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**WALSH COLUCCI
LUBELEY & WALSH PC**

Revised
November 4, 2015

Via Hand Delivery

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

Re: Proposed Comprehensive Sign Plan Amendment Application
Applicant: Discovery Square Ventures LLC
Fairfax County Tax Map Reference: 24-4 ((1)) 6H (the "Subject Property")

Dear Ms. Berlin:

Please accept this letter as a statement of justification in support of a comprehensive sign plan amendment application on the Subject Property.

The Subject Property, commonly known as Timber Ridge at Discovery Square, contains approximately 6.01 acres and is located west of Centreville Road (Route 28) between Wall Road (Route 645) and EDS Drive (Route 8105). On, November 20, 2013, the Board of Supervisors (the "Board") approved PCA/FDPA 2006-SU-007 to modify an approximately 37.4 acre portion of a previously approved mixed-use development. The modification permits a total of up to 805 multifamily and single family attached dwelling units. The PCA is subject to proffers dated October 24, 2012. Construction has been largely completed for the residential portion of Timber Ridge at Discovery Square.

Based on the size and scope of the development, appropriate signage is critical to establish an identity for the community, identify entrances, and direct pedestrians and motorists to the development. The overall size and scope of the development suggest that there will need to be more signage than is typically contemplated under the Fairfax County Zoning Ordinance for multifamily developments. On September 18, 2014, the Planning Commission approved CSP 2006-SU-007 (the "CSP"). The CSP permits identification signs in nine (9) locations at the perimeter of the development, including primary and secondary "Discovery Square" entrance signs and "DS" marker columns.

The Applicant is the owner of the portion of Discovery Square known as the Lincoln at Discovery, a four (4) and five (5) story, 342-unit residential building, which is located on the

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Subject Property. The Applicant seeks to amend the CSP to add two (2) illuminated, building mounted identification signs, two (2) illuminated parking directional signs, and a number of building incidental signs for the Lincoln. The Applicant's proposed signage is shown in detail in the accompanying Exterior Sign Plan prepared by Ad Vice Studios, LLC. The proposed signs will serve to identify and distinguish the Lincoln at Discovery Square from the other nearby residential buildings in Discovery Square, direct residents and guests to the main entrance and parking area, and create a unique identity and sense of place for the Lincoln at Discovery Square.

Should you have any questions regarding the enclosed, or require additional information, please do not hesitate to give me a call. As always, I appreciate your cooperation and assistance.

Very truly yours,

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



Sara V. Mariska

cc: Michael Rafeedie
Richard Rose
Jeff Sunderland