building’s eastern façade along Westbranch Drive. Sign A3 is 27 feet in width and 3.6 feet in height with a total of 68 square feet. This sign is proposed to be internally lit.

Retail Tenant Signage (Type B)

The applicant proposes a total of six building mounted retail signs with this application. There are two options for retail identification signs (wall identification signage or canopy identification signage) and a total of two blade signs.

Retail Identification Signage (B1-B4)

The applicant proposes two options for the wall identification signs, with three signs located on the building’s northern façade along Jones Branch Drive and one sign located on the building’s western façade along Sky Lark Lane. The signs are proposed to be internally lit. Option A includes four wall identification signs with corresponding dimensions, while Option B includes four canopy identification signs with its own corresponding dimensions. The mixture of Option A and B signs is not permitted and a development condition has been added to address this issue.

Option A (Wall ID), as shown in Figure 5:

Sign B1 is 24.6 feet in width and 3 feet in height with a total of 74 square feet.

Sign B2 is 30 feet in width and 3 feet in height with a total of 90 square feet.

Sign B3 is 22 feet in width and 3 feet in height with a total of 66 square feet.

Signs B1-B3 are located on the northern façade of the building along Jones Branch Drive.

Sign B4 is 24.6 feet in width and 3 feet in height with a total of 74 square feet. The sign is located on the western façade (at the northwest corner) of the building along Sky Lark Lane.

Figure 5: Retail Option A Signs B1-B4, CSP pg. 15
Option B (Canopy ID), as shown in Figure 6:

Sign B1 is 24.6 feet in width and 2.6 feet in height with a total of 62 square feet.
Sign B2 is 30 feet in width and 2.6 feet in height with a total of 75 square feet.
Sign B3 is 22 feet in width and 2.6 feet in height with a total of 55 square feet.
Signs B1-B3 are located on the northern façade of the building along Jones Branch Drive.

Sign B4 is 24.6 feet in width and 2.6 feet in height with a total of 62 square feet. The sign is located on the western façade (at the northeast corner) of the building along Sky Lark Lane.

Retail IDs – Projecting Identification (B5-B6)

The applicant proposes two blade signs that are 4 feet in width and 8 feet in height with a total of 24 square feet, as shown in Figure 7. The two signs are proposed to be internally lit. Sign B5 is located on the building’s northern façade along Jones Branch Drive and is proposed to be 12 feet above grade. Sign B6 is located on the building’s western façade along Sky Lark Lane and is proposed to be 10 feet above grade.
Parking and Loading Signage (Type C)

Resident Parking Identification (C1)

The applicant proposes one resident parking identification sign located on the building’s southern façade along Tecumseh Street. Sign C1 is 12 feet in width and 10.5 inches in height, as shown in Figure 8. The sign is not proposed to be lit.

Loading & Max Clearance Identification (C2)

The applicant proposes one loading/maximum clearance identification sign located above the garage entrance on the south side of the building along Tecumseh Street, as shown in Figure 8. Sign C2 is 24 feet in width and 10.5 inches in height. The sign is not proposed to be lit.

Park and Wayfinding Signs (Type D)

The applicant proposes three park identification signs located within the publicly accessible Hanover Park. The signs are not proposed to be lit.

Park Identification (D1)

Sign D1 is located within Hanover Park along Westbranch Drive and is 7 feet in width and 3.1 feet in height, as shown in Figure 9. The sign is not proposed to be illuminated.
Park Identification (D2 & D3)

Sign D2 is located within Hanover Park along Westbranch while Sign D3 is located along Sky Lark Lane. Both signs are 9 inches in width and 2.6 feet in height, as shown in Figure 10. Neither sign is proposed to be illuminated.

Temporary Signage (Type E)

The applicant proposes a total of five temporary leasing signs with one temporary sign on each of the building facades and two temporary signs located on the northern façade. Each sign is proposed to be permitted for a duration of up to 24 months.

Sign E1 is located on the building’s eastern façade along Westbranch Drive and is proposed to be a total of 188 square feet.

Sign E2 is located on the building’s northern façade along Jones Branch Drive and is proposed to be 88 square feet.

Sign E3 is located on the building’s northern façade along Jones Branch Drive and is proposed to be 156 square feet.
Sign E4 is located on the building’s western façade along Sky Lark Lane and is proposed to be 180 square feet. Sign E5 is located on the building’s western façade along Sky Lark Lane and is proposed to be 180 square feet.

![Signage example]

Figure 11: Temporary Signs, CSP pg. 24

**ANALYSIS**

The Tysons Urban Design Guidelines recognize that on-site and wayfinding signage are important elements of a development that contribute to placemaking and to the character of the development and surrounding area. Consistent with the Guidelines, the applicant has submitted this CSP that reflects signage consistent with the design of the development, contains appropriately scaled signs, provides appropriate direction and identification, and contributes to the character of the area. In addition, the applicant has clearly identified that Hanover Park is a publicly accessible park with appropriate signage.

A development condition is proposed to address a staff comment to ensure that freestanding signage at Hanover Park will not conflict with the tree canopy being counted towards the 10-year tree canopy requirement and will not impact tree growth and survival. In addition, all temporary signs are limited to a maximum of 24 months for display.

After reviewing the 14 signs proposed with this application, staff finds that the signage is well-organized, neat, well maintained, concise and legible. The signage is consistent with the architecture of the building and signage in the surrounding area. Staff has no outstanding issues with this application.
ZONING ORDINANCE PROVISIONS

Section 7102.4 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 7 of the Zoning Ordinance.

Section 7102.4 requires that a Comprehensive Sign Plan show the location, size, height, and extent of all proposed signs within the specified area of the P district. In addition, all proposed signs must be consistent with the scale and design of the development and so located and sized to ensure convenience to users of the development, while not adding to street clutter or otherwise detracting from architectural and urban design elements of the development.

Staff believes that, with the proposed development conditions set forth in Appendix 2, the proposed sign plan is in conformance with the Zoning Ordinance provisions relative to the requirements for information illustrating location, extent of signage and information to be displayed. The CSP indicates the locations and dimensions for the proposed signage. Additionally, the CSP is consistent with the recommendations in the Tysons Urban Design Guidelines and the signage is consistent with similar developments in the area.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The 4.35-acre property is located in Tysons and is approved as a multifamily residential building with approximately 5,700 square feet of associated ground floor retail and an adjacent publicly accessible park, Hanover Park. The applicant is requesting approval of a Comprehensive Sign Plan for a mix of building mounted, freestanding, parking, and temporary signs for this development.

Staff finds that the proposed Comprehensive Sign Plan is in harmony with the Comprehensive Plan and applicable provisions for the Zoning Ordinance with the adoption of the proposed development conditions.

Recommendations

Staff recommends approval of CSP 2018-PR-015, subject to the proposed development conditions in Appendix 2.
It should be noted that it is not the intent of staff to recommend that the 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 CSP 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

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2. Proposed Development Conditions
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4. Park Authority Memorandum
5. Zoning Inspections Branch Memorandum
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INTRODUCTION

Hanover Tysons is a multifamily residential building offering parks and amenity spaces in the North Central section of Tysons. Hanover Tysons is a six-story building with 412 apartment units and 2,750 square feet of ground floor retail uses. The building has been designed with a strong relationship to the adjacent streets to replicate the urban form envisioned for the Tysons Urban Center. The project is also providing the approximate 1.12 acre Hanover Park across Tecumseh Street from the building that will be available to the public. The amenity space is planned with an open lawn panel, gardens, bosques of trees, extensive walking/jogging paths, lighting, and a variety of outdoor seating.

The Hanover Tysons sign system is an important element that will contribute to the developing urban neighborhood, providing identification and wayfinding. The Hanover Tysons sign designs will integrate with the architectural elements and style of its building utilizing complementary style, materials, and colors.

Five types of signs are provided:
Type A - Project Identification Signs
Type B – Retail Tenant Sign
Type C – Parking and Loading Signs
Type D - Park and Wayfinding Signs
Type E - Temporary Signs.

The three signage types that will contribute most to place-making at Hanover Tysons are project identification signage, retail signage, and parks signage and wayfinding elements which are placed in the public realm to provide direction assistance or location information to pedestrians and motorists.

COMPREHENSIVE SIGN PLAN NOTES

1. The signs within Hanover Tysons will be erected and constructed in substantial conformance with the designs illustrated herein and materials submitted in this Comprehensive Sign Plan. The materials for each sign will be limited to those listed specifically for each sign.

2. All signs may be illuminated. Lighting may be external illumination including building mounted down-lights, or internal illumination. Lighting of signs will not be blinding, fluctuating, or moving. Illumination of signs will be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance.

3. Illustrations in this Comprehensive Sign Plan are intended to indicate the general size and character of the signs proposed for Hanover Tysons. All signs will be in conformance with this Comprehensive Sign Plan.

4. All signs will comply with all applicable requirements of the building codes.

5. Notwithstanding the number of signs shown in this Comprehensive Sign Plan, the applicant will have no obligation to construct every sign shown.
The site is located at the intersection of Jones Branch Drive and West Branch Drive.
An initial design of the identification logo, shown below, is under development for Hanover Tysons.

The typeface, shape, text, and colors may be modified in the future subject to market conditions. Should the logo be modified, all project logo applications will be revised to ensure consistency throughout the Hanover Tysons project.

All signage applications of the logo throughout the property shall be consistent in proportion, colors, and typeface.
**E1: Proposed location option #1.

5 total locations, only 3 temporary signs proposed.
North Elevation
Jones Branch Drive

E3 Temporary Sign**
E2 Temporary Sign**
B1 Retail
B3 Retail
B2 Retail
B5 Projecting

Retail B1, B2, B3
Opt 1: Wall Sign
Opt 2: Canopy
Retail B5
Projecting ID

**E2 & E3: Proposed location options #2 and #3.
5 total locations, only 3 temporary signs proposed.
E4 Temporary Sign**

**E4: Proposed location option #4.

5 total locations, only 3 temporary signs proposed.
**E5: Proposed location option #5.**

5 total locations, only 3 temporary signs proposed.

South Elevation
Tecumseh St.

C1 Resident Parking Identification
C2 Loading Identification

**E5 Temporary Sign**
A1 Building Identification: Wall ID

Raceway painted Aesthetic White (to match Composite Metal Panel - E06b Reynobond Frisco White)

Face lit trim cap channel letters / internally lit perforated vinyl painted to match dark gray fiber cement panel E04c (BM2121-10) / Big Caslon “Hanover” and Trajan Pro “Tysons”

38' 6" x 3' 6" = 134.75 sq ft

Light Output:
Qty= (350) 3000k led modules @ 105 lumens per module = (36750)
Acrylic transmission factor 25%
(36750) x 0.25 = (9187.5) total lumen output
(9187.5) / 134.75 SF = 68 lumens per SF
Channel letters with plug in faces / internally lit / perforated vinyl and returns painted to match dark gray fiber cement panel E04c (BM 2121-10) / “Hanover” in Big Caslon / “Tysons” in Trajan Pro

20’ x 2’ = 40 sq ft

Light Output:
Qnty = (132) 3000k led modules @ 105 lumens per module = (13860)
Acrylic transmission factor 25%
(13860) x .25 = (3465) total lumen output
(3465) / 40 SF = 87 lumens per SF
A3 Building Identification: Wall ID

Raceway painted Aesthetic White (to match building stucco)

Face lit trim cap
channel letters / internally lit perforated vinyl painted to match dark gray fiber cement panel E04c (BM2121-10) / Big Caslon "Hanover" and Trajan Pro "Tysons"

Light Output:
Qt\(\text{y}= (208) \, 3000k \, \text{led modules} \, @ \, 105 \, \text{lumens per module} = (21840)\)
Acrylic transmission factor 25% \(21840 \times 25 = (5460)\) total lumen output
\(5460 / 68 \, \text{SF} = 80 \, \text{lumens per SF}\)

27' 0" x 2' 6" = 68 sq ft
Retail Option A - Wall Identification (B1-B3)

North Elevation
B5 Retail

24' 6" x 3' 0" = 74 sq ft
North Elevation
B1 Retail

30' 0" x 3' 0" = 90 sq ft
North Elevation
B2 Retail

22' 0" x 3' 0" = 66 sq ft
North Elevation
B3 Retail
Retail Option A Wall Signs (B1-B4): General Execution

Light Output:
Use 3000k led modules @ 105 lumens per module. Populate at rate similar to ID's
Acrylic transmission factor 25%
Output range 80-90 lumens per SF
Retail Option B - Canopy Identification (B1-B3)

North Elevation

B5 Retail

24' 6" x 2' 6" = 62 sq ft

North Elevation

B1 Retail

30' 0" x 2' 6" = 75 sq ft

North Elevation

B2 Retail

22' 0" x 2' 6" = 55 sq ft

North Elevation

B3 Retail
24' 6" x 2' 6" = 62 sq ft
West Elevation
B4 Retail

West Elevation
B6 Retail

Light Output:
Use 3000k led modules @ 105 lumens per module. Populate at rate similar to ID's
Acrylic transmission factor 25%
Output range 80-90 lumens per SF

Retail Option B Canopy Signs (B1-B4): General Execution

RETAIL SIGN

Dark Gray channel letters / internally lit (white at night)
Raceway painted silver to match canopy
Silver Metal Canopy
Retail IDs - Projecting Identification (B5-B6)

4’ 0" x 8’ 0" = 24 sq ft
North Elevation
B5 Retail

4’ 0" x 8’ 0" = 24 sq ft
West Elevation
B6 Retail

Light Output:
Use 3000k led modules @ 105 lumens per module. Populate at rate similar to ID’s
Acrylic transmission factor 25%
Output range 80-90 lumens per SF
Parking Identification C1 & C2
(Unlit)

C1

RESIDENT PARKING

10-1/2” Letters / Futura Book / 3/8” Acrylic / Tape and Silicone / Face & Returns Painted BM 2121-10

(1)

12’ 0” x 10 1/2” = 10.5 sq ft

C2

LOADING | MAXIMUM CLEARANCE 0'00"

10-1/2” Letters / Futura Book / 3/8” Acrylic / Tape and Silicone / Face & Returns Painted BM 2121-10

(1)

24’ 0” x 10 1/2” = 21 sq ft

South Elevation | Garage Entry | Scale: 1/8” = 1’
Park Identification Sign D1
(Unlit)

PARK HOURS:
6am – 11 pm

Organized athletic activities are restricted to designated athletic fields only.

- Please pick up after your dog
- Place all trash in bins
- Alcoholic beverages are not permitted
- No smoking

Total Square Footage
7’ 0” x 3’ 1” = 21.58 sq ft
Organized athletic activities are restricted to designated athletic fields only.

PARK HOURS:
6am – 11pm

· Please pick up after your dog
· Place all trash in bins
· Alcoholic beverages are not permitted
· No smoking

APPROVED BY DATE

OWNERSHIP OF DOCUMENTS: Drawings and specifications as instruments of service are the property of Natural Graphics Inc., whether the work for which they are made be executed or not, and are not to be used on any other work, in whole or in part except by agreement with Natural Graphics Inc.
Temporary Signs E1-E3

**Dotted box represent location options. Only 3 temporary signs proposed**

- **East Elevation**
  - E1 Temporary Sign Location
  - 4' 0" x 47' 0" = 188 sq ft

- **North Elevation**
  - E2 Temporary Sign Location
  - 4' 0" x 22' 0" = 88 sq ft

- **North Elevation**
  - E3 Temporary Sign Location
  - 4' 0" x 39' 0" = 156 sq ft

Hanover Tysons - Tysons, VA

Natural Graphics Inc
Temporary Signs E4-E5

4' 0" x 45' 0" = 180 sq ft
West Elevation
E4 Temporary Sign Location

4' 0" x 45' 0" = 180 sq ft
South Elevation
E5 Temporary Sign Location

**Dotted box represent location options. Only 3 temporary signs proposed**
Temporary Sign: Preliminary Design Example

Printed vinyl

Hanover Tysons - Tysons, VA

NOW LEASING
www.HanoverTysons.com

LUXURY APARTMENTS
COMING SUMMER 2021
<table>
<thead>
<tr>
<th>Sign #</th>
<th>CSP Page #</th>
<th>Sign Type</th>
<th>Sign Description</th>
<th>Quantity of Proposed Signs</th>
<th>Allowed Sign Area per Zoning Ordinance</th>
<th>Total Proposed Sign Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>5, 7, 11</td>
<td>Bldg - Mtd Wall Sign</td>
<td>Hanover Tysons Building Identification (East Elevation, Westbranch Dr)</td>
<td>1</td>
<td>12-202 (2) not to exceed 4 sq ft in area not to exceed 4 ft in height</td>
<td>134.75 sqft</td>
</tr>
<tr>
<td>A2</td>
<td>5, 7, 12</td>
<td>Bldg - Mtd Canopy Sign</td>
<td>Hanover Tysons Building Identification (East Elevation, Westbranch Dr)</td>
<td>1</td>
<td>12-202 (2) not to exceed 4 sq ft in area not to exceed 4 ft in height</td>
<td>40 sqft</td>
</tr>
<tr>
<td>A3</td>
<td>5, 9, 13</td>
<td>Bldg - Mtd Wall Sign</td>
<td>Hanover Tysons Building Identification (West Elevation, Sky Lark Lane)</td>
<td>1</td>
<td>12-202 (2) not to exceed 4 sq ft in area not to exceed 4 ft in height</td>
<td>68 sqft</td>
</tr>
<tr>
<td>B1-4</td>
<td>5, 8, 9, 14-17</td>
<td>Building Mounted Sign - Wall</td>
<td>OPTION A: Retail Wall (West &amp; North Elevations)</td>
<td>4</td>
<td>12-202 (5A) not to exceed 50 sq ft in area</td>
<td>B1 - 74 sqft, B2 - 90 sqft, B3 - 66 sqft, B4 - 74 sqft</td>
</tr>
<tr>
<td>B1-4</td>
<td>5, 8, 9, 14-17</td>
<td>Building Mounted Sign - Canopy</td>
<td>OPTION B: Retail Canopy (West &amp; North Elevations)</td>
<td>4</td>
<td>12-202 (5A) not to exceed 50 sq ft in area</td>
<td>B1 - 62 sqft, B2 - 75 sqft, B3 - 55 sqft, B4 - 62 sqft</td>
</tr>
<tr>
<td>B5-6</td>
<td>5, 8, 9, 18</td>
<td>Building Mounted Sign - Blade</td>
<td>Retail Blade Signs (West &amp; North Elevations)</td>
<td>2</td>
<td>12-202 (5A) not to exceed 50 sq ft in area</td>
<td>B5 - 24 sqft, 12 ft above grade, B6 - 24 sqft, 10 ft above grade</td>
</tr>
<tr>
<td>Sign #</td>
<td>CSP Page #</td>
<td>Sign Type</td>
<td>Sign Description</td>
<td>Quantity of Proposed Signs</td>
<td>Allowed Sign Area per Zoning Ordinance</td>
<td>Total Proposed Sign Area</td>
</tr>
<tr>
<td>--------</td>
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<tr>
<td>C1</td>
<td>5, 10, 19</td>
<td>Bldg - Mtd Wall Sign</td>
<td>Resident Parking Identification (South Elevation)</td>
<td>1</td>
<td>12-202 (2) not to exceed 4 sqft in area not to exceed 4 ft in height</td>
<td>10.5 sqft</td>
</tr>
<tr>
<td>C2</td>
<td>5, 10, 19</td>
<td>Bldg - Mtd Wall Sign</td>
<td>Loading + Max Clearance Identification (South Elevation)</td>
<td>1</td>
<td>12-202 (2) not to exceed 4 sqft in area not to exceed 4 ft in height</td>
<td>21 sqft</td>
</tr>
<tr>
<td>D1</td>
<td>6, 20</td>
<td>12-103 (3)</td>
<td>Park Identification</td>
<td>1</td>
<td>12-202 (5B) not to exceed 40 sqft in area not to exceed 8 ft in height</td>
<td>21.58 sqft</td>
</tr>
<tr>
<td>D2</td>
<td>6, 21</td>
<td>12-103 (3)</td>
<td>Park Identification</td>
<td>1</td>
<td>12-202 (5B) not to exceed 40 sqft in area not to exceed 8 ft in height</td>
<td>2 sqft</td>
</tr>
<tr>
<td>D3</td>
<td>6, 21</td>
<td>12-103 (3)</td>
<td>Park Identification</td>
<td>1</td>
<td>12-202 (5B) not to exceed 40 sqft in area not to exceed 8 ft in height</td>
<td>2 sqft</td>
</tr>
<tr>
<td>Sign #</td>
<td>CSP Page #</td>
<td>Sign Type</td>
<td>Sign Description</td>
<td>Quantity of Proposed Signs</td>
<td>Allowed Sign Area per Zoning Ordinance</td>
<td>Total Proposed Sign Area</td>
</tr>
<tr>
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<td>----------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>E1</td>
<td>5, 7, 22, 24</td>
<td>Minor Sign</td>
<td>Temporary Sign (East Elevation, Westbranch Dr)</td>
<td>12-105 (2C) = 12 sqft, 8 ft height max</td>
<td><strong>188 sqft</strong></td>
<td></td>
</tr>
<tr>
<td>E2</td>
<td>5, 8, 22, 24</td>
<td>Minor Sign</td>
<td>Temporary Sign (North Elevation, Jones Branch Dr)</td>
<td>12-105 (2C) = 12 sqft, 8 ft height max</td>
<td><strong>88 sqft</strong></td>
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<tr>
<td>E3</td>
<td>5, 8, 22, 24</td>
<td>Minor Sign</td>
<td>Temporary Sign (North Elevation, Jones Branch Dr)</td>
<td>12-105 (2C) = 12 sqft, 8 ft height max</td>
<td><strong>156 sqft</strong></td>
<td></td>
</tr>
<tr>
<td>E4</td>
<td>5, 9, 23, 24</td>
<td>Minor Sign</td>
<td>Temporary Sign (West Elevation, Sky Lark Lane)</td>
<td>12-105 (2C) = 12 sqft, 8 ft height max</td>
<td><strong>180 sqft</strong></td>
<td></td>
</tr>
<tr>
<td>E5</td>
<td>5, 10, 23, 24</td>
<td>Minor Sign</td>
<td>Temporary Sign (South Elevation, Tecumseh Street)</td>
<td>12-105 (2C) = 12 sqft, 8 ft height max</td>
<td><strong>180 sqft</strong></td>
<td></td>
</tr>
</tbody>
</table>

**5 Location Options Shown, Only 3 Temporary Signs Proposed.**

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**GRAND TOTALS:**

<table>
<thead>
<tr>
<th>Sign QTY</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>651.83 sqft</td>
</tr>
<tr>
<td>14</td>
<td>601.83 sqft</td>
</tr>
<tr>
<td>3</td>
<td><strong>Subject to Chosen Locations</strong></td>
</tr>
</tbody>
</table>

Hanover Tysons - Tysons, VA  Sign Matrix / Code Table  Natural Graphics Inc
PROPOSED DEVELOPMENT CONDITIONS

CSP 2018-PR-015

July 14, 2021

If it is the intent of the Planning Commission to approve CSP 2018-PR-015, located at Tax Map Parcels 29-4 ((7)) (2) 1 and 2, for a Comprehensive Sign Plan (CSP) pursuant to Section 7102.4 of the Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This Comprehensive Sign Plan, entitled “Hanover Tysons” prepared by Natural Graphics Inc dated March 2, 2021 and revised through March 26, 2021, consisting of 29 sheets is approved only for those signs shown on the CSP. Signage not otherwise contained or addressed in the CSP is subject to Article 7 of the Zoning Ordinance. This CSP 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 must be consistent with the number, location, size, and height indicated in the CSP. Minor modifications may be permitted without a CSP when it is determined by the Zoning Administrator that such modifications are consistent throughout the project and in substantial conformance with the CSP. The specific design, color palette, typography, and materials of project identification, and wayfinding signage may vary from that shown in the CSP and may change over time, provided such signs are consistent throughout the project and remain in conformance with the overall limitations set forth in the CSP. Nothing in this CSP precludes individual tenant signs from incorporating various colors and typography within the individual tenant identification, provide that such signs remain in conformance with the overall limitations set forth in the CSP.

3. All signs as defined in the Zoning Ordinance require a sign permit. A matrix must 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/Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit must 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. Prior to sign permit approval for the Sign Type D signs, the applicant must demonstrate that the location of the D1, D2, and D3 signs have been reviewed
Appendix 2

by the Urban Forest Management Department (UFMD) and been determined not to conflict with trees.

5. If signage is located within Virginia Department of Transportation (VDOT) right-of-way, traffic regulatory signage must meet the Federal Highway Administration (FHWA)'s Manual of Uniform Traffic Control Devices (MUTCD) and VDOT standards.

6. Illumination of signs must be in conformance with the performance standards for glare as set forth in Section 5109 of the Zoning Ordinance. Signs that require lighting must be internally illuminated or down-lit to avoid glare and light trespass. Uplighting is prohibited.

7. For Retail Tenant Signage (Sign Type B), only one option may be chosen and utilized for the building. If Option A is chosen, then the corresponding dimensions for that option shown in this CSP must be used. If Option B is chosen, then the corresponding dimensions for that option shown in this CSP must be used. In no circumstance, may the signage for Option A be mixed with the signage for Option B.

7. The temporary signs (Sign Type E) require a sign permit, which will be valid for a maximum of 24 months from the date of issuance of the sign permit. Each temporary sign must be removed after the allotted time frame.

This approval, contingent on the above noted conditions, does 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 must be itself responsible for obtaining the required sign permits through established procedures.
May 27, 2021

Via Hand Delivery

Tracy D. Strunk, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Development
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: Comprehensive Sign Plan Application for Hanover Tysons
Applicant: 1500 Westbranch Holdings, LLC
Fairfax County Tax Map Parcels 29-4 ((7)) (2) 1 and 2 (together, the “Property”)

Dear Ms. Strunk:

This letter serves as a statement of justification for a Comprehensive Sign Plan for Hanover Tysons. Hanover Tysons is a new multi-family residential project located on the south side of Jones Branch Drive and on the west side of Westbranch Drive, in the Tysons Urban Center, on property identified in the 2021 Fairfax County Tax Maps as 29-4 ((7)) (2) 1 and 2. The Property is 4.35 acres in size and is zoned to the PTC (Planned Tysons Corner Urban) District. It was zoned PTC as part of the Hanover Tysons (RZ 2018-PR-015) application on March 19, 2019. The Applicant, 1500 Westbranch Holdings, LLC (“Hanover”), is the developer of Hanover Tysons, a six-story multi-family apartment building consisting of 412 residential units and up to 5,700 square feet of ground floor retail uses. The building has been designed with a strong relationship to the adjacent streets to replicate the urban form for the Tysons Urban Center. The project also includes an approximate 1.12 acre publically accessible park located south of Tecumseh Street, referred to as Hanover Park. The building is currently under construction, and it is anticipated that initial residential occupancies will begin in 2021.

A coordinated and well-developed signage system for the Hanover Tysons will establish the identity of the new residential community. Signs are a necessary means of visual communication for public convenience and are most effective when organized in a comprehensive system. A properly conceived signage system reflects the owner’s concern and sense of responsibility for public safety, while simultaneously enhancing the image and use of the community.

The elements of this signage system are contextual to the architecture of the Hanover Tysons. All design details have been coordinated with the project’s architects to ensure a
harmonious and well integrated signage program. The accompanying Comprehensive Sign Program provides illustrations, details, locations, and type of messages for each sign on the site. These guidelines ensure a consistent display of information throughout the Property.

The Hanover Tysons is part of the larger Tysons West Park mixed use neighborhood, a high quality address of corporate headquarters, hotels, office buildings, residential, and active recreation facilities. Identifying the Hanover Tysons as a residential community is important in this setting. Tasteful permanent signage will help set the Hanover Tysons apart from the myriad of other uses in the area. The Comprehensive Sign Plan provides for four types of permanent signage, referred to as A, B, C and D signs:

- A Signs provide for overall project identification. Three (3) A signs are proposed.
- B Signs identify retail tenants. These include potential building mounted signs, canopy mounted signs, and projecting blade signs.
- C Signs are informational and identify parking and loading entrances.
- D Signs provide identification and information for Hanover Park. These signs have been coordinated with the Fairfax County Park Authority.

Signage on the building face is the most effective means of identifying residential uses in urban settings. Article 12 allows very limited signage space on the multi-family buildings. This Comprehensive Sign Plan proposes signage more appropriate in quality and design to new urban-styled residential projects prevalent in Tysons than the more standard suburban multi-family community. The permanent primary building signage located is restrained and elegantly illuminated that will be visible from the streets and gateways into the neighborhood.

Because a large multi-family building such as Hanover Tysons requires significant marketing efforts, the Applicant is requesting temporary marketing signage which will enable the Property to be easily identified from Jones Branch Drive and Westbranch Drive during the initial leasing of the building. The temporary banners are simple and tasteful in their design - identifying the use and indicating available leasing opportunities. The Applicant has proposed five (5) potential locations for the temporary marketing signs, however, the Applicant is limiting the number of temporary signs to three (3) overall. The design and size of the temporary banners have been developed in scale with the building to complement its design while emphasizing the availability of new, premiere residential space, and the Applicant agrees to have the temporary banners be up for a maximum of twenty-four (24) months.

As always, I appreciate your consideration of this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY, & WALSH, P.C.

[Signature]

Bernard S. Suchcitical
Land Use Planner
cc:  Elizabeth D. Baker
     Dan Gordon
     Adam S. Harbin
     Gil Allen
     John Bendenbaugh
     Janet Ashbrook

O:\clients\000598\000021\APP\A0961828.DOCX
TO:   Tracy Strunk, Director  
      Zoning Evaluation Division  
      Department of Planning and Development

FROM:  Andrea L. Dorlester, Development Review Section Chief  
       Park Planning Branch, PDD

DATE:   June 11, 2021

SUBJECT:  CSP 2018-PR-015, Hanover Tysons (1500 Westbranch Holdings, LLC)  
          Tax Map Number(s):

The Park Authority staff has reviewed the above-referenced Comprehensive Sign Plan (CSP)  
application dated May 27, 2021. Based on that review, the Park Authority supports this  
application with respect to the design and location of the park related signs and staff has no  
further comments. However, if any park related signs are being modified, the Park Authority  
would like to review and comment on the location and design of the signs.

FCPA Reviewer:  Jasmin Kim  
DPD Coordinator:  Joseph Onyebuchi

eCopy:Aimee Vosper, Deputy Director/CBD  
Stephanie Leedom, Director, Park Planning & Development Division  
Anna Bentley, Manager, Park Planning Branch  
Joseph Onyebuchi, Zoning Evaluation Division, DPD  
Jasmin Kim, Senior Park Planner, Park Planning Branch  
Lynne Johnson, Planning Tech, Park Planning Branch  
File Copy

\s51b204\Planning\Park Planning\Development Plan Review\DPZ Applications\CSP\CSP 2018-PR-015\CSP 2018-PR-015 FCPA.docx
May 4, 2021

TO: Joseph Onyebuchi, Staff Coordinator
    Zoning Evaluation Division

FROM: Bruce Miller, Zoning/Property Maintenance Inspector BM
       Zoning Permits Branch, Sign Permits Section

SUBJECT: CSP 2018-PR-015
       Hanover Tysons
       1500 Westbranch Drive, Tysons
       Tax Map Ref.: 29-4 ((7)) (2) 1 and 2
       Zoning District: PTC
       ZIB Ref.: 2021-0790

Please see my comments pertaining to the above-referenced CSP application:

- The sign areas shown in the Matrix have some discrepancies as indicated below:
  - Sign Type A1 is 134.75 square feet but the Matrix indicates 100 square feet.
  - Sign Types B5 and B6 are 32 square feet each but the Matrix indicates each at 24
    square feet.
  - The distances between the sign faces for Sign Types B5 and B6 are not provided.
  - The calculation of the sign area for Sign Type D1 should include the 5-inch void
    between the two panels.

- Please correct the Matrix for Sign Types E1 through E5 which indicates the following
  “*Temporary Sign May Not Utilize Entire Space or Square Footage Noted.” The word
  square should be square.

- The aggregate totals in the Matrix should be corrected to reflect the actual totals.

- The Zoning Permits Branch, Sign Permits Section would like to review and comment on
  any Development Conditions that are the subject of this CSP.
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 be 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.

PROFER: 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, proffer 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
ADU  Affordable Dwelling Unit
ARB  Architectural Review Board
BMP  Best Management Practices
BOS  Board of Supervisors
BZA  Board of Zoning Appeals
COG  Council of Governments
CBC  Community Business Center
CDP  Conceptual Development Plan
CRD  Commercial Revitalization District
DOT  Department of Transportation
DP  Development Plan
DPWES  Department of Public Works and Environmental Services
DPZ  Department of Planning and Zoning
DU/AC  Dwelling Units Per Acre
EQC  Environmental Quality Corridor
FAR  Floor Area Ratio
FDP  Final Development Plan
GDP  Generalized Development Plan
GFA  Gross Floor Area
HC  Highway Corridor Overlay District
HCD  Housing and Community Development
LOS  Level of Service
Non-RUP  Non-Residential Use Permit
OSDS  Office of Site Development Services, DPWES
PCA  Proffered Condition Amendment
PD  Planning Division
PDC  Planned Development Commercial

PDH  Planned Development Housing
PFM  Public Facilities Manual
PRC  Planned Residential Community
RC  Residential-Conservation
RE  Residential Estate
RMA  Resource Management Area
RPA  Resource Protection Area
RUP  Residential Use Permit
RZ  Rezoning
SE  Special Exception
SEA  Special Exception Amendment
SP  Special Permit
TDM  Transportation Demand Management
TMA  Transportation Management Association
TSA  Transit Station Area
TSM  Transportation System Management
UP & DD  Utilities Planning and Design Division, DPWES
VC  Variance
VDOT  Virginia Dept. of Transportation
VPD  Vehicles Per Day
VPH  Vehicles per Hour
WMATA  Washington Metropolitan Area Transit Authority
WS  Water Supply Protection Overlay District
ZAD  Zoning Administration Division, DPZ
ZED  Zoning Evaluation Division, DPZ
ZPRB  Zoning Permit Review Branch