



ARCHITECTURAL REVIEW BOARD REGULAR MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Wednesday, November 20, 2024 | 7:30 PM

1. Call to Order

2. Organizational Meeting

- a. Election of Architectural Review Board Vice Chair

3. Approval of Minutes

- a. September 4, 2024, Architectural Review Board Work Session Minutes
- b. September 18, 2024, Architectural Review Board Regular Meeting Minutes
- c. October 2, 2024, Architectural Review Board Work Session Minutes

4. Comments

- a. Comments from the Staff Members
- b. Comments from the Board Members
- c. Comments from Citizens

Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

5. Public Hearings

- a. APPLICATION FOR AN ADDITION AND ALTERATIONS, ARB #24-002, to consider an application for alterations and an addition to the Herndon Elementary School, Fairfax County Public Schools, at 630 Dranesville Road
- b. APPLICATION FOR NEW CONSTRUCTION, ARB #24-005, to consider an application for construction of an approximately 400-unit multi-family residential building with approximately 5,300 square feet of retail space at 555 Herndon Parkway.

6. Adjournment

Agenda Item: Election of Architectural Review Board Vice Chair

Meeting Date: November 20, 2024

Category: Organizational Meeting

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

The bylaws for the Architectural Review Board require that the board elect from its appointed members a Vice Chair when the office becomes vacant. The elected board member will complete the current term which runs until January 15, 2025. All board officer positions will be elected at the Architectural Review Board's regular meeting on January 15, 2025.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Staff recommends the board elect a Vice Chair from its appointed members in accordance with the draft resolution.

Attachments:

1. Resolution (Proposed)

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

RESOLUTION

NOVEMBER 20, 2024

Resolution - to elect the Vice Chair of the Architectural Review Board.

BE IT RESOLVED by the Architectural Review Board of the Town of Herndon, Virginia that:

1. _____ is elected Vice Chair to fill an unexpired one-year term effective November 20, 2024, until the expiration of the current term.

Agenda Item: September 4, 2024, Architectural Review Board Work Session Minutes

Meeting Date: November 20, 2024

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the September 4, 2024, Architectural Review Board work session minutes.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval, as presented.

Attachments:

1. 09.04.2024 ARB Work Session Minutes



**HERNDON ARCHITECTURAL REVIEW BOARD
Work Session Minutes
Wednesday, September 4, 2024**

1. Call to Order

Chair Blaker-Glass called the September 4, 2024, Architectural Review Board work session to order at 7:32 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Melody Fetske, Vice Chair Eric Boll, and Chair Leslie Blaker-Glass. Board Member Amy Oleinick was absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Tamsin Himes, Lead Planner/Design Development; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Blaker-Glass determined there was a quorum of three members present.

2. Public Hearings

a. APPLICATION FOR AN ADDITION AND ALTERATIONS, ARB #24-004, to consider an application for alterations to an existing structure at 598 Elden Street, Herndon, Virginia.

Chair Blaker-Glass opened the work session and called on Ms. Himes for the staff report and presentation.

Ms. Himes delivered the staff report and presentation dated September 4, 2024, which are on file with the Department of Community Development. Staff is recommending a continuance of the case to a future public hearing to permit the applicant time to submit the necessary additional information and revise the design in accordance with any comments received.

There was discussion among the Board and staff on this item, including: (1) clarification on the symbols embedded in the brick on the north facade; (2) concerns about EIFS in the current design; and (3) concerns about landscaping around the building and the pedestrian experience.

Chair Blaker-Glass read comments from Board Member Oleinick into the record.

Chair Blaker-Glass recognized the applicant for comment.

The applicant, Letizia La Spia, was present and provided brief comments.

There was discussion among the Board, staff, and the applicant on this item, including: (1) the faux wood color should only be bamboo; (2) clarification on why EIFS is not a preferred material; (3) the desire for buildings that will last and positively reflect on the town and the town's character; (4) clarification on the faux stone; (5) clarification on the material used between the brick on the west elevation; (6) clarification on the number of colors of EIFS proposed; (7) the need for rooftop screening specs; (8) clarification on the scale of elevation drawings; (9) clarification on the materials and specs for the trash enclosures; and (10) the possibility of board approval at the September 18, 2024, regular meeting.

Ms. La Spia sought clarification on the use of EIFS. Ms. Himes stated that it would be staff's recommendation to remove the EIFS but whether the EIFS was allowed would be up to the Board. Chair Blaker-Glass stated that the Board would prefer a different material, if possible. Ms. Himes stated that staff would need specs on any proposed materials. Ms. Himes stated that staff would recommend more brick above the windows for balance and the use of white brick in place of the EIFS.

Ms. Himes asked how the proposed brick will be incorporated into the existing brick. Ms. La Spia stated they will need to get that information.

3. Comments

a. Comments from the Staff Members

Board Member Fetske asked if there was any discussion of moving the HDRB/ARB meetings to give staff and applicants more time for review.

Ms. Himes stated that she would be leaving the Town of Herndon, expressed gratitude for the time working with the board, and that she would miss working with the board members.

Board members thanked Ms. Himes for her work with the board and wished her luck.

Ms. Sigler stated that staff would miss Ms. Himes.

b. Comments from the Board Members

No comments were provided.

4. Adjournment

There being no further business, and without objection, the September 4, 2024, Architectural Review Board work session adjourned at 8:49 p.m.



Architectural Review Board Regular Meeting **Agenda Item 3.b.**

Agenda Item: September 18, 2024, Architectural Review Board Regular Meeting Minutes

Meeting Date: November 20, 2024

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the September 18, 2024, Architectural Review Board regular meeting minutes.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval, as presented.

Attachments:

1. 09.18.2024 ARB Regular Meeting Minutes



**HERNDON ARCHITECTURAL REVIEW BOARD
Regular Meeting Minutes
Wednesday, September 18, 2024**

1. Call to Order

Vice Chair Eric Boll called the September 18, 2024, Architectural Review Board regular meeting to order at 7:30 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Melody Fetske, Amy Oleinick, and Vice Chair Eric Boll. Chair Leslie Blaker-Glass was absent.

Staff present during the meeting: Lisa Gilleran, Director of Community Development; Lauri Sigler, Deputy Town Attorney; and Aaron Zoellick, Clerk of Boards and Commissions.

Vice Chair Eric Boll determined there was a quorum of three members present.

2. Approval of Minutes

a. August 21, 2024, Architectural Review Board Regular Meeting Minutes

Board Member Fetske motioned to approve the August 21, 2024, Architectural Review Board regular meeting minutes. Motion seconded by Board Member Oleinick. The question was called on the motion, which was carried by a 3 - 0 roll call vote. Board Members Fetske, Oleinick, and Vice Chair Boll voted "Aye."

3. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Board Members

No comments were offered.

c. Comments from Citizens

No comments were offered.

4. Public Hearings

Certificates of Publication from the Editor of the Fairfax County Times Newspapers were filed, showing that notices of the following public hearing item were duly advertised in the August 30 and September 6, 2024, issues.

a. Application for Alterations, ARB #24-04, to consider an application for a facade re-design to an existing commercial building at 598 Elden Street

Vice Chair Boll opened the public hearing and called on Ms. Gilleran for the staff presentation.

Ms. Gilleran delivered the staff presentation dated September 18, 2024, which is on file with the Department of Community Development. Ms. Gilleran stated that this is an application for alterations to an existing structure at 598 Elden Street. Staff is recommending approval with conditions in accordance with the amended resolution to include condition C being changed to read "The painted black brick shall extend above the windows as shown in the "Optional Design" presented to the Board at the September 18, 2024, meeting, and received from the applicant on September 17, 2024, and the applicant shall coordinate with staff for the final review and approval of the revised drawings showing this revision."

There was discussion among the Board and staff on this item, including: (1) clarification regarding the rear enclosure and the color the brick and wood of the enclosure would be painted; and (2) clarification regarding whether there will be any landscaping changes.

Vice Chair Boll recognized the applicant for comments.

The applicant's representative, Dustin Stolls, was present and provided brief comments. Mr. Stolls stated that the enclosure would be painted to match the lighter color of the face.

There was discussion among the Board, staff, and the applicant on this item, including: (1) whether the applicant would be open to painting the enclosure to match the black brick. The applicant stated that they would be amenable to that.

Vice Chair Boll closed the public hearing and moved to the board level for discussion.

Board Member Fetske motioned to approve ARB #24-004 as presented in the draft resolution with condition C modified to read "The painted black brick shall extend above the windows as shown in the "Optional Design" presented to the Board at the September 18, 2024, meeting, and received from the applicant on September 17, 2024, and the applicant shall coordinate with staff for the final review and

approval of the revised drawings showing this revision" and an additional condition added that the trash enclosure shall be painted to match the black brick color. Motion seconded by Board Member Oleinick. The question was called on the motion, which was carried by a 3 - 0 roll call vote. Board Members Fetske, Oleinick, and Vice Chair Boll voted "Aye."

5. New Business

a. 2025 ARB Meeting Schedule

Vice Chair Boll opened the discussion and called on Ms. Gilleran for the staff report.

Ms. Gilleran presented the proposed meeting schedule for January 1, 2025, to December 31, 2025. Staff is recommending approval of the proposed resolution.

Board Member Fetske motioned to approve the 2025 Architectural Review Board meeting schedule as proposed. Motion seconded by Board Member Oleinick. The question was called on the motion, which was carried by a 3 - 0 roll call vote. Board Members Fetske, Oleinick, and Vice Chair Boll voted "Aye."

6. Adjournment

There being no further business, and without objection, the September 18, 2024, Architectural Review Board regular meeting was adjourned at 7:50 p.m.

Agenda Item: October 2, 2024, Architectural Review Board Work Session Minutes

Meeting Date: November 20, 2024

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the October 2, 2024, Architectural Review Board work session minutes.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval, as presented.

Attachments:

1. 10.02.2024 ARB Work Session Minutes



**HERNDON ARCHITECTURAL REVIEW BOARD
Work Session Minutes
Wednesday, October 2, 2024**

1. Call to Order

Chair Blaker-Glass called the October 2, 2024, Architectural Review Board work session to order at 7:32 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Melody Fetske, Amy Oleinick, Triston Chase O'Savio, Vice Chair Eric Boll, and Chair Leslie Blaker-Glass.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Bryce Perry, Deputy Director of Community Development; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Blaker-Glass determined there was a quorum of five members present.

2. New Business

a. Discussion Item - 575 Herndon Parkway

Chair Blaker-Glass opened the discussion and called on Mr. Perry for the staff presentation.

Mr. Perry delivered the staff memo dated October 2, 2024, which is on file with the Department of Community Development. Mr. Perry stated this discussion is a formal Architectural Review Board assessment of the architectural components of an active rezoning application for 575 Herndon Parkway. Staff is seeking input from the Architectural Review Board.

There was discussion among the Board and staff on this item, including clarification on the location of the project.

Chair Blaker-Glass recognized the applicants for comments.

Lori Greenlief with McGuire Woods provided brief comments.

Thomas Dinneney and Kim Silva with DCS Design delivered a presentation dated October 2, 2024, which is on file with the Department of Community Development.

There was discussion among the Board, staff, and the applicants on this item, including: (1) concern that the design looks busy; (2) the desire to see more green space around the exterior of the building; (3) clarification on whether the units will be rentals or condos; (4) concern that the massing is overwhelming; (5) the desire to see something that would be unique to Herndon; (5) concern that the perimeter is extremely rigid; (6) concern that the design goes to an extreme to differentiate with a number of materials; (7) appreciation for the swooping roof on the facade across from the metro station; (8) the belief that the building needs to be a landmark because it will be the first building people see when they arrive from the metro; (9) the timeline on construction; (10) clarification on why the design did not go higher than 6-7 stories; (11) the board's requirement to follow the guidelines in the Herndon Transit Oriented Core; (12) concern about the overuse of panels; and (13) using the design at 555 Herndon Parkway as an example.

3. Comments

a. Comments from the Staff Members

Mr. Perry stated that a new planner position will be posted in the next two weeks. Staff is hoping to fill the position by the end of the month.

b. Comments from the Board Members

Chair Blaker-Glass invited board members to introduce themselves to Triston Chase O'Savio.

4. Adjournment

There being no further business, and without objection, the October 2, 2024, Architectural Review Board work session adjourned at 8:47 p.m.

Agenda Item: APPLICATION FOR AN ADDITION AND ALTERATIONS, ARB #24-002, to consider an application for alterations and an addition to the Herndon Elementary School, Fairfax County Public Schools, at 630 Dranesville Road

Meeting Date: November 20, 2024

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:

This item is for the expansion and renovation of Herndon Elementary School at 630 Dranesville Road. The work modernizes the building and increases its capacity for future growth without the continued use of temporary modular trailers. The architecture would be generally contemporary in form and finish with the use of brick and metal paneling as the principal exterior materials. There will be substantial design changes to the front entrance, a large addition off the left side (north end) of the existing school, and new rooftop screening. No changes to the architecture have occurred since the last ARB review of this item. The proposed building design is shown in the provided attachments.

Background:

The ARB reviewed this project as a discussion item at the September 2023 and February 2024 work sessions. The applicant made adjustments to the proposed architecture based on feedback received at those meetings. The case was then scheduled for formal review at the July 2024 ARB regular meeting. There were no further design issues identified by staff or the board in that review. That case could not be approved at the time, however, because of a determination that the ARB could not take action on an application prior to approval of the site plan. The site plan review continues as the applicant works through obtaining necessary easements. The case is back before the board because of an updated determination that the requirement for prior site plan approval may be waived by the ARB. No additional changes have been made to this application since the work session.

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Staff recommends the ARB waive the requirement of prior site plan approval and

approve ARB #24-002 as proposed and in accordance with the draft resolution.

Attachments:

1. Resolution (Proposed)
2. Legal Ad

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

RESOLUTION

NOVEMBER 20, 2024

Resolution- to waive the requirement for prior site plan approval in accordance with Section 58-76(b) of the Herndon Town Code and approve ARB #24-002, an application for alterations and additions to the Herndon Elementary School at 630 Dranesville Road.

BE IT RESOLVED by the Architectural Review Board of the Town of Herndon, Virginia that:

1. The Architectural Review Board waives the requirement for an approved site plan to be submitted with the application materials in accordance with Section 58-76(b) of the Herndon Town Code, upon the determination that the site plan review and approval process is nearing completion and no further site design work is expected in relation to this project as proposed in this application.
2. The Architectural Review Board approves ARB #24-002, for alterations and additions to the Herndon Elementary School located at 630 Dranesville Road, Herndon, Virginia, and further identified as Fairfax County Tax Map parcel number 0104 02 0066A, in substantial conformance with the information shown in the case materials reviewed by the ARB at the November 2024 work session and regular meeting and with the following conditions:
 - a. This application does not include any signage. The signage is shown for informational purposes only. Any new signage proposed for this site shall require a separate application.
 - b. Any one of the proposed accent color schemes may be used.
 - c. The applicant shall provide one hard copy of all the final application materials for inclusion in the file records.

Town of Herndon, Virginia
Notice of Public Hearing

Notice is hereby given that the **Architectural Review Board (ARB)** of the Town of Herndon, Virginia, will hold a public hearing on Wednesday, November 20, 2024, at 7:30 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon on the following items:

APPLICATION FOR AN ADDITION AND ALTERATIONS, ARB #24-002, to consider an application for alterations and an addition to the Herndon Elementary School, Fairfax County Public Schools, at 630 Dranesville Road, Herndon, Virginia, located on the east side of Dranesville Road between the intersections with Fillmore Street and Park Avenue. The subject property is further identified as Fairfax County Tax Map 0104 02 0066A, is zoned R-10, Residential Single Family-10 and consists of 13.9 acres of land. Owner: School Board of Fairfax County. Applicant/Agent: Najib Hameed, Coordinator III, FCPS. **(Continued from the August 21, 2024, regular meeting.)**

APPLICATION FOR NEW CONSTRUCTION, ARB #24-005, to consider an application for construction of an approximately 400-unit multi-family residential building with approximately 5,300 square feet of retail space at 555 Herndon Parkway, Herndon, Virginia, located on the south side of Herndon Parkway west of the intersection with Exchange Place. The subject property is further identified as Fairfax County Tax Map 0164 10 0002C, is zoned PD-TOC, Planned Development-Transit Oriented Core, and consists of 4.3 acres of land. Applicant/Owner: Fairfield 555 Herndon LLC.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above items are invited to attend the public hearing and state their opinions and may also submit comments to hdrb.arb@herndon-va.gov. The proposed item is available for review by the public on the town's website www.herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities, so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow participation.

Amanda Morrow Kertz, Acting Town Clerk

Agenda Item: APPLICATION FOR NEW CONSTRUCTION, ARB #24-005, to consider an application for construction of an approximately 400-unit multi-family residential building with approximately 5,300 square feet of retail space at 555 Herndon Parkway.

Meeting Date: November 20, 2024

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:

This item is for the building and landscape design of the proposed mixed-use redevelopment project at 555 Herndon Parkway, within the town's Herndon Transit Oriented Core (HTOC). The building is constructed of a wood frame over a concrete podium and varies between six and eight stories. It comprises a full urban block with a contemporary design intended to appear as a collection of smaller buildings. The building wraps a structured parking garage which is only visible from the south. The exterior materials largely consist of brick, fiber cement paneling and siding, and metal paneling. The building design on the ground floor is activated in certain areas with retail storefronts, residential amenity space, and residential walk-out units. The open spaces include a publicly accessible central courtyard and a small park in front of the garage, streetscapes with street trees and wide sidewalks, and private amenity space for the residents.

Background:

The property was previously rezoned with an adopted Development Plan for this project. As part of the review for the rezoning, the ARB informally considered the building and landscape design at two ARB work sessions. The design has evolved from the initial concept based on feedback from staff and the ARB. The remaining staff comments were presented at the work session and are summarized in an attachment to this report. There were issues cited regarding missing information that was necessary to understand the design details and issues cited regarding a few design elements. The applicant has provided all the requested missing information including updated specification sheets, precedent images, and written explanations. That information is attached to this report. This new information has not generated any new comments from staff. The design issues discussed at the work session remain outstanding as no revised drawings have been provided. The site plan for this project has not yet been approved and if the ARB opts to act on the case at the regular meeting, a resolution to waive prior approval of the site plan may be necessary.

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Staff is recommending a continuance of this review to the December 18, 2024, ARB regular meeting to allow the applicant more time to address outstanding design comments. Alternatively, staff is providing a draft resolution approving the application with a condition that coordination with staff continue with the intent of addressing the outstanding design comments.

Attachments:

1. Resolution (Proposed)
2. Staff Comments
3. Architectural Comment Responses
4. Material Supplement
5. Additional Material Supplement
6. Legal Ad

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

RESOLUTION

NOVEMBER 20, 2024

Resolution- to waive the requirement for prior site plan approval in accordance with Section 58-76(b) of the Herndon Town Code and approve ARB #24-005, an application for construction of an approximately 400-unit multi-family residential building with approximately 5,300 square feet of retail space at 555 Herndon Parkway.

BE IT RESOLVED by the Architectural Review Board of the Town of Herndon, Virginia that:

1. The Architectural Review Board waives the requirement for an approved site plan to be submitted with the application materials in accordance with Section 58-76(b) of the Herndon Town Code upon the determination that the site plan review and approval process is nearing completion and no further site design work is expected in relation to this project as proposed in this application.
2. The Architectural Review Board approves ARB #24-005, for construction of an approximately 400-unit multi-family residential building with approximately 5,300 square feet of retail space at 555 Herndon Parkway, Herndon, Virginia, and further identified as Fairfax County Tax Map parcel number 0164 10 0002C, in substantial conformance with the information shown in the case materials reviewed by the ARB at the November 2024 work session and regular meeting and with the following conditions:
 - a. This application does not include any signage. The signage is shown for informational purposes only. Any signage proposed for this site shall require a separate application.
 - b. The applicant shall coordinate with staff to address the outstanding design concerns expressed in the staff memorandum dated November 20, 2024, prior to submission of building permits.
 - c. The applicant shall provide one hard copy of all the final application materials for inclusion in the file records.

MEMO

Agenda Item: ARB#24-005

Meeting Date: November 20, 2024

Staff Contact: Bryce Perry, Deputy Director, Community Development

Topic: Outstanding Staff Comments

Prior to the November ARB work session, staff provided the applicant with comments. Those comments were presented to the ARB at the work session and discussed at that meeting. The comments fell into two categories; issues with missing design detail information; and issues with some design elements.

Missing information required to understand and evaluate the design:

- Material/finish of ceiling under courtyard vehicle entrance and covered outdoor seating area
- Material/finish of balconies (in relation to prior comments about visible PT wood structure)
- Material/finish/detail/image of storefront louvers
- Materials/finish/detail/image of all overhead doors
- Materials/finish/details/image of all retaining wall veneers/caps
- Materials/finish/details/image of all fencing and walls on-site
- Material/finish/details/image of any gates and enclosures
- Material/finish/details/image of exterior doors
- Clarity on whether the columns for the outdoor retail space would be designed for vines
- On-site lighting fixture details/specifications/images (not standard streetscape items)
- On-site site furnishings details/specifications/images (not standards streetscape items)
- HVAC facade vent material/finish/details/images
- Material/finish/details/image of pergola
- Material/finish/details/image of conductor heads, downspouts, gutters (if any)
- Material/finish/detail/image of all railings
- Clarity on the façade materials used immediately to the left of the garage
- Material/finish/detail of the garage screening
- Clarity on the black inset forms on solid walls on either side of the garage
- Clarity on whether the garage will be up-lit as shown in the precedent image

Additional information and clarification have been provided for each of these items with the updated documents provided by the applicant. There is no new information provided that has triggered any further staff concerns or comments.

Design considerations recommended for further attention and discussion:

- The scale of the forms on both solid walls flanking either side of the garage are significantly larger than the rest of the building and may need to further managed to appropriately relate to the rest of the building and the design intent to keep forms and features at a human scale. Adding one or more additional exterior materials, breaking up the black inset forms into smaller units, or possibly even managing the paneling composition and visibility of joints within the black insets, might be options to address this issue. While these are purposefully solid walls meant to abut a possible future office building, staff expects that phase to occur a decade or more into the future.
- The lighting of the garage might be a creative way to add visual interest and customizable interactivity with presence over the small abutting park and visibility from the toll road. If this is a preferred option by the applicant, clarity on the types of lights and functionality of the lights should be understood and any ARB action on the application should allow for flexibility in this regard particularly considering the need to confirm zoning ordinance lighting standard compliance.
- The façade type on the left side of the east elevation remains the least successful designs respective of the design approach of creating clearly distinguishable architectural compositions meant to appear as a collection of smaller building across an urban block. This is owed to a somewhat cluttered design resulting from too many cladding materials presented with no clear hierarchy, dis-connected vertical and horizontal arrangements, and inconsistent spacing and form patterning. The exhibit below shows the areas of concern.



Not including the brick on the ground level, this façade uses five exterior cladding materials. The façade may be simplified by reducing the number of cladding materials or having a clearer hierarchy between a primary material and one or two accent materials. Another issue is the architectural disconnect between the top level and the rest of the façade. There are vertical components on the top level that don't align with vertical components below and the architectural bay on the left corner has a faux wood treatment while the right corner has a paneled treatment. If this asymmetric design was carried down through the other levels, it might be less confusing, however that design is only on the top level. Staff is providing the images below not as a particular recommended solution but just graphic examples of the type of simplicity that might address these concerns.



The option shown below includes a design where the right side corner has a accent form carried down through to the ground floor similar to the façade type as designed on the west elevation (2nd image).



While staff recommends a continuance of this application to the December ARB regular meeting, if the board wishes to approve this application, staff has provided a draft resolution with a condition that further coordination with staff occur prior to building permit to address these remaining design items.

555 HERNDON PKWY, HERNDON VA 20170

Project Name: 555 Herndon

Herndon Architectural Review Board

October 18, 2024

Staff Review Review No. 02

Date	October 18, 2024	Reviewer	Bryce Perry
Review #	2		
No.	Date	Status	Comments & Responses
1	10/31/24	Open	Material/finish of ceiling under courtyard vehicle entrance and covered outdoor seating area. Response: [HCM] Wood look soffit is planned over the covered retail plaza beneath Façade Type A volume, while painted exterior gyp board ceiling above the vehicular bridge. The wood-look soffit is the same Nichiha Vintagewood product as used as a wall accent on the building in other locations. Further information and precedent provided with material supplement package.
2	10/31/24	Open	Material/finish of balconies (in relation to prior comments about visible PT wood structure). Please specify which balcony types are used on each façade type. The balconies with visible structural components underneath, you mention that the joists will be painted but can you clarify that any other structural components (wood boards and hardware) will be similarly painted? Response: [HCM] There are a few different balcony types. The prefabricated metal balconies will be black painted metal structure and railings. The inset wood frame balconies with open decking will have dark painted floor joists on underside of balcony with dark metal fascia band and railing. The solid surface balconies will have a dark painted gypsum board ceiling with dark metal fascia band and metal railing.
3	10/31/24	Open	Material/finish/detail/images of storefront louvers. Response: [HCM] Black metal louvers planned over aluminum storefront. Precedent images provided with material supplement package.
4	10/31/24	Open	Material/finish/detail/images of all overhead doors. Response: [HCM] Specification and precedent images provided with material supplement package.

5	10/31/24	Open	Materials/finish/details/image of all retaining wall veneers/caps Response: [LDI] See LA material exhibit.
6	10/31/24	Open	Materials/finish/details/image of all fencing and walls on-site. Response: [LDI] See LA material exhibit.
7	10/31/24	Open	Materials/finish/details/image of any gates and enclosures Response: [LDI] See LA material exhibit.
8	10/31/24	Open	Materials/finish/details/image of exterior doors Response: [HCM] Black storefront or flush panel metal doors. See precedent images provided with material supplement package.
9	10/31/24	Open	Clarify on whether the columns for the outdoor retail space would be designed for vines. Response: [LDI] Yes. See LA material exhibit.
10	10/31/24	Open	On-site lighting fixture details/specifications/images (not standard streetscape item) Response: [LDI] See LA material exhibit.
11	10/31/24	Open	On-site furnishings details/specifications/images (not standard streetscape item) Response: [LDI] See LA material exhibit.
12	10/31/24	Open	HVAC façade vent material/finish/details/images Response: [HCM] Vent caps are high temp plastic - color to match adjacent material. Precedent images and basis of design specification provided in material supplement package.
13	10/31/24	Open	Material/finish/details/image of pergola. Response:

[LDI] See LA material exhibit.			
14	10/31/24	Open	Material/finish/details/image of conductor heads, downspouts, gutters (if any). Response: [HCM] Black metal conductor heads and downspouts. Planning for 6-8" rectangular downspouts. See material supplement for precedent images.
15	10/31/24	Open	Material/finish/detail/image of all railings Response: [HCM] Metal mesh and vertical picket are assumed depending on balcony type and location. See material supplement for precedent images.
16	10/31/24	Open	Clarity on the façade materials used immediately to the left of the garage. Response: [HCM] Custom architectural precast panel design with accent reveals to emulate the screen pattern.
17	10/31/24	Open	Material/finish/detail of the garage screening Response: [HCM] Longboard Link and Lock aluminum screen. See material supplement for specification and precedent images.
18	10/31/24	Open	Clarity on the black inset forms on solid walls on either side of the garage. Response: [HCM] Inset is dark fiber cement panel within the field of returning lap siding from adjacent façade material and articulation. Applicant intends to continue to work with staff on final design at each location.
19	10/31/24	Open	Clarity on whether the garage will be up-lit as shown in the precedent image. Response: [HCM] TBD but would like ARB approval for optionality to include.
20	10/31/24	Open	Understanding and ensuring appropriate reveals between various façade treatments. Response: [HCM] Aluminum reveal and transition trim are planned between various faced materials.

21	10/31/24	Open	Scale of design elements at the two solid walls on either side of the garage. Response: [HCM] Applicant intends to continue to work with staff on final design at each location.
22	10/31/24	Open	The use of two different bricks at the ground level of the façade type to the left of the east elevation. Response: [HCM] Applicant intends to continue to work with staff on final design to simplify brick types if necessary.
23	10/31/24	Open	The exterior material arrangement of the left side façade on the east elevation, and whether there is a way to simplify it, and make it more distinct as a separate architectural composition (reinforcing the design approach of creating a collection of smaller “buildings” across the block. Response: [HCM] Applicant intends to continue to work with staff on final design to simplify Façade Type D composition if necessary.

I hope this adequately addresses your concerns.
If you have any questions, please feel free to contact me.



Chase Eatherly, AIA, LEED AP BD+C
Associate Principal

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202.552.3537 direct
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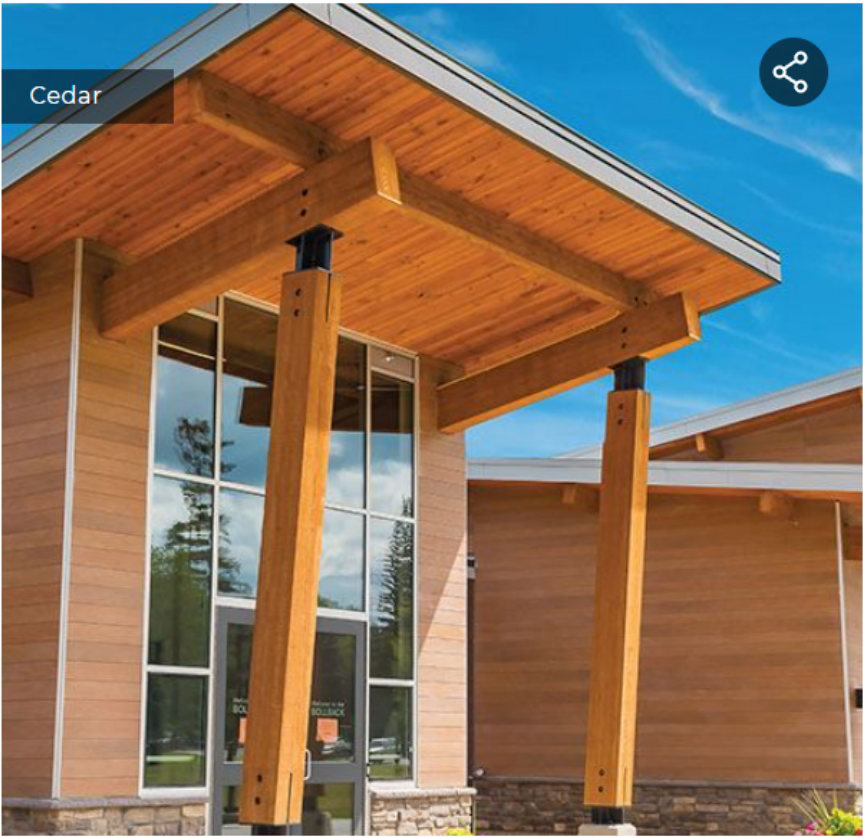
HOME / PRODUCTS / ARCHITECTURAL WALL PANELS / VINTAGEWOOD

VINTAGEWOOD

WOOD SERIES

- Achieve the refined look of wood
- Add warmth to cool materials like glass, metal and block panels
- Versatile corner options available
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- Compare our wood panel products

AVAILABLE COLORS



NICHIHA VINTAGEWOOD SOFFIT CEILING
THE OTIS - RICHMOND, VA



WOOD LOOK SOFFIT

MATERIAL SUPPLEMENT

FAIRFIELD RESIDENTIAL | 555 HERNDON | 10.18.24



PREFABRICATED METAL BALCONY



WD FRAMED BALCONY W/ OPEN DECKING
(DARK PAINTED EXPOSED STRUCTURE BENEATH)



WD FRAMED BALCONY W/ SOLID TOPPING
(DARK PAINTED GYP CEILING BENEATH)

BALCONIES

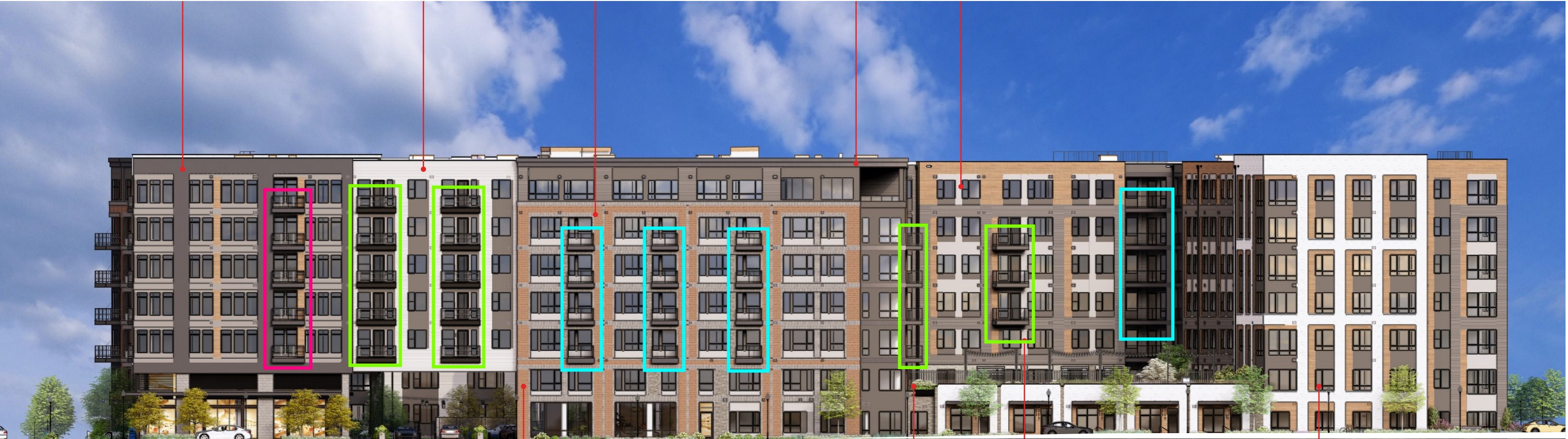
MATERIAL SUPPLEMENT

- PREFABRICATED METAL BALCONY
- WD FRAMED BALCONY W/ OPEN DECKING
- WD FRAMED BALCONY W/ SOLID TOPPING



BALCONIES

-  PREFABRICATED METAL BALCONY
-  WD FRAMED BALCONY W/ OPEN DECKING
-  WD FRAMED BALCONY W/ SOLID TOPPING



BALCONIES



ALUM RAILING - METAL MESH



ALUM RAILING - VERTICAL PICKET

RAILINGS

MATERIAL SUPPLEMENT

L&L Dimensions

Finishes:
Woodgrains, Solid, Specialty
Custom Solid Color Matching - (Additional lead times apply)



2” Link & Lock



4” Link & Lock

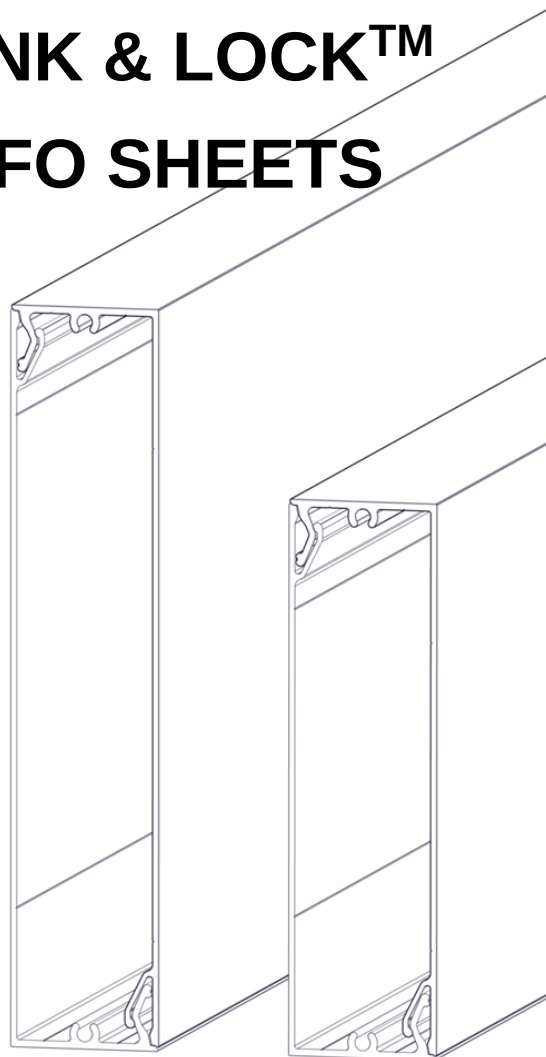


6” Link & Lock



8” Link & Lock

LINK & LOCK™ INFO SHEETS



LINK & LOCK SCREEN



PRECEDENT - MONUMENT TRANSIT CENTER
FAIRFAX, VA

GARAGE SCREEN



STOREFRONT DOOR PRECEDENT
(KAWNEER TRIFAB 451T)



FLUSH DOOR EXAMPLE

EXTERIOR DOORS

MATERIAL SUPPLEMENT



METAL STOREFRONT LOUVER
GABLES OLD TOWN NORTH - ALEXANDRIA, VA



STOREFRONT LOUVER



OVERHEAD DOOR PRECEDENT
THE IAN - HERNDON, VA

Commercial Sectional | AlumaView®


RAYNOR
GARAGE DOORS



AlumaView®
Sectional Rail and Stile Doors



AlumaView doors have long been the standard fixture for facilities that require dependable, attractive doors that offer maximum visibility. The extruded aluminum frame can be finished with a choice of anodizing or ArmorBrite™ powder coat. AlumaView door sections are a full 1¾", 2", or 3" thick.



AlumaView AV300
This 3" thick AV300 is the sturdiest door in the AlumaView family. The AV300 adds increased strength for unparalleled durability, as well as unmatched aesthetics, with the incorporation of U-Bar trussing built into the rails (only required in doors wider than 18'2") to maximize visibility without any obstructions.



AlumaView AV200
Designed for peak performance and strength, this 2" thick door is available in larger sizes and features bold rail construction for maximum durability, reliability and beauty. Build your door with ThermaXPS™ insulation for increased thermal performance.



AlumaView AV175
This benchmark product provides Raynor reliability and durability to meet or exceed the requirements of daily use. With 1¾" thick door sections and streamlined rail construction, this door is engineered for lasting beauty and durability.


RAYNOR
GARAGE DOORS

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AlumaView®

Every AlumaView door is built for superior performance and includes the features listed below. Additional options and upgrades are also available.



Years of Durability
Door sections are clear-anodized for maximum durability. The AV175 is designed to withstand minimum wind loads of 15 p.s.f., while the AV200 and AV300 can withstand minimum wind loads of 20 p.s.f.



Rugged Hardware and Springs
Your AlumaView door comes packaged with the right combination of hardware, track and springs to match your door's size and application. A QuikClip™ pre-assembled track option is also available.



Decreased Energy Costs
AlumaView doors help you reduce energy costs with a U-shaped, vinyl bottom weatherseal secured by a sturdy aluminum retainer.



AlumaView AV200 with aluminum bottom panels

Construction



Snap-in Retainer
AlumaView panels and glass are sealed and held in place with a snap-in retainer. Clear anodized, RAL9003, RAL 9016 and standard white doors use gray snap-ins. All other doors use black snap-ins.



Integral U-Bar
Factory installed integral U-Bar construction within the rails of the AV300 creates added strength to the section panels and provides for a clean look on the interior of the door by removing trussing obstructions from visible areas (only required in doors wider than 18'2").

Energy Saving Options



Insulation
ThermaXPS™ insulation fills the AV200 rails and stiles to boast an R-value of 4.31". This closed cell insulation has minimal water absorption and prevents mold and mildew. Combine the ThermaXPS, along with our other energy saving door features, and you will have a top notch thermal solution.



Header Seal
Flexible vinyl flap header seal reduces air infiltration and energy costs by sealing the top of the door against the header.



Jamb Seal
EPDM rubber jamb seal also helps to reduce air infiltration and decrease energy costs by sealing the side of the door when closed.

Application Guide

	AV300	AV200	AV175
Auto/Truck Dealerships	●	●	●
Car Wash/Corrosive Environments	●	●	●
Fire Station/Ambulance/Police	●	●	○
Large opening Size	●	●	●
Marinas	●	●	○
Quick Lube Centers	●	●	○
Retail/Malls	●	●	○
Restaurants/Cafes/Bars	●	●	○
Service Stations	●	●	●
Showrooms	●	●	●
Sports Facilities	●	●	○
Thermal Environments	○	○	○
Underground Parking	○	○	○
Warehouse/Manufacturing	○	○	○

● Best

● Good Solution

○ Applicable

OVERHEAD DOOR

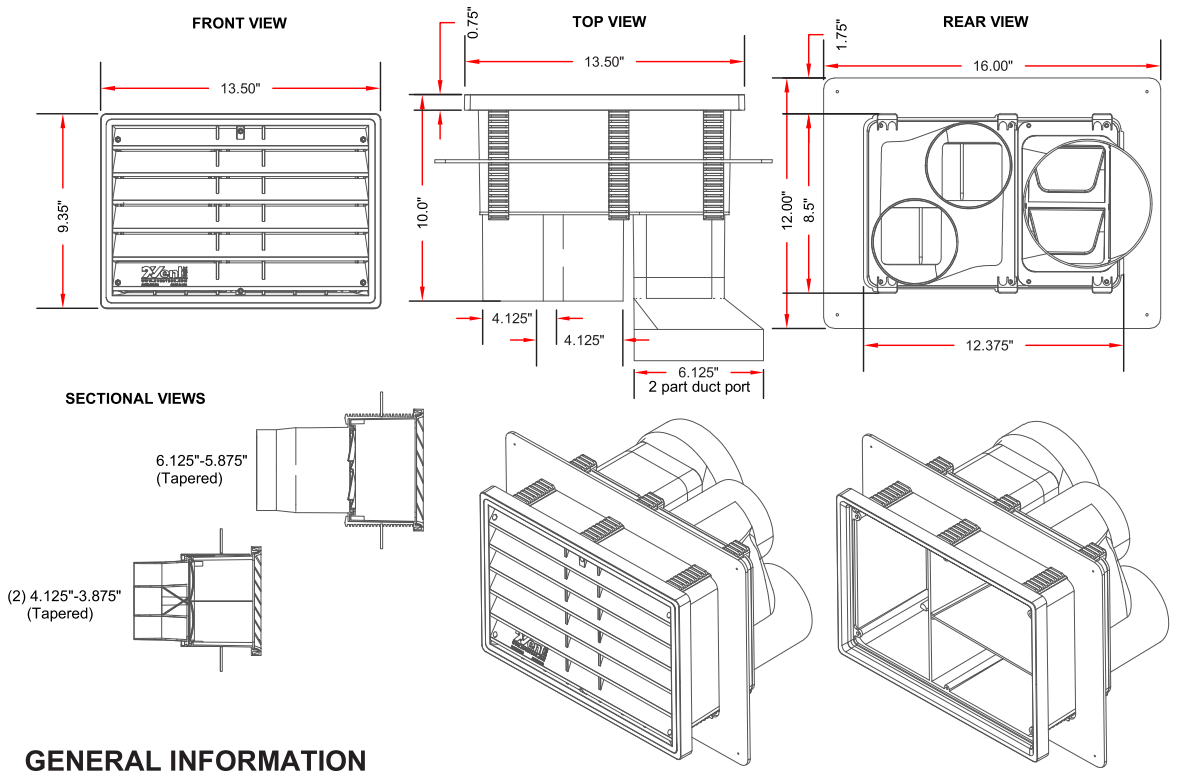
MATERIAL SUPPLEMENT



XVENT INTAKE/EXHAUST LOUVER
LOT J - ARLINGTON, TX

TECHNICAL SPECIFICATIONS
MODEL # THEB-446L-BR

Designed for finished exterior systems such as
Brick, EIFS Exterior. Offset Range 1" to 6"



GENERAL INFORMATION

- FOR USE

 - Bathroom exhaust
 - Dryer exhaust
 - Kitchen hood exhaust
 - Fresh air make-up
 - Devices that require exterior exhaust or intake
- MATERIALS

 - Constructed from high temperature plastic polymers
 - Material tested for use on high temperature appliance devices or components. (max sustainable operational temperature at 235°)
 - ICC-ES PMG Product Certification, ASTM E-84 / UL-723, UL-94-VO
 - All components made and fully assembled in the USA

- BENEFITS

 - Prevents exterior air from entering interior area
 - Prevents mold & mildew*
 - Eliminates water intrusion**
 - Sold assembled
 - Single step installation
 - Greatly reduces labor cost
 - Fits duct sizes up to (2) 4" & (1) 6" diameter ducts
 - 100% non corrosive material
 - Box cavity designed not to interfere with structural design
- FEATURES

 - Adjustable mounting flange
 - Interior monolithic cavity, positive pitch sidewalls
 - Mounted flush with exterior building surface
 - Paintable, primer required
 - Gravity back draft dampers
 - Removable front louver for periodic maintenance and inspections
 - Face louver is attached with six stainless steel screws
 - Impact resistant
 - UV stabilized
 - Available in White or Custom colors

* with proper interior environmental conditions
** in accordance with manufacturer recommendations, connected to a ducted system

NOTE: Product improvement is a continuing endeavor. Therefore, materials, appearance, and specifications are subject to change without notice.
Information provided herein is an estimate, and any specifications listed should be independently verified. Benefits described herein apply only to the extent that the product is installed properly, with the correct fit, and used for its intended purpose. This document does not constitute a promise or warranty by Red Viking Group Inc that all products will perform as stated herein. Red Viking Group Inc disclaims any implied warranty of merchantability. For product warranty, please see www.xventbox.com/warranty.
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MECHANICAL VENTS

MATERIAL SUPPLEMENT



BLACK SCUPPER + DOWNSPOUT
(6-8" RECTANGULAR DS)



PRECEDENT
THE OTIS - RICHMOND, VA



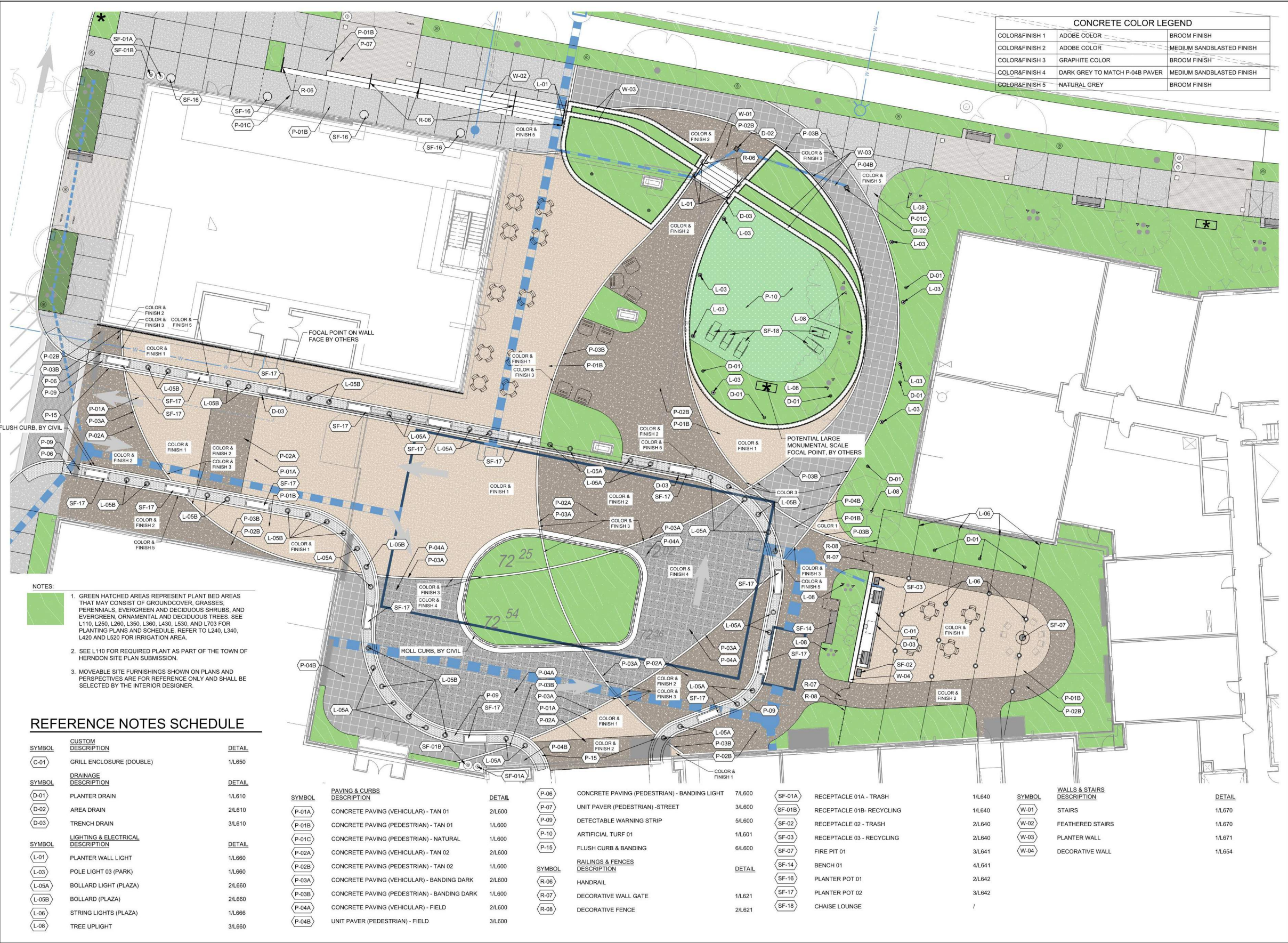
SCUPPER + DOWNSPOUTS



555 HERNDON PARKWAY TOWN OF HERNDON, VA • ILLUSTRATIVE PLAN

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SF-12 - CHAISE LOUNGE



P-10 - ARTIFICIAL TURF 01



L-03 POLE LIGHT 02



P-04A - CONCRETE PAVING (VEHICULAR) - FIELD



P-04B - UNIT PAVER (PEDESTRIAN) - FIELD



P-03A&B - CONCRETE PAVING - BANDING DARK



P-01A&B - CONCRETE PAVING - TAN 01



P-02A&B CONCRETE PAVING - TAN 02



W-03 - PLANTER WALL CAP



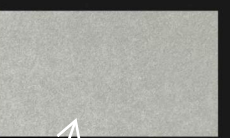
W-03 - PLANTER WALL



W-04 - DECORATIVE WALL



P-01C - CONCRETE PAVING - NATURAL



P-06 CONCRETE PAVING - BANDING LIGHT



P-15 - FLUSH CURB & BANDING



SF-16 - PLANTER POT 01

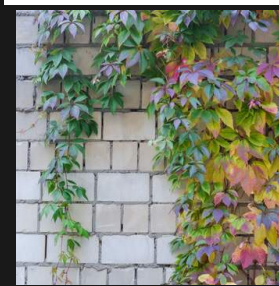


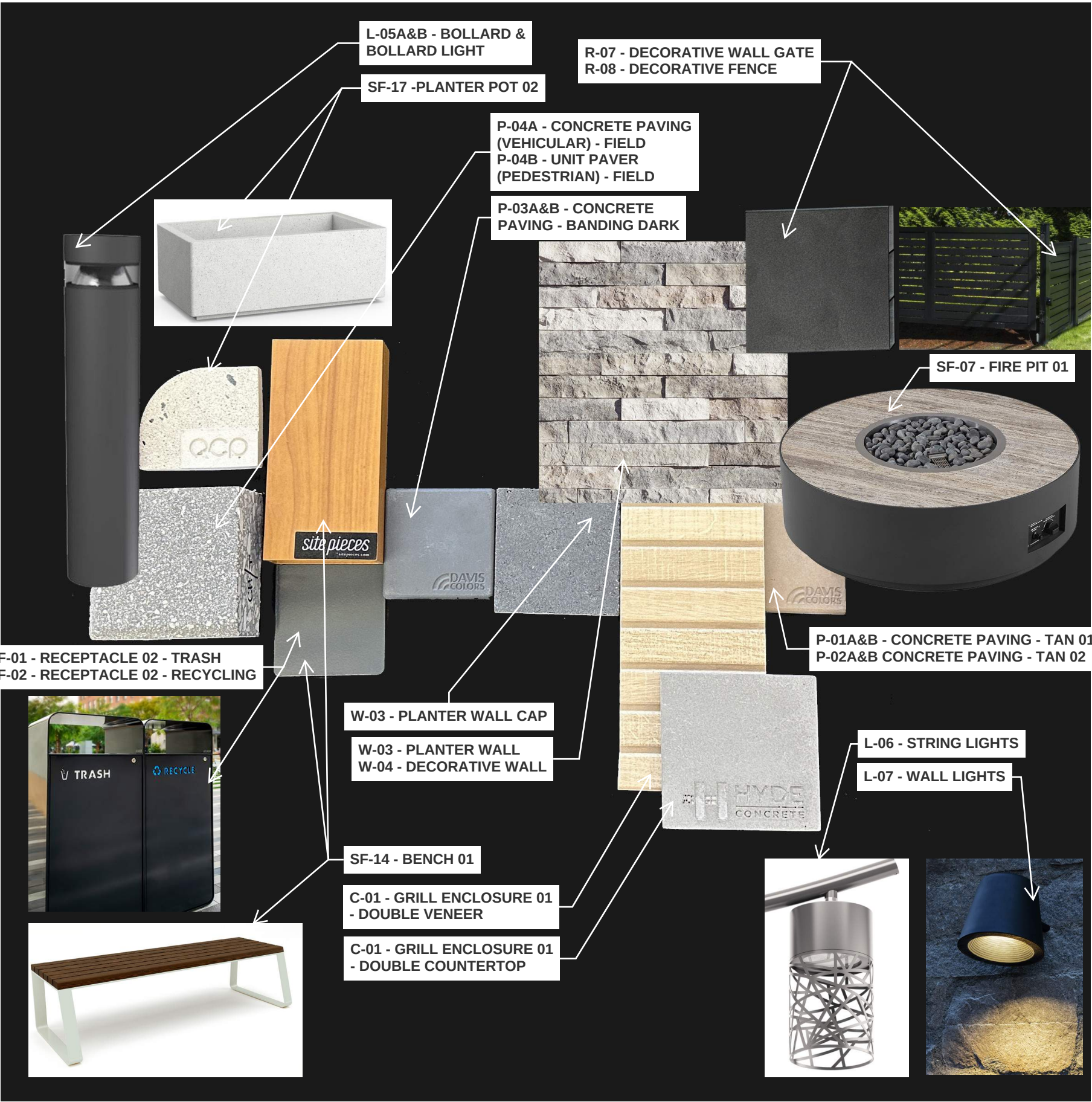
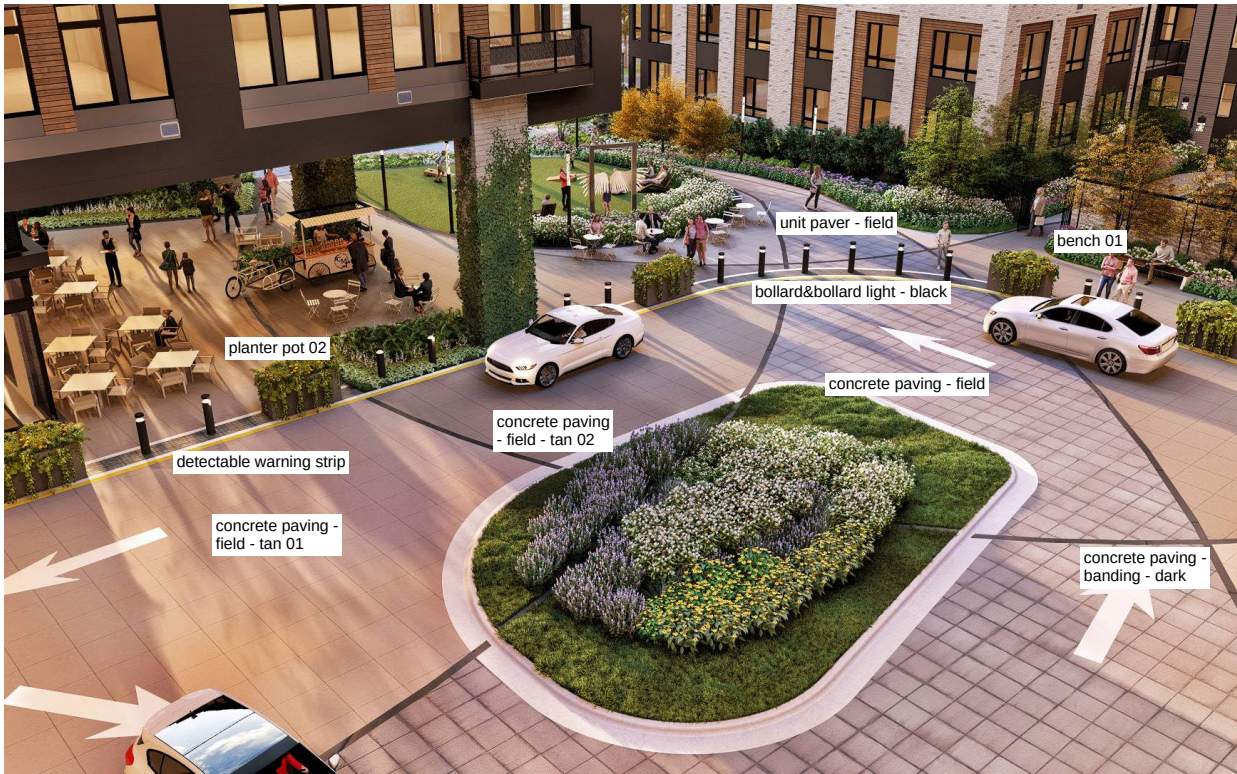
SYNLAWN SYN 343



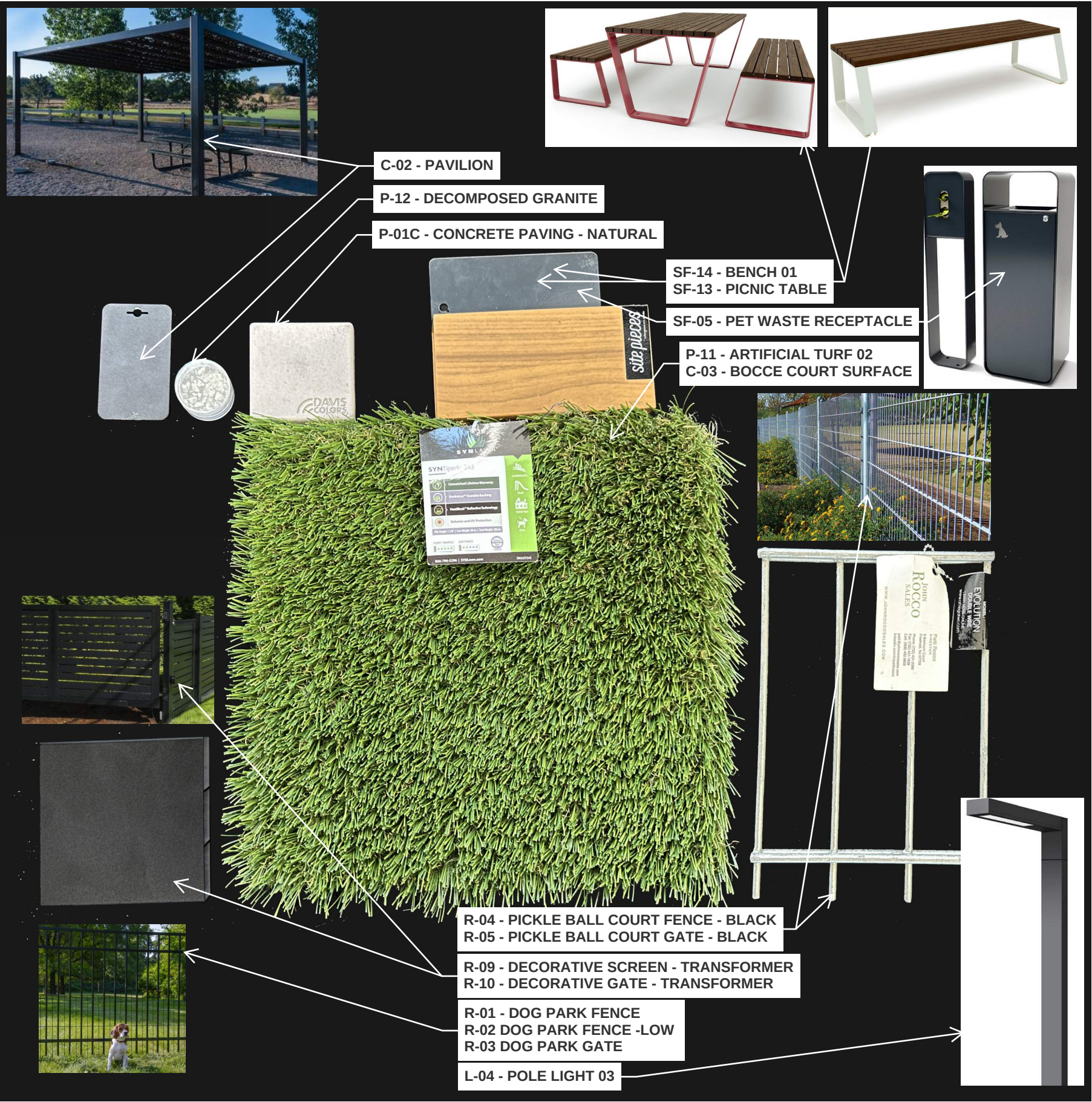
site pieces

VINE PLANTS
Sun: Part shade to full shade
Water: Medium
Climbing Type: Aerial rootlets
Use: Effective as a climber for brick or stone walls of buildings

Hedera helix English Ivy	Hydrangea anomala Climbing Hydrangea	Parthenocissus quinquefolia Virginia Creeper
		







PRODUCT SCHEDULE

- BASIS OF DESIGN SPECIFICATIONS. OWNER RESERVES RIGHT TO SELECT ALTERNATIVES BASED ON AVAILABILITY, ETC. FOR NON-TOWN STANDARD SITE ELEMENTS

PAVING (P)									
TAG	DESCRIPTION	DETAILS	PLAN LOCATION	MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR
P-01A	CONCRETE PAVING (VEHICULAR) - TAN 01	2/600	MOTOR COURT	DAVISCOLOR OR EQUAL WWW.DAIVISCOLORS.COM			BROOM FINISH	CONCRETE	ADOBE
P-01B	CONCRETE PAVING (PEDESTRIAN) - TAN 01	1/600	PUBLIC PLAZA, PUBLIC PARK	DAVISCOLOR OR EQUAL WWW.DAIVISCOLORS.COM			BROOM FINISH	CONCRETE	ADOBE
P-01C	CONCRETE PAVING (PEDESTRIAN) - NATURAL	1/600	STREETSCAPE AND RETAIL SIDEWALK				BROOM FINISH	CONCRETE	NATURAL GREY
P-02A	CONCRETE PAVING (VEHICULAR) - TAN 02	2/600	MOTOR COURT	DAVISCOLOR OR EQUAL WWW.DAIVISCOLORS.COM			MEDIUM SANDBLAST FINISH	CONCRETE	ADOBE
P-02B	CONCRETE PAVING (PEDESTRIAN) - TAN 02	1/600	MOTOR COURT	DAVISCOLOR OR EQUAL WWW.DAIVISCOLORS.COM			MEDIUM SANDBLAST FINISH	CONCRETE	ADOBE
P-03A	CONCRETE PAVING (VEHICULAR) - BANDING DARK	2/600	MOTOR COURT	DAVISCOLOR OR EQUAL WWW.DAIVISCOLORS.COM			BROOM FINISH	CONCRETE	GRAPHITE (BLACK)
P-03B	CONCRETE PAVING (PEDESTRIAN) - BANDING DARK	1/600	PUBLIC PLAZA	DAVISCOLOR OR EQUAL WWW.DAIVISCOLORS.COM			BROOM FINISH	CONCRETE	GRAPHITE (BLACK)
P-04A	CONCRETE PAVING (VEHICULAR) - FIELD	2/600	MOTOR COURT	DAVISCOLOR OR EQUAL WWW.DAIVISCOLORS.COM			MEDIUM SANDBLAST FINISH	CONCRETE	DARK GEAT TO MATCH P-04B COLOR
P-04B	UNIT PAVER (PEDESTRIAN) - FIELD	3/600	PUBLIC PLAZA	HANOVER WWW.HANOVER.COM	PREST PAVER	24" x 24" x 2" H	TUDOR	CONCRETE	CHARCOAL
P-06	CONCRETE PAVING (PEDESTRIAN) - BANDING LIGHT	7/600	PUBLIC PLAZA	DAVISCOLOR OR EQUAL WWW.DAIVISCOLORS.COM			BROOM FINISH	CONCRETE	NATURAL GREY
P-07	UNIT PAVER (PEDESTRIAN) -STREET	3/600	STREETSCAPE	GLEN-GERY WWW.GLENGREY.COM	EDL PAVER STRAIGHT EDGE	4" X 8" X 2 1/4" H	STANDARD	CLAY	30% CREAM 40% LIGHT GREY, 30% DARK GREY
P-08	STAMPED CONCRETE - CROSSING	2/600	STREETSCAPE				TBD	CONCRETE	DARK GREY
P-09	DETECTABLE WARNING STRIP	5/600	PUBLIC PLAZA	HANOVER WWW.HANOVER.COM	PREST PAVER DETECTABLE WARNING PAVER	12" X 12" X 2"	STANDARD	CONCRETE	CHARCOAL
P-10	ARTIFICIAL TURF 01	1/601	PUBLIC PLAZA	SYNLAWN WWW.SYNLAWN.COM	SYNTIPEDE 343			SYNTHETIC GRASS	GREEN
P-11	ARTIFICIAL TURF 02	2/601	PUBLIC PARK	SYNLAWN WWW.SYNLAWN.COM	PET PLATINUM			SYNTHETIC GRASS	GREEN
P-12	DECOMPOSED GRANITE	3/601	PUBLIC PLAZA	KAFKA GRANITE KAFKAGRANITE.COM	STABILIZED PATHWAY MIX			STONE	EVERGREEN GRANITE
P-13	PICKLEBALL COURT	3/601	PUBLIC PARK						TBD
P-14	MOTIF PAVER	5/601	STREETSCAPE	GIFTBRICK WWW.GIFTBRICK.COM	ETCHED GRANITE PAVER	8" X 8"	FLAMED FINISH	GRANITE	SIERRA WHITE GRANITE, & BLACK INFILL
P-15	FLUSH CURB & BANDING	6/600	MOTOR COURT				BROOM FINISH	CONCRETE	NATURAL GREY
P-16	CROSSWALK TREATMENT	6/601	STREETSCAPE	ENNIS-FLINT WWW.ENNISFLINT.COM	TRAFFIC PATTERNS XD	SEE DETAIL	STANDARD	STAMPED THERMOPLASTIC	COCOA, SAND
P-301	PEDESTAL PAVER 01	1/603	PRIVATE COURTYARD	HANOVER WWW.HANOVER.COM	PEDESTAL PAVERS	24" x 24" x 2" H	#13	CONCRETE	MATRIX #M3070
P-302	PEDESTAL PAVER 02	1/603	PRIVATE COURTYARD	HANOVER WWW.HANOVER.COM	PEDESTAL PAVERS	24" x 24" x 2" H	TUDOR	CONCRETE	CHARCOAL
P-303	PEDESTAL PAVER 03	1/603	PRIVATE COURTYARD	HANOVER WWW.HANOVER.COM	PEDESTAL PAVERS	24" x 24" x 2" H	TUDOR	CONCRETE	GLACIER WHITE
P-304	ARTIFICIAL TURF 03 (COURTYARD)	2/602	PRIVATE COURTYARD	SYNLAWN WWW.SYNLAWN.COM	SYNTIPEDE 343			SYNTHETIC GRASS	GREEN
P-305	ARTIFICIAL TURF TRAY		PRIVATE COURTYARD	TILETECH WWW.TILETECHPAVERS.COM	TURF TRAY - ROOFTOP ARTIFICIAL GRASS	24" X 24" X 1 1/2"		TPO	BLACK
P-306	PEDESTAL		PRIVATE COURTYARD	ARCHATRAK WWW.ARCHATRAK.COM	NON-COMBUSTIBLE PAVER SUPPORTS	AS REQUIRED	ZINC-NICKEL ANTI-CORROSION	MILD STEEL	BLACK
P-307	#57 STONE	5/602	PRIVATE COURTYARD	TBD	TBD	TBD	NATURAL		LIGHT GREY
P-308	PEDESTAL PAVER 04	2/602	UPPER TERRACE	HANOVER WWW.HANOVER.COM	PEDESTAL PAVERS	24" x 24" x 2" H	TBD	CONCRETE	TBD
SITE FURNISHING (SF)									
TAG	DESCRIPTION	DETAILS	LOCATION	MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR
SF-01A	RECEPTACLE 01A - TRASH	1/640	STREETSCAPE	FORMS AND SURFACE WWW.FORMS.SURFACES.COM	URBAN RENAISSANCE LITTER RECEPTACLE	42"H X 26.5" DIA (36 GAL.)	POWDER COATED	ALUMINIUM	BLACK TEXTURE
SF-01B	RECEPTACLE 01B- RECYCLING	1/640	STREETSCAPE	FORMS AND SURFACE WWW.FORMS.SURFACES.COM	URBAN RENAISSANCE RECYCLING RECEPTACLE	44"H X 26.5" DIA (36 GAL.)	POWDER COATED	ALUMINIUM	AZURE TEXTURE
SF-02	RECEPTACLE 02 - TRASH	2/640	PUBLIC PLAZA, PUBLIC PARK, PRIVATE COURTYARD	SITE PIECES WWW.SITEPIECES.COM	MONOLINE LITTER BIN	27" x 14" x 42"H (36 GAL.)	POWDER COATED	ALUMINUM AND PLASTIC	CANYON
SF-03	RECEPTACLE 03 - RECYCLING	2/640	PUBLIC PLAZA, PUBLIC PARK, PRIVATE COURTYARD	SITE PIECES WWW.SITEPIECES.COM	MONOLINE LITTER BIN	27" x 14" x 42"H (36 GAL.)	POWDER COATED	ALUMINUM AND PLASTIC	CANYON
SF-04	BIKE RACK	3/640	PUBLIC PARK, STREETSCAPE	FORMS AND SURFACE WWW.FORMS.SURFACES.COM	TWIST BIKE RACK	19.5" L x5" W x 34"H	POWDER COATED	ALUMINUM	SLATE TEXTURE
SF-05	PET WASTE RECEPTACLE	1/641	PUBLIC PARK	SITE PIECES WWW.SITEPIECES.COM	MONOLINE NO.2 BAG + WASTE BIN	9.9" X 4.5" X 42" H; 15" X 14" X 42" H	POWDER COATED	ALUMINUM AND PLASTIC	CANYON
SF-06	DOG WATER FOUNTAIN	2/641	PUBLIC PARK	DOG-ON-IT PARKS WWW.DOGON.IT.PARKS.COM	DELUXE DOG WATERING STATION 7214	22 1/2" W X 32" H	POWDER COATED	STEEL	ONYX BLACK & DARK CHERRY
SF-07	FIRE PIT 01	3/641	PUBLIC PLAZA	HARBOUR WWW.SHOPROUR.COM	ANTIGUA ROUND FIRE TABLE	19.7" DIA. x 12.6" H	POWDER COATED	ALUMINUM & STONE	ALUMINUM ASTEROID & TRAVERTINE DARK GREY
SF-09	PICKLE BALL NET		PUBLIC PARK	TBD	TBD	TBD	TBD	TBD	WHITE
SF-10	DOG STEPPING STONES		PUBLIC PARK	BARKPARK WWW.DOGPARKPRODUCT.COM	STEPPING STONES 3SB	VARIES	STANDARD	FIBERGLASS	STANDARD
SF-11	DOG HILL EQUIPMENT		PUBLIC PARK	DOGONIT WWW.DOGON.IT.PARKS.COM	NATUREDOG DOG LEG WALK	48" x 16" x 12"			STANDARD
SF-12	CHAISE LOUNGE		PUBLIC PLAZA	SITE PIECES WWW.SITEPIECES.COM	ALPINE CASCADE CHAISE	58.3" x 23.5" x 30"H	POWDER COATED & WOOD	WOOD & ALUMINIUM	ONYX BLACK & DARK CHERRY
SF-13	PICNIC TABLE		PUBLIC PARK	SITE PIECES WWW.SITEPIECES.COM	MONOLINE COMMUNITY TABLE	82" x 36.25" x 30.75"H	POWDER COATED	ALUMINUM AND PLASTIC	ONYX BLACK & DARK CHERRY
SF-14	BENCH 01	4/641	PUBLIC PARK, PUBLIC PLAZA	SITE PIECES WWW.SITEPIECES.COM	MONOLINE BENCH BACKED	72" x 27" x 38.5"H	POWDERCOATED	WOOD & ALUMINIUM	ONYX BLACK & DARK CHERRY

SF-15	BENCH 02	1/642	STREETSCAPE	FORMS AND SURFACE WWW.FORMS.SURFACES.COM	CORDIA BENCH BACKED	72"L x 24"W x 34"H	POWDER COATED	ALUMINIUM	SLATS - SLATE TEXTURE; FRAME - ARGENTO TEXTURE POWDERCOAT
SF-16	PLANTER POT 01	2/642	PUBLIC PLAZA	GREENFORM	SUSHI	26" DIA. 26"H	STANDARD	LIGHT WEIGHT FIBER CEMENT	GRAY
SF-17	PLANTER POT 02	3/642	MOTOR COURT	OCP	CALIFORNIA RECTANGLE	24"W x 72"L x 36" H	STRATA	CONCRETE	MISSION WHITE
SF-301	FIRE PIT 02 (COURTYARD)		PRIVATE COURTYARD	ORE DESIGN WWW.OREDDESIGN.COM	LINEAR FIRE PIT	22"W x 59"L x 17" H	POWDER COATED	ALUMINUM	OXIDIZED BLACK

RAILINGS & FENCES (R)

TAG	DESCRIPTION	DETAILS	LOCATION	MANUFACTURER	MODEL	HEIGHT	FINISH	MATERIAL	COLOR
R-01	DOG PARK FENCE	1/620	PUBLIC PARK	JERITH MANUFACTURING CO. WWW.JERITH.COM	LIBERTY SAFETY PUP-HALF NARROW PICKETS	60" H	POWDER COATED	ALUMINUM	BLACK
R-02	DOG PARK FENCE - LOW	2/620	PUBLIC PARK	JERITH MANUFACTURING CO. WWW.JERITH.COM	LIBERTY SAFETY PUP-HALF NARROW PICKETS	60" H	POWDER COATED	ALUMINUM	BLACK
R-03	DOG PARK GATE	3/620	PUBLIC PARK	JERITH MANUFACTURING CO. WWW.JERITH.COM	LIBERTY SAFETY PUP GATE (STRAIGHT TOP)	60" H	POWDER COATED	ALUMINUM	BLACK
R-04	PICKLE BALL COURT FENCE	4/620	PUBLIC PARK	OMEGA FENCE WWW.OMEGATOW.COM	DOUBLE WIRE EVOLUTION	72" H	POWDER COATED	ALUMINUM	BLACK
R-05	PICKLE BALL COURT GATE	4/620	PUBLIC PARK			72" H	POWDER COATED	ALUMINUM	BLACK
R-06	HANDRAIL	2/670, 3/ 670	PUBLIC PLAZA			34"-38" TO COMPLY WITH ADA	PAINTED	PAINTED STEEL	BLACK
R-07	DECORATIVE WALL GATE	1/621	PUBLIC PLAZA	SLEEKFENCE WWW.SLEEKFENCE.COM		72" H	POWDER COATED	ALUMINUM	BLACK
R-08	DECORATIVE FENCE	2/621	PUBLIC PLAZA	SLEEKFENCE WWW.SLEEKFENCE.COM		72" H	POWDER COATED	ALUMINUM	BLACK
R-09	DECORATIVE SCREEN - TRANSFORMER	3/621	STREETSCAPE	SLEEKFENCE WWW.SLEEKFENCE.COM		72" L X 69" H	POWDER COATED	ALUMINUM	BLACK
R-10	DECORATIVE GATE - TRANSFORMER	4/621	STREETSCAPE	SLEEKFENCE WWW.SLEEKFENCE.COM		40" W X 67.5" H	POWDER COATED	ALUMINUM	BLACK
R-11	METAL FENCE	5/620	STREETSCAPE	JERITH MANUFACTURING CO. WWW.JERITH.COM	LIBERTY #202 FLAT TOP PICKETS	72" H	POWDER COATED	ALUMINUM	BLACK
R-12	PLANTER PROTECTION FENCE	6/620	STREETSCAPE			18" H	POWDER COATED	CAST IRON	BLACK

CUSTOM (C)

TAG	DESCRIPTION	DETAILS	LOCATION	MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR
C-01	GRILL ENCLOSURE 01 (PLAZA) - DOUBLE	1/650	PUBLIC PLAZA			SEE DETAILS			
C-02	PAVILION	1/653	PUBLIC PARK	STURDESIGN WWW.STURDESIGN.COM	TOSA BOLD PERGOLA	20' L X 15' W X 8' H	POWDER COATED	ALUMINUM	BLACK FINETEX
C-03	BOCCE COURT	2/653	PUBLIC PARK			SEE PLAN & DETAIL			NATURAL GREY CURB. GREEN TURF
C-301	GRILL ENCLOSURE 02 (COURTYARD) - SINGLE	1/652	PRIVATE COURTYARD			SEE DETAILS			
C-302	GRILL ENCLOSURE 03 (COURTYARD) - BAR COUNTER	1/651	PRIVATE COURTYARD			SEE DETAILS			

DRAINAGE (D)

TAG	DESCRIPTION	DETAILS	LOCATION	MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR
D-01	PLANTER DRAIN	1/610	PUBLIC PLAZA, PUBLIC PARK	NDS DRAINS; WWW.NDSPRO.COM	4" ROUND ATRIUM GRATE	2.75" L x 2/75" W x 4-7/16" H		HDPE	BLACK
D-02	AREA DRAIN	2/610	PUBLIC PLAZA	IRON AGE WWW.IRONAGE.COM	REGULAR JOE 12" SQ HEEL PROOF	SEE CIVL	NATURAL	CAST ALUMINUM	ROW
D-03	TRENCH DRAIN	3/610	MOTOR COURT, PUBLIC PLAZA	IRON AGE WWW.IRONAGE.COM	REGULAR JOE PLAIN	SEE CIVL	NATURAL	CAST ALUMINUM	ROW
D-301	PLANTER DRAIN ON STRUCTURE	1/611	POOL, PRIVATE COURTYARD	NDS DRAINS; WWW.NDSPRO.COM	4" ROUND ATRIUM GRATE	2.75" L x 2/75" W x 4-7/16" H		HDPE	ROW
D-302	AREA DRAIN ON STRUCTURE	2/611	POOL	IRON AGE WWW.IRONAGE.COM	REGULAR JOE 12" SQ HEEL PROOF	SEE MEP	NATURAL	CAST ALUMINUM	ROW
D-303	SLOT DRAIN ON STRUCTURE	3/611	POOL	SLOT DRAIN WWW.SLOTDRAINSYSTEMS.COM	7000N SERIES	0.5" OPENING X 98" L	NATURAL	STAINLESS STEEL	STANDARD

LIGHTING + ELECTRICAL (L)

TAG	DESCRIPTION	DETAILS	LOCATION	MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR
L-01	PLANTER WALL LIGHT	1/660, 2/665	PUBLIC PLAZA	BEGA WWW.BEGA.COM	RECESSED WALL LUMINAIRE 33165	10" X 2 3/4" X 5"	POWDER COATED	ALUMINUM	TBD
L-02	POLE LIGHT 01 (STREETSCAPE)	1/660	STREETSCAPE	PHILIPS HADCO	HADCO R34	14' H POST	POWDER COATED	PER TOWN OF HERNDON GUIDELINE	BLACK
L-03	POLE LIGHT 02 (PLAZA)	1/660	PUBLIC PLAZA	FORMS AND SURFACE WWW.FORMS.SURFACES.COM	LIGHT COLUMN PEDESTRIAN LIGHT WITH RIBBON SHIELD	11' H	POWDER COATED	STAINLESS STEEL	TANDARD
L-04	POLE LIGHT 03 (PARK)	1/660	PUBLIC PARK	DIVINE LIGHTING WWW.DIVINELIGHTING.NET	DPL46S-12FT	TOP - 46" L X 6" W X4" H; POLE - 4" X 4" X 13" H	POWDER COATED	ALUMINUM HOUSING, CLEAR POLYCARBONATE LENS	BLACK
L-05A	BOLLARD LIGHT (PLAZA)	2/660, 2/666	MOTOR COURT	DIVINE LIGHTING WWW.DIVINELIGHTING.NET	BOFRSW	6" DIA. X 42" H	POWDER COATED	STEEL & ALUMINUM	BLACK
L-05B	BOLLARD (PLAZA)	2/660, 2/666	MOTOR COURT	DIVINE LIGHTING WWW.DIVINELIGHTING.NET	NON-LIT BOLLARD	6" DIA. X 42" H	POWDER COATED	STEEL & ALUMINUM	BLACK
L-06	STRING LIGHTS (PLAZA)	1/666	PUBLIC PLAZA	RAGNI LIGHTING	LAMPION GLOW CATENARY MOUNT	21" H X 10" DIA	POWDER COATED	TEMPERED GLASS & PMMA	TBD
L-07	WALL LIGHTS (PLAZA)	3/666	PUBLIC PLAZA	LANDSCAPE FORMS WWW.LANDSCAPEFFORMS.COM	POWER PEDESTAL	8" X 6" X 34" H	POWDER COATED	ALUMINUM	BLACK
L-08	TREE UPLIGHT	3/660, 4/666	PUBLIC PLAZA	FX LUMINAIRE	FB LED UP LIGHT	7.5" H	POWDER COATED	ALUMINUM	TBD
L-10	EMERGENCY SHUT OFF	4/660	PUBLIC PLAZA						
L-11	OUTDOOR SPEAKERS	1/667	PUBLIC PLAZA	KLIPSCH	AWR-650T-LS				TBD
L-301	STRING LIGHTS (COURTYARD)	3/667	POOL	TIVOLI WWW.TIVOLIILIGHTING.COM	LITESPHERE 2.0				
L-302	STRING LIGHT POST	1/661	POOL	CONGRESSIONAL IRON WORKS	POST FOR STRING LIGHTS	13' H x 6" SQUARE	FIELD PAINTED	STEEL	TBD

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L-303	ELECTRICAL OUTLET ON STRUCTURE	1/613	POOL	ARLINGTON INDUSTRIES WWW.AIFITTINGS.COM	GARD-N-POST GP19	3.361" W X 3.361" L X 19" H	STANDARD	PLASTIC	BLACK
L-304	BOLLARD LIGHT (COURTYARD)	4/667	POOL	FX LUMINAIRE	M-PZ	2.5" X 2.5" X 22"	POWDER COATED	STINLESS STEEL & ALUMINUM	TBD
L-305	MERAL PLANTER WALL LIGHT		POOL	BEGA WWW.BEGA.COM	RECESSED WALL LUMINAIRE 33053	6 5/8" X 2 3/4" X 5"	POWDER COATED	ALUMINUM	TBD
POOL (PL)									
TAG	DESCRIPTION	DETAILS	LOCATION	MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR
PL-301	POOL COPING	1/631	POOL	FEDERALSTONE WWW.FEDERALSTONE.COM	LA-TTW			PRE-CAST	TBD
PL-302	POOL WATERLINE TILE	2/631	POOL	OCEANSIDE GLASS & TILE OR AS APPROVED BY OWNER WWW.GLASSTILE.COM	1X1 MOSAIC TILE	7/8" x 7/8"	MATTE	CAST GLASS	BONDI MATTE
PL-303	POOL STEP TILE	3/631	POOL	DALTILE OR AS APPROVED BY OWNER WWW.DALTILE.COM	KEYSTONES D189	1" X 1"	MATTE	PORCELAIN	NAVY
PL-304	POOL DEPTH MARKERS	4/631	POOL			SEE DETAIL			
PL-305	POOL LIFT	5/631	POOL	SR SMITH WWW.SRSMITH.COM	MULTILIFT 2 POOL LIFT	STANDARD			
PL-306	POOL HANDRAIL	7/631	POOL			SEE DETAIL	STAINLESS STEEL		TBD
PL-307	POOL CABANA	3/632	POOL	TUUCI WWW.TUUCI.COM	SOLANOX	8' L X 8' W X 8' H	POWDER COATED	ALUMINUM	NATURAL ALUMA TEAK & BLACK SEA
PL-308	POOL DECK 01	6/631	POOL	SUNDEK WWW.SUNDEK.COM	CLASSIC TEXTURE		CLASSIC TEXTURE	CONCRETE	COLOR TO MATCH P-301
PL-309	POOL DECK 02	6/631	POOL	SUNDEK WWW.SUNDEK.COM	CLASSIC TEXTURE		CLASSIC TEXTURE	CONCRETE	COLOR TO MATCH P-302
PL-310	POOL FENCE	1/632	POOL	JERITH MANUFACTURING CO. WWW.JERITH.COM	JERITH LIBERTY - #202 COVERED ALIGNED	SEE DETAIL		ALUMINUM	BLACK
PL-311	EMERGENCEY POOL GATE	2/632	POOL	JERITH MANUFACTURING CO. WWW.JERITH.COM	JERITH LIBERTY - #202 SWING GATE 3-RAIL	84" H x 8' W		ALUMINUM	BLACK
PL-312	EMERGENCY POOL PHONE		POOL	AA COMMUNICATIONS WWW.EPOOLPHONE.COM	RB91134G				
PL-313	POOL BUBBLERS		POOL						TBD
PL-314	POOL FINISH		POOL	NATIONAL POOL DISTRIBUTORS WWW.NATIONALPSD.COM	DIAMOND BRITE SUPER BLUE				TBD
WALLS & STAIRS (W)									
TAG	DESCRIPTION	DETAILS	LOCATION	MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR
W-01	STAIRS	1/670	PUBLIC PLAZA			SEE DETAIL		CONCRETE	TBD
W-02	FEATHERED STAIRS	1/670	PUBLIC PLAZA			SEE DETAIL		CONCRETE	TBD
W-03	PLANTER WALL	1/671	PUBLIC PLAZA	ELDORADO STONE WWW.ELDORADOSTONE.COM TECHO BLOC WWW.TECHOBLOCK.COM	LEDGECUT 33; RAFFINATO SMOOTH WALL CAP	WALL BODY SEE DETAIL; WALL CAP 28" L X 14" W X 2 3/8" H	STONE VENEER - STANDARD; WALL CAP - SMOOTH	STONE & CONCRETE & METAL	WHITECAP VENEER; ONYX BLACK WALL CAP
W-04	DECORATIVE WALL	1/654	PUBLIC PLAZA	ELDORADO STONE WWW.ELDORADOSTONE.COM TECHO BLOC WWW.TECHOBLOCK.COM	LEDGECUT 33; RAFFINATO SMOOTH WALL CAP	WALL BODY SEE DETAIL	STONE VENEER - STANDARD; WALL CAP - SMOOTH	STONE & CONCRETE	WHITECAP VENEER; ONYX BLACK WALL CAP
W-05	RETAINING WALL 01 - BELOW GRADE STOOP	2/670	STREETSCAPE			SEE DETAIL	BRICK VENEER MATCH ARCH.	CONCRETE & BRCK	MATCH ARCH.
W-05A	STAIRS - BELOW GRADE STOOP	2/670	STREETSCAPE			SEE DETAIL		CONCRETE	TBD
W-06	RETAINING WALL 02 - ABOVE GRADE STOOP	3/670	STREETSCAPE			SEE DETAIL	BRICK VENEER MATCH ARCH.	CONCRETE & BRCK	MATCH ARCH.
W-06A	STAIRS - ABOVE GRADE STOOP	3/670	STREETSCAPE			SEE DETAIL		CONCRETE	TBD
W-301	METAL PLANTER WALL 01 ON STRUCTURE	5/603	PRIVATE COURTYARD	DECO PLANTERS WWW.DECOPLANTERS.COM	CUSTOM	14" H	POWER COATED	ALUMINUM	TEXTURE BLACK
W-302	METAL PLANTER WALL 02 ON STRUCTURE	6/603	PRIVATE COURTYARD	DECO PLANTERS WWW.DECOPLANTERS.COM	CUSTOM	24" H	POWER COATED	ALUMINUM	TEXTURE BLACK
W-303	METAL PLANTER WALL 03 ON STRUCTURE	7/605	PRIVATE COURTYARD	DECO PLANTERS WWW.DECOPLANTERS.COM	CUSTOM	30" H	POWER COATED	ALUMINUM	TEXTURE BLACK
W-304	PLANTER WALL ON STRUCTURE	4/702	GARAGE ROOF	WESTBROOK CONCRETE BLOCK WWW.WESTBROOKBLOCK.COM	CUSTOM	48" H	POLISHED FACE FINISH	CMU BLOCK	GFP-57

Town of Herndon, Virginia
Notice of Public Hearing

Notice is hereby given that the **Architectural Review Board (ARB)** of the Town of Herndon, Virginia, will hold a public hearing on Wednesday, November 20, 2024, at 7:30 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon on the following items:

APPLICATION FOR AN ADDITION AND ALTERATIONS, ARB #24-002, to consider an application for alterations and an addition to the Herndon Elementary School, Fairfax County Public Schools, at 630 Dranesville Road, Herndon, Virginia, located on the east side of Dranesville Road between the intersections with Fillmore Street and Park Avenue. The subject property is further identified as Fairfax County Tax Map 0104 02 0066A, is zoned R-10, Residential Single Family-10 and consists of 13.9 acres of land. Owner: School Board of Fairfax County. Applicant/Agent: Najib Hameed, Coordinator III, FCPS. **(Continued from the August 21, 2024, regular meeting.)**

APPLICATION FOR NEW CONSTRUCTION, ARB #24-005, to consider an application for construction of an approximately 400-unit multi-family residential building with approximately 5,300 square feet of retail space at 555 Herndon Parkway, Herndon, Virginia, located on the south side of Herndon Parkway west of the intersection with Exchange Place. The subject property is further identified as Fairfax County Tax Map 0164 10 0002C, is zoned PD-TOC, Planned Development-Transit Oriented Core, and consists of 4.3 acres of land. Applicant/Owner: Fairfield 555 Herndon LLC.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above items are invited to attend the public hearing and state their opinions and may also submit comments to hdrb.arb@herndon-va.gov. The proposed item is available for review by the public on the town's website www.herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities, so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow participation.

Amanda Morrow Kertz, Acting Town Clerk