



ARCHITECTURAL REVIEW BOARD REGULAR MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Wednesday, October 2, 2024 | 7:30 PM

- 1. Call to Order**
- 2. New Business**
 - a. Discussion Item - 575 Herndon Parkway
- 3. Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
- 4. Adjournment**

Agenda Item: Discussion Item - 575 Herndon Parkway

Meeting Date: October 2, 2024

Category: New Business

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:

This item constitutes the formal ARB assessment of the architectural components of an active rezoning application. As part of the review process, the ARB is tasked with providing a preliminary analysis of the architecture and reporting that analysis in a memo to the Planning Commission. The project would return to the ARB as an official case following the approval of the rezoning application and the site plan for the project.

Background:

The HTOC Development Plan #24-01 proposes to change the property zoning at 575 Herndon Parkway to allow for redevelopment with a stick-over-podium mixed use building. The building would have multi-family residential, retail, and office uses. The existing improvements on the property would be demolished.

Budget Impact:

N/A

Recommendation:

Staff is seeking input from the Architectural Review Board.

Attachments:

1. Staff Memo
2. Generalized Development Plan Architecture Sheets
3. Design Approach Narrative
4. Applicant Presentation

STAFF MEMO

Agenda Item: Discussion Item, 575 Herndon Parkway Development Plan

Meeting Date: October 2, 2024

Staff Contact: Bryce A. Perry, Deputy Director, Community Development

Item Discussion:

This item constitutes the formal ARB assessment of the architectural components of an active rezoning application. HTOC Development Plan #24-01 proposes to change the property zoning at 575 Herndon Parkway to allow for redevelopment with a stick-over podium mixed use building. The building would have multi-family residential, retail, and office uses. The existing improvements on the property would be demolished. As part of the review process of this application, the ARB is tasked with providing a preliminary analysis of the architecture and reporting that analysis in a memo to the Planning Commission. The project would return to the ARB as an official case following the approval of the rezoning application and the site plan for the project. The following materials have been submitted to the board for this preliminary review:

1. The sheets from the Generalized Development Plan (submitted as part of the rezoning application) that apply to the architecture.
2. A narrative provided by the applicant explaining the design approach.
3. A presentation provided by the applicant showing the design approach.

Staff Comments:

Impact of HTOC Architecture. New construction in the HTOC will play an outsized role in defining the character of the Town of Herndon. Most urban redevelopment in the town will be centered around the Metro Station which will become a major gateway and source of identity for Herndon. In that sense, ensuring architectural designs, that reinforce a Herndon character, with focus on design and material durability is important for defining the identity of the town. The application at hand concerns one of the most important blocks within the town for establishing town identity. Located immediately adjacent to the Herndon Metro Station Plaza, the proposed building would form the eastern façade wall of the Herndon Metro Promenade. This façade will be very visible and at close quarters to the pedestrians walking to and from the Metro. The south façade of the building would also be highly visible from the Metro pavilion and the southern portion of the Promenade. The north façade will form the Herndon Parkway street-wall for an entire block in the vicinity of the bus bays and gateway to the Promenade. The east façade would face the proposed 555 Herndon Parkway residential mixed-use building, which is currently in site plan review. At least three facades of this building would serve as a gateway symbol of the town.

Architectural Sameness. There is value in ensuring thoughtful and intentional approach to urban design and building architecture within the town and to set it apart from the tendencies of sameness that occur with rapid growth across the region. The applicant's presentation demonstrates specific architectural trends visible across the region that taken collectively can blur attempts of generating jurisdiction-specific character. It should be noted that within the applicant's presentation four images are identified as multifamily in Herndon, but not one of the buildings shown is actually in the town. Since the applicant has apparently utilized these developments as precedent it demonstrates the concern of regional sameness that Herndon, as the only authentic town along the Silver Line, must guard against.

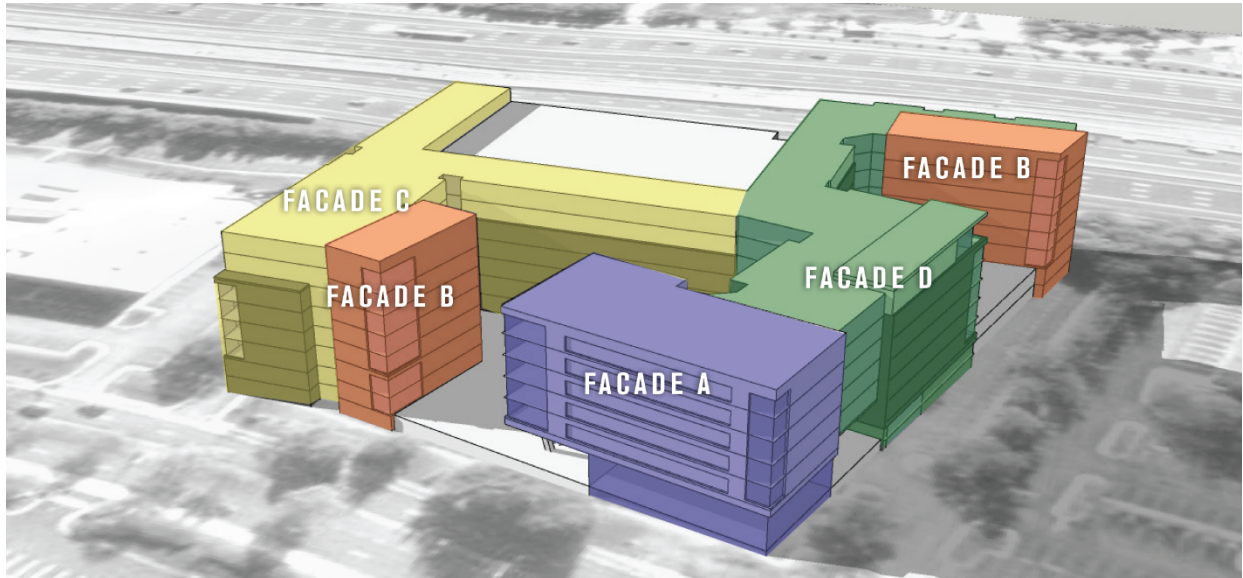
Overuse of Panels. As with much of the podium stick multifamily housing built within the last decade throughout the region and country, there are large swaths of the exterior cladding where fiber cement panels or "architectural panels" are proposed. As a secondary or accent materials, panels may have value, however their use as a principle exterior treatment should be limited given the overall flatness they portray. The building should instead rely more heavily on brick veneer which will add texture and aesthetic timelessness to the design. Early in conversations with the applicant, staff stressed the use of brick, not traditionalism, but as a material that is appropriate for this scale of building, is authentic, and provides pedestrian scale.

Façade Treatment Simplification. On any given elevation, there are 8-10 different façade treatments of various colors, materials, and patterns. Combined, the overall architecture becomes overly complicated and incoherent. The project will constitute an urban block and as such, breaking the building into clear and distinct smaller architectural compositions is important to manage the mass and scale, however, the materials, forms, and façade treatments should be significantly simplified and organized into more legible smaller parts. While some of the "Façade Strategies" provided by the applicant show promise, the more positive elements of these strategies do not appear to have influenced the proposed building elevations.

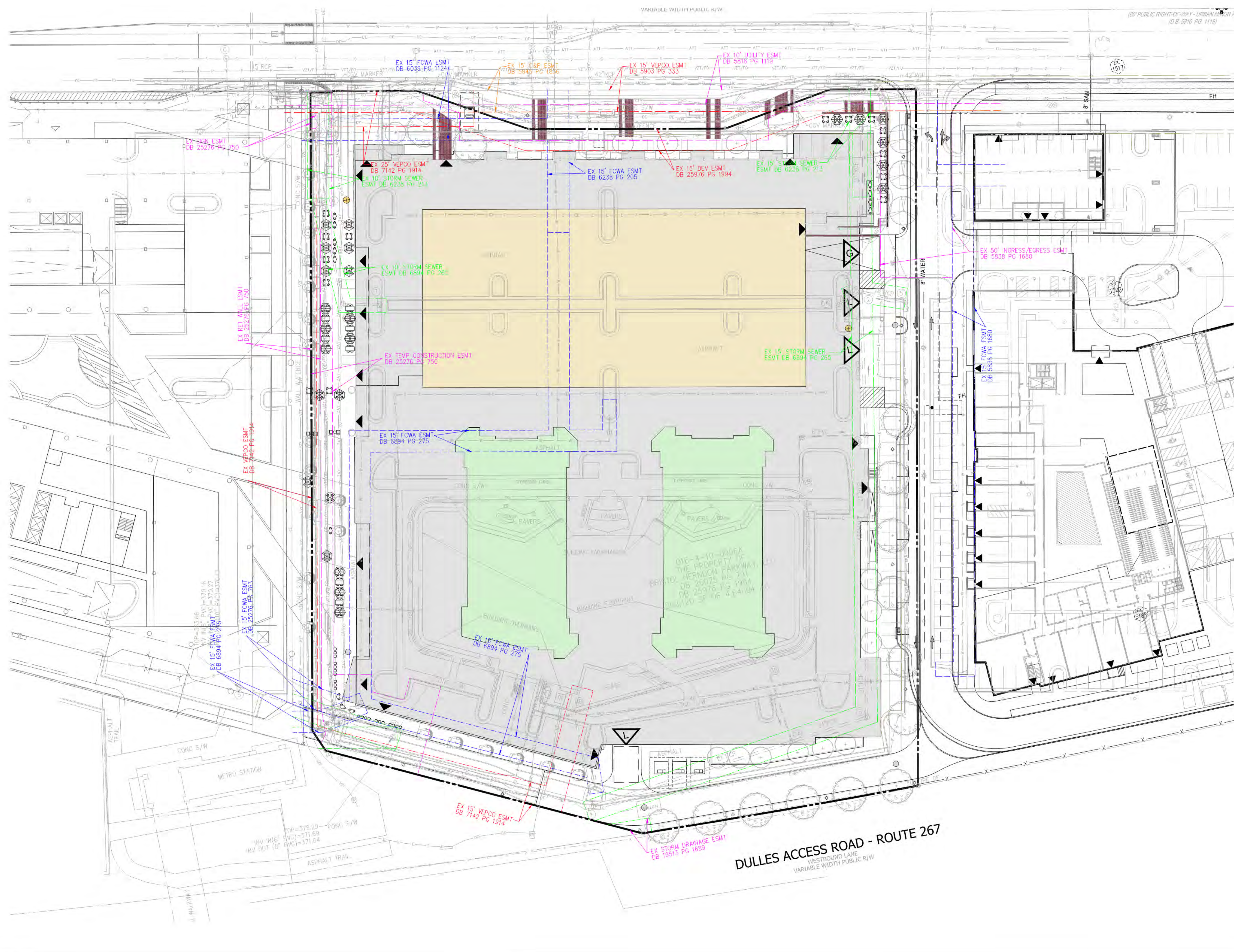
Vertical Division Coherence. In coordination with the above comment, architectural compositions should be more distinctly organized vertically. This arrangement would better balance with the horizontal orientation of the entire building. Carrying distinct treatments and designs from the ground floor up to the top level will help to better craft an appearance of smaller buildings across the block. There are already variation and breaks in façade wall planes, which should become the division lines between compositions.

Review of 555 Herndon Parkway. Many of the comments provided here were similar to those discussed at the last ARB informal review of the proposed building at 555 Herndon Parkway. In response to these concerns, the applicant for that building made several changes to the design to create more simplified and distinct vertical compositions with brick as the primary cladding material. While work remains for the 555 architecture to further addressed issues raised by staff and the board, the last iteration show better examples of how to vertically divide the building into smaller compositions in a meaningful way and use different colored bricks to assist in making

those distinctions across the facades. The exhibits below show the revised drawings from that project.







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OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
 700 NEW HAMPSHIRE, SUITE 709
 WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
 8614 WESTWOOD CENTER DRIVE, SUITE 800
 TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
 6416 GROVEDALE DRIVE, SUITE 100-A
 ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024



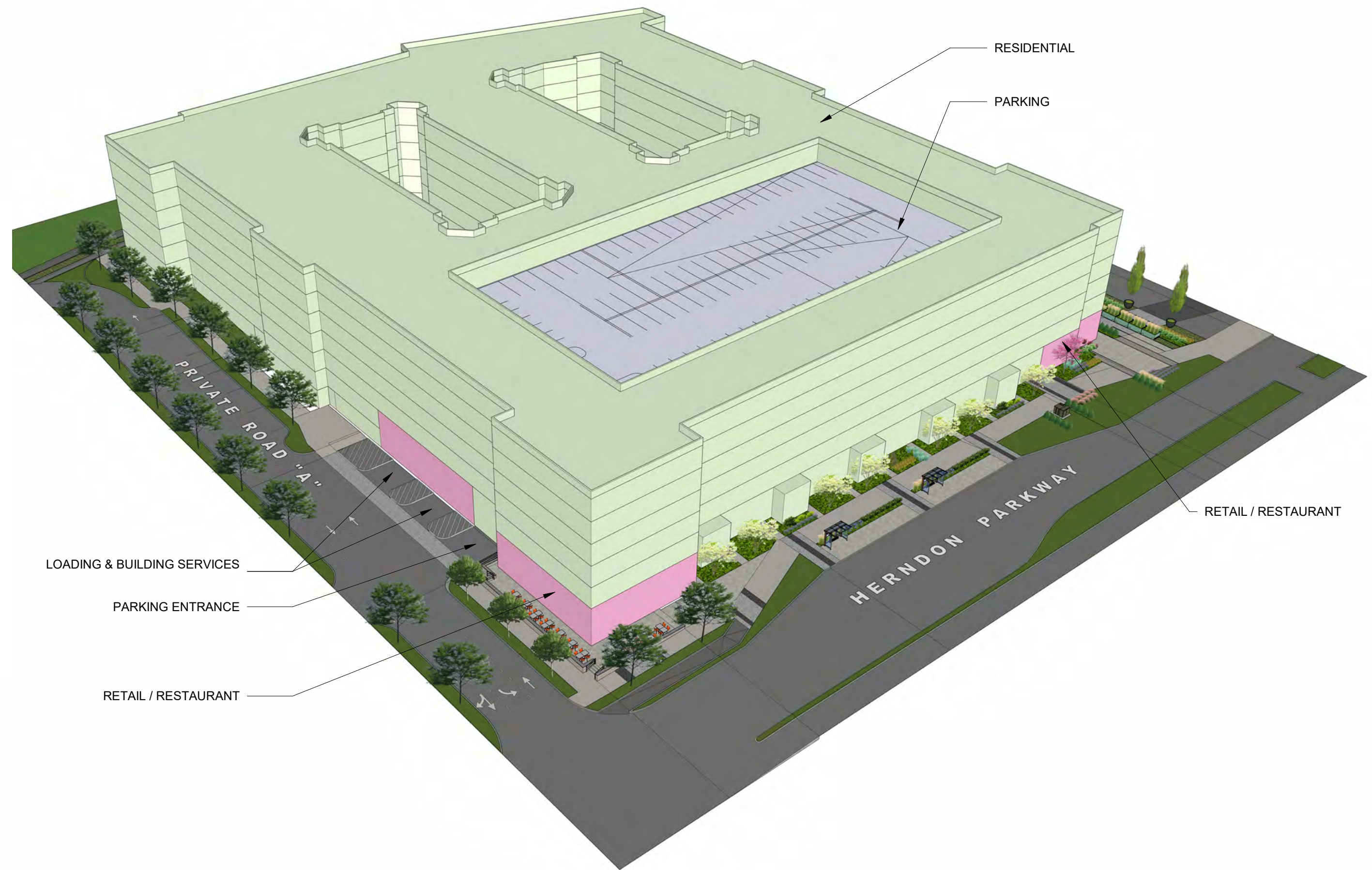
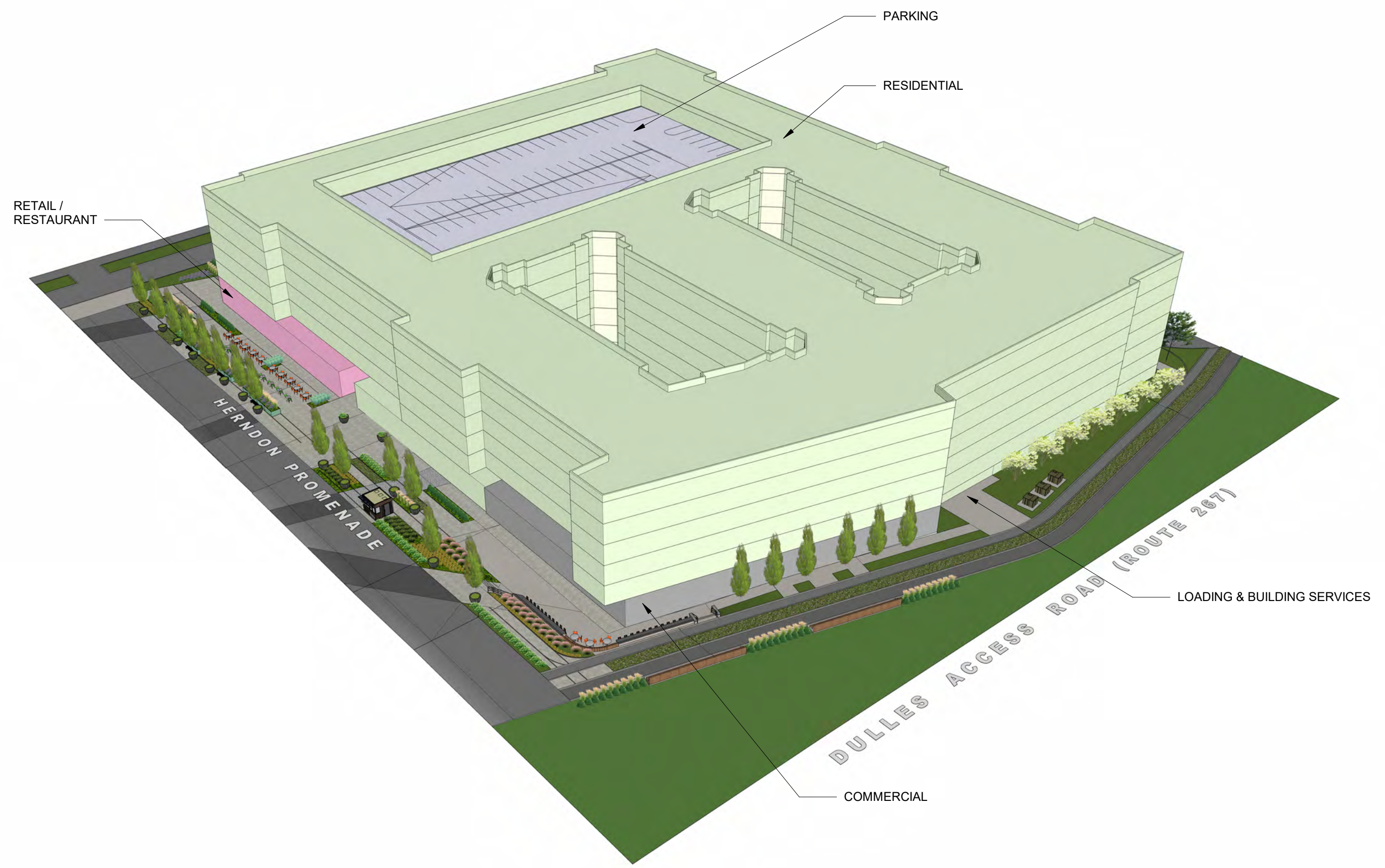
575 HERNDON PARKWAY
 TOWN OF HERNDON
 FAIRFAX COUNTY, VIRGINIA

EASEMENT OVERLAY EXHIBIT

DRAWN BY:	SMP
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1"=30'
VIKA NO.:	7815B
SHEET NO.:	C-03

LEGEND

- RETAIL / RESTAURANT & SERVICES
- RESIDENTIAL & SERVICES
- COMMERCIAL
- PARKING



BUILDING AREAS

FAR SF: Measured from the exterior face of exterior walls

Level	Retail/ Restaurant (2)	Commercial (2)	Residential			Total (FAR SF)
			Units/Core (3)	Indoor Residential Amenities (1)	Building Serv. (2)	
Level 1	11,649	7,974	58,808	11,686	4,933	95,050
Level 2			67,465			67,465
Level 3			94,137			94,137
Level 4			93,716			93,716
Level 5			93,716			93,716
Level 6			93,716			93,716
Level 7			91,692	1,597		93,289
TOTAL	11,649	7,974	593,250	13,283	4,933	631,089
				611,466		

Building Use	GFA	Number of Units	Required Parking Ratios	Required Parking Spaces	Provided Parking Spaces
A - Retail / Restaurant	11,649	-	1.25 / 1,000 SF	15	
B - Residential	611,466	525	1.0 / UNIT	525	
C - Commercial	7,974	-	2.0 / 1,000 SF	16	
TOTAL	631,089	525		556	724

- (1) Includes Lobby, Amenity Areas & Pool Support Spaces
- (2) Includes building service & loading area
- (3) Unit Area, corridors & core

NOTES:

- Building heights are above average site elevation and include above-grade parking levels, but do not include mechanical penthouse requirements or rooftop facilities.
- Square footage and number of dwelling units are approximate.
- Applicant reserves the right to adjust GFA, use mix, unit counts and heights in accordance with proffers.



5 PERSPECTIVE VIEW



4 PERSPECTIVE VIEW



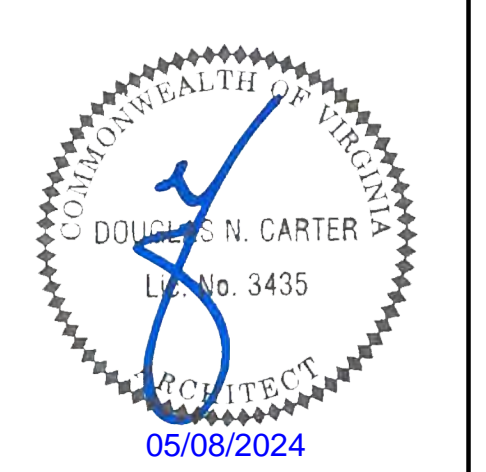
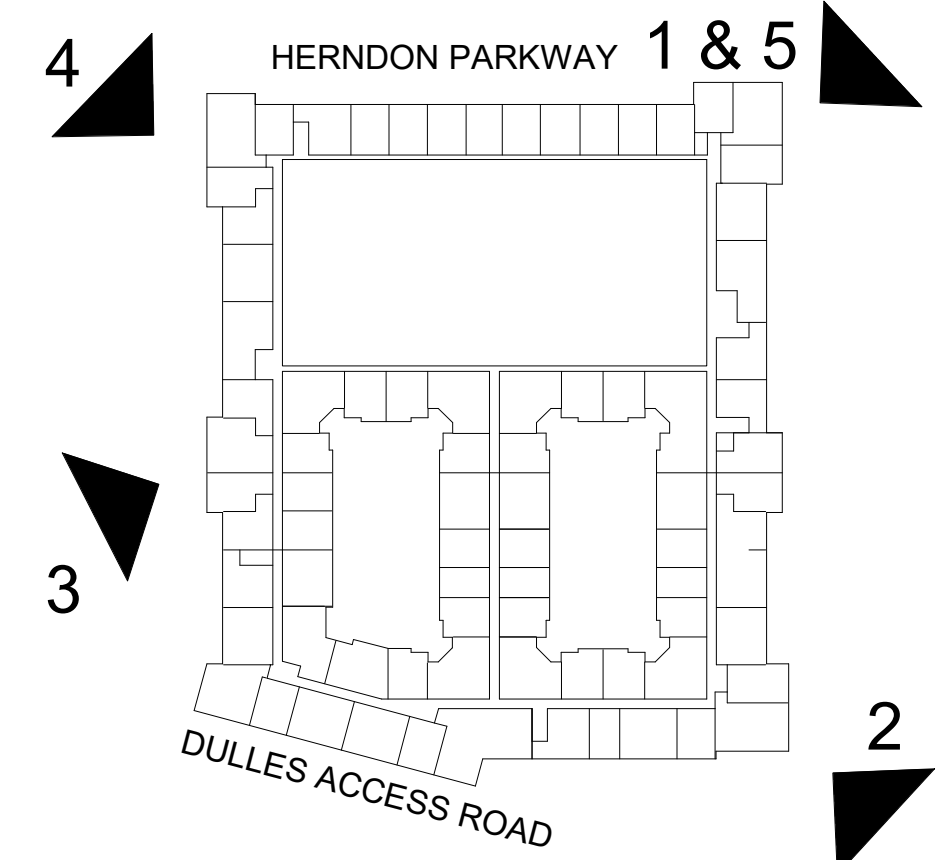
3 PERSPECTIVE VIEW



2 PERSPECTIVE VIEW



1 PERSPECTIVE VIEW



PRINT DATE 5/7/2024 5:28:27 PM

ISSUE DATE
First Submission 05/08/2024

REVISION DATE

PROJECT TITLE
**575 HERNDON
PARKWAY**

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
**PERSPECTIVE
VIEWS**

DRAWN BY KO
QC CHECKED BY KS
QA REVIEWED BY KS

DRAWING NUMBER
A - 15.1



4 PERSPECTIVE VIEW



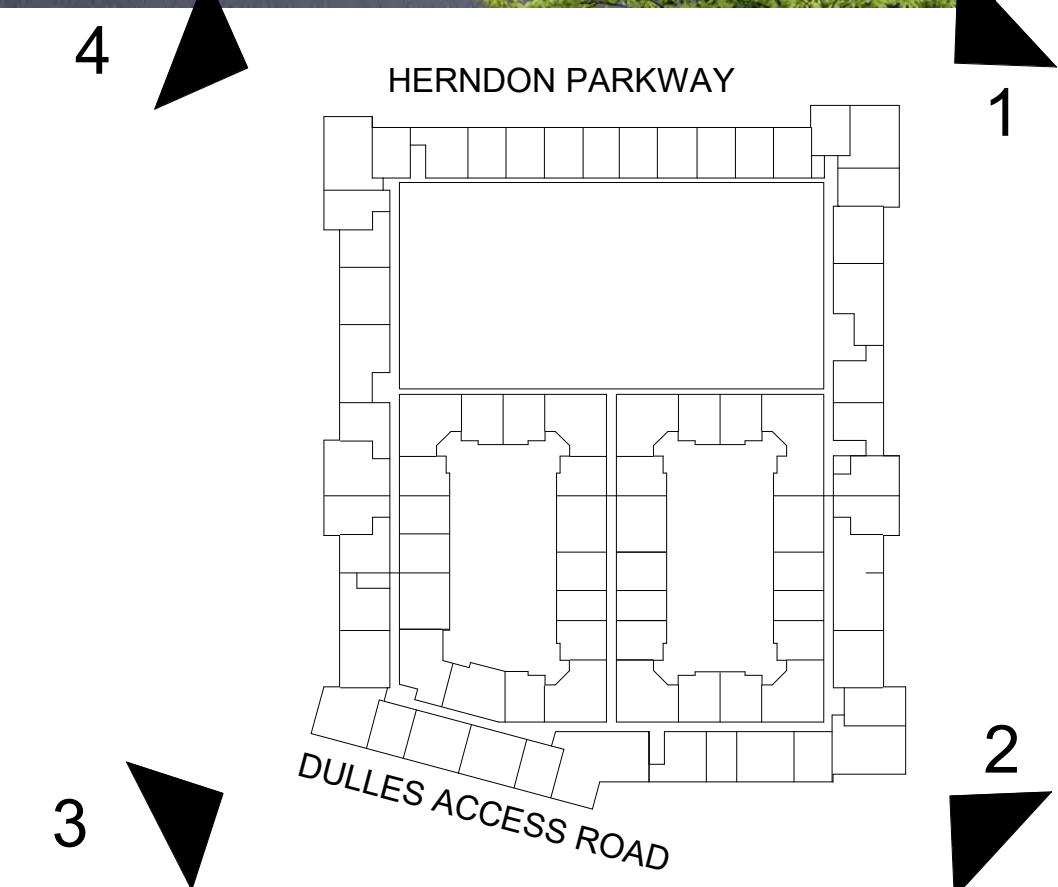
2 PERSPECTIVE VIEW



3 PERSPECTIVE VIEW



1 PERSPECTIVE VIEW



dcs
DESIGN

DAVIS
CARTER
SCOTT Ltd

Architecture
Interior Architecture
Land Planning

8614 Westwood Center Dr.
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Tysons, Virginia 22182

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WOODFIELD
DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC



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ISSUE DATE
First Submission 05/08/2024

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIFAX COUNTY, VIRGINIA

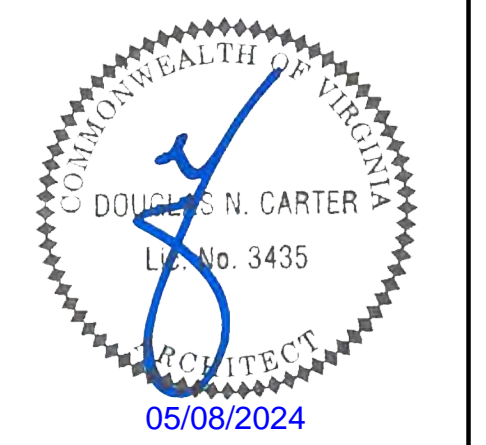
PROJECT NO. 323248

DRAWING TITLE
PERSPECTIVE VIEWS

DRAWN BY KO
QC CHECKED BY KS
QA REVIEWED BY KS

DRAWING NUMBER
A - 15.2

Autodesk Docs (1/25/24) 00 - HERNDON PARKWAY (1/25/24) 00 - Herndon Parkway.rvt
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PRINT DATE 5/7/2024 5:28:28 PM

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First Submission 05/08/2024

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY
575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIFAX COUNTY, VIRGINIA
PROJECT NO. 323248

DRAWING TITLE
ELEVATION VIEWS

DRAWN BY AK, KO
QC CHECKED BY KS
QA REVIEWED BY AK

DRAWING NUMBER
A - 15.3

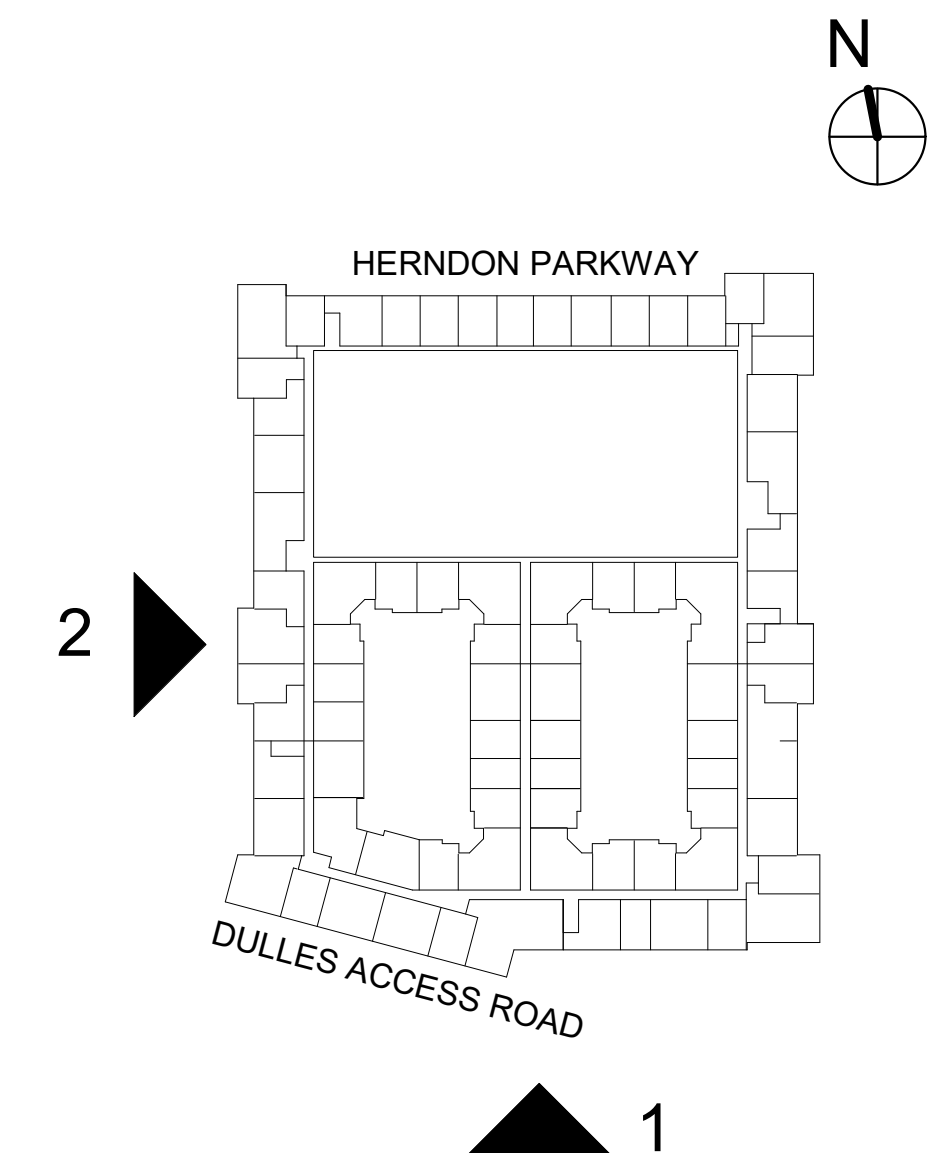


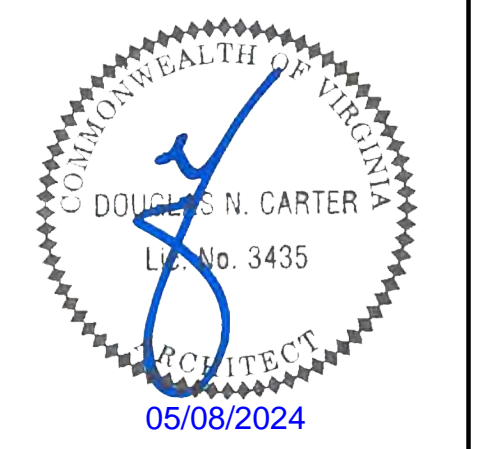
2 WEST ELEVATION (PROMENADE)



1 SOUTH ELEVATION (DULLES ACCESS ROAD - ROUTE 267)

1	MASONRY
2	FIBER CEMENT
3	ARCHITECTURAL METAL PANEL
4	PRIVATE UNIT TERRACES
5	BUILDING SIGNAGE
6	PARKING ENTRANCE
7	LOADING & SERVICE AREAS



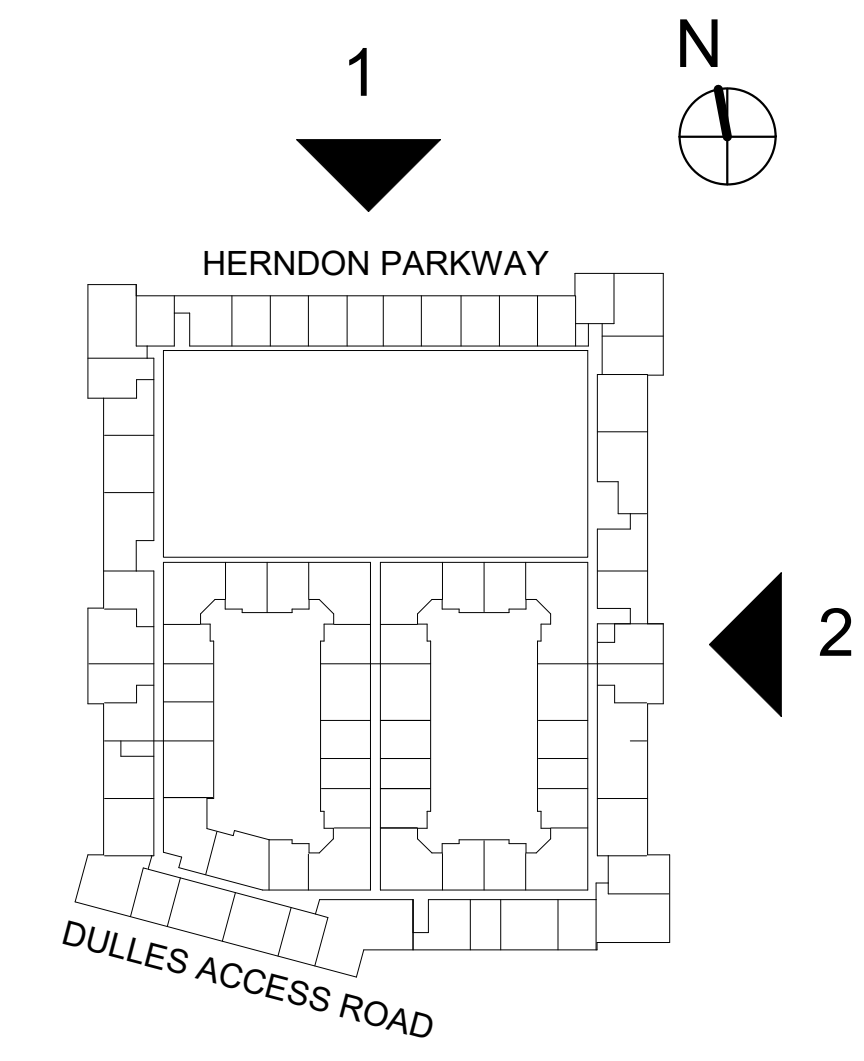


2 EAST ELEVATION

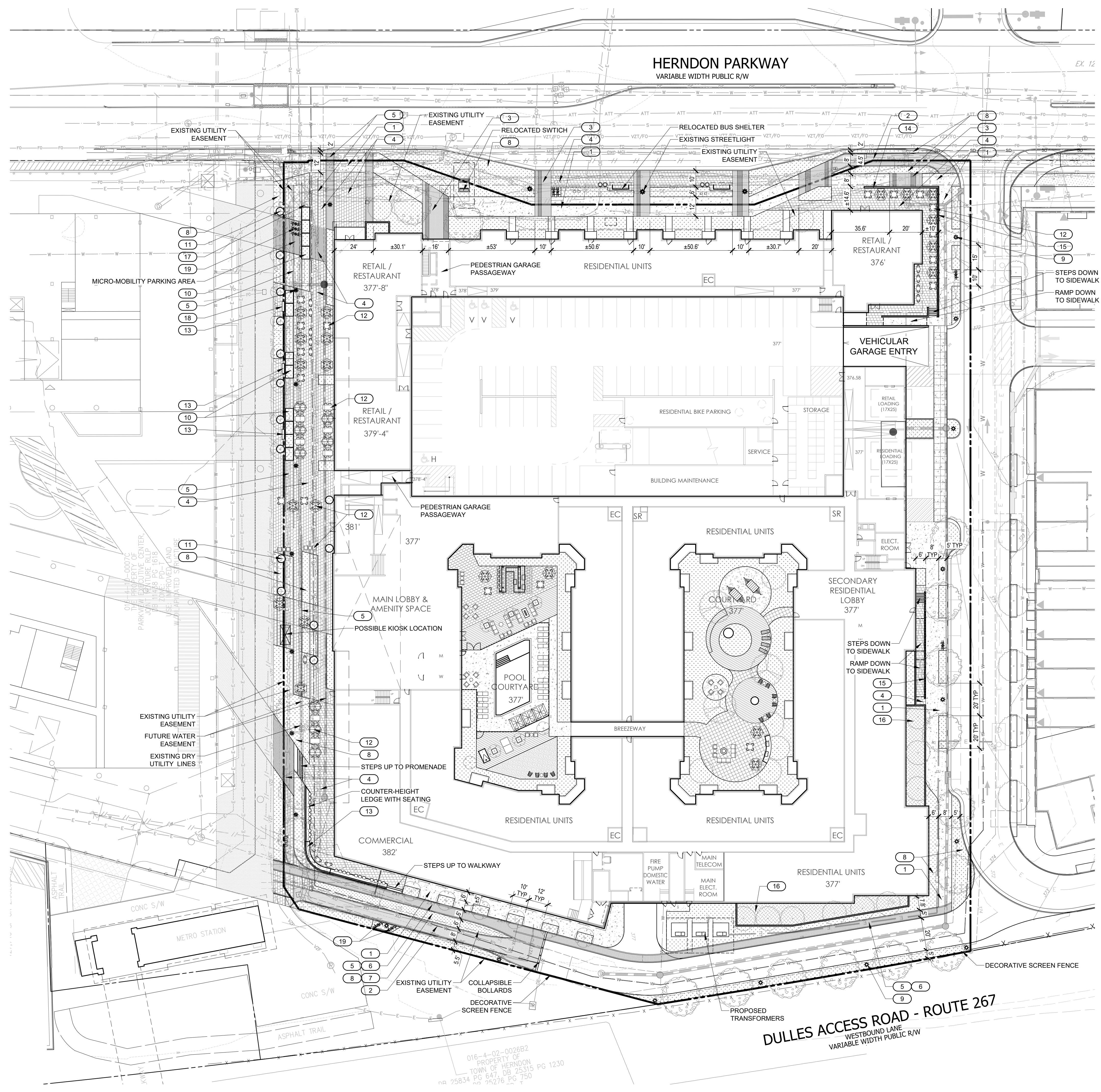


1 NORTH ELEVATION (HERNDON PARKWAY)

1	MASONRY
2	FIBER CEMENT
3	ARCHITECTURAL METAL PANEL
4	PRIVATE UNIT TERRACES
5	BUILDING SIGNAGE
6	PARKING ENTRANCE
7	LOADING & SERVICE AREAS



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19	BIKE RACK



575 HERNDON PARKWAY
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CLIENT
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 JOSEPH J. PLUMPE
 Lic. No. 000802
 05.08.2024
 LANDSCAPE ARCHITECT

ISSUE DATE
 FIRST SUBMISSION 05.08.2024

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 CONTACT: D. DOVE
 DRAWN: SS
 APPROVED/CHECKED: DD

ORIENTATION AND SCALE

 SCALE: 1" = 30'-0"

SHEET TITLE
HARDSCAPE PLAN

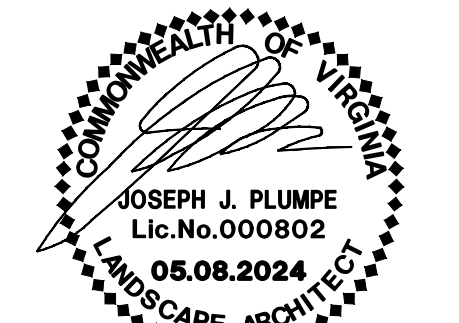
SHEET NUMBER
L-01

GENERAL DEVELOPMENT PLAN

NOT RELEASED FOR CONSTRUCTION

P:\2024\24002\575 Herndon Parkway\6.0 civil files\journal phase\L01 HARDSCAPE PLAN.dwg

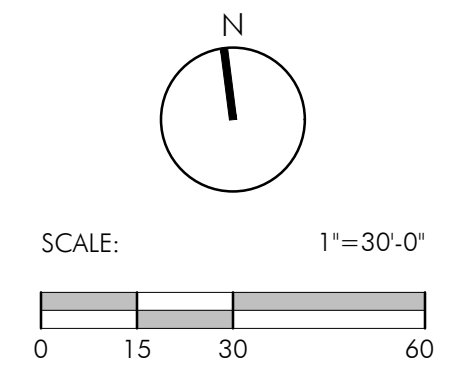
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 OR 25834 PG 647, DB 25315 PG 1230
 OR 25276 PG 750



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ORIENTATION AND SCALE

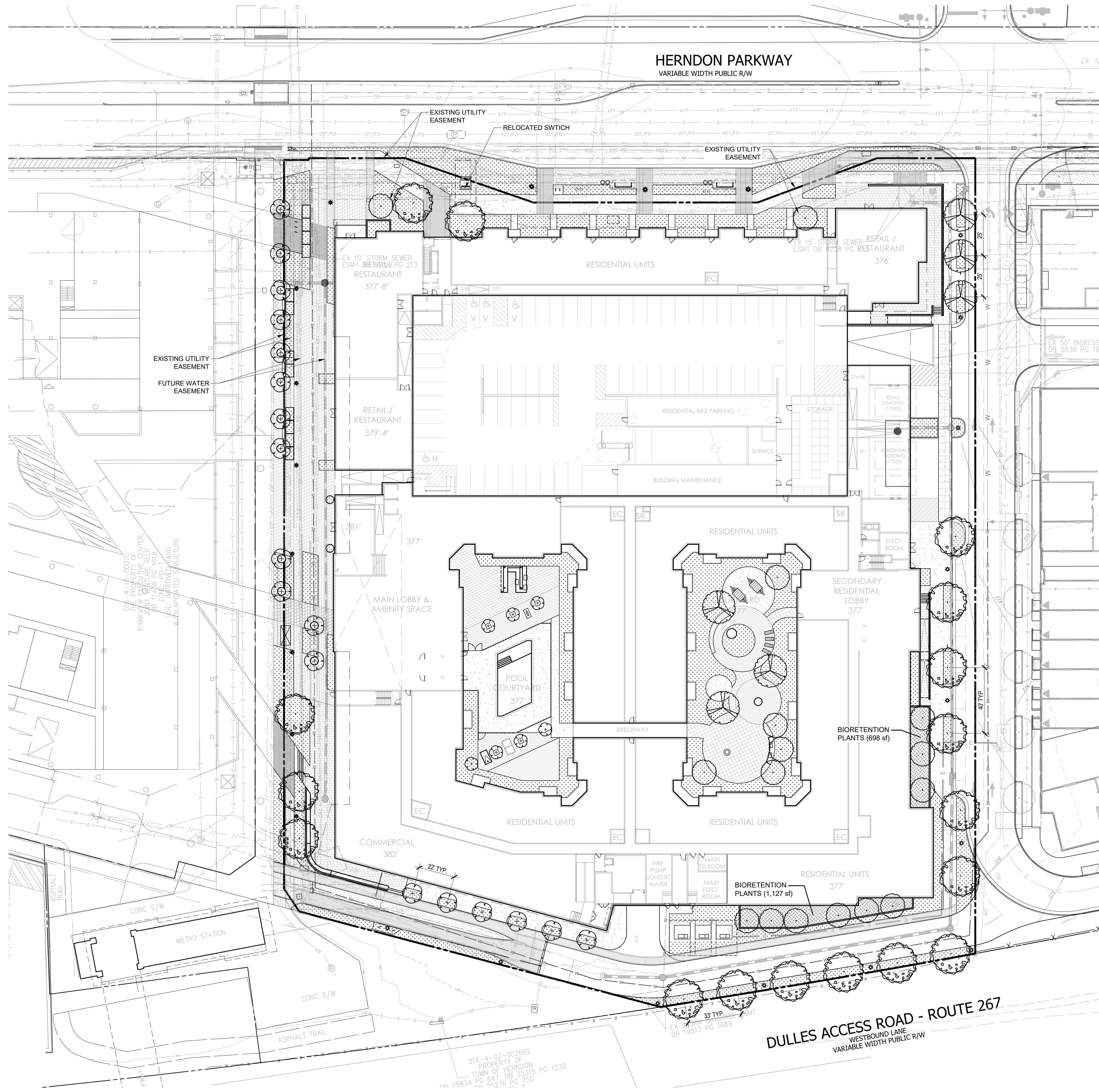


SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

L-02

GENERAL DEVELOPMENT PLAN



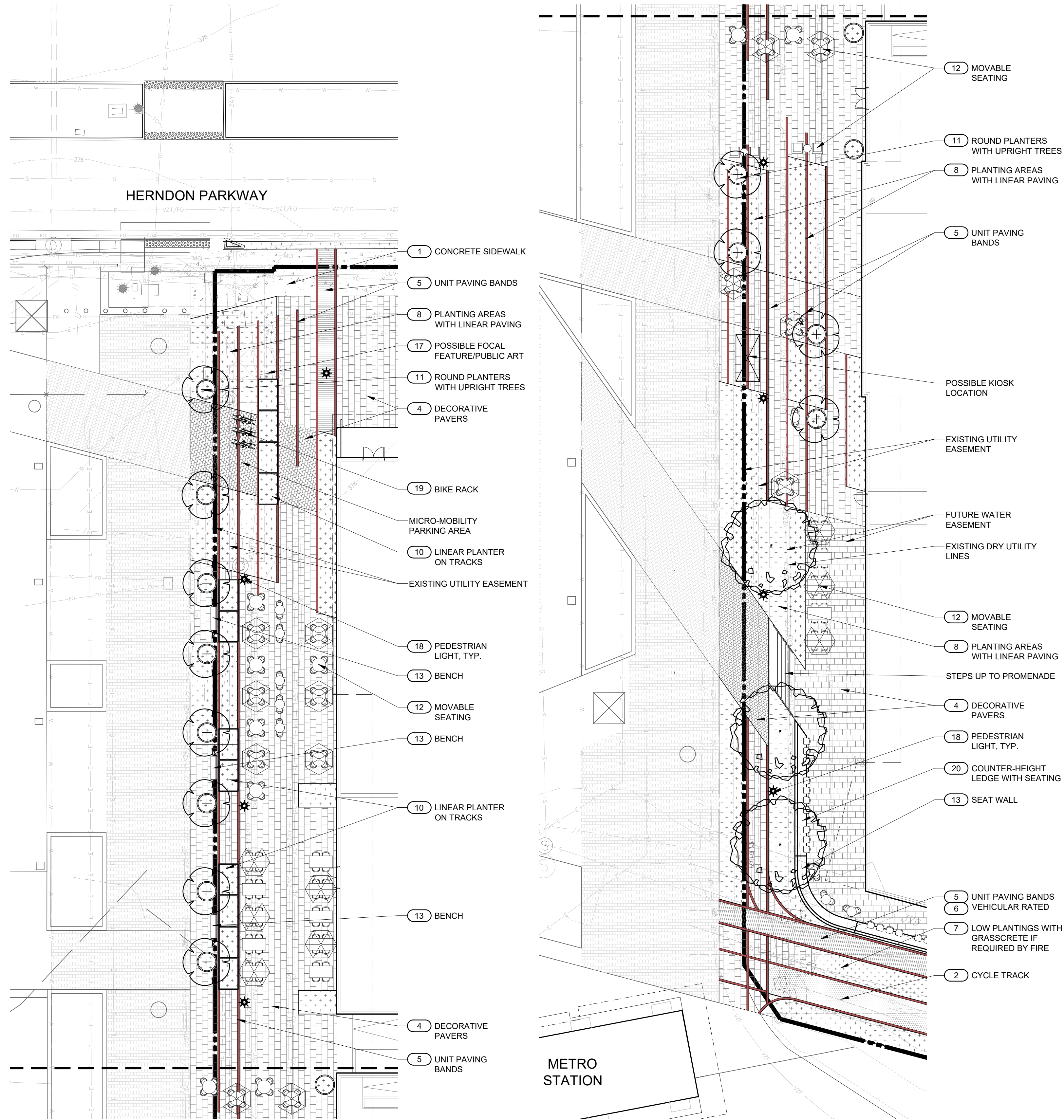
CONCEPT PLANT SCHEDULE

	LARGE SHADE TREE 3" min. caliper; B&B, full uniform crown, symmetrical branching, full specimen. Acer rubrum / Red Maple Ginkgo biloba / Autumn Gold / Maidenhair Tree Liquidambar styraciflua / Nuttall's / Round-lobed Sweet Gum Ostrya virginiana / American Hophornbeam Quercus palustris / Pin Oak Tilia cordata / Greenliner / Greenspire Littleleaf Linden	TOTAL 17 Promenade 3 Courtyard 3 Site 14
	MEDIUM SHADE TREE 2" min. caliper; B&B, full uniform crown, symmetrical branching, full specimen. Betula nigra / Duraheat / Duraheat River Birch Celtis occidentalis / Common Hackberry Cedrela tomentosa / American Yellowwood Cedrus deodara / Himalayan Cedar / Shademaster Ostrya arborescens / Sourwood Tree	TOTAL 6 Promenade - Courtyard 3 Site 3
	ORNAMENTAL TREE 2" min. caliper; B&B, full uniform crown, symmetrical branching, full specimen, multi-level varieties to have 3 trunk minimum. Amelanchier canadensis / Canadian Serviceberry Amelanchier grandiflora / Autumn Brilliance / Autumn Brilliance Serviceberry Cercis canadensis / Forest Pansy / Forest Pansy Redbud Magnolia galapensis / Golden Magnolia Magnolia virginiana / Jim Wilson / Moonlight Sweet Bay Malva coccinea / Fattier / Fattier Wax Maple Ostrya arborescens / Sourwood Tree Prunus sargentii / Columbian / Columbian Sargent Cherry	TOTAL 16 Promenade - Courtyard 5 Site 11
	UPRIGHT SHADE TREE 2" min. caliper; B&B, full uniform crown, symmetrical branching, full specimen. Acer rubrum 'W.W. Warren' / Red Sentinel™ Maple Carpinus betulus / Frax Fraxinosa / Frax Fraxinosa Hornbeam Ginkgo biloba 'JINF Sky Tower' / Sky Tower Ginkgo Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	TOTAL 25 Promenade 12 Courtyard 7 Site 6
	MIXED PLANTING BED Shrub, Perennial, Ornamental Grasses, and Groundcovers; Full specimens, healthy, vigorous, well-rooted and established. Asteria hubrichtii / Threaded Bluestar Asclepias tuberosa / Butterfly Milkweed Bouteloua gracilis / Blonde Ambition / Blue Grama Carex pennsylvanica / Pennsylvania Sedge Chamaenerium latifolium / Wood Gate Echinacea purpurea / Purple Coneflower Eupatorium purpureum 'Little Joe' / Dwarf Joe-Pye Weed Helianthus angustifolius / Low Down / Swamp Sunflower Hypericum calycinum / Creeping St. John's Wort Junco effusus / Soft Rush Liatris spicata / Spike Gayfeather Nepeta x faassenii / Walkers Low / Walkers Low Catmint Panicum virgatum 'Shenandoah' / Burgundy Switch Grass Pyranthemum musicum / Chalked Mountainmint Rudbeckia fulgida subvar. 'Goldsturm' / Black-eyed Susan Schnitzidium scoparium 'Standing Ovation' / Little Bluestem Grass Solidago rugosa 'Golden Fleece' / Autumn Goldenrod Sporobolus heterolepis / Prairie Dropseed	23,761 sf
	BIORETENTION PLANTS Shrub, Perennial, Ornamental Grasses, and Groundcovers suitable for planting in rain gardens and detention areas; Full specimens, healthy, vigorous, well-rooted and established. Asteria hubrichtii / Threaded Bluestar Asclepias tuberosa / Butterfly Milkweed Carex pennsylvanica / Pennsylvania Sedge Chamaenerium latifolium / Wood Gate Echinacea purpurea / Purple Coneflower Eupatorium purpureum 'Little Joe' / Dwarf Joe-Pye Weed Helianthus angustifolius / Low Down / Swamp Sunflower Junco effusus / Soft Rush Panicum virgatum 'Shenandoah' / Burgundy Switch Grass Pyranthemum musicum / Chalked Mountainmint Schnitzidium scoparium 'Standing Ovation' / Little Bluestem Grass Solidago rugosa 'Golden Fleece' / Autumn Goldenrod Sporobolus heterolepis / Prairie Dropseed	1,825 sf

HARDSCAPE SCHEDULE	
#	DESCRIPTION
1	STANDARD CONCRETE SIDEWALK
2	CYCLE TRACK: ASPHALT WITH CONCRETE BORDER
3	SIDEWALK UNIT PAVING: 4X8 PAVERS PER HTOC GUIDELINES
4	DECORATIVE UNIT PAVING
5	UNIT PAVING BANDS EVOKING RAILROAD TRACKS
6	VEHICULAR RATED UNIT PAVING
7	GRASSPAVE (IF REQUIRED BY FIRE DEPT)
8	PLANTING AREA
9	STREET LIGHT
10	LINEAR PLANTER
11	ROUND PLANTER WITH UPRIGHT TREE
12	MOVABLE SEATING
13	SEAT WALL OR BENCH
14	RETAINING WALL
15	RETAINING WALL WITH GUARDRAIL
16	STORMWATER MANAGEMENT PLANTER
17	POSSIBLE FOCAL POINT/PUBLIC ART
18	PEDESTRIAN LIGHT FIXTURE
19	BIKE RACK



5 UNIT PAVING BANDS EVOKING RAILROAD TRACKS



8 PLANTING AREAS WITH LINEAR PAVING



10 LINEAR PLANTER ON TRACKS



11 ROUND PLANTERS WITH UPRIGHT TREES



20 COUNTER-HEIGHT LEDGE WITH SEATING

PROMENADE LANDSCAPE	
TOTAL PROMENADE AREA	16,874 SF
TOTAL LANDSCAPE AREA PROVIDED	4,891 SF
PERCENTAGE OF LANDSCAPE IN PROMENADE	29.0%

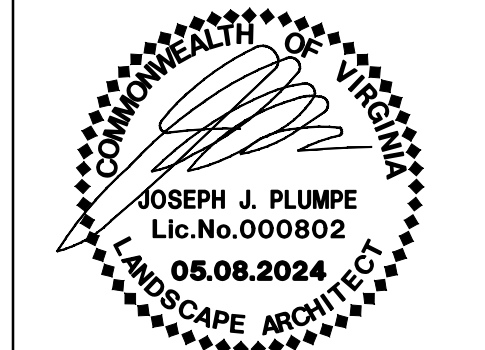
575 HERNDON PARKWAY
575 HERNDON PARKWAY
HERNDON, VA
TOWN OF HERNDON

CLIENT
BRISTOL HERNDON PARKWAY, LLC

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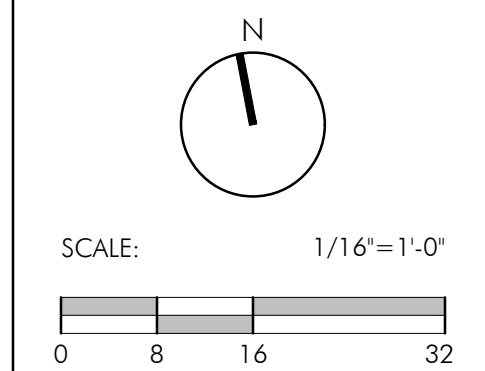


ISSUE DATE
FIRST SUBMISSION 05.08.2024

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PROJECT NUMBER: 24002
CONTACT: D. DOVE
DRAWN: SS
APPROVED/CHECKED: DD

ORIENTATION AND SCALE



SHEET TITLE
PROMENADE PLAN

SHEET NUMBER

L-03

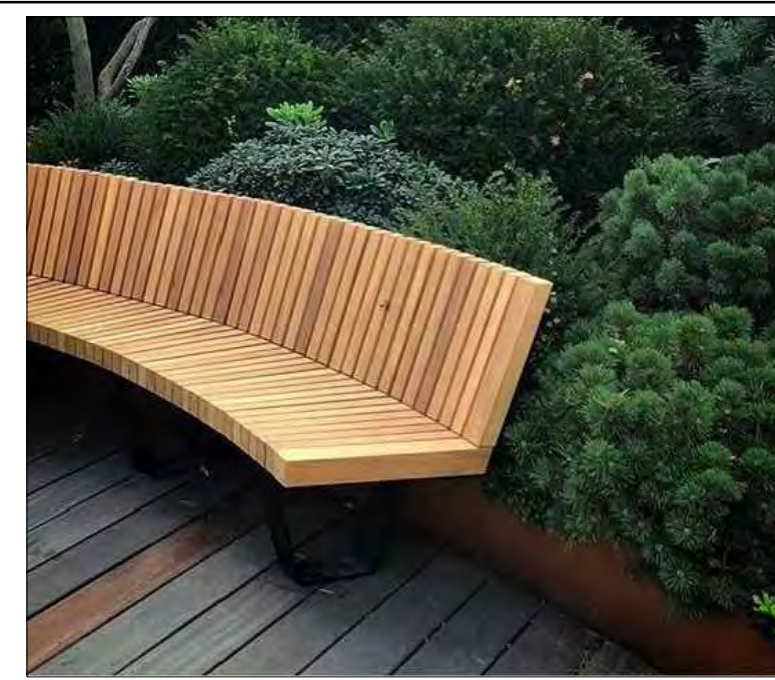
GENERAL DEVELOPMENT PLAN



OUTDOOR KITCHEN WITH GRILL STATIONS, BAR SEATING, & TV



DINING AREA



CURVED BENCH BUILT INTO WALL



HAMMOCKS



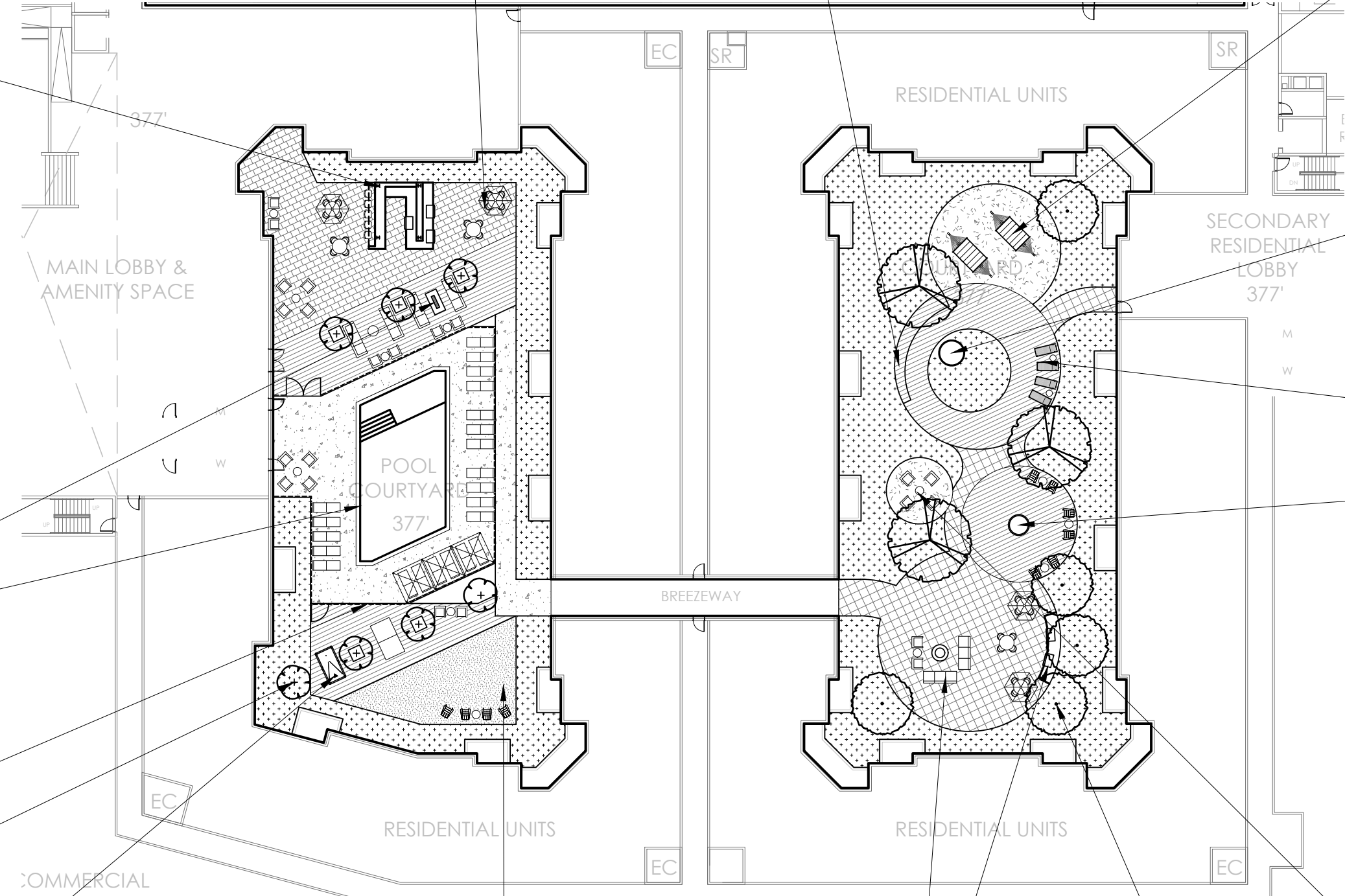
SELF-CONTAINED WATER FEATURE FOR AMBIENT NOISE



POOL WITH SUN SHELF



FIRE PIT WITH SEATING



MAIN LOBBY & AMENITY SPACE

COMMERCIAL



GAME TABLES

GLASS POOL FENCE

COLUMNAR, NARROW TREES

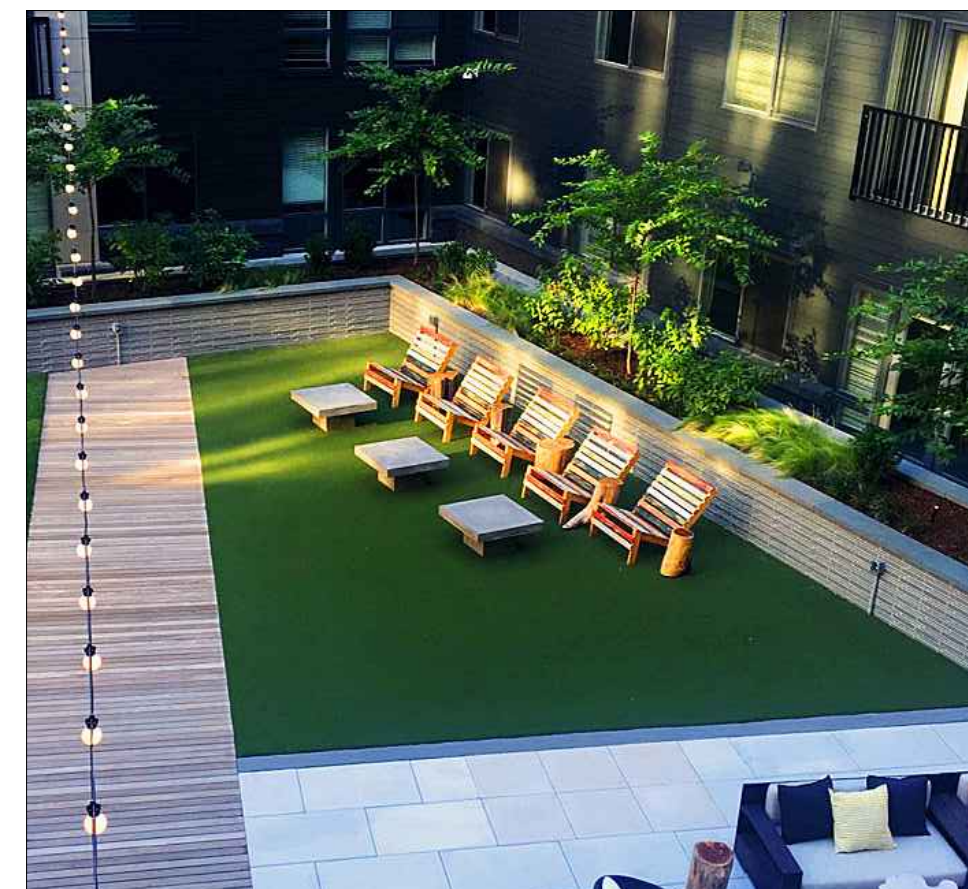
DINING/MOVEABLE SEATING

GRILL STATIONS

STATEMENT PLANTS IN OVERSIZED POTS

QUIET SEATING AREAS SURROUNDED BY PLANTS

CHAISE LOUNGE SEATING



ARTIFICIAL TURF LAWN WITH LAWN GAMES AND LOUNGE SEATING



FLOWERING TREES WITH UPLIGHTING

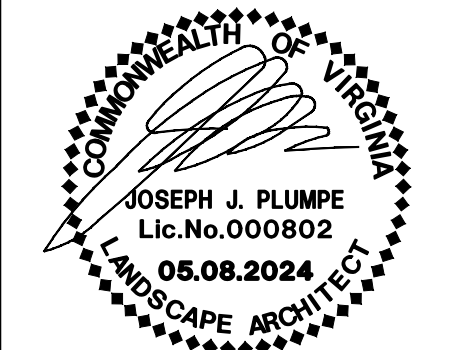
575 HERNDON PARKWAY
575 HERNDON PARKWAY
HERNDON, VA
TOWN OF HERNDON

CLIENT
BRISTOL HERNDON PARKWAY, LLC

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE



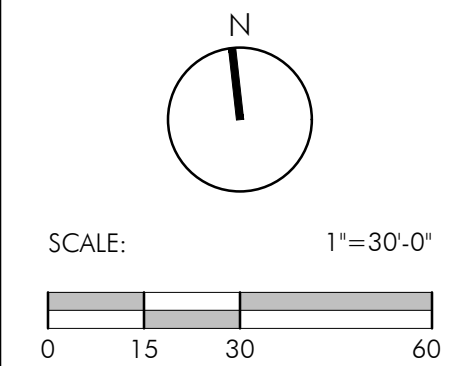
ISSUE DATE

FIRST SUBMISSION 05.08.2024

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PROJECT NUMBER: 24002
CONTACT: D. DOVE
DRAWN: SS
APPROVED/CHECKED: DD

ORIENTATION AND SCALE



SHEET TITLE
PRIVATE COURTYARDS

SHEET NUMBER

L-04

GENERAL DEVELOPMENT PLAN

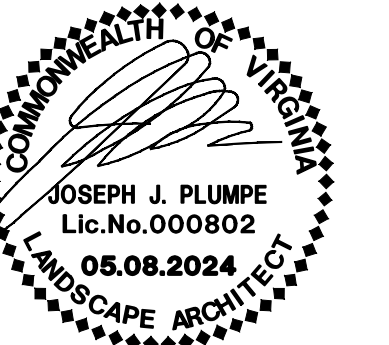
NOTE: THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY

CLIENT
 BRISTOL HERNDON PARKWAY, LLC

STUDIO39
 LANDSCAPE ARCHITECTURE, P.C.

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SEAL/SIGNATURE



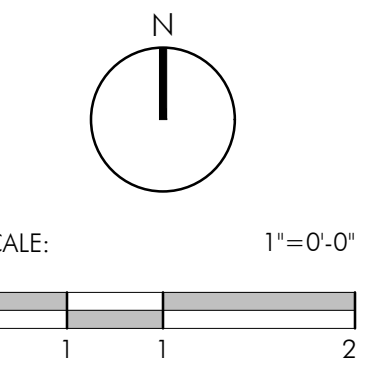
ISSUE DATE

FIRST SUBMISSION 05.08.2024

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PROJECT NUMBER: 24002
 CONTACT: D. DOVE
 DRAWN: SS
 APPROVED/CHECKED: DD

ORIENTATION AND SCALE



SHEET TITLE
PUBLIC REALM AMENITIES

SHEET NUMBER

L-05

GENERAL DEVELOPMENT PLAN

NOT RELEASED FOR CONSTRUCTION



BENCH

MANUFACTURER:
 FORMS + SURFACES

MODEL: CORDIA BENCH

OPTIONS: FREE-STANDING BACKED BENCH WITH ALUMINUM SLATS

TEXTURED POWDERCOAT FINISH: SLATE SLATS, ARGENTO FRAME

OR APPROVED EQUAL

1 **BENCH**
 Scale: NTS

PRODUCT INFORMATION



BIKE RACK

MANUFACTURER:
 FORMS + SURFACES

MODEL: TWIST

TEXTURED POWDERCOAT FINISH: SLATE

OR APPROVED EQUAL

2 **BIKE RACK**
 Scale: NTS

PRODUCT INFORMATION



LITTER & RECYCLING BINS

MANUFACTURER:
 FORMS + SURFACES

MODEL: UBRAN RENAISSANCE

OPTIONS: 36 GALLON, VERTICAL GRILLWORK PATTERN, DOME LID, CUSTOM HERNDON LOGO

LITTER OPTIONS: SIDE OPENING, BLACK POWDERCOAT

RECYCLING OPTIONS: CUSTOM RECYCLING SIDE OPENING, AZURE POWDERCOAT

OR APPROVED EQUAL

3 **LITTER BINS**
 Scale: NTS

PRODUCT INFORMATION



SIDEWALK PAVERS

MANUFACTURER: GLEN GERY

MODEL: 4 x 8 STRAIGHT EDGE CLAY PAVER

COLOR: BLEND OF 30% CREAM, 40% LIGHT GREY, 40% DARK GREY

PATTERN: RUNNING BOND PERPENDICULAR TO SIDEWALK

OR APPROVED EQUAL

CONCEPT IMAGES

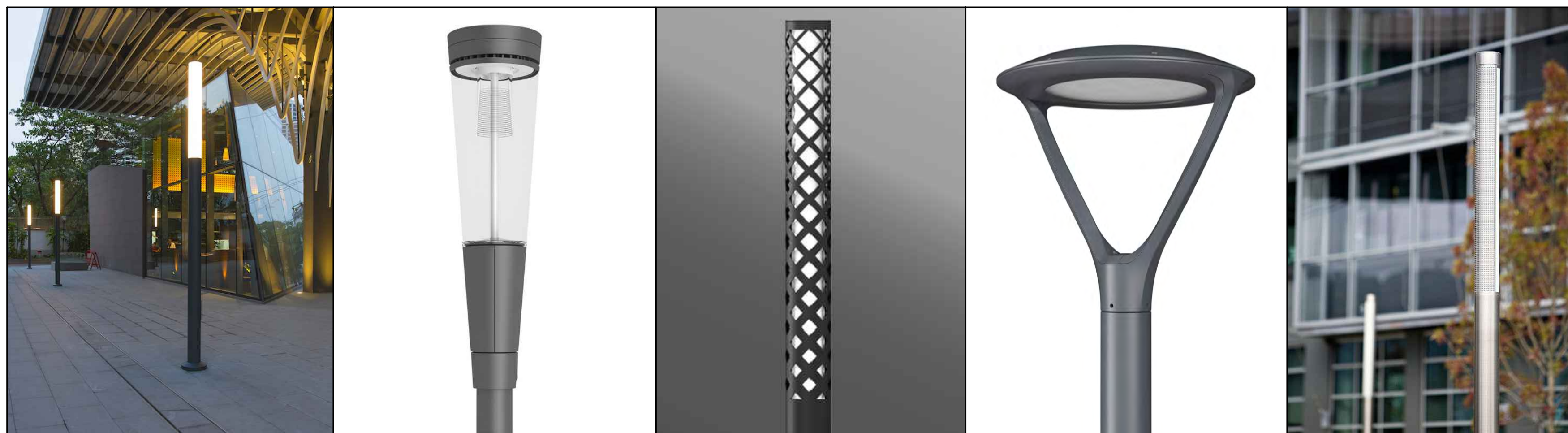
4 **SIDEWALK PAVERS**
 Scale: NTS

PRODUCT INFORMATION



5 **DECORATIVE PAVERS**
 Scale: NTS

EXAMPLES



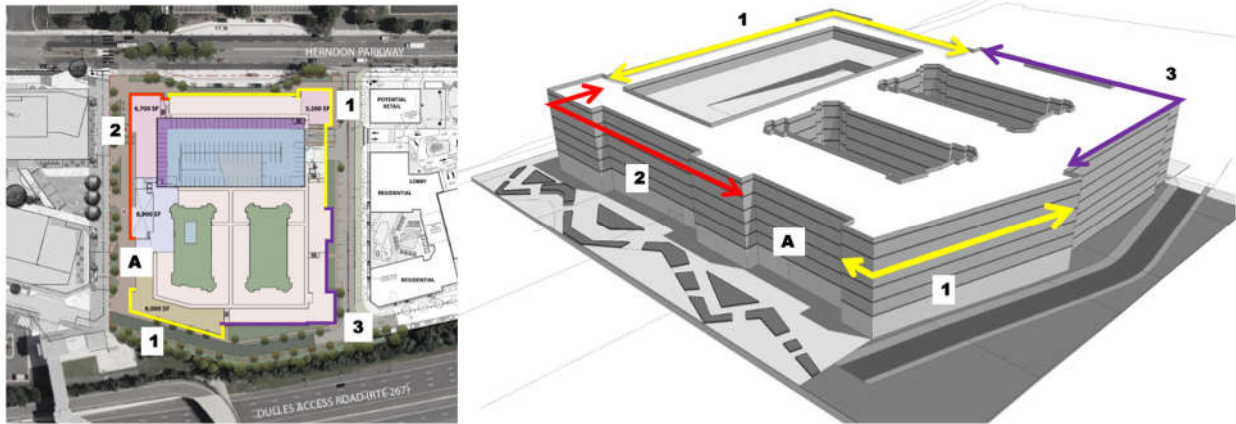
6 **PEDESTRIAN LIGHTING**
 Scale: NTS

EXAMPLES

Bristol Herndon Parkway LLC
575 Herndon Parkway
Architectural Review Board
Design Narrative

This narrative is provided as an attachment to accompany the "Design Presentation" package submitted on September 9, 2024.

575HP is a podium mixed-use building that intends to enhance Herndon's visual identity, providing an urban promenade where main commercial and retail uses will be located. The pedestrian scale was the main driver in designing a continuous street-oriented architecture. The building has been designed with an all-four-sided architecture that combines high-level materials in a wide palette of colors (grey, tan, beige, brown, and green) and materials (masonry, fiber cement, and architectural paneling). Parking spaces for all uses are provided in a 7-level parking structure wrapped by the residential building.



Although the design is still in progress, we are incorporating four different architectural solutions to break up the mass of the long building (1, A, 2, and 3). We are using common elements such as tall windows, dark metal features, and ground-level storefront systems to unify the building's composition.

Typical treatments 1, A, 2 and 3:



1: Predominantly fiber cement products (combination of wood finish panels and solid board&batten layout)



1-SIMILAR: Fiber cement vertical pattern on upper levels and a combination of masonry elements on the row house look at lower levels along Herndon Parkway.



A: The design intent is for this area to be a “bridge” element between treatments 1 and 2. Dark architectural panels and glazing on upper levels serve as the backdrop for the residential terrace. The amenity space with double-height storefront glazing on the ground level creates an inviting and open atmosphere for pedestrians.



2: These areas combine a red brick and dark metal industrial look to mix a rugged charm of old industrial architecture and modern minimalist elements like dark metal balconies and fins.



3: Strong brick color contrast on the base of the building and a vertical window composition in fiber cement paneling at upper levels.

Summary of the HTOC architectural design guidelines adopted:

BUILDING FORMS

- Parking does not exceed the height of the podium
- Parapet height variation provided along Toll Road includes an amenity terrace at level 6 and its shading structure, typical parapet height at residential units, and a higher southeast corner.
- Four-sided architecture
- Vertical articulation at most facades, particularly along Herndon Parkway
- Parking entrance located away from Herndon Parkway, off Private Road "A".

MASSING AND SKYLINE

- Roofline articulation provided at 4 sides, either with a height variation, different angles, or material used
- Building mass was organized into 4 treatment styles or identities. The design intent was to provide different mass layers either in shape, height, or material that bring together an overall composition. A hierarchy was given to building entrances, corners, double-height spaces, etc.
- The building envelope follows the site geometry but incorporates projections, recesses, and angled walls to add depth
- Building setbacks along the Promenade and Herndon Parkway break down the building scale into a more relatable pedestrian-friendly level.

MID-RISE AND PODIUM BUILDINGS, PARKING, AND ARCHITECTURAL ELEMENTS

- Active building frontages provide a consistent mass and human-scale elements at grade level like aluminum storefront glazing facades, site furniture, signage, metal canopies, etc., especially along Herndon Parkway and Promenade
- Commercial ground uses ceiling height varies from 15f to 18f as site grading permits
- Glazing provides 60% of ground-level commercial facades
- Composition of window patterns
- Building wrapping parking structure, which is in the center of the block
- Pedestrian access to parking is provided at grade level from Promenade, Herndon Parkway and Private Road "A" for commercial users. Residential parking access is provided at each level.
- Commercial uses and residential unit stoops activate the Herndon Parkway streetscape
- A mix of cantilevered, Juliet and/or recessed balconies and terraces at residential units create a visual engagement to the streetscape on all building sides except facing the Dulles Toll Road, where balconies are used minimally.
- Architectural canopies and cantilevered portions of the building frame and highlight entrances
- Stoops and greenery provided at residential unit entrances along Herndon Parkway



dcS
DESIGN

DAVIS
CARTER
SCOTT Ltd

575 HERNDON PARKWAY *Design Presentation*

September 09, 2024

PROJECT TEAM

OWNER / APPLICANT

BRISTOL HERNDON PARKWAY, LLC

ARCHITECT



AGENT



ENGINEER AND TRANSPORTATION



ATTORNEY



LANDSCAPE ARCHITECT



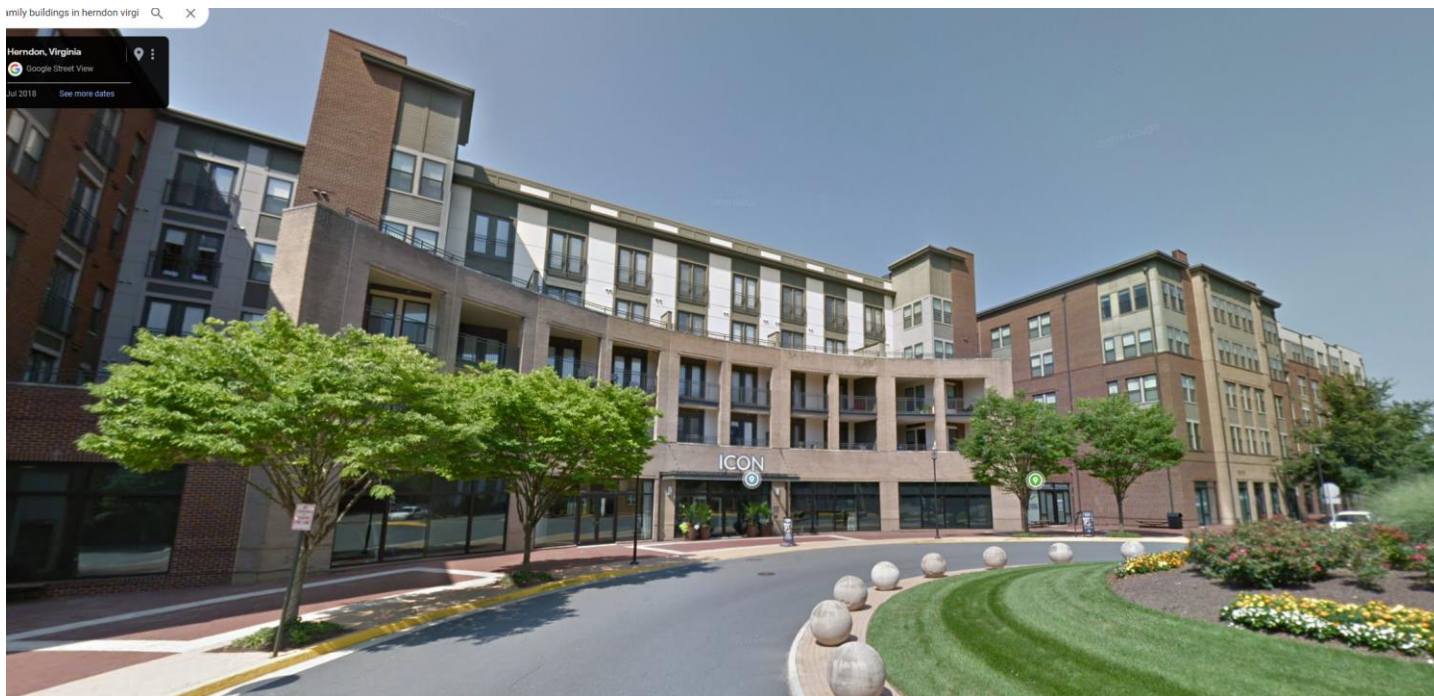
HERNDON CHARACTER



MULTIFAMILY IN HERNDON



MULTIFAMILY IN HERNDON



PROPOSED NEIGHBORING DEVELOPMENTS

555 Herndon Parkway, Town of Herndon, Virginia



IMAGE # 1



IMAGE # 2



IMAGE # 3



IMAGE # 4



IMAGE # 8

IMAGE # 5



PROPOSED NEIGHBORING DEVELOPMENTS

555 Herndon Parkway, Town of Herndon, Virginia



IMAGE # 1



IMAGE # 2



IMAGE # 3



IMAGE # 4



IMAGE # 7



IMAGE # 5



PROPOSED NEIGHBORING DEVELOPMENTS

Mixed-Use Option, Parkview Town of Herndon, Virginia



○ VIEW OF THE SOUTHEAST CORNER AT METRO LANDING



○ VIEW OF THE NORTHEAST CORNER ALONG THE PROMENADE



○ VIEW OF THE NORTH ELEVATION ALONG HERNDON PARKWAY



○ VIEW OF THE NORTHWEST CORNER AT WORLDGATE DRIVE

PROPOSED NEIGHBORING DEVELOPMENTS

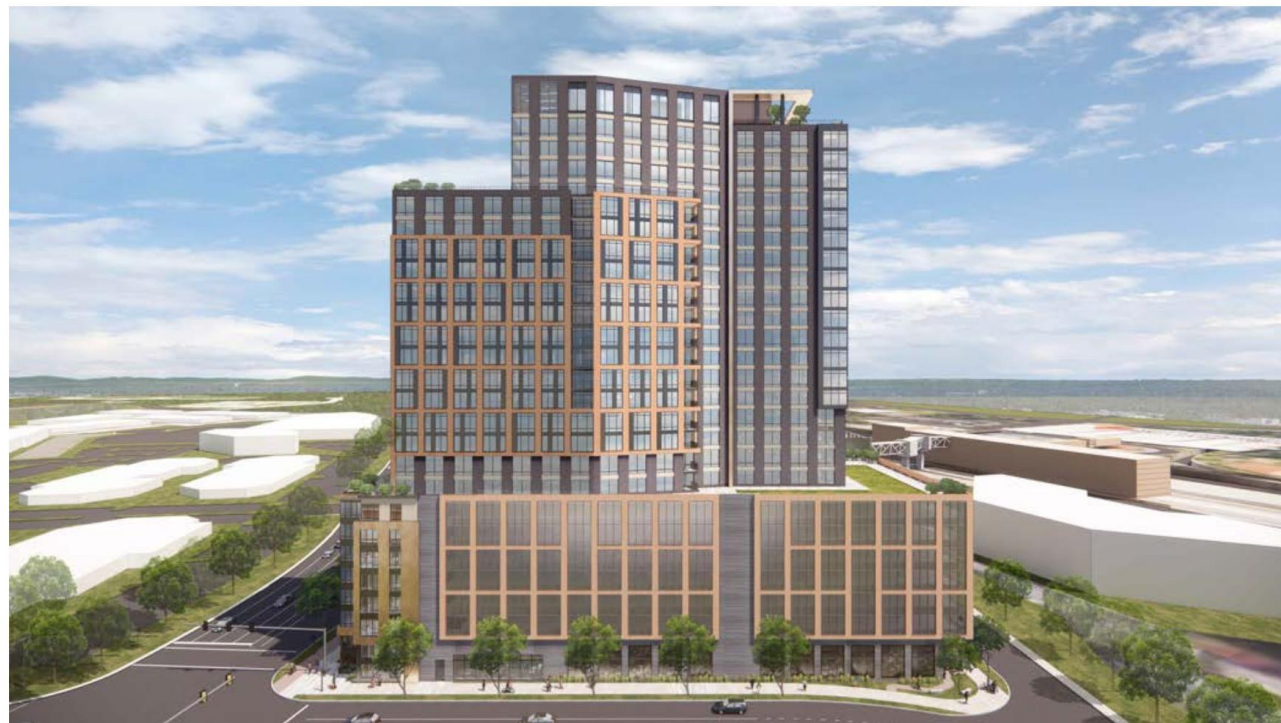
Mixed-Used Option, Parkview Town of Herndon, Virginia



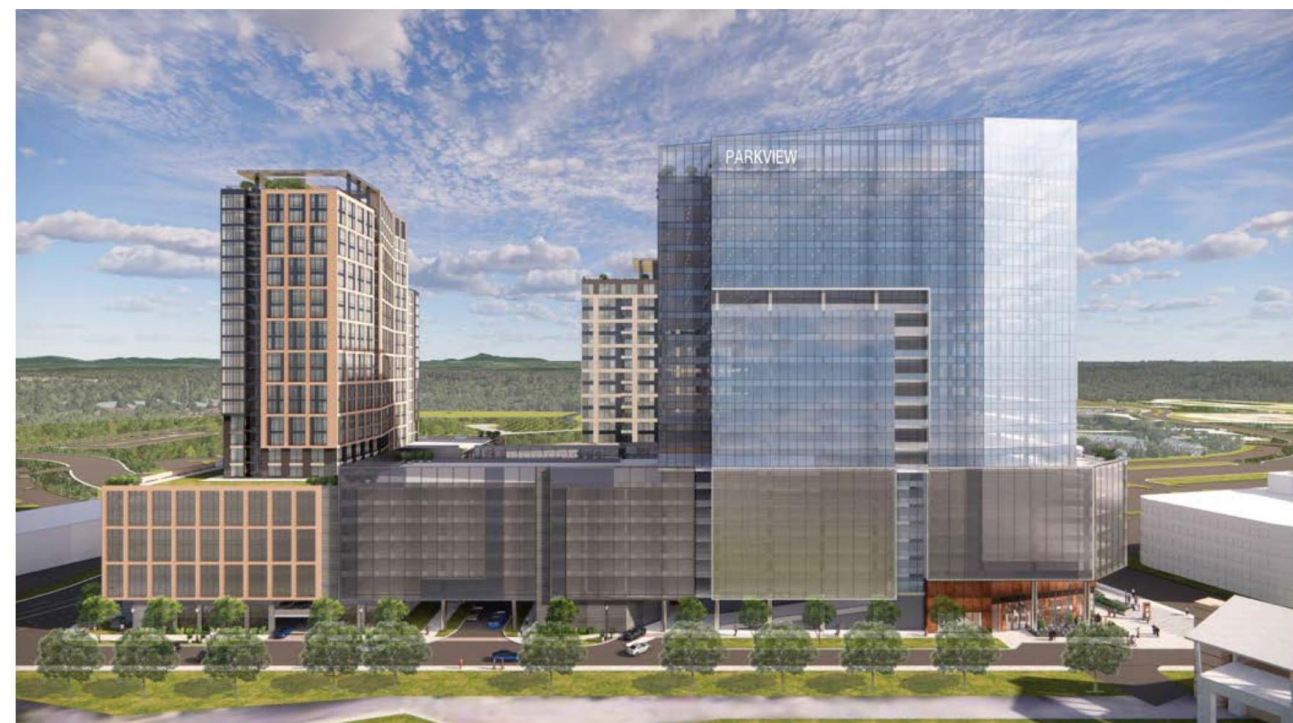
○ VIEW OF THE NORTH ELEVATION ALONG HERNDON PARKWAY



○ VIEW OF THE EAST ELEVATION ALONG THE PROMENADE



○ VIEW OF THE WEST ELEVATION ALONG WORLDGATE DRIVE



○ VIEW OF THE SOUTH ELEVATION ALONG THE ACCESS ROAD

PROPOSED NEARBY DEVELOPMENTS

Fairbrook Special Exception, Town of Herndon, Virginia



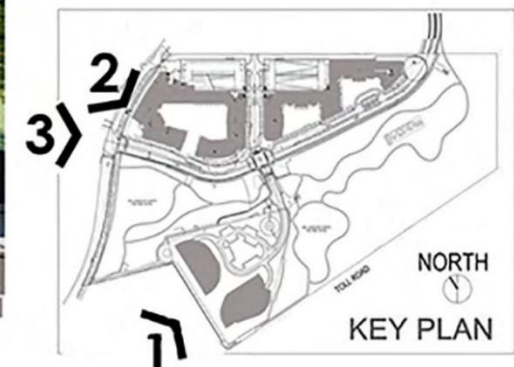
1 OFFICE TOWERS



2 GATEWAY PLAZA



3 VIEW FROM HERNDON PARKWAY



PROPOSED NEARBY DEVELOPMENTS

Fairbrook Special Exception, Town of Herndon, Virginia



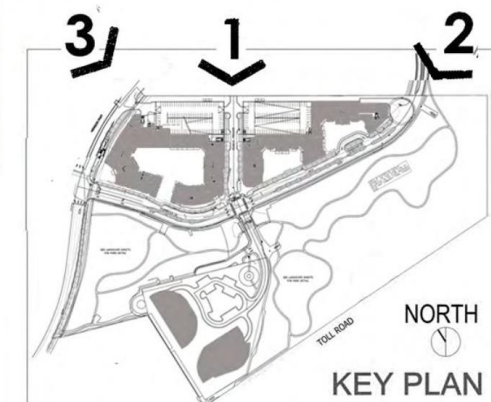
1 VIEW THROUGH PRIVATE ROAD A



2 VIEW FROM NORTH EAST CORNER



3 VIEW FROM NORTH WEST CORNER

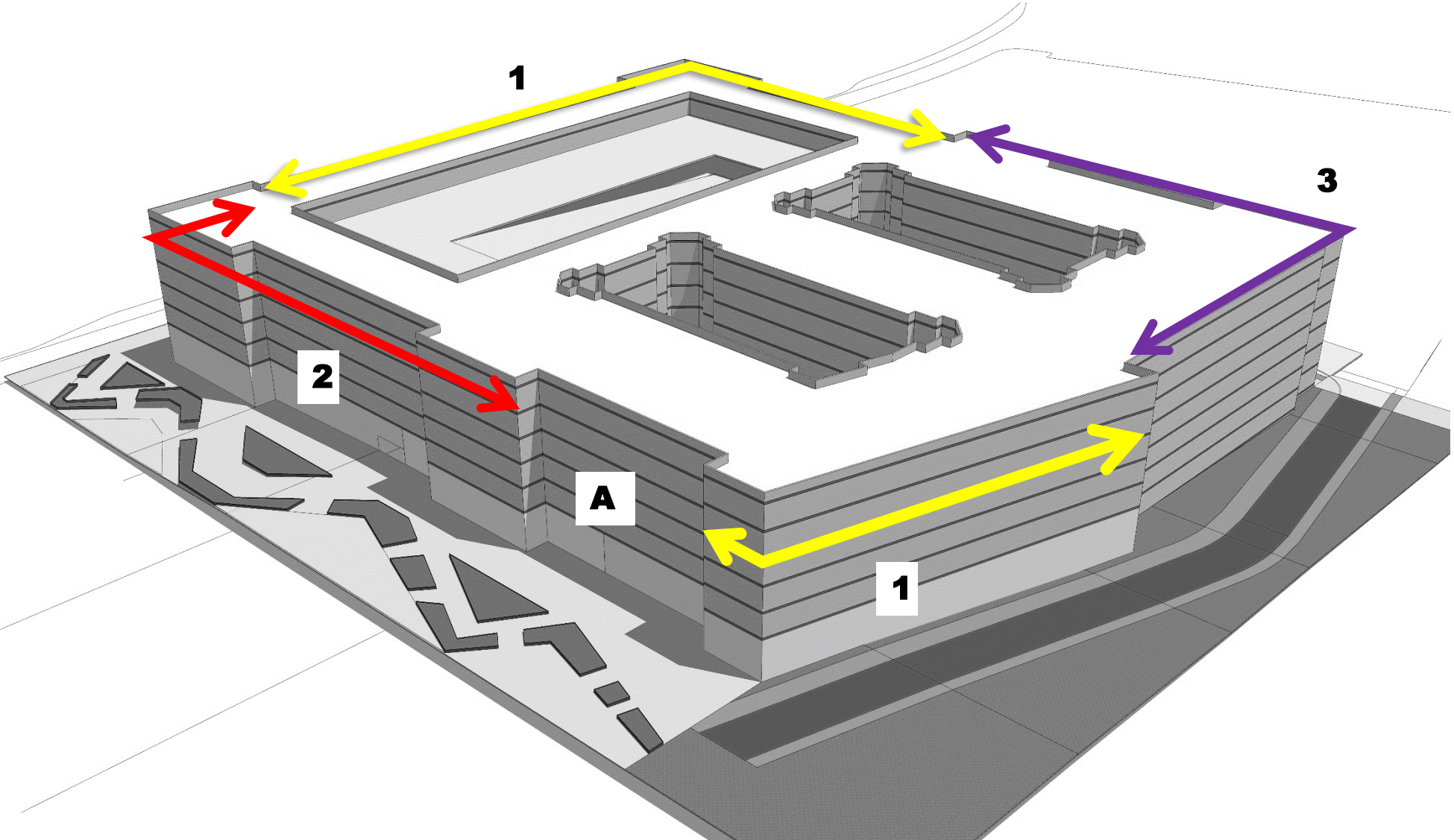
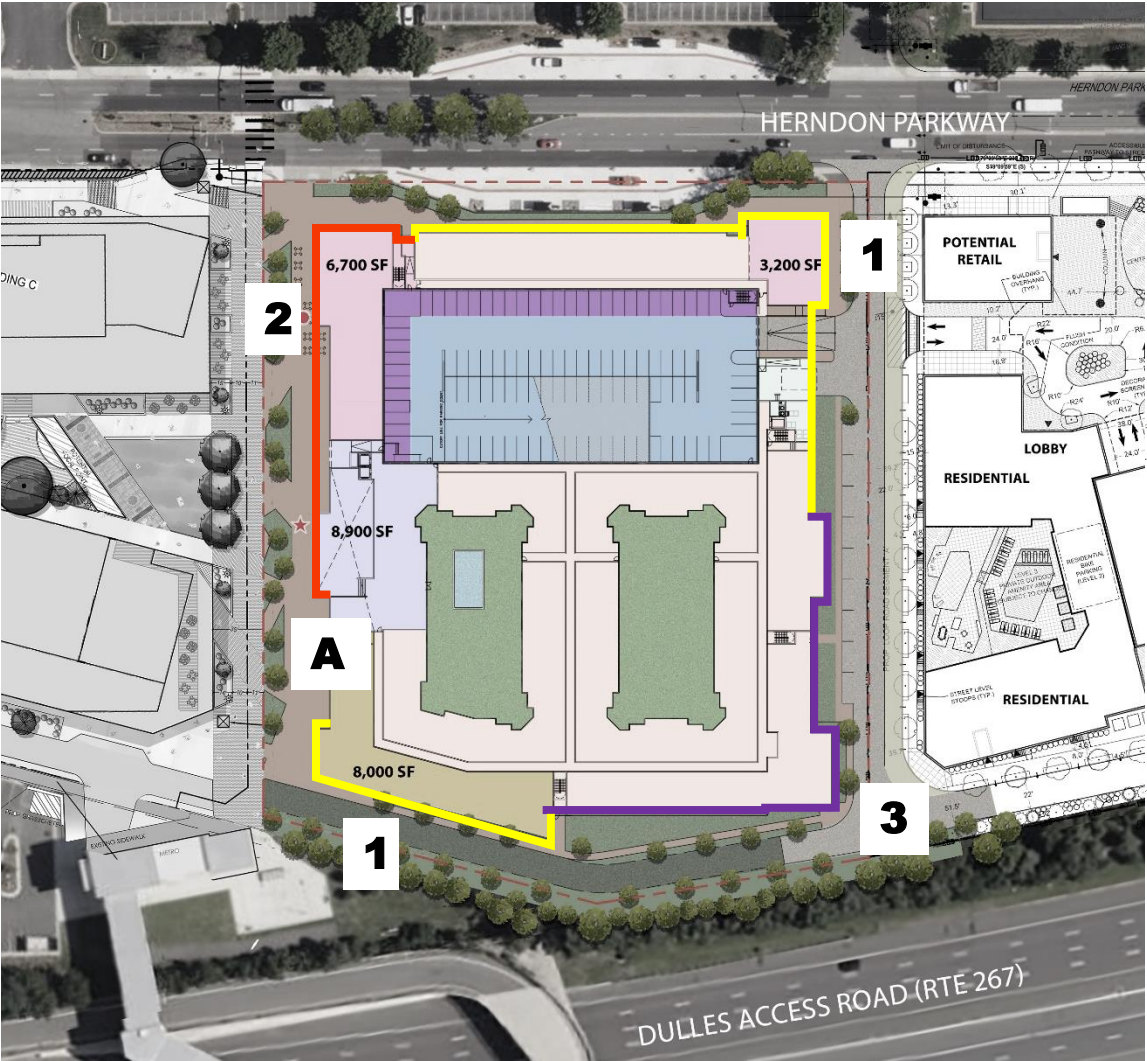


575 Herndon Parkway



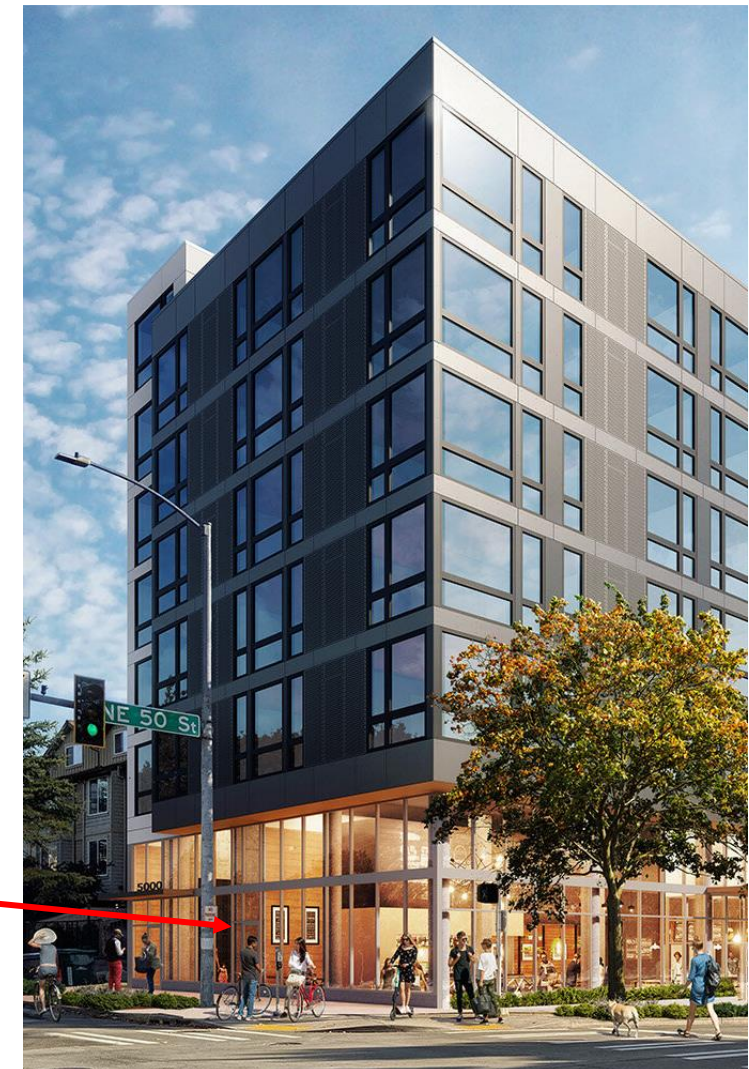
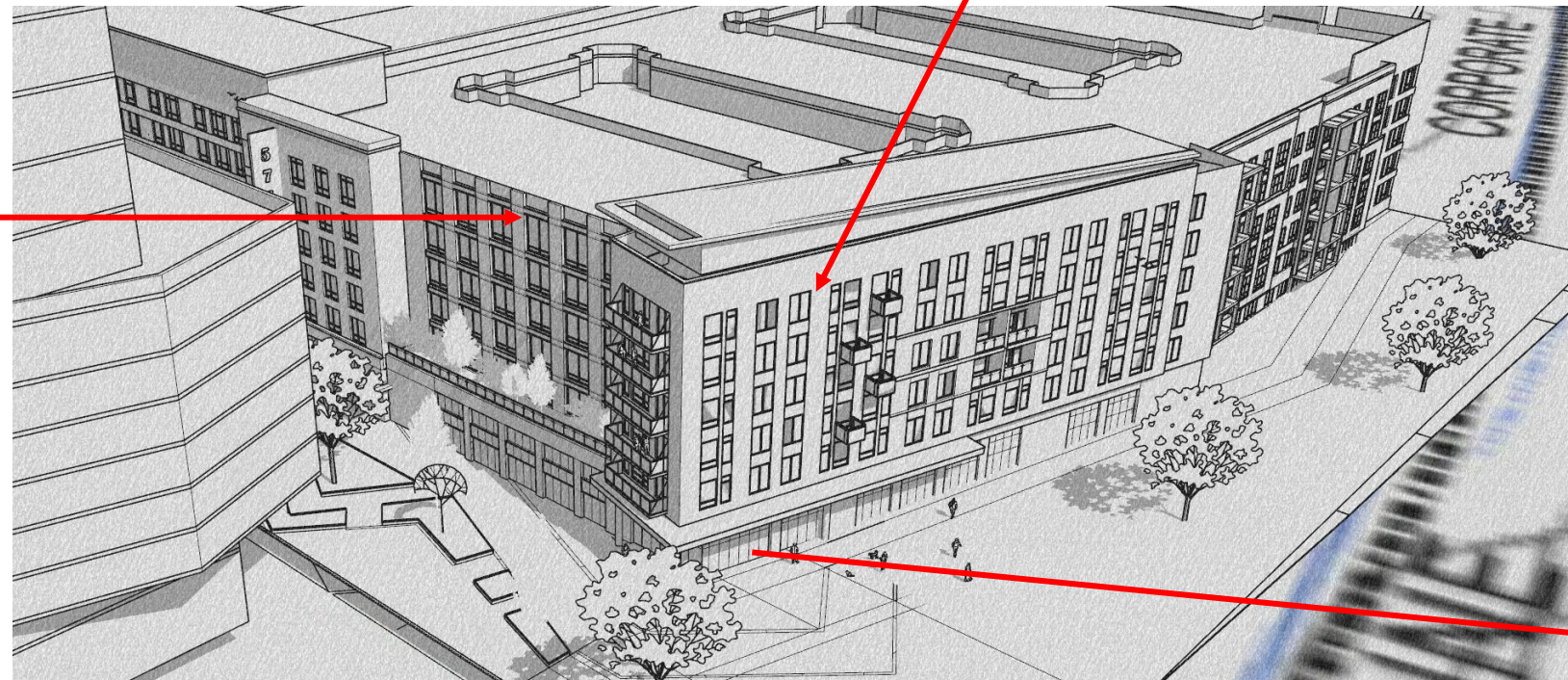
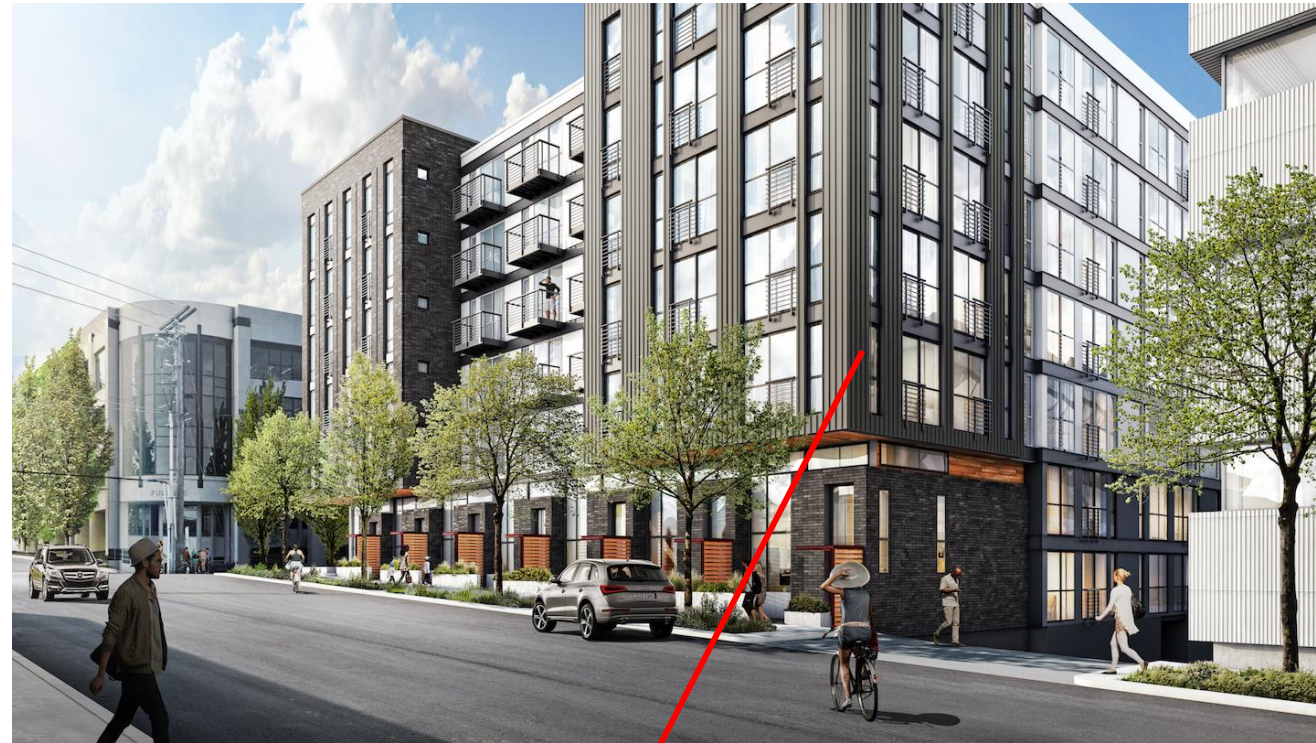
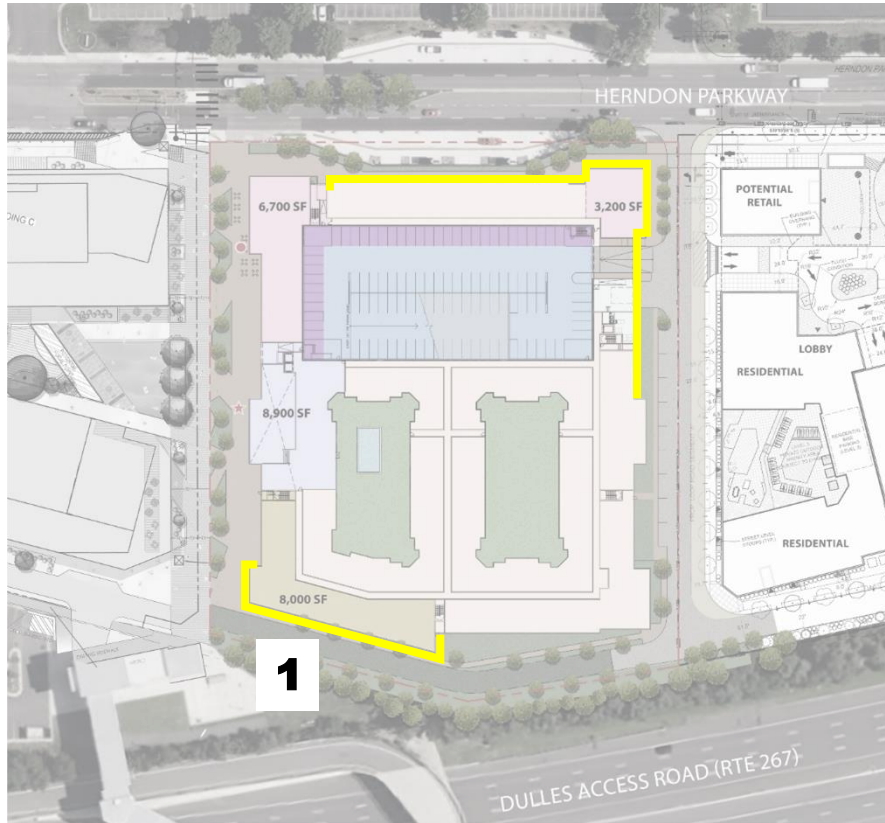
Façade Strategy

575 Herndon Parkway, Town of Herndon, Virginia



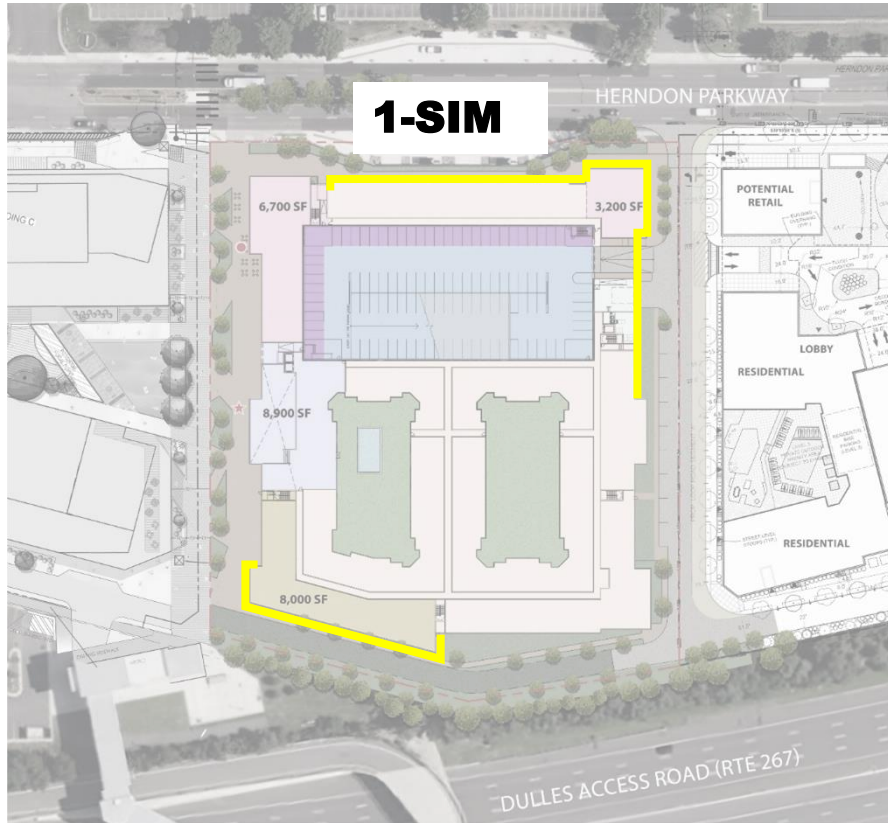
Façade Strategy

575 Herndon Parkway, Town of Herndon, Virginia



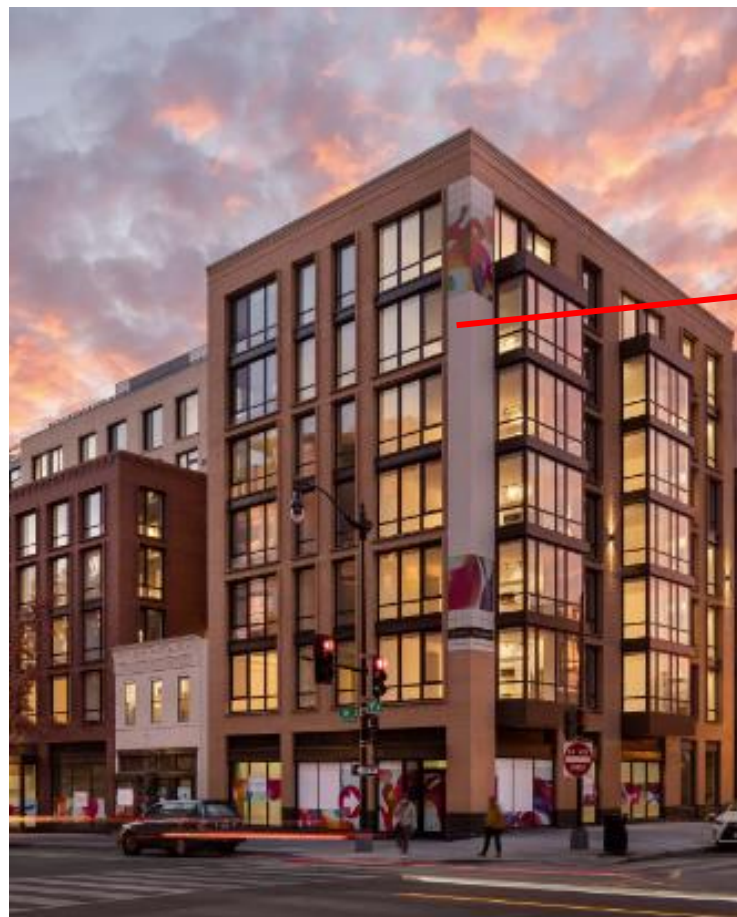
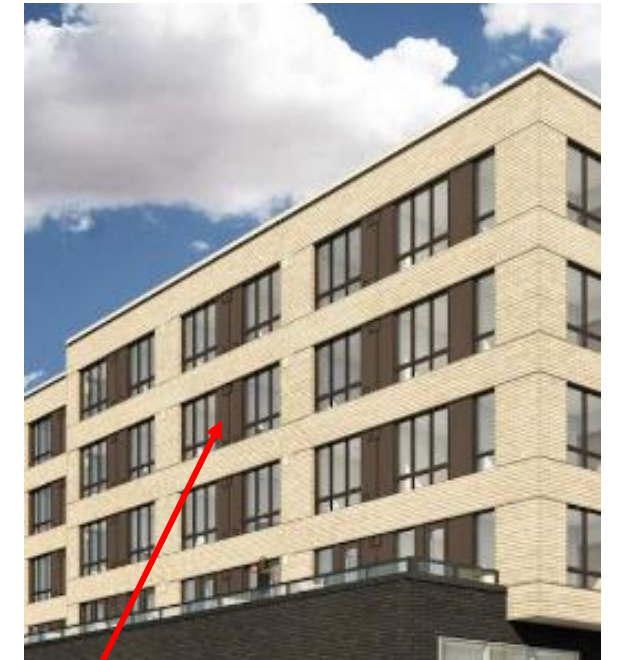
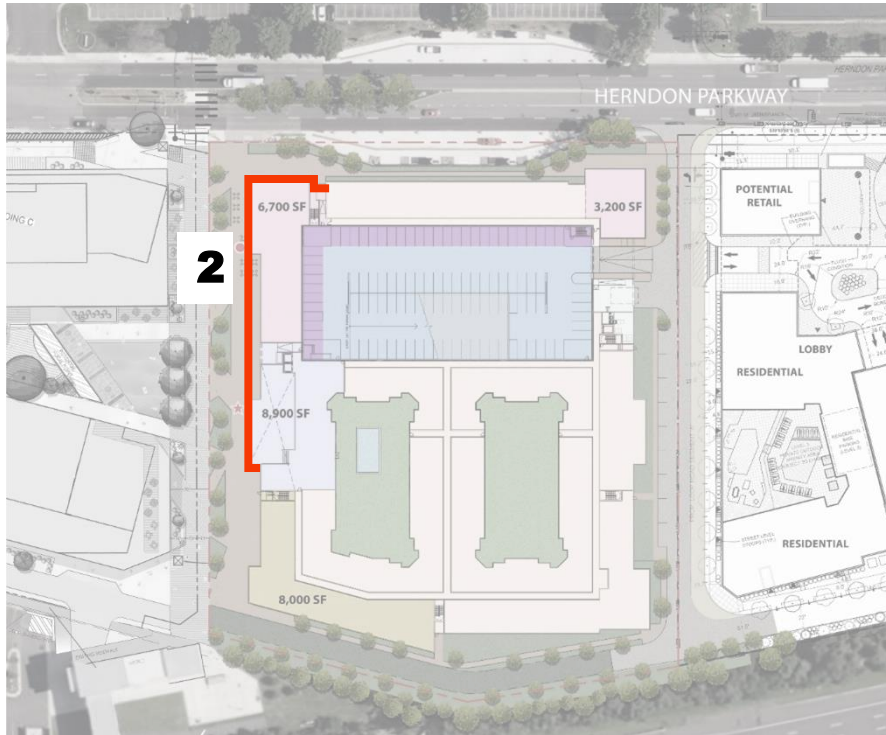
Façade Strategy

575 Herndon Parkway, Town of Herndon, Virginia



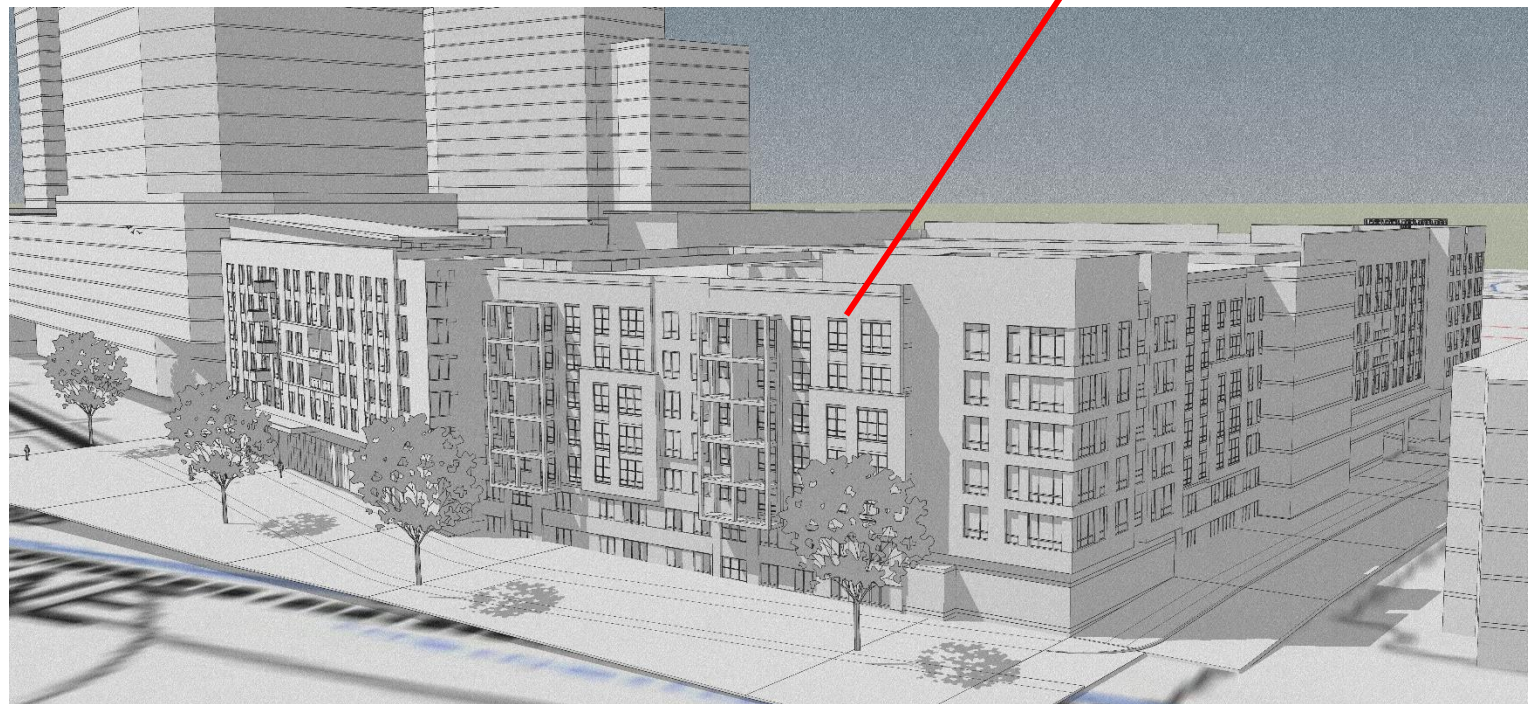
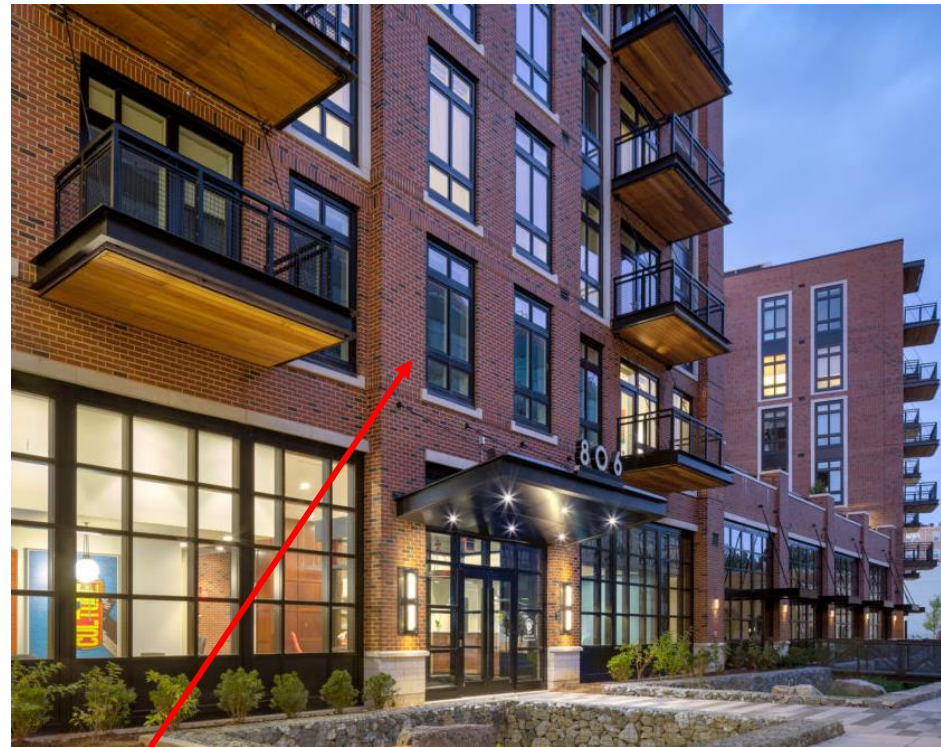
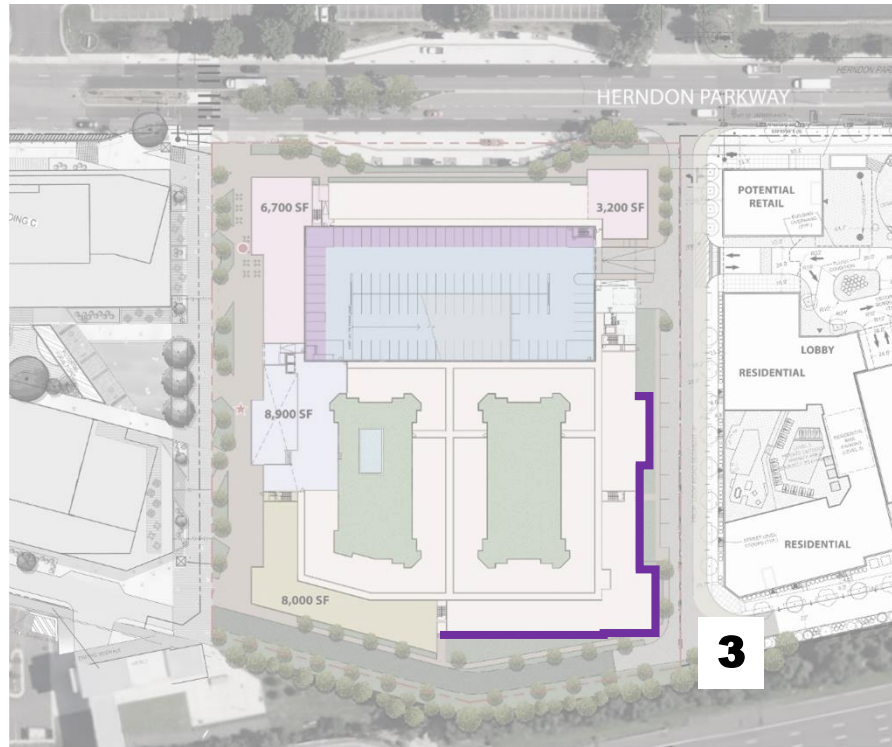
Façade Strategy

575 Herndon Parkway, Town of Herndon, Virginia



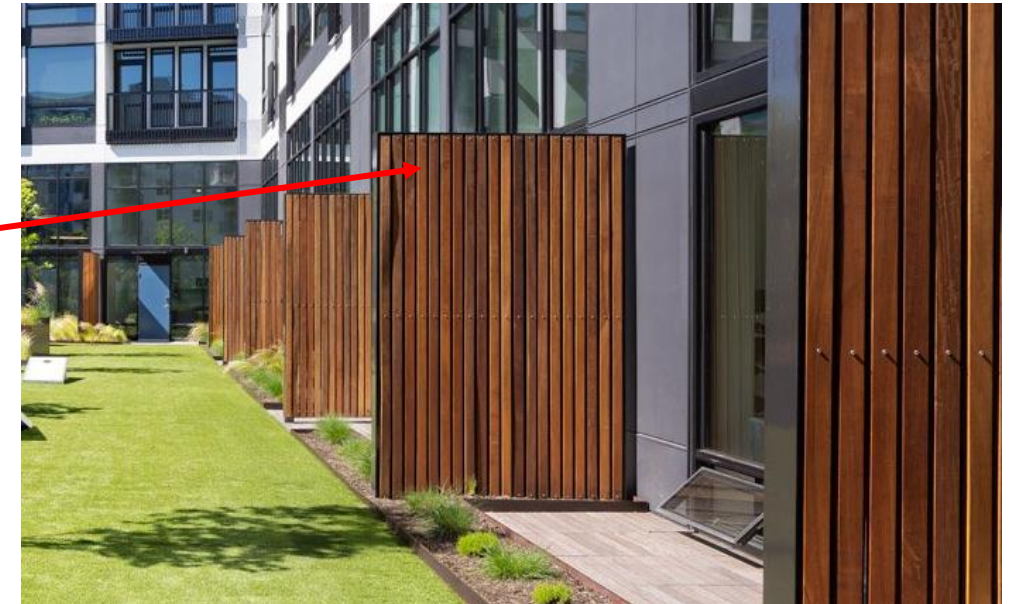
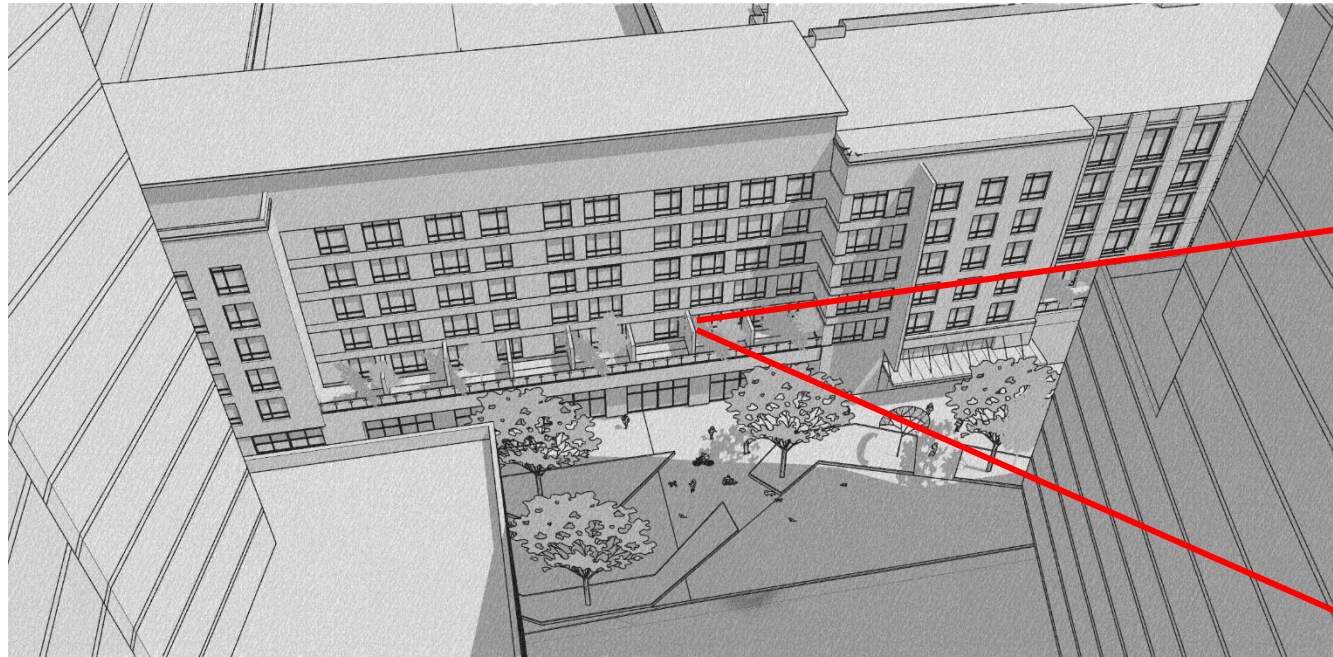
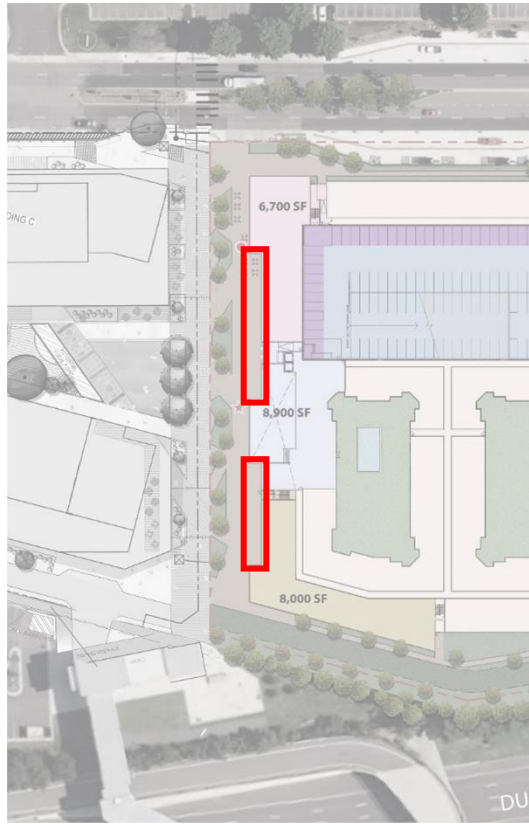
Façade Strategy

575 Herndon Parkway, Town of Herndon, Virginia



Terraces Privacy

575 Herndon Parkway, Town of Herndon, Virginia

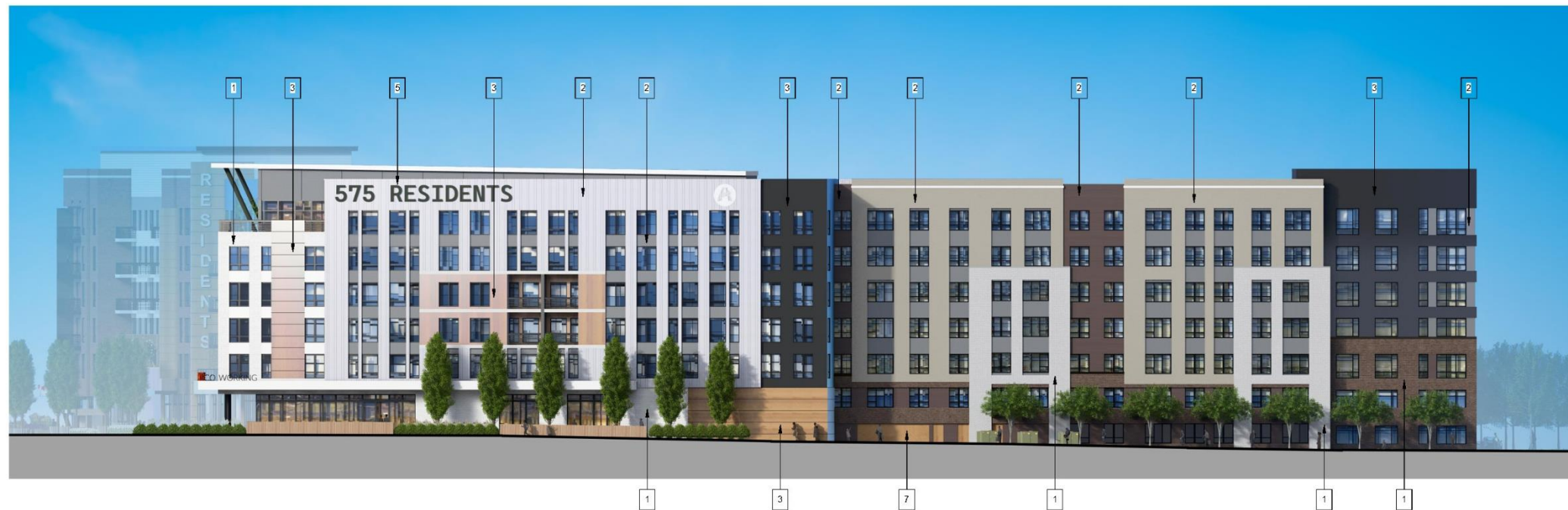


PROPOSED BUILDING ELEVATIONS

575 Herndon Parkway, Town of Herndon, Virginia

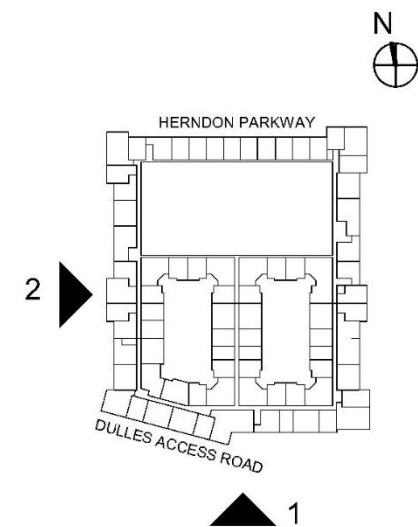


2 WEST ELEVATION (PROMENADE)



1 SOUTH ELEVATION (DULLES ACCESS ROAD - ROUTE 267)

1	MASONRY
2	FIBER CEMENT
3	ARCHITECTURAL PANEL
4	PRIVATE UNIT TERRACES
5	BUILDING SIGNAGE
6	PARKING ENTRANCE
7	LOADING & SERVICE AREAS



PROPOSED BUILDING ELEVATIONS

575 Herndon Parkway, Town of Herndon, Virginia

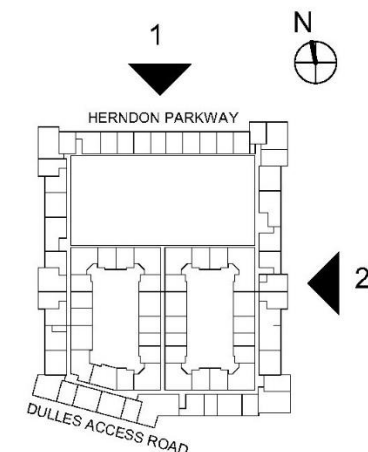


2 EAST ELEVATION



1 NORTH ELEVATION (HERNDON PARKWAY)

1	MASONRY
2	FIBER CEMENT
3	ARCHITECTURAL PANEL
4	PRIVATE UNIT TERRACES
5	BUILDING SIGNAGE
6	PARKING ENTRANCE
7	LOADING & SERVICE AREAS



PROPOSED BUILDING VIEWS

575 Herndon Parkway, Town of Herndon, Virginia



4 PERSPECTIVE VIEW



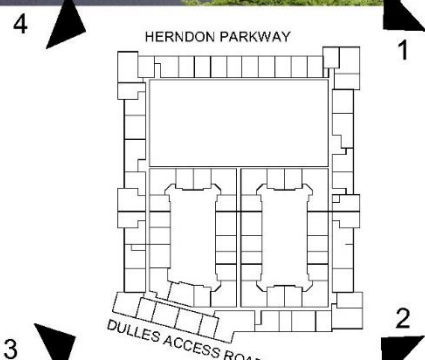
2 PERSPECTIVE VIEW



3 PERSPECTIVE VIEW



1 PERSPECTIVE VIEW



PROPOSED BUILDING VIEWS

575 Herndon Parkway, Town of Herndon, Virginia



4 PERSPECTIVE VIEW



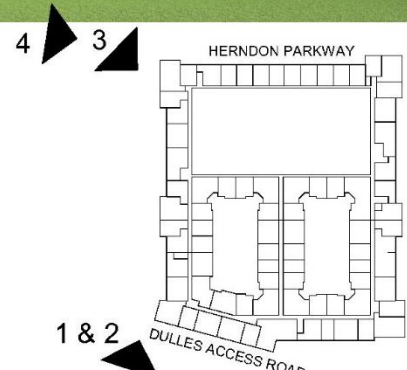
2 PERSPECTIVE VIEW



3 PERSPECTIVE VIEW



1 PERSPECTIVE VIEW



PROPOSED BUILDING VIEWS

575 Herndon Parkway, Town of Herndon, Virginia



5 PERSPECTIVE VIEW



2 PERSPECTIVE VIEW



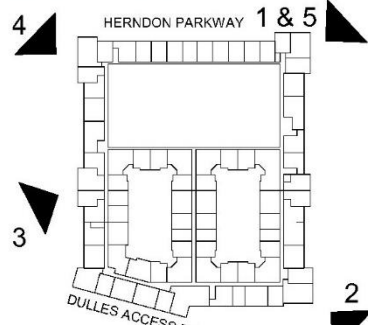
4 PERSPECTIVE VIEW



1 PERSPECTIVE VIEW



3 PERSPECTIVE VIEW



dcS
DESIGN

DAVIS
CARTER
SCOTT Ltd

THANK YOU!