

## Gardner, Stephen

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**From:** Downie, Brian [Brian.Downie@bfsaulco.com]  
**Sent:** Tuesday, August 03, 2010 2:22 PM  
**To:** Gardner, Stephen  
**Cc:** Nein, Jeffrey  
**Subject:** RE: Ashburn Village CSP  
**Attachments:** RE-#438153-vrtf-Ashburn\_Village\_SC\_CSP\_Conditions.doc

Mr. Gardner,

I have two inquiries that relate to Saul's final submittal. First, is staff intending to recommend in its staff report that the Board of Supervisors approve the Planning Commission's recommendation regarding the 5/25/10 version of the CSP? Second, Saul submitted a set of proposed conditions dated July 14, 2010 for consideration by the Planning Commission at the work session. (For reference, I've attached a copy of these proposed conditions, redlined against your draft conditions dated July 7, 2010.) Saul's proposed condition number 6 is taken from the recently approved Lansdowne CSP. It's our understanding that this condition may appear in other approved CSP's as well. Saul intends to propose this condition to the Board of Supervisors. As I recall the discussion after the Planning Commission work session, you were going to review Saul's proposed condition number 6 further and get back to us. At this point, has staff had a chance to formulate its position on this proposed condition?

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**From:** Gardner, Stephen [<mailto:Stephen.Gardner@loudoun.gov>]  
**Sent:** Tuesday, August 03, 2010 9:37 AM  
**To:** Downie, Brian  
**Cc:** Nein, Jeffrey  
**Subject:** RE: Ashburn Village CSP

Mr. Downie,

You are correct. I had the two reversed. There should be a maximum of two signs for 2B and a maximum of three signs for 2C. I apologize for the confusion.

Thanks,

Stephen Gardner

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**From:** Downie, Brian [<mailto:Brian.Downie@bfsaulco.com>]  
**Sent:** Monday, August 02, 2010 4:25 PM  
**To:** Gardner, Stephen  
**Cc:** Nein, Jeffrey  
**Subject:** RE: Ashburn Village CSP

Mr. Gardner,

At first glance, I see one issue. It's my recollection that the Planning Commission recommended a maximum of two 2B signs and three 2C signs. I plan to have the CSP revised on this basis (max. two for 2B; max. three for 2C). I'll keep you posted if we identify any other issues.

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**From:** Gardner, Stephen [<mailto:Stephen.Gardner@loudoun.gov>]  
**Sent:** Thursday, July 29, 2010 4:44 PM  
**To:** Downie, Brian  
**Cc:** Nein, Jeffrey  
**Subject:** RE: Ashburn Village CSP

Mr. Downie,

The Planning Commission recommendation included the following:

- 1) In-Line Tenant (Exhibits 2B): A maximum of 3 signs. A second sign may be permitted on a façade, provided the linear frontage of the storefront is greater than 35-feet, in which case, the second sign must be a logo. Remove the provision for a separation between the two signs. The 100-foot aggregate sign area per tenant should be maintained.
- Endcap Tenant (Exhibit 2C): A maximum of 2 signs. A second sign may be permitted on a façade, provided the linear frontage of the storefront is greater than 35 feet, in which case, the second sign must be a logo. Remove the provision for a separation between the two signs. The 100-foot aggregate sign area per tenant should be maintained.
- 2) Restaurant (Exhibit 3A) and Freestanding Building – Single Tenant (Exhibit 4A): Maintain the 3 sign maximum; 1 sign may be freestanding. Consolidate the aggregate sign area for building mounted and freestanding signs and specify as a combined 100 feet. Note that only one side of a double-sided, freestanding sign shall be counted against the aggregate sign area.
- 3) Real Estate – Commercial For Sale / For Lease Sign – Retail or Office (Exhibit 8A): Reduce the total number of signs to 3. Note that only one sign may be permitted along any single public right-of-way frontage at any time.

I hope this helps. Feel free to call with any questions.

Stephen Gardner

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**From:** Downie, Brian [<mailto:Brian.Downie@bfsaulco.com>]  
**Sent:** Tuesday, July 27, 2010 12:41 PM  
**To:** Gardner, Stephen  
**Cc:** Nein, Jeffrey  
**Subject:** Ashburn Village CSP

Stephen,

Is there some documentation that will be issued (has been issued) summarizing the Planning Commission work session?  
It would be best for us to have that in hand before we make any further revisions to the draft CSP.

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