

4. Is the use currently open for business? Yes No N/A

If the use is closed, provide the date closed. _____ / _____ / _____
month day year

5. Describe any proposed changes to the conditions of the special use permit:

Conditions should be updated to reflect amended coordinated sign plan

6. Are the hours of operation proposed to change? Yes No N/A

If yes, list the current hours and proposed hours:

Current Hours:
N/A

Proposed Hours:
N/A

7. Will the number of employees remain the same? Yes No N/A

If no, list the current number of employees and the proposed number.

Current Number of Employees:
N/A

Proposed Number of Employees:
N/A

8. Will there be any renovations or new equipment for the business? Yes No

If yes, describe the type of renovations and/or list any new equipment proposed.

See narrative attachment.

9. Are you proposing changes in the sales or service of alcoholic beverages? Yes No N/A

If yes, describe proposed changes:

N/A

10. **Is off-street parking provided for your employees?** Yes No **N/A**
If yes, how many spaces, and where are they located?
N/A

11. **Is off-street parking provided for your customers?** Yes No **N/A**
If yes, how many spaces, and where are they located?
N/A

12. **Is there a proposed increase in the number of seats or patrons served?** Yes No **N/A**
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:	Proposed:
N/A	N/A
_____	_____
_____	_____
_____	_____

13. **Are physical changes to the structure or interior space requested?** Yes No **N/A**
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. **Is there a proposed increase in the building area devoted to the business?** Yes No **N/A**
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:	Proposed:
N/A	N/A
_____	_____
_____	_____
_____	_____

15. **The applicant is the** (check one) Property owner Lessee
 other, please describe: _____

16. **The applicant is the** (check one) Current business owner Prospective business owner
 other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

See attachment.

Narrative Description

The Applicant, Inova Health Care Services, requests an amendment to its coordinated sign plan to accommodate a revision to an existing identification sign, the addition of an identification sign, and three additional directional signs for the Property. The Applicant also requests an encroachment for the new directional signs in the public right of way.

The Inova site identification pylon at the entrance vestibule on Fannon Street is a key part of the wayfinding system for both the vehicular and pedestrian journey. While the building mounted logo (SKY1-2) and corner identification pylon (VDR1-3) guide vehicular traffic from Route 1 to Fannon Street, and the small directional (REG1-4) and canopy mounted identification letters (BID3-5) direct drivers to the patient drop-off area, a prominent identification element will be required for confirmation of the Health Center entrance. The previous signs will be out of view for drivers who have pulled over to the drop-off bay and for patients/visitors who have exited the vehicle for the site entrance. Vinyl lettering on the glass will provide helpful information about the facility, but will not be effective enough on its own to confirm the entrance from the distance required for the drop-off journey. In addition, as Inova has expanded and rebranded, the site entrance identification pylon has become a reliable component of a consistent wayfinding experience across multiple campuses, including the highly anticipated West End development in Alexandria's former Landmark Mall district.

A small increase to the width of the corner identification pylon (VRD1-3) will be necessary to keep this sign design consistent with the Inova sign standard systemization. This revised size allows for optimal graphic layout and will not cause any disruption to the original installation plan.

An additional small scale freestanding directional sign (PID2) will be required at the intersection of Swann Avenue and Oakville Street to direct vehicles coming from the north who may have missed the major identification elements at Fannon Street. The supplemental freestanding signs at the Oakville Street garage entrance confirm that the driver has reached the correct destination through the use of the Inova-brand typeface and colors. These signs require an encroachment as they are located in the public right of way.

The requested revisions are minor, will have no negative impact on surrounding properties, and are necessary for the reasons stated above.

Inova Health System Foundation is a non-stock, non-profit corporation.

Inova Health Care Services Agents:

J. Stephen Jones

Stephan Motew

Alice Pope

John F. Gaul H.

Thomas McDuffie

Johnny F. Weaver

Stacy Bell

Dominic J. Bonaiuto

Melissa Riddy

Schematic Design + Comprehensive Signage Plan

Inova Oakville Potomac Yard

Project #: 120031

Issue Date: 03/15/22

Updated by Entro
2/15/2024

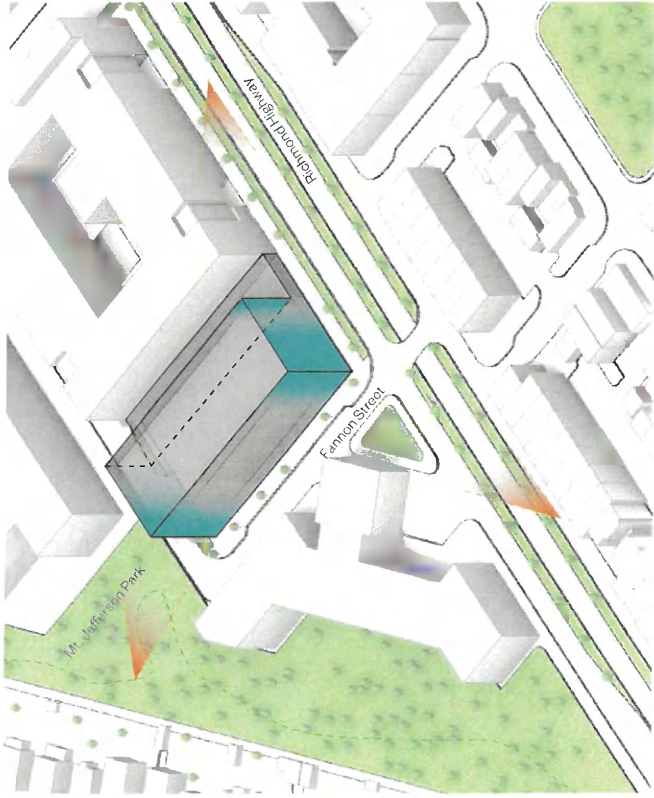
Exit Design
725 N 4th Street
Philadelphia, PA 19123
215.561.1950
info@exploreexit.com

Introduction

This Comprehensive Signage Plan for the Inova Oakville Potomac Yard site outlines the signage needs in support of the overall patient and visitor experience.

Signage has been planned to create visibility of the Inova Oakville Potomac Yard facility, provide direction to travelers along Richmond Highway (Route 1), and facilitate the drop off and parking needs of patients and visitors in order to help support the overall traffic and navigational needs along the surrounding roadways.

This document outlines the circulation needs of the users of the facility, sign locations and messaging, and sign design including overall size, illumination and general design intent.



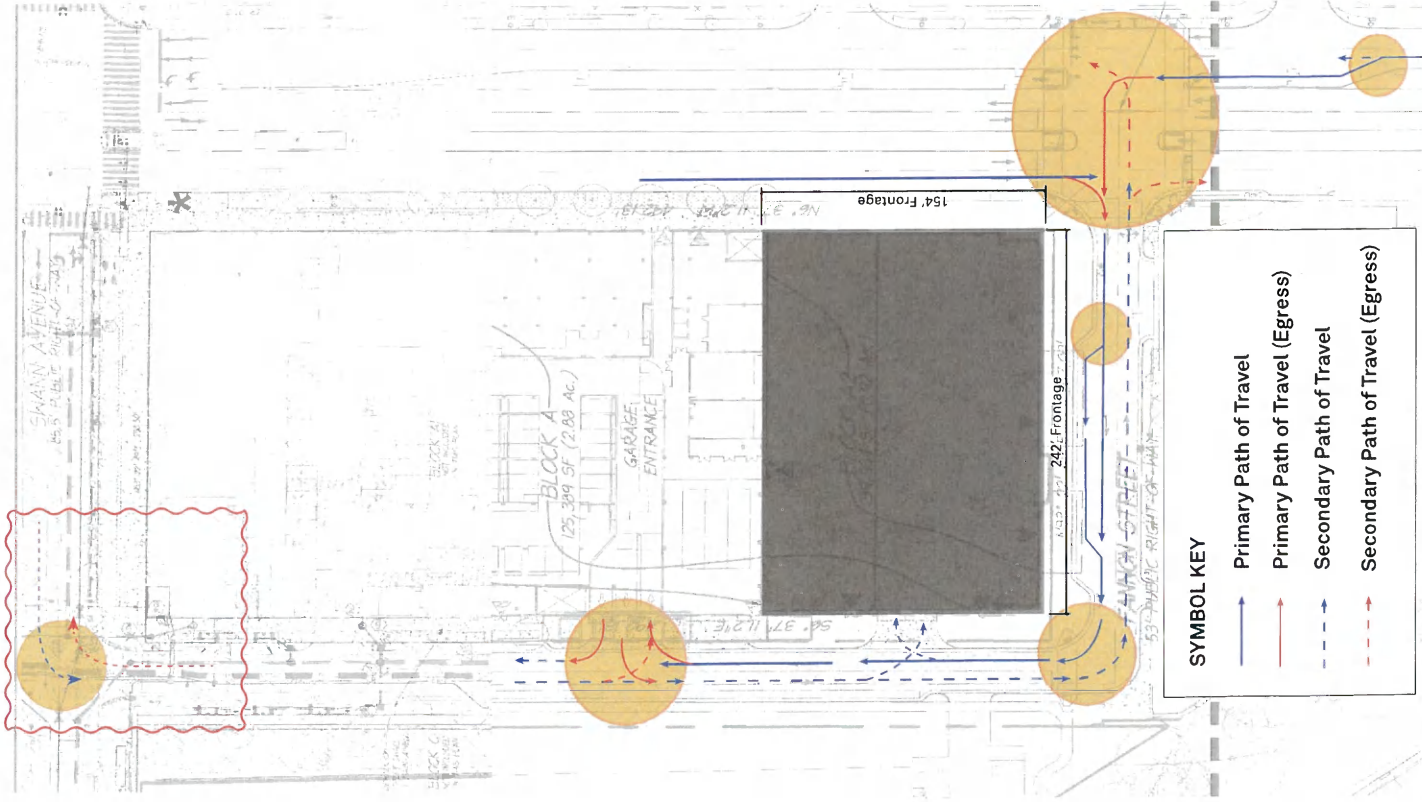
Signage Analysis

It is imperative that as we recommend signage for the Inova Oakville Potomac Yard facility, we understand the flow of traffic, approach and access to the site as well as egress and departure from the facility.

Richmond Highway (Route 1) is a significant roadway running parallel to the site and providing the main access to the facility's entrance and Emergency drop-off. Because of its traffic volume, its multi-lane size, and rates of travel there are many factors that must be considered when planning signage. Sightlines along a roadway of this configuration are often obstructed due to the transit lanes occupying the center of the roadway and urban street scape conditions. This makes visibility of messaging critical to ensuring safe travel and adequate decision making along this complex roadway.

Also important considerations to overall traffic flow along Fannon Street are clarity of the drop-off and parking process. Cars turning onto Fannon Street have very limited space and time to process where they need to pull off and equally little time to pull out of the drop off and make a decision about where they need to go to park.

Another unique aspect of the site is the need to connect Ambulances to their dedicated entry in emergent situations.

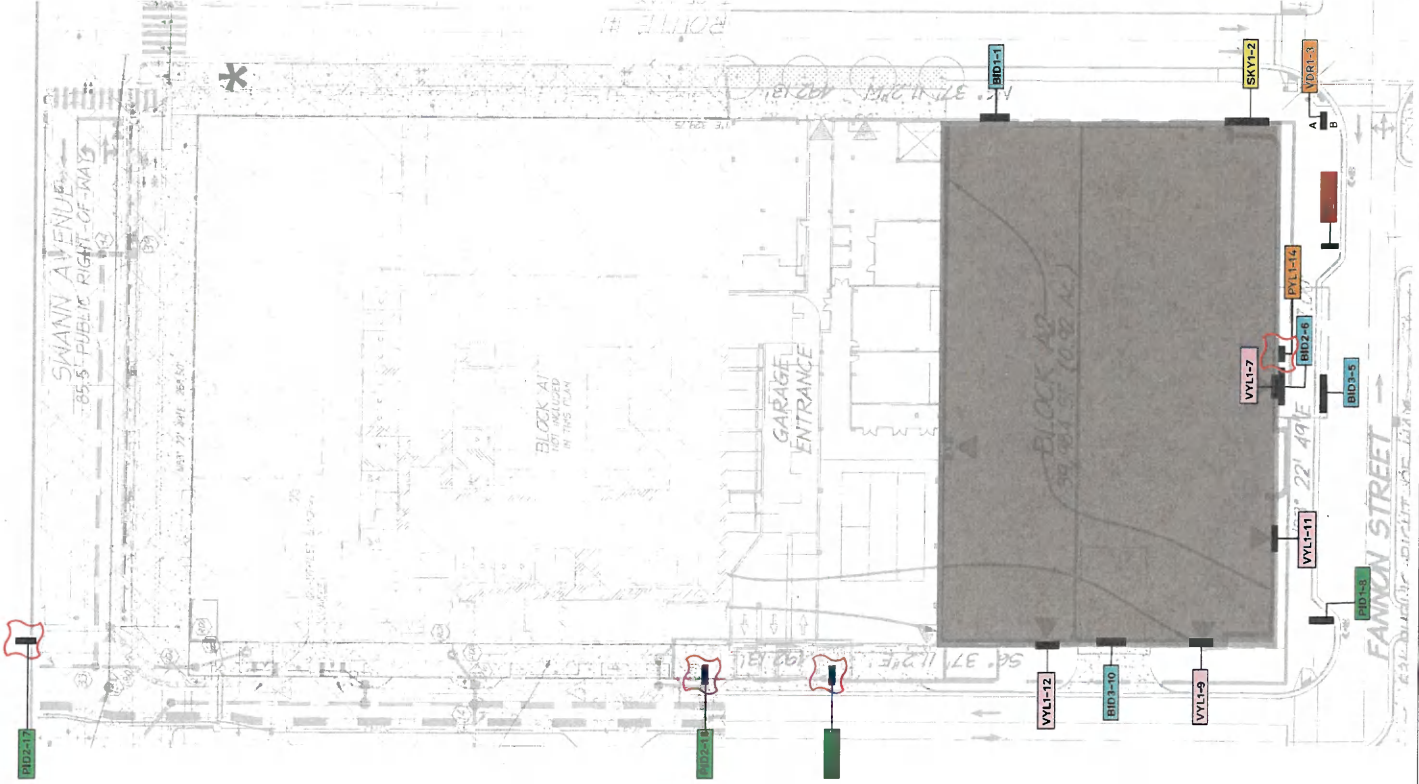


Signage Needs

In order to support the circulation needs identified and the overall operations of this facility and its unique needs, this Coordinated Sign Plan is proposed. This sign program includes building mounted identification signage, entrance identification signage, a ground mounted sign providing direction to the main entrance, drop off and Emergency Department, and signage directing to parking and identifying the drop off area.

Sign Messages

BID1-1 Inova Oakville Potomac Yard	BID2-6 Inova Oakville Health Center	PID2-15 > Inova Visitor Parking
SKY1-2 (Inova Logo) (content of the tag line TBD but will not exceed the dimensions shown on pg 6)	VYL1-7 400 Fannon Street Inova	PID2-16 < Inova Visitor Parking
VDR1-3 side A (Inova Logo) > Emergency > Main Entrance & Drop-off (P)	PID1-8 > Inova Visitor Parking	PID2-17 < Inova Visitor Parking
400 Fannon Street side B (Inova Logo) < Emergency < Main Entrance & Drop-off (P)	VYL1-9 (Inova Logo) Emergency Exit Only 400 Fannon Street	
REG1-4 (Inova Logo) Patient Drop-off Only	BID3-10 Ambulance	
BID3-5 Emergency & Main Entrance	VYL1-11 Exit Only	
	VYL1-12 Exit Only	
	PYL1-14 (Inova Logo) Health Center Oakville 400 Fannon Street	



Sign Types

SKY1

Building mounted signage, located near the building roof line to identify the Inova Oakville at Potomac Yard facility on the vehicular approach.

BID1

Building mounted, street level identification of the Inova Oakville at Potomac Yard building, along the pedestrian approach.

BID2

Building mounted, street level identification of Inova Oakville Potomac Yards at the entrance

BID3

Canopy or building mounted entrance identification.

VDR1

Ground mounted site identification that supports decision making and provides direction to the main entry points of the facility.

PID1

Light-post mounted sign directing to parking.

PID2

Freestanding post mounted sign directing to parking.

REG1

Post mounted messaging marking patient drop-off area.

PYL1

Freestanding ground mounted building entrance identification that identifies the main entry to the facility.

VYL1

Glass mounted vinyl identifying the entrance and notices/regulations required upon entry to the facility.



SKY1
Skyline Channel-Lit
Letters

**Inova Health Center
Oakville**

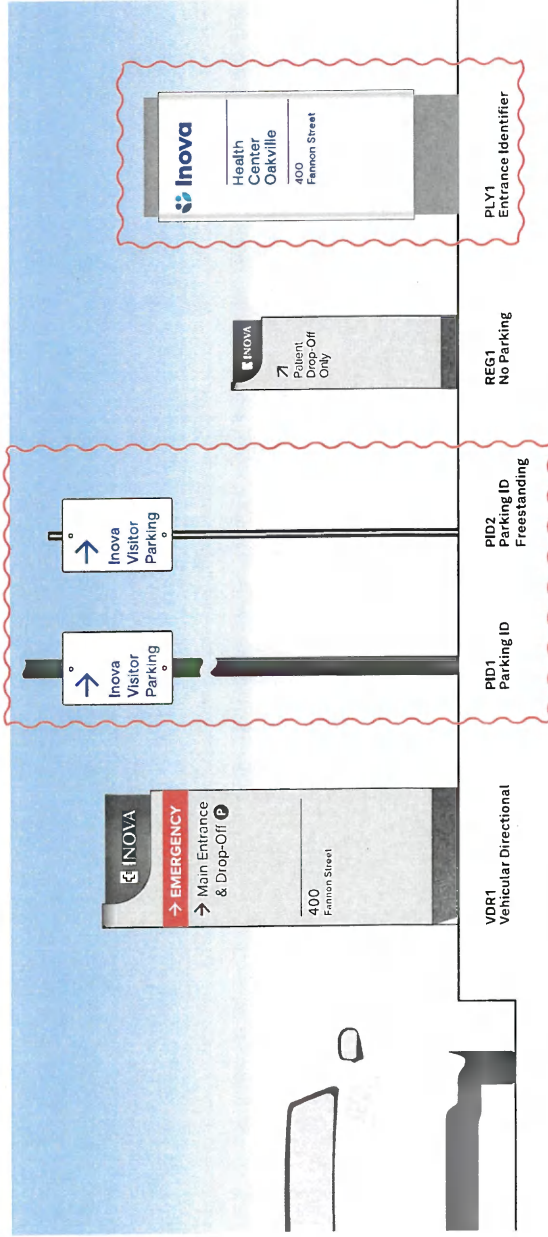
BID1
Dimensional Letters -
Large

INOVA HEALTH CENTER - OAKVILLE

BID2
Dimensional Letters -
Non-Illuminated

EMERGENCY & MAIN ENTRANCE

BID3
Dimensional Letters -
Medium



VDR1
Vehicular Directional

PID1
Parking ID

PID2
Parking ID
Freestanding

REG1
No Parking

PLY1
Entrance Identifier

VYL1
Door Vinyl

SKY1

A building mounted sign, located near the building roof line is proposed to identify the Inova Oakville at Potomac Yard facility along the vehicular approach from the Route 1 corridor.

Visibility and sight-line studies have been conducted to ensure appropriate placement and sizing for visibility within the city requirements.

This sign is a Channel letter internally illuminated with LED light source. This sign is proposed in accordance with the Oakville A2 DSUP Conditions.

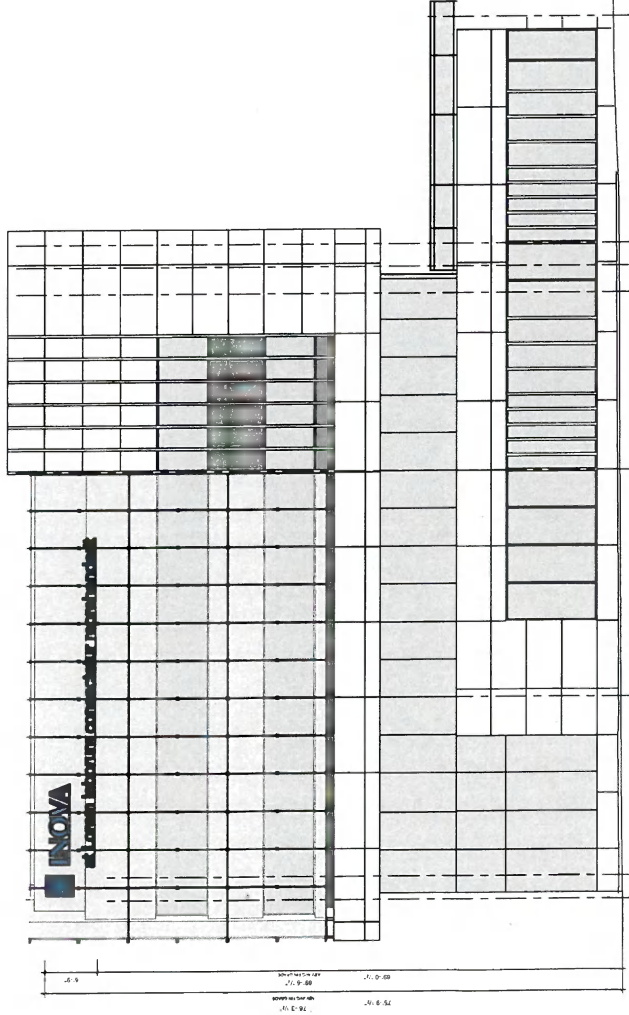
Permissible

- Limited to Route 1 Facade.
- Not to exceed 150 sqft.
- Internal Illumination and/or halo illumination with waiver application.
- Signs facing residential areas cannot be illuminated between 10:30pm and 6:00am.

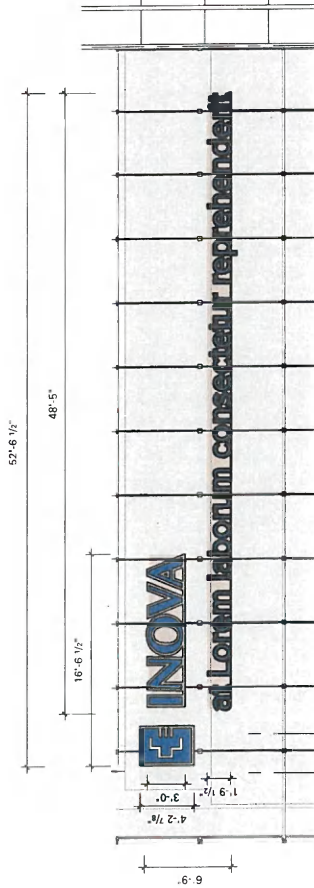
Design Specifications

- Dimensions: 52'-6.5" w x 6'-9" h, Area: 355 sqft.
- Internally illuminated LED Channel Letters
- Face of letters sit 5-inches proud of building facade

Subject to SUP2021-00061, approved by City Council on September 18, 2021, permitting a sign above the roof line.



SKY1



1 SKY1 Front Elevation: 355 sq ft
Scale: NTS

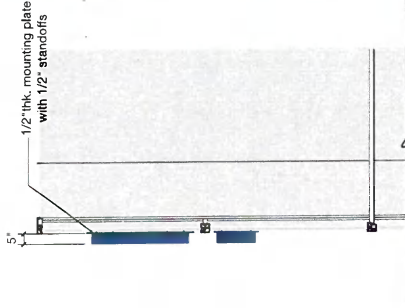


SKY1 Sign (Day)

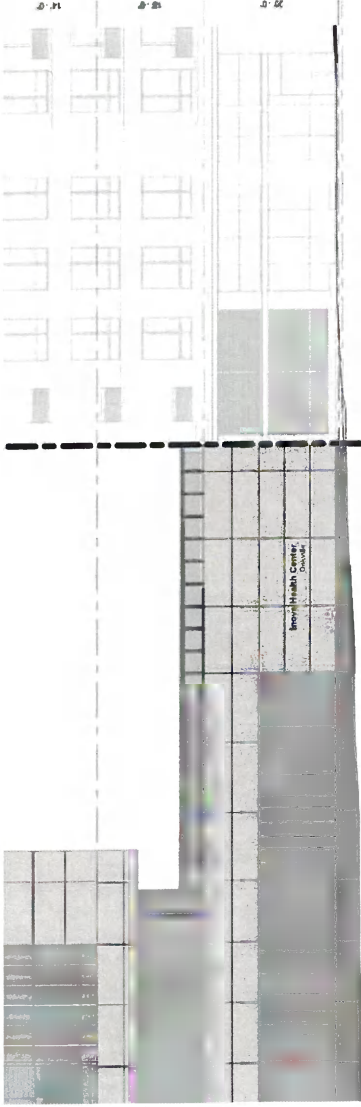


SKY1 Sign (Night)

Benchmarks



2 Side View
Scale: NTS



① **BID1 Front Elevation: 33 sq ft**
Scale: 1/2"=1'-0"

② **Side View**
Scale: 1/2"=1'-0"

**Inova Health Center
Oakville**

BID1 Sign (Day)



BID1 Sign (Night)



Benchmark

BID1

Building mounted, street level identification of the Inova Oakville at Potomac Yard building along the pedestrian approach is proposed to identify the building along the eastern facade.

This sign is proposed as halo-lit dimensional letters mounted directly to the building facade in the location shown.

This sign is proposed in accordance with the Oakville A2 DSUP Conditions.

Permissible

- Internally illuminated box signs are prohibited.
- Signs shall explore the use of exterior or "halo" lighting.
- Located on eastern facade.
- Projecting Signs cannot exceed 4-feet.

Design Specifications

- Dimensions: 13'-6.875"w x 2'-5"h, Area: 33 sqft.
- Halo-lit Dimensional Letters
- Face of letters sit 2 1/2-inches proud of building facade

BID2

Building mounted building identification to identify the building's main and emergency entrances along Fannon Street and the ambulance entrance along Oakville Street.

This sign is proposed as non-illuminated, dimensional letters mounted directly to the building facade in the location shown.

This sign is proposed in accordance with the Oakville A2 DSUP Conditions.

Permissible

- Internally illuminated box signs are prohibited.
- Signs will NOT explore the use of exterior lighting.
- Located on southern facade.
- Projecting Signs cannot exceed 4-feet.

Design Specifications

- Dimensions: 20'-6.375" w x 10" h, Area: 18 sqft.
- Brushed Metal Dimensional Letters
- Face of letters sit 2 1/2-inches proud of building facade



20'-6.375"



1 BID2 Front Elevation: 18 sq ft
Scale: 1 1/2"=1'-0"

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

BID3

Canopy or building mounted entrance identification to identify the building's main and emergency entrances along Fannon Street and the ambulance entrance along Oakville Street.

The main and emergency entrance signs are proposed as illuminated channel letters mounted directly to the building canopy in the location shown. The ambulance entrance sign sits above the entry door and are non-illuminated.

Permissible

- Clearance to the bottom of the letters mounted to the canopy must maintain a 15-foot clearance
- Projecting Signs cannot exceed 4-feet.

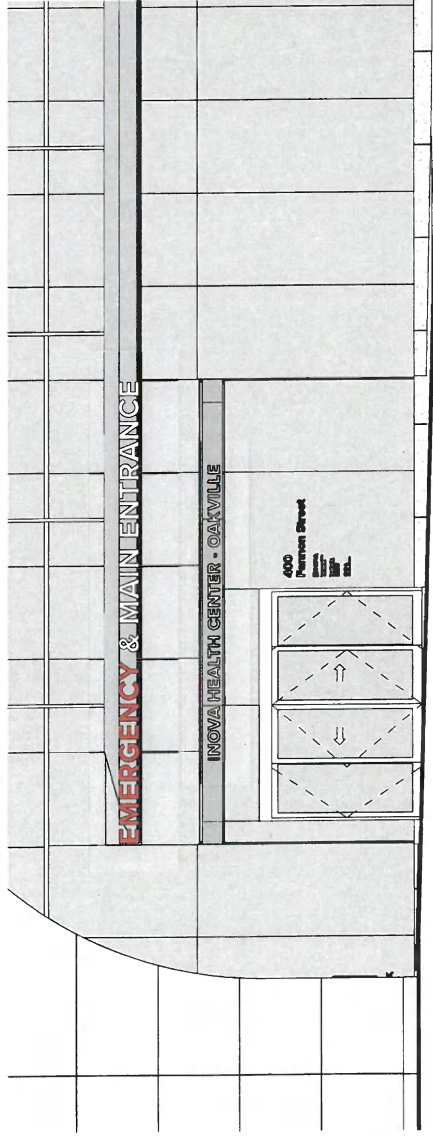
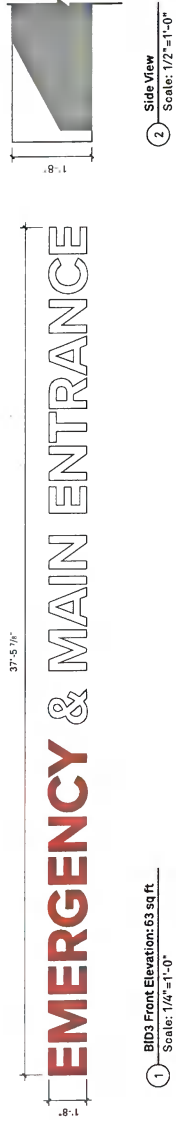
Design Specifications

- Emergency & Main Entrance Letters:
Dimensions: 37'-5.875" w x 1'-8" h, Area: 63 Sqft.
- Ambulance Letters:
Dimensions: 6'-0" w x 8" h, Area: 4 Sqft.
- Internally illuminated LED Channel Letters
- Emergency and Main Entrance Letters are illuminated 24/7 365 days a year
- Ambulance Letters are non-illuminated
- Face of letters sit 3-inches proud of canopy fascia/ building facade



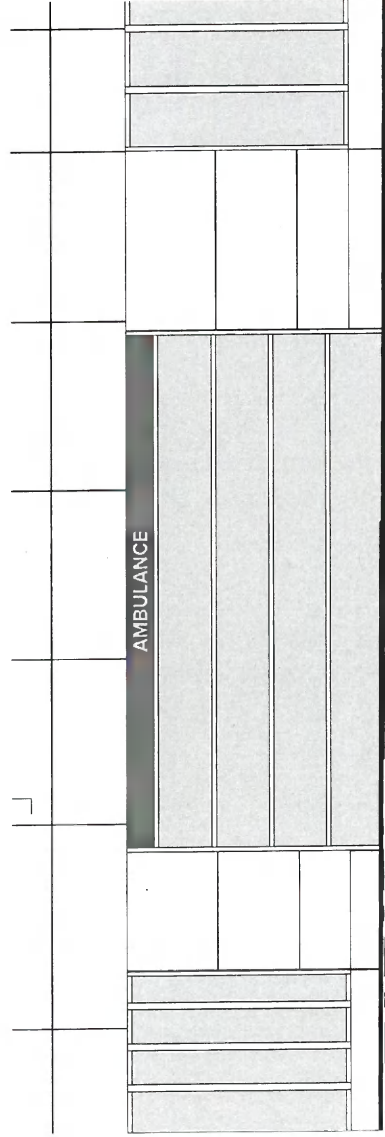
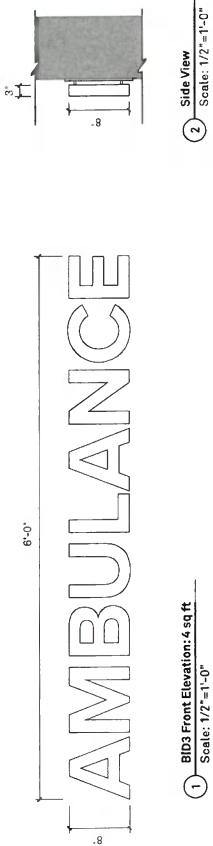
BID3

Benchmarks



BID3

Benchmarks



VDR1

Ground mounted site identification that supports decision making and provides direction to the main entry points of the facility. This sign is positioned at the corner of Route 1 and Fannon Street, intended to guide traffic onto Fannon Street to access the facility's main and emergency entrances.

Placement studies have been conducted to ensure appropriate placement within the constraints of the site and sizing for visibility within the city requirements.

Permissible

- 4-foot wide x 6-foot tall sign (24 sqft.)
- Sign cannot exceed 6-feet
- An encroachment permit is necessary for the sign's placement

Design Specifications

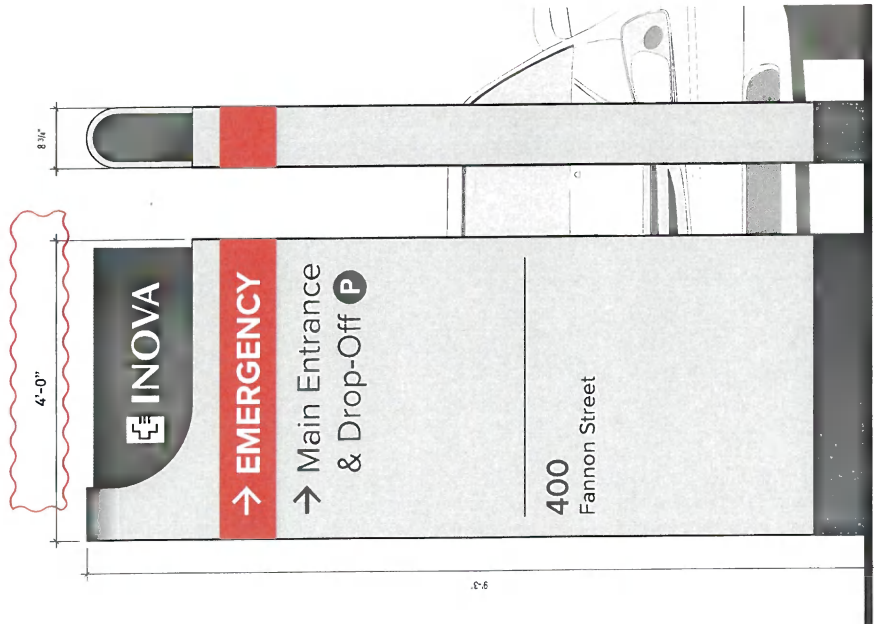
- Dimensions **4'-0" w x 9'-3" h, Area: 37 Sqft.**
- Halo-lit logo
- Internally illuminated lettering

Subject to SUP2021-00061, approved by City Council on September 18, 2021, permitting a larger monument sign than otherwise allowed.

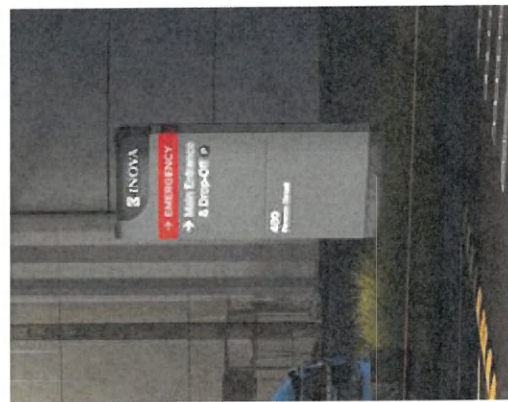
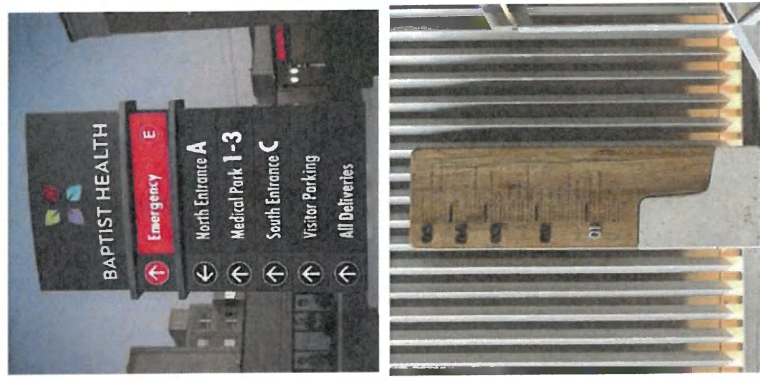
Encroachment application ENC2021-00005 approved by City Council on September 18, 2021 to permit sign encroachment.



VDR1



Benchmarks



PYL1

Freestanding ground mounted building entrance identification that identifies the main entry to the facility. This sign is positioned adjacent to the main entrance vestibule to confirm that the user has reached their desired destination.

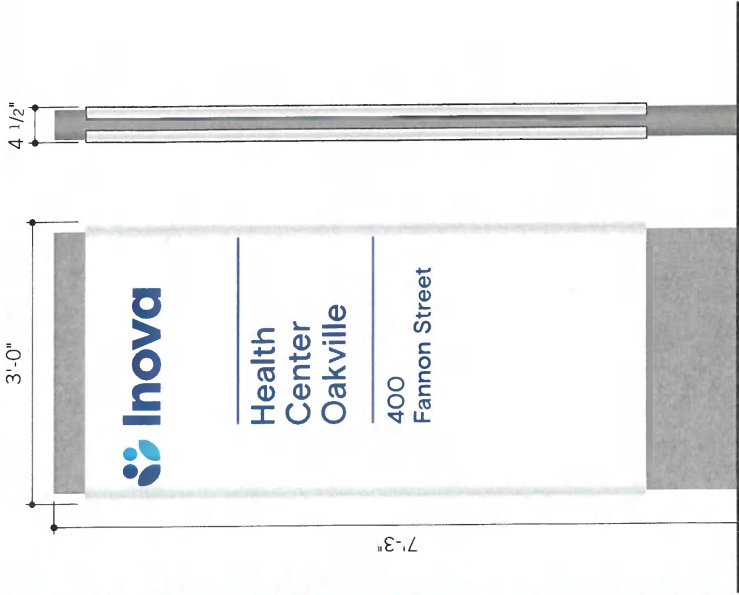
Placement studies have been conducted to ensure appropriate placement within the constraints of the site and sizing for visibility within the city requirements. Special attention paid to visibility for approaching vehicles.

Permissible

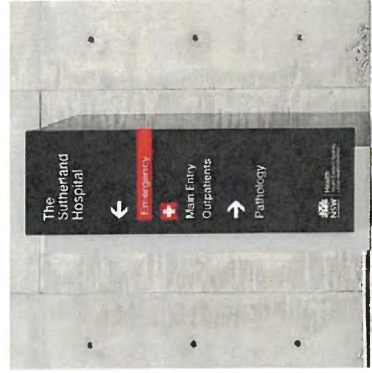
- 4-foot wide x 6-foot tall sign (24 sqft.)
- Sign cannot exceed 6-feet

Design Specifications

- Dimensions: 3'-0" w x 7'-3" h, Area: 33.9 sqft.
- Halo-lit graphic panels applied to front and rear face of structural sign core



Benchmarks



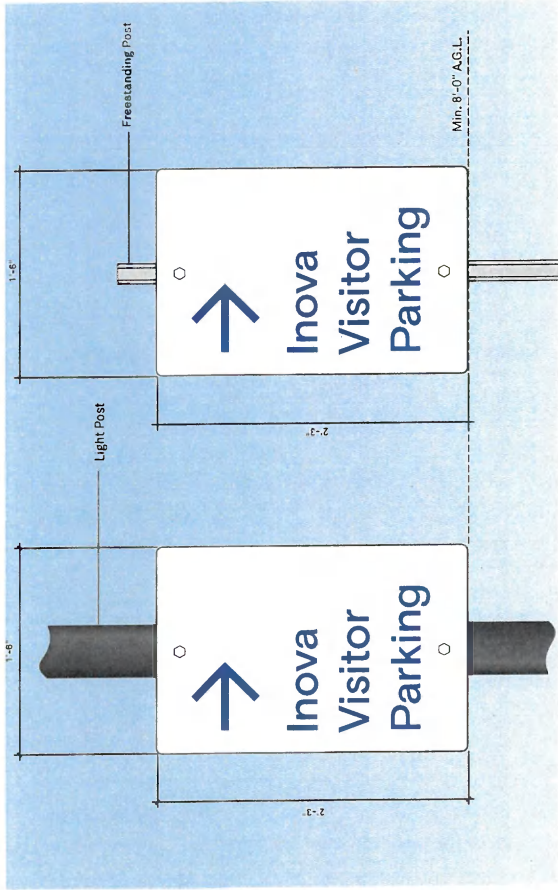
PID1

A flag mounted sign, located on a light pole located between the patient drop off area and stop sign at the corner of Oakville and Fannon Streets to connect drivers to the parking available for the facility.

The sign is proposed to match the look and feel of the rest of the exterior Inova sign program.

Design Specifications

- Dimensions: 1'-6" w x 2'-3" h, Area: 3.5 sqft.
- Flag mounted to existing light pole



PID1

PID2

Benchmarks



PID2

Freestanding post and panel signs, located at the Oakville St and Swann Ave intersection and the Inova parking garage entrance on Oakville St. These signs help direct any traffic coming north from Swann Ave and confirm the parking garage entrance. The sign is proposed to match the look and feel of the rest of the exterior Inova sign program.

Design Specifications

- Dimensions: 1'-6" w x 2'-3" h, Area: 3.5 sqft.
- Mounted to new freestanding metal post

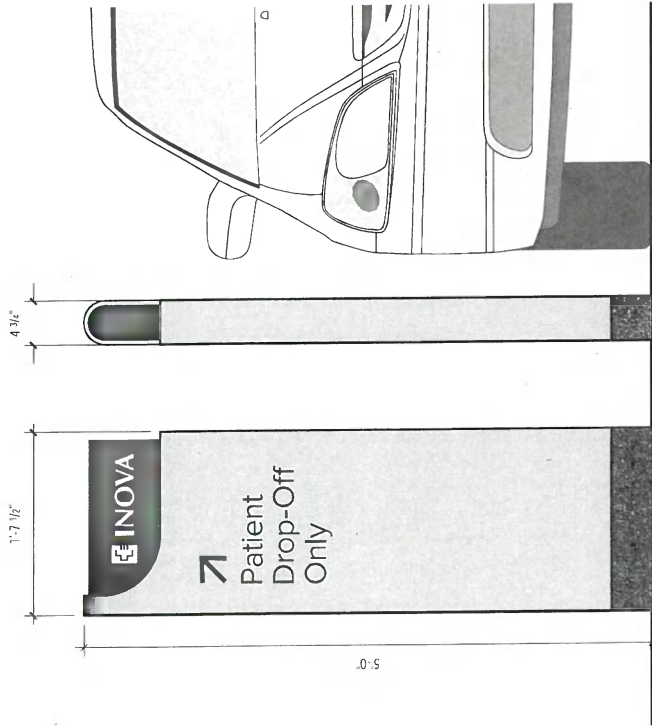
REG1

Ground mounted messaging marking patient drop-off area located in area preceding curb cut. This sign is intended to help support and facilitate driver decision making upon turning the corner onto Fannon Street.

Design Specifications

- Dimensions: 1'-7.5" w x 5'-0" h, Area: 8 sqft.
- Ground mounted along curb

Encroachment application ENC2021-00005 approved by City Council on September 18, 2021 to permit sign encroachment.

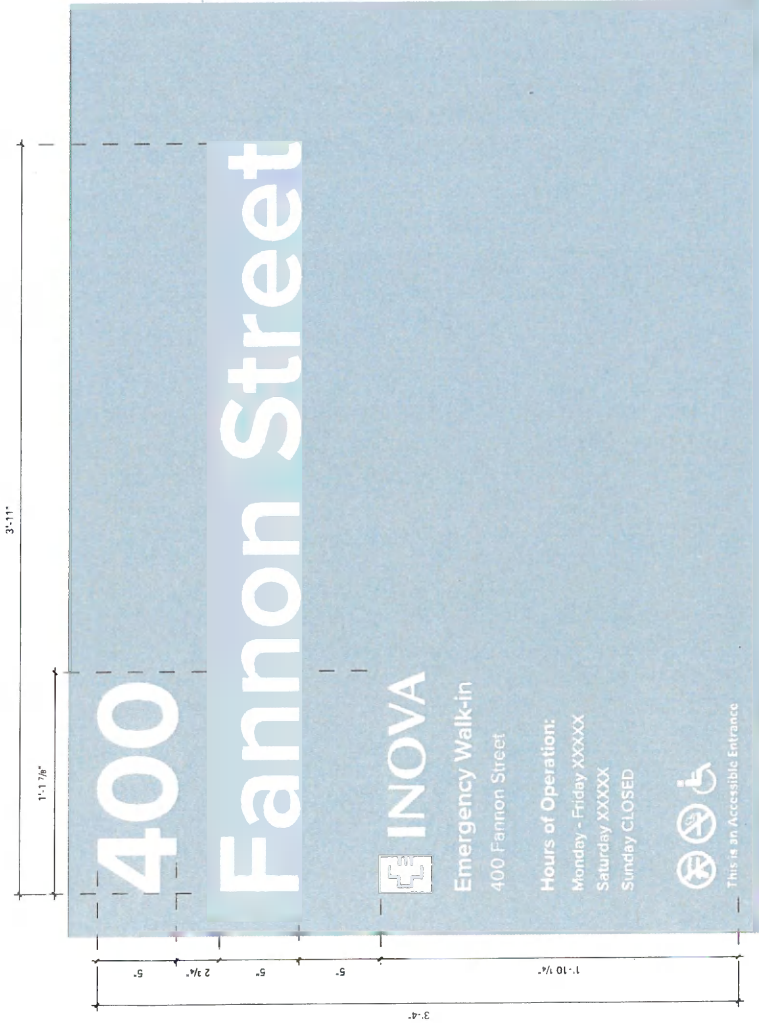


VYL1

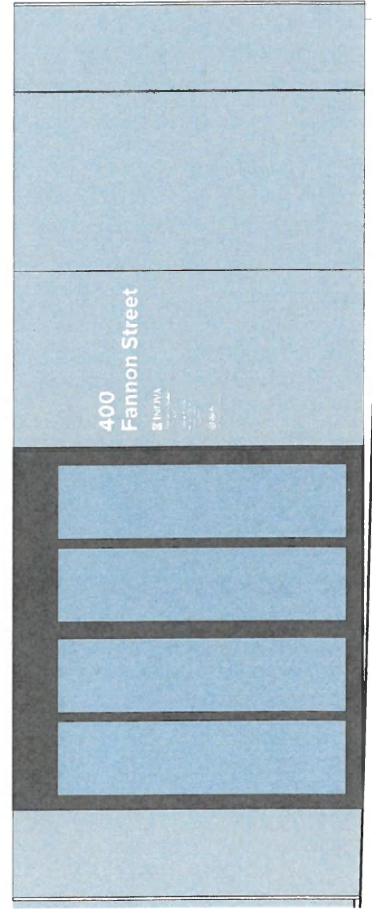
Glass mounted vinyl identifying the entrance and notices/regulations required upon entry to the facility. Vinyl is installed to the second surface of the glass inside the building and is located at the main entry, emergency entry and the fire stair entry to identify the entrance, address, hours of operation, and notices required upon entry to the building.

Design Specifications

- Dimensions:
 - VYL1-9: 3'-11" w x 3'-4" h, Area: 14 sqft.
 - VYL1-11/2: 11.25" w x 7.625" h, Area: 2 sqft.
- Second surface applied vinyl messaging installed on glass at entry



1 VYL1 Front Elevation: 14 sq ft
Scale: 2" = 1'-0"



2 VYL1 Mounting Elevation
Scale: 3/8" = 1'-0"

