Special Use Permit 2026-00049
6055 Duke Street Inova Hospital
Coordinated Sign Plan Amendment

Administrative Special Use Permit (SUP) - Minor Amendment

SUP Holder:	Inova Health Care Services
Approved for:	Staff approve a request for a minor amendment to a Coordinated Sign Plan.
Applicable Zoning Ordinance Provisions:	The request has been reviewed under the administrative SUP procedures of the Zoning Ordinance including Sec. 9-202 and 11-511.
Prior Approvals:	SUP#2026-00098 – Coordinated Sign Plan for the Inova Hospital
Zone:	Coordinated Development District #29
Small Area Plan:	Eisenhower West / Landmark Van Dorn
Staff Findings:	The amendment is needed due to final design considerations at the hospital site that impacted the location and/or design of some of the signs. The proposed changes are consistent with the overall quality of materials, design, and scale of the approved coordinated sign plan. The changes also meet the requirements for administrative approval as stated in condition #4 of the original SUP: 4. Applicants may request administrative approval of additional signage subject to the satisfaction of the Director of P&Z that the proposed signage design is: (P&Z) a. Consistent with the Comprehensive Sign Plan, including the quality of materials, overall design, and scale. b. In response to final building, open space, or streetscape design, or City Policy/Regulations not anticipated at the time of the original Comprehensive Sign Plan approval
Key Conditions:	No additional conditions have been added.
Staff Reviewer:	Maggie Cooper, (703) 746-3863, Margaret.cooper@alexandriava.gov Development Division, Department of Planning & Zoning

Conditions of Special Use Permit 2026-00049 Carried Over to SUP2026-00049:

1. The type and approximate location of signage shall be consistent with the Coordinated Sign Plan dated January 5, 2024. Sign permits in West End (Landmark) may be reviewed administratively by staff to the satisfaction of the Director of P&Z to ensure the final design of signage is consistent with the intent of the coordinated sign plan. (P&Z)

2. The final location of site signage located within public rights-of-way shall the coordinated with City Staff, including the Departments of P&Z, T&ES, and RP&CA, as applicable. (P&Z) (T&ES) (RP&CA)

3. Applicants may request administrative approval of additional signage subject to the satisfaction of the Director of P&Z that the proposed signage design is: (P&Z)

    a. Consistent with the Comprehensive Sign Plan, including the quality of materials, overall design, and scale.
    b. In response to final building, open space, or streetscape design, or City Policy/Regulations not anticipated at the time of the original Comprehensive Sign Plan approval.

4. Digital signage shall not have an auditory component, excepting audio that provides necessary information to those who are visually impaired. Any auditory components generated by the digital signage shall be less than 55 dBA at 20 feet from the sign. (P&Z) (T&ES)

5. Internally illuminated box signs are prohibited. (P&Z)

6. The applicant is responsible for repairing any damage to City right-of-way that may occur during sign installation. (TE&S)

7. No permanent structure may be constructed over any existing public utility easements. The applicant shall identify all existing easements on plans submitted for approval. (T&ES)

8. Signage must not reduce the unobstructed width of the sidewalk/pedestrian zone below the required minimums as set forth in the regulatory approvals for the site: CDD #2020-00007, DSP #2021-00012, and DSUP #2022-10023.

CITY DEPARTMENT CODE COMMENTS

Legend: C - code requirement R - recommendation F - finding

A. Code Enforcement:

C-1 Permits are required for the installation of the proposed signs.

Staff hereby **approve** the Special Use Permit 2026-00049 subject to compliance with all applicable codes and ordinances and the conditions of this special use permit.

Tony LaColla 11/2/2026

Tony LaColla, AICP Date
Land Use + Preservation Division Chief

Statement of Consent

The undersigned hereby agrees and consents to the conditions of Special Use Permit 2026-00049 and agrees to obtain all applicable licenses and permits required for the use located at 6055 Duke Street Inova Hospital .

H. Thomas McDuffie 11/13/2026

Applicant/Special Use Permit Holder Date
Inova Health Care Services