



ARCHITECTURAL REVIEW BOARD REGULAR MEETING AGENDA

Town Council Chambers Building
765 Lynn Street, Herndon, VA 20170

Wednesday, March 19, 2025 | 7:30 PM

1. Call to Order

2. Approval of Minutes

- a. January 15, 2025, Architectural Review Board Regular Meeting

3. 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.

4. Public Hearings

- a. **APPLICATION FOR NEW CONSTRUCTION, ARB #25-001**, to consider an application for the construction of a new restaurant, Pollo Campero, with a drive-thru, located at 1131 Elden Street, Herndon, Virginia.

5. Adjournment



Architectural Review Board Regular Meeting **Agenda Item 2.a.**

Agenda Item: January 15, 2025, Architectural Review Board Regular Meeting

Meeting Date: March 19, 2025

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the January 15, 2025, Architectural Review Board regular meeting minutes.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval, as presented.

Attachments:

1. 01.15.2025 Architectural Review Board Regular Meeting Minutes



HERNDON ARCHITECTURAL REVIEW BOARD
Regular Meeting Minutes
Wednesday, January 15, 2025

1. Call to Order

Chair Blaker-Glass called the January 15, 2025, 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 Tamim Chowdhury, Triston Chase O'Savio, Vice Chair Melody Fetske, and Chair Leslie Blaker-Glass.

Board Member Amy Oleinick was absent.

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 four members present.

2. Organizational Meeting

a. Election of Officers

Chair Blaker-Glass stated the first item of business was the election of the Chair, Vice Chair, and Secretary, and the designation of the Parliamentarian for the 2025 term of the Architectural Review Board.

Chair

Vice Chair Fetske motioned to nominate Leslie Blaker-Glass as Chair. Motion seconded by Board Member Chowdhury. The question was called on the motion, which was carried by a 3 - 1 roll call vote. Board Members Chowdhury, O'Savio, and Vice Chair Fetske voted "Aye." Chair Blaker-Glass abstained.

Vice Chair

Chair Blaker-Glass motioned to nominate Melody Fetske as Vice Chair. Motion seconded by Board Member O'Savio. The question was called on the motion, which was carried by a 3 - 1 roll call vote. Board Members Chowdhury, O'Savio, and Chair Blaker-Glass voted "Aye." Vice Chair Fetske abstained.

Secretary

Vice Chair Fetske motioned to nominate the Director of Community Development as Secretary. Motion seconded by Board Member Chowdhury. The question was called on the motion, which was carried by a 4 - 0 roll call vote. Board Members Chowdhury, O'Savio, Vice Chair Fetske, and Chair Blaker-Glass voted "Aye."

Parliamentarian

Vice Chair Fetske motioned to designate the Town Attorney as Parliamentarian. Motion seconded by Board Member Chowdhury. The question was called on the motion, which was carried by a 4 - 0 roll call vote. Board Members Chowdhury, O'Savio, Vice Chair Fetske, and Chair Blaker-Glass voted "Aye."

3. Approval of Minutes

a. November 6, 2024, Architectural Review Board Work Session

b. November 20, 2024, Architectural Review Board Regular Meeting

c. December 4, 2024, Architectural Review Board Work Session

Vice Chair Fetske motioned to approve the November 6, 2024, Architectural Review Board work session minutes, the November 20, 2024, Architectural Review Board regular meeting minutes, and the December 4, 2024, Architectural Review Board work session minutes. Motion seconded by Board Member Chowdhury. The question was called on the motion which was carried by a 4 - 0 roll call vote. Board Members Chowdhury, O'Savio, Vice Chair Fetske, and Chair Blaker-Glass voted "Aye."

4. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Board Members

Board Member Chowdhury commented regarding the need for architectural relevant branding for the Town of Herndon.

Chair Blaker-Glass commented regarding the architectural branding incorporated in the design of 555 Herndon Parkway.

Vice Chair Fetske commented regarding Herndon's lack of an art commission and the Town's reliance on the developers to be willing to incorporate art into their designs.

c. Comments from Citizens

No comments were offered.

5. Adjournment

There being no further business, and without objection, the January 15, 2025, Architectural Review Board regular meeting was adjourned at 7:44 p.m.

Agenda Item: **APPLICATION FOR NEW CONSTRUCTION, ARB #25-001, to consider an application for the construction of a new restaurant, Pollo Campero, with a drive-thru, located at 1131 Elden Street, Herndon, Virginia.**

Meeting Date: March 19, 2025

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:

This application is a proposal to redevelop the property at 1131 Elden Street with a new restaurant, Pollo Campero. The new building would replace an existing vehicle service station, Herndon Auto Care, that has been vacant for several years. The site improvements included in this application include the proposed restaurant with a drive-thru, a front outdoor seating area, a trash enclosure, and site lighting. The entire site will be regraded for a new parking lot and landscaping. Architecturally, the one-story building has a simple rectangular form with a flat roof and contemporary forms typical of trending fast-food restaurant designs. Entrances are accentuated with tower forms protruding from the principal wall planes and parapet rooflines. An iconic accent fin dominates the character of the building as it slants outward from the ground upward abutting the main entrance into the building. Fenestration is consolidated towards the front half of the building with full-height windows and all glass storefront systems at the entrances. Flat canopies are utilized over entrances and windows. The proposed materials vary greatly in color, texture, and type. A synthetic stucco-type system is employed for the majority of the building, while cementitious faux wood boards and porcelain tile are used on primary cladding towards the front half of the building. The accent forms, including the entrance towers, the fin, and the canopy, use the vibrant corporate colors of the business. A proposed wall around the outdoor seating area and the trash enclosure are designed to fit within the architecture of the building.

Background:

When reviewing Architectural Control District applications, the design criteria found in Section 58-96 of the Town Code should be applied. Those standards are attached to this report.

The project has received an approved special exception and is close to site plan approval. As part of the special exception review, the board informally reviewed the conceptual building architecture back in 2021. A staff memo to the board outlining design concerns is attached to this report. The proposed design has been revised from

that initial review; however, several of the issues raised still warrant attention.

Staff comments discussed at the work session:

1. Over-reliance on Corporate Architecture and Architectural Trends. This design relies heavily on off-the-shelf corporate design intended to brand the architecture as an extension of the business' image and advertisement. The design is also reliant on current trends in design to include the simple rectangular shape, flat roof, and massing management handled mainly with changing cladding materials and shallow reveals rather than changes in wall planes. The ARB should be managing and mitigating these design tendencies in its review and guide the design in a manner that is unique to Herndon and represents thoughtful, context-sensitive, and timeless architecture, with durable and traditional materials. Staff recommends that the board strongly consider the overall design narrative and intent and have a discussion on whether and how the design can be re-thought with more of an emphasis on a uniquely Herndon design profile based on established architectural contexts or preferred future contexts.

2. Exterior Materials and Colors. The last design standard for the Architectural Control District states that buildings should not be designed to serve primarily as an advertisement of commercial display or exhibit exterior characteristics likely to deteriorate rapidly or be of temporary or short-term architectural or aesthetic durability. This standard should be carefully considered by the board. The use of corporate colors in such a dominant manner on the building is at odds with this guidance, as is the use of the synthetic stucco system as the primary cladding material. Materials such as brick and other masonry units, clapboard siding, or vertical siding, which can be applied in both traditional and contemporary forms, would be better options to consider. Corporate colors should be limited to signage and outdoor seating umbrellas. See Comment #2 in the attached 2021 staff memo.

3. Diversity in Exterior Materials. The design includes a variety of exterior materials and colors. Staff has requested that materials samples be provided for the work session. The overabundance of exterior materials creates an overly complex design. Fewer materials should be used to simplify the design and a clear hierarchy of materials between field and accent materials would assist in organizing the design.

4. Facade Articulation. Creating notable breaks on the primary wall plane and roof plan can be appropriate methods for managing an over-simplified form and dealing with concerns of flatness and shallowness. This can be handled with large windows with maximized transparency and accent forms that carry down to the ground. It is unclear from the provided materials whether the windows will be fully transparent. A sample should be provided. The accent tower appendage on the front facade is a concern and should be removed or substantially redesigned. Its floating condition above the entrance seems unnecessary and awkward. Its very shallow return above the parapet reinforces its disposition as an intended sign panel. Prominent architectural forms strictly made to contain signage should not be included in the design.

5. **Signage.** The perspective renderings show signage. Signage is not a part of this application and will be handled as part of a separate administrative review.

6. **Prior Staff Comments.** The 2021 staff memo attached to this report includes four design recommendations. Each of those remains and should be considered when reviewing the design of the proposed building. Staff also provided a concept sketch in that memo to illustrate possible ways in which forms and materials may be used in a more Herndon-specific context, including the use of brick.

7. **Prior Revised Design.** In 2021, the applicant provided staff with a draft revised design, shown in the illustration below. This design was not reviewed by staff or provided to the ARB but is worth viewing to understand the possible ways in which items raised in this report and the previous memo may be addressed.



Updates since work session:

Staff and board comments were discussed with the applicant at the work session with agreement that the applicant would pursue changes to respond to the design issues raised. Staff has been coordinating with the applicant since the work session regarding some specific design matters and the process and schedule for getting updated designs

back to the board. At this time, no new information or revised materials have been provided to staff. Staff expects that revised materials will be provided for the Board's review at the April work session.

Fiscal Impact:

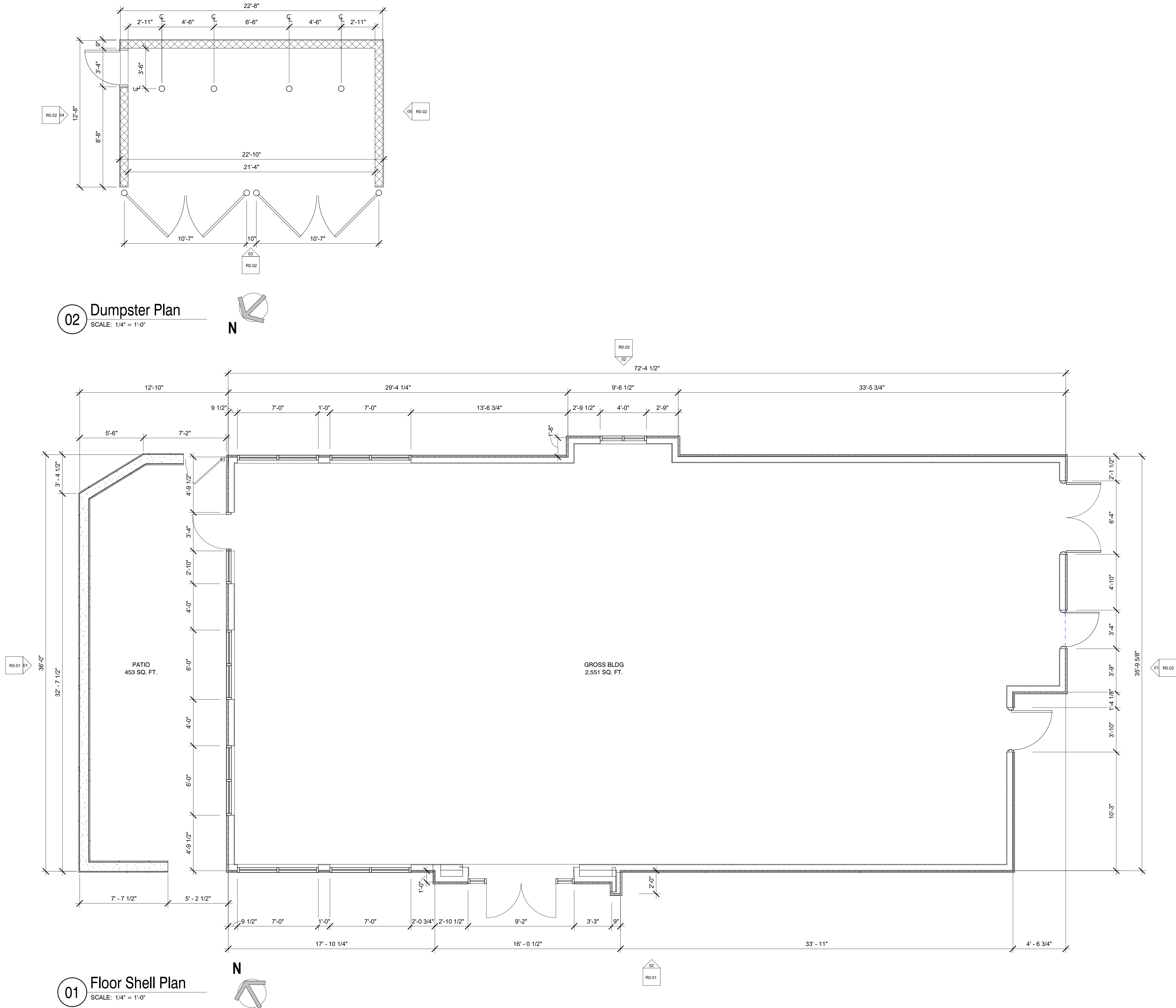
N/A

Staff Recommendation/Next Steps:

Staff recommends a continuance of this item to the April regular meeting to provide the applicant additional time to revise the design to address the comments raised by staff and the board.

Attachments:

1. Proposed Drawings, Plans, and Material Specifications
2. 2021 Staff Memo - Pollo Campero
3. Architectural Control District Design Criteria
4. Legal Ad



POLLO CAMPERO OF TEXAS, LLC
12404 PARK CENTRAL DR.
SUITE 250
DALLAS, TX 75251

SEAL

NOT FOR CONSTRUCTION

ARCHITECTURAL PROJECT NO.: 24007

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#R241
1131 ELDEN ST.
HERNDON, VA 20170
PROTOTYPE VERSION 3.3.1

REV. #	DATE	DESCRIPTION

ISSUE DATE: 01/31/2025

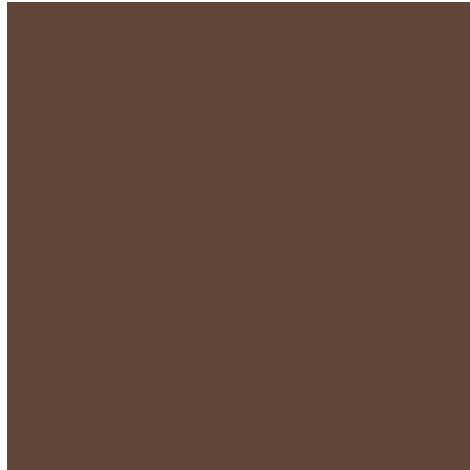
DRAWING TITLE:
REVIEW SHELL PLANS

DRAWING NUMBER:
R0.00

Page 10 of 29



EP-1/SW 6885 KNOCKOUT ORANGE



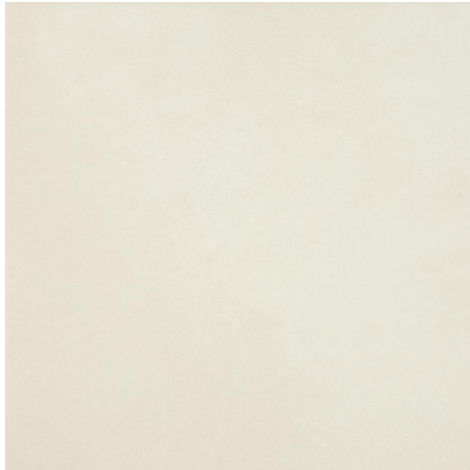
EP-2/SW 2856 FAIRFAX BROWN



EP-3/SW 6705 HIGH STRUNG



EP-4/SW 9110 MALABAR



ECT-1/CROSSVILLE COTTON SHEETS



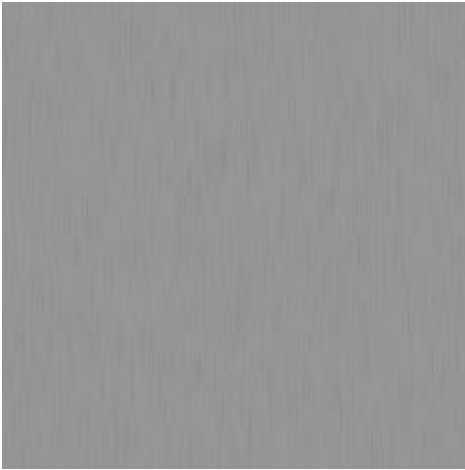
MC-1/DURO-LAST TUNDRA



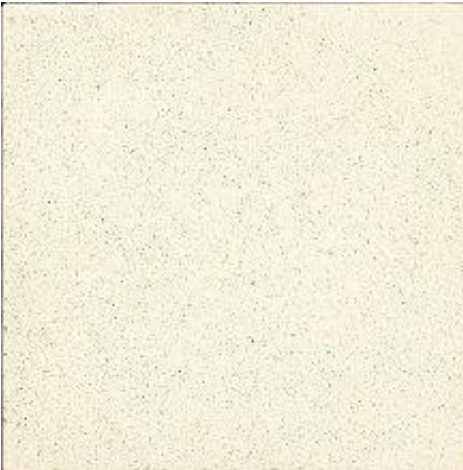
ST-1/McELROY METAL SILVER METALLIC



FC-1/NICHIHA VINTAGE WOOD BARK



SF-1/KAWNEER CLEAR ANNODIZED



CS-01/HANDALSTONE NATURAL WHITE



02 Exterior Elevation - Entry
SCALE: 1/4" = 1'-0"



01 Exterior Elevation - Front
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE					
NO.	MANUFACTURER	PRODUCT	FINISH	COLOR	NOTES
STC-1	STO CORP	STO POWERWALL/ W/CRACK DEFENSE	POWERWALL, FINE TEXTURE	MATCH EP-1, KNOCKOUT ORANGE	
STC-2	STO CORP	STO POWERWALL/ W/CRACK DEFENSE	POWERWALL, FINE TEXTURE	MATCH EP-2, FAIRFAX BROWN	
STC-3	STO CORP	STO POWERWALL/ W/CRACK DEFENSE	POWERWALL, FINE TEXTURE	MATCH EP-3, HIGH STRUNG	
STC-4	STO CORP	STO POWERWALL/ W/CRACK DEFENSE	POWERWALL, FINE TEXTURE	MATCH EP-4, MALABAR	
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT	MATTE	SW 6885 KNOCKOUT ORANGE	PRIME AND FINISH 2 COATS
EP-2	SHERWIN WILLIAMS	EXTERIOR PAINT	MATTE	SW 2856 FAIRFAX BROWN	PRIME AND FINISH 2 COATS
EP-3	SHERWIN WILLIAMS	EXTERIOR PAINT	MATTE	SW 6705 HIGH STRUNG	PRIME AND FINISH 2 COATS
EP-4	SHERWIN WILLIAMS	EXTERIOR PAINT	MATTE	SW 9110 MALABAR	PRIME AND FINISH 2 COATS
EP-5	SHERWIN WILLIAMS	EXTERIOR PAINT	SATIN	SW 6233 SAMOVAR SILVER	PRIME AND FINISH 2 COATS
ECT-1	CROSSVILLE	PORCELAIN TILE, 12"x24"	COLOR BLOX	COTTON SHEETS	GROUT: POLYBLEND, HAYSTACK #380
MC-1	DURO-LAST	METAL COPING	-	TUNDRA	
ST-1	McELROY METAL	METAL PANELING	-	SILVER METALLIC	
FC-1	NICHIHA	CEMENT ARCHITECTURAL PANELING, AWP 1818 TRIFAB 451T	VINTAGE WOOD	BARK	HORIZONTAL OFFSET PATTERN
SF-1	KAWNEER OR EQ	TRIFAB 451T	-	CLEAR ANNODIZED ALUMINUM	
GF-01	3M FASARA GLASS PRISM/DOT	LUNA 6 SH2PCL6	A-ASTM E84 FIRE CLASSIFICATION	WHITE	APPLY ON INTERIOR SIDE OF GLASS
CS-01	HANDALSTONE	CAST STONE WALL CAP, WC511	STONE FINISH	NATURAL WHITE	4"H x 12" W x24"L

POLLO CAMPERO OF TEXAS, LLC
12404 PARK CENTRAL DR.
SUITE 250
DALLAS, TX 75251

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HERNDON, VA 20170

PROTOTYPE VERSION 3.3.1

REV. #	DATE	DESCRIPTION

ISSUE DATE: 01/31/2025

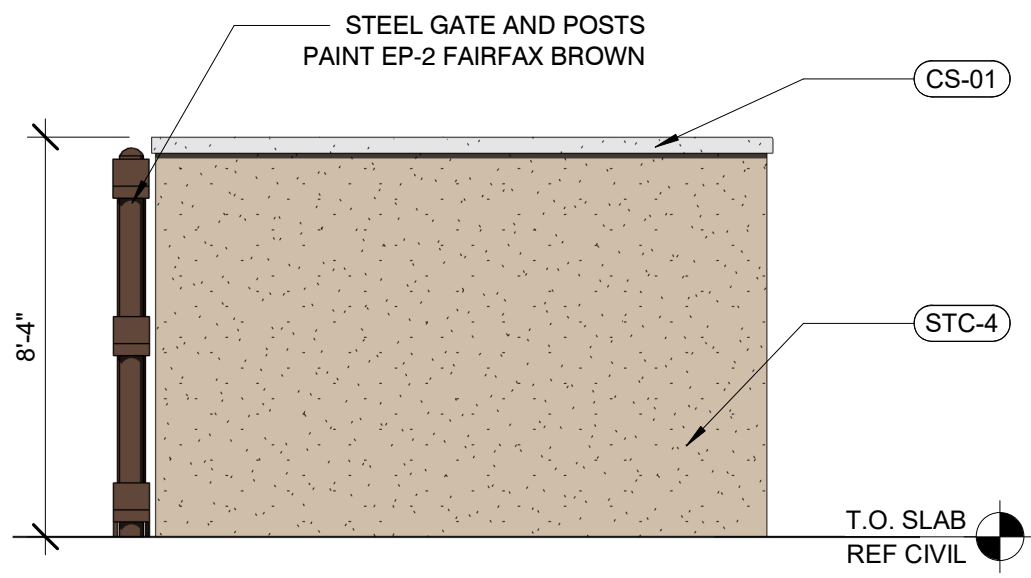
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REVIEW ELEVATIONS

DRAWING NUMBER:

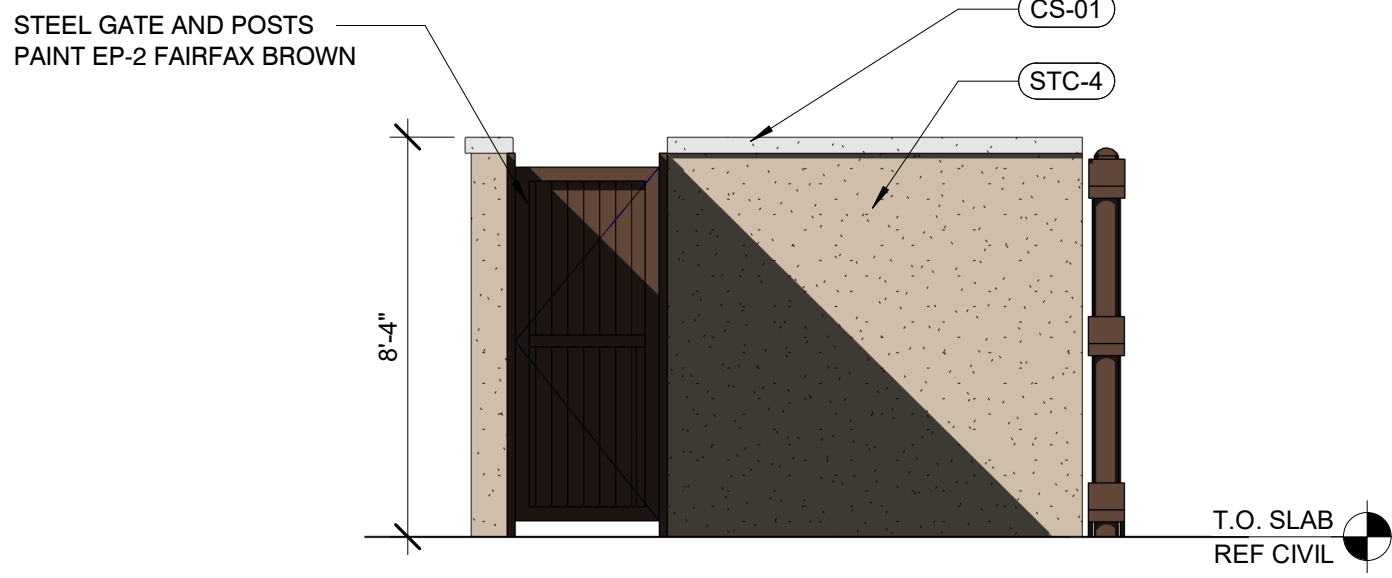
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1/31/2025 9:29:15 AM

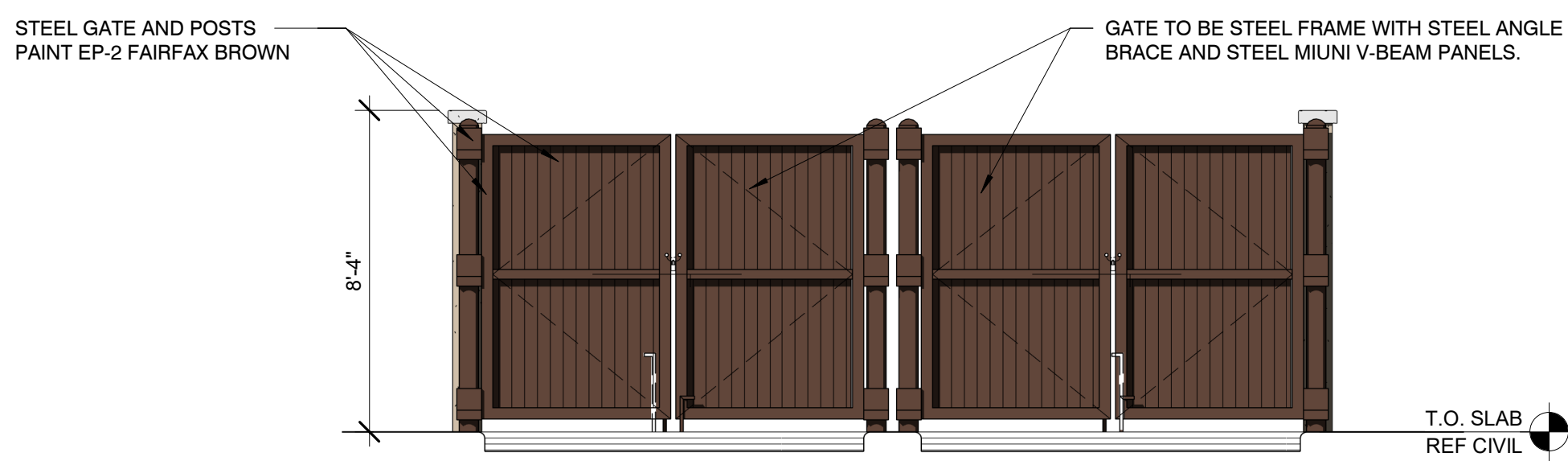
C:\Users\Kyle Lawrence\OneDrive - Relevant Studio\Documents\24007 PC_HERNDON VA_ARCH_R23_TKylsBR.rvt



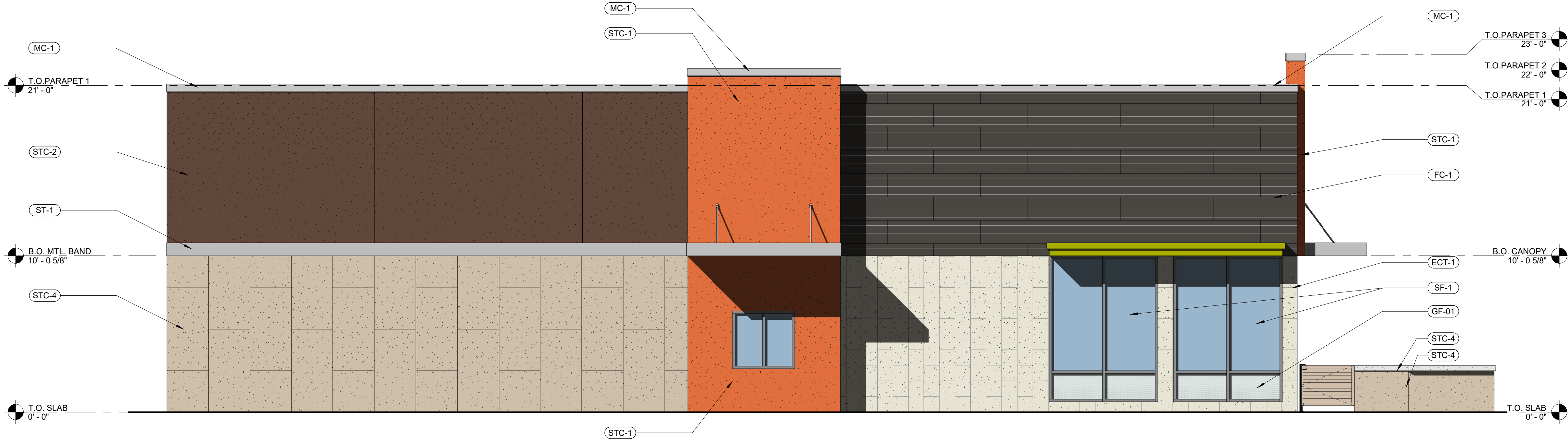
05 Dumpster Elevation
SCALE: 1/4" = 1'-0"



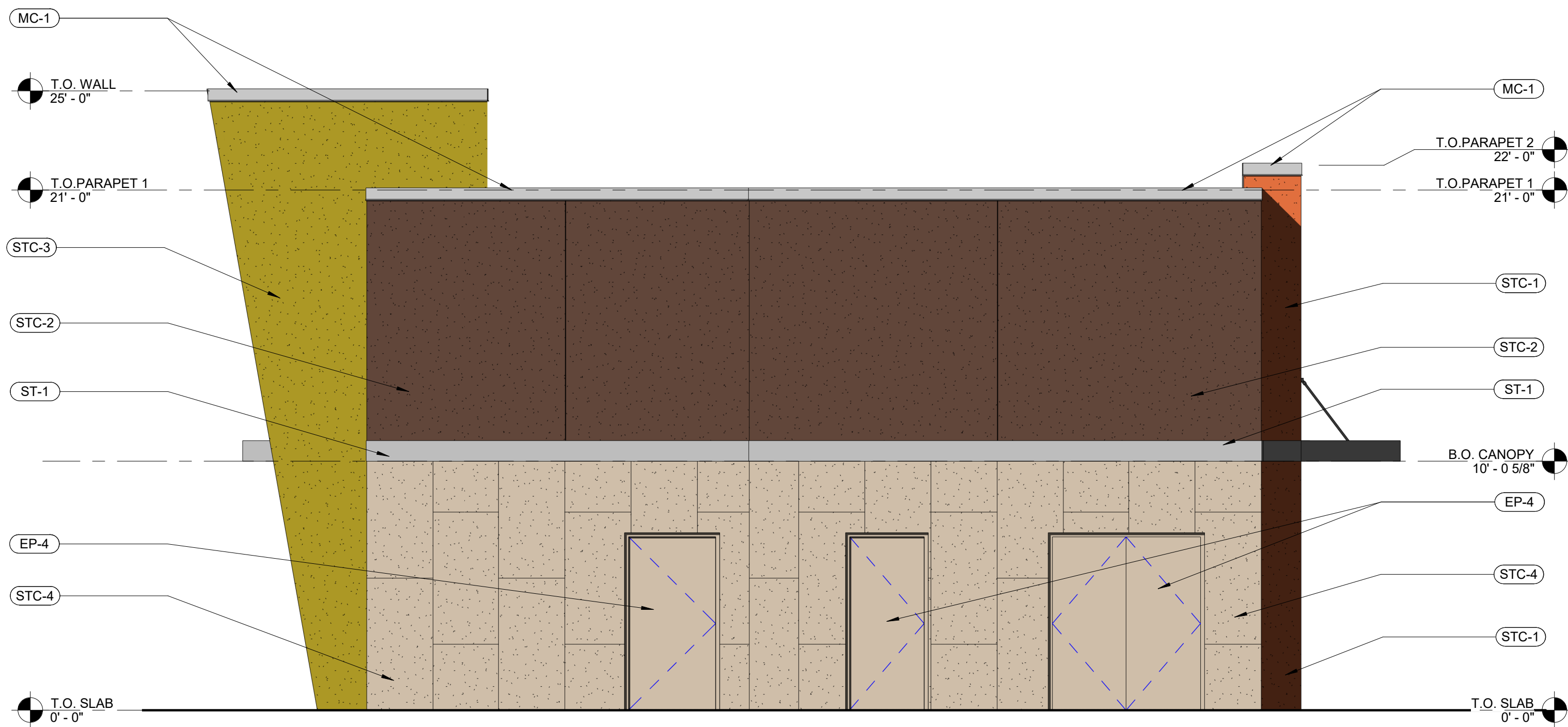
04 Dumpster Elevation
SCALE: 1/4" = 1'-0"



03 Dumpster Elevation
SCALE: 1/4" = 1'-0"



02 Elevation - Drive-Thru
SCALE: 1/4" = 1'-0"



01 Exterior Elevation - Rear
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE					
NO.	MANUFACTURER	PRODUCT	FINISH	COLOR	NOTES
STC-1	STO CORP	STO POWERWALL/ W/CRACK DEFENSE	POWERWALL, FINE TEXTURE	MATCH EP-1, KNOCKOUT ORANGE	
STC-2	STO CORP	STO POWERWALL/ W/CRACK DEFENSE	POWERWALL, FINE TEXTURE	MATCH EP-2, FAIRFAX BROWN	
STC-3	STO CORP	STO POWERWALL/ W/CRACK DEFENSE	POWERWALL, FINE TEXTURE	MATCH EP-3, HIGH STRUNG	
STC-4	STO CORP	STO POWERWALL/ W/CRACK DEFENSE	POWERWALL, FINE TEXTURE	MATCH EP-4, MALABAR	
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT	MATTE	SW 6885 KNOCKOUT ORANGE	PRIME AND FINISH 2 COATS
EP-2	SHERWIN WILLIAMS	EXTERIOR PAINT	MATTE	SW 2856 FAIRFAX BROWN	PRIME AND FINISH 2 COATS
EP-3	SHERWIN WILLIAMS	EXTERIOR PAINT	MATTE	SW 6705 HIGH STRUNG	PRIME AND FINISH 2 COATS
EP-4	SHERWIN WILLIAMS	EXTERIOR PAINT	MATTE	SW 9110 MALABAR	PRIME AND FINISH 2 COATS
EP-5	SHERWIN WILLIAMS	EXTERIOR PAINT	SATIN	SW 6233 SAMOVAR SILVER	PRIME AND FINISH 2 COATS
ECT-1	CROSSVILLE	PORCELAIN TILE, 12"x24"	COLOR BLOX	COTTON SHEETS	GROUT: POLYBLEND, HAYSTACK #380
MC-1	DURO-LAST	METAL COPING	-	TUNDRA	
ST-1	McELROY METAL	METAL PANELING	-	SILVER METALLIC	
FC-1	NICHIHA	CEMENT ARCHITECTURAL PANELING, AWP 1818	VINTAGE WOOD	BARK	HORIZONTAL OFFSET PATTERN
SF-1	KAWNEER OR EQ	TRIFAB 451T	-	CLEAR ANNOZIDED ALUMINUM	
GF-01	3M FASARA GLASS PRISM/DOT	LUNA 6 SH2PCL6	A-ASTM E84 FIRE CLASSIFICATION	WHITE	APPLY ON INTERIOR SIDE OF GLASS
CS-01	HANDALSTONE	CAST STONE WALL CAP, WC511	STONE FINISH	NATURAL WHITE	4"H x 12" W x24"L

POLLO CAMPERO OF TEXAS, LLC
12404 PARK CENTRAL DR.
SUITE 250
DALLAS, TX 75251

SEAL

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ARCHITECTURAL PROJECT NO.: 24007

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Pollo CAMPERO

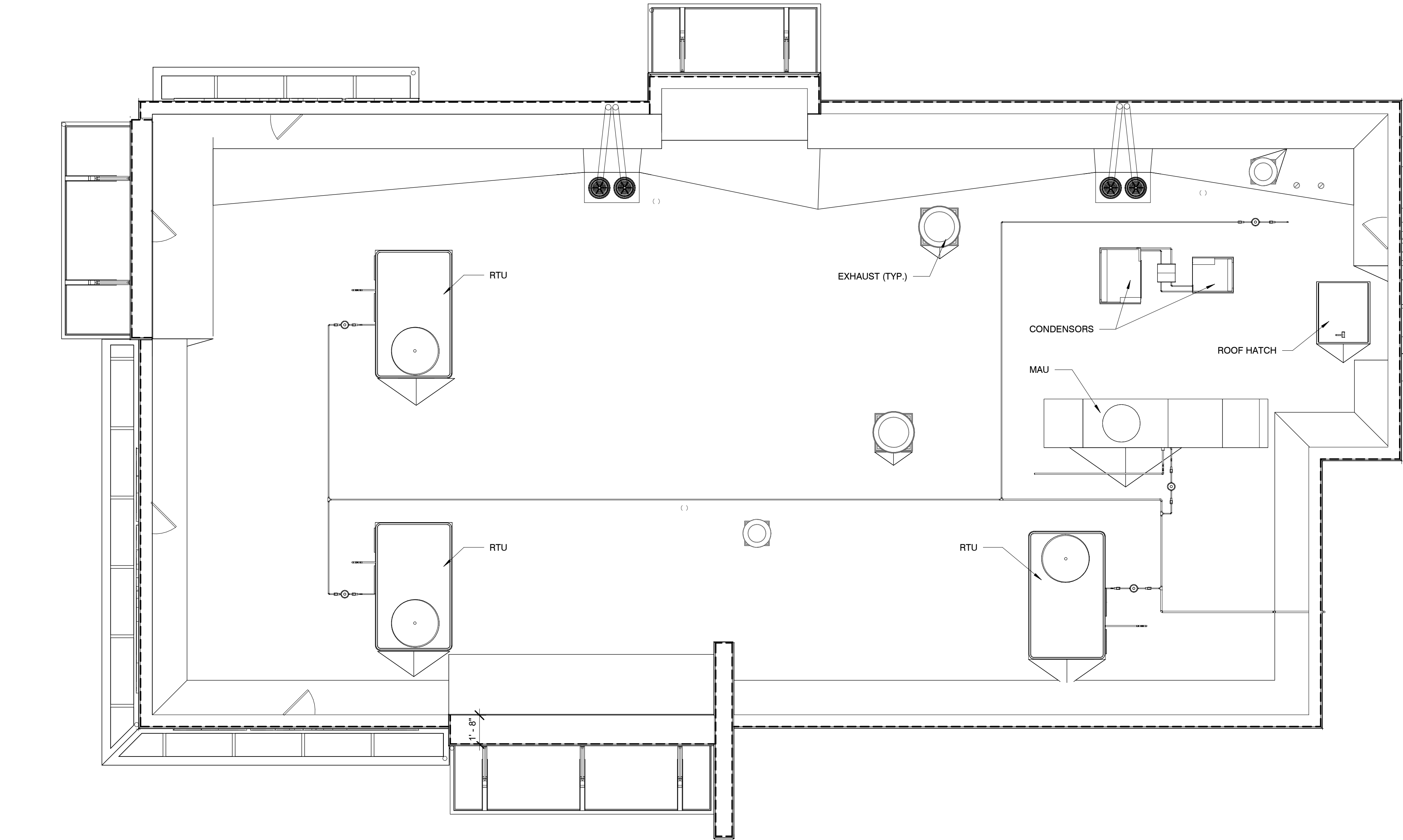
#R241
1131 ELDEN ST.
HERNDON, VA 20170
PROTOTYPE VERSION 3.3.1

REV. #	DATE	DESCRIPTION

ISSUE DATE: 01/31/2025

DRAWING TITLE:
REVIEW ELEVATIONS

DRAWING NUMBER:
R0.02



1

Roof Plan

SCALE: 1/4" = 1'-0"

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ISSUE DATE: 01/31/2025

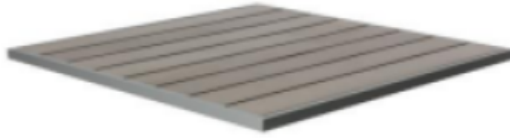
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REVIEW ROOF PLAN

DRAWING NUMBER:

R0.03



EFN-2
PATIO CHAIR



EFN-1
PATIO TABLE TOP



EFN-1
PATIO TABLE STAND



EFN-1A
LARGE PATIO TABLE



EFN-3
PATIO UMBRELLA



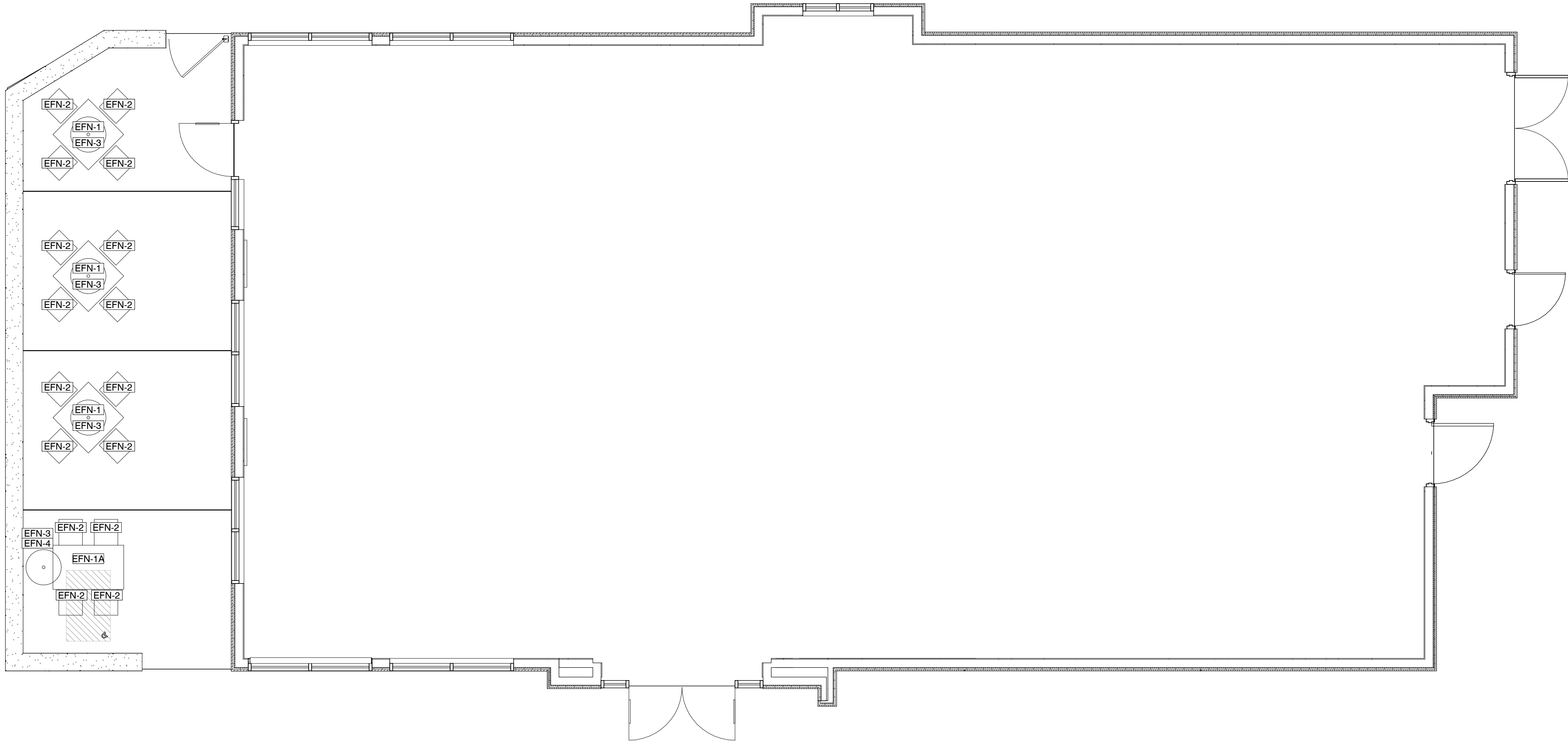
EFN-4
PATIO UMBRELLA BASE

PATIO FURNISHINGS			
TABLES			
EFN-1	3	MANUF.: RED DOT SEATING, 34X34 GRAY SYNTHETIC TEAK TABLE TOP SOFT GRAY POWDER COAT ALUMINUM FRAME, WITH UMBRELLA HOLE	
EFN-1A	1	MANUF.: RED DOT SEATING, 34X48 GRAY SYNTHETIC TEAK TABLE TOP SOFT GRAY POWDER COAT ALUMINUM FRAME	
CHAIRS			
EFN-2	16	MANUF.: RED DOT SEATING, SEASIDE STACKING SIDE CHAIR WIDE, GRAY SYNTHETIC TEAK - SOFT GRAY FRAME	
UMBRELLA			
EFN-3	4	WINDMASTER UMBRELLA - 9FT COLOR: PISTACHIO	
EFN-4	1	MANUF.: RED DOT SEATING, SHELL UMBRELLA BASE - 24" DIA. COLOR: SILVER	

2

Patio Furniture

SCALE: NTS



1

Patio Furniture Plan

SCALE: 1/4" = 1'-0"

POLLO CAMPERO OF TEXAS, LLC
12404 PARK CENTRAL DR.
SUITE 250
DALLAS, TX 75251

SEAL



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1131 ELDEN ST.

HERNDON, VA 20170

PROTOTYPE VERSION 3.3.1

REV. #	DATE	DESCRIPTION

ISSUE DATE: 01/31/2025

DRAWING TITLE:

REVIEW FURNISHING PLAN

DRAWING NUMBER:

R0.04



POLLO CAMPERO OF TEXAS, LLC
12404 PARK CENTRAL DR.
SUITE 250
DALLAS, TX 75251

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HERNDON, VA 20170

PROTOTYPE VERSION 3.3.1

REV. #	DATE	DESCRIPTION

ISSUE DATE: 01/31/2025

DRAWING TITLE:

3D RENDERINGS

DRAWING NUMBER:

R0.10



Dallas, TX @ 1703 N Cockrell Hill Rd



Richardson, TX @ 1380 W Belt Line Rd



Frederick, MD @ 1350 W Patrick St

Pollo CAMPERO OF TEXAS, LLC
12404 PARK CENTRAL DR.
SUITE 250
DALLAS, TX 75251

SEAL

NOT FOR CONSTRUCTION

ARCHITECTURAL PROJECT NO.:

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Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

The seal and signature apply only to the document to which they are affixed and we expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the project.

Pollo CAMPERO

#R241

1131 ELDEN ST.

HERNDON, VA 20170

PROTOTYPE VERSION 3.3.1

REV. #	DATE	DESCRIPTION

ISSUE DATE:

01/31/2025

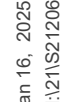
DRAWING TITLE:

SIMILAR BUILT STORES

DRAWING NUMBER:

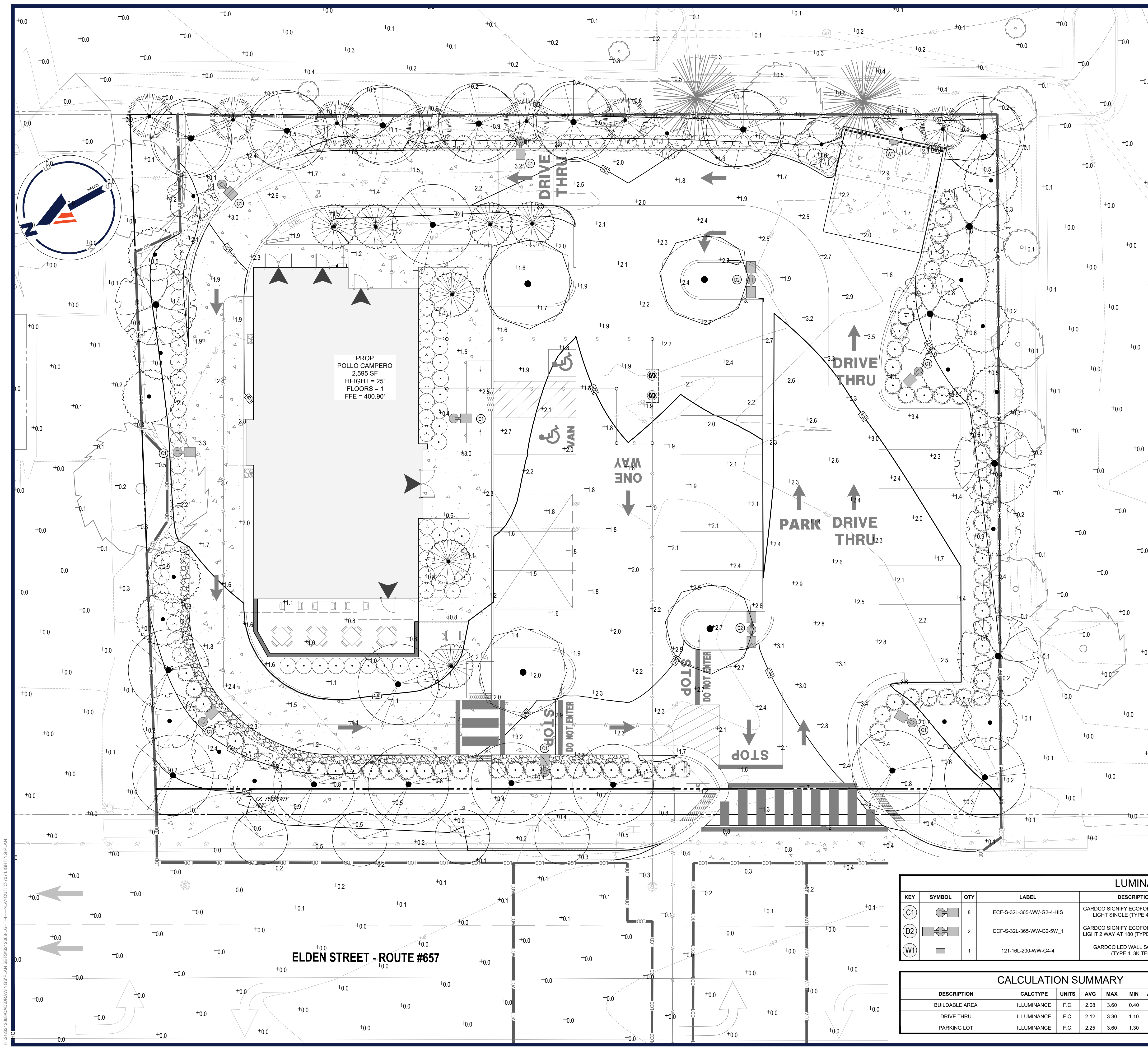
R0.11

Page 16 of 29



CONCRETE CURB (TYP) 30 CANOPY

Page 17 of 29



LIGHTING NOTES

- 1. POLE-MOUNTED EXTERIOR LIGHTING. THE MAXIMUM HEIGHT OF POLE MOUNTED EXTERIOR LIGHTING SHALL BE 15 FEET.
- 2. SHIELDED LIGHTING/LIGHT ELEMENT. FULLY SHIELDED LIGHTING FIXTURES SHALL BE USED IN ALL AREAS. THE LIGHT ELEMENT (LAMP OR FIXTURE) SHALL NOT EXTEND BELOW THE CUTOFF SHIELD. MUST BE PROVIDED FOR POLE-MOUNTED LIGHTING, EXCEPT AT DRIVEWAYS AND TRAVELWAY INTERSECTIONS.
- 3. LIGHTING FIXTURES MUST BE FULL CUTOFF SO THAT THE EMITTED LIGHT IS NOT PROJECTED ABOVE THE HORIZONTAL PLANE OF THE SHIELD. CUT-OFF LIGHTING SHALL BE DESIGNED TO DIRECT LIGHT DOWNWARD
- 4. NO LIGHT SOURCE IS DIRECTED OUTWARD TOWARD PROPERTY BOUNDARIES OR ADJACENT RIGHTS-OF-WAY. NO LIGHT SOURCE DIRECTLY ILLUMINATES FACADES OF BUILDINGS VISIBLE FROM RESIDENTIAL PROPERTIES.
- 5. LIGHTING FIXTURES MUST BE AIMED DOWNWARD AND INWARD TOWARDS INTERIOR OF PROPERTY.
- 6. SPILLAGE OF INDIRECT LIGHT ONTO ADJACENT RESIDENTIAL PROPERTIES IS 0.1 FOOT CANDLES OR LESS. OR 1.0 FOOT CANDLES OR LESS FOR OTHER USES, MEASURED AT THE BOUNDARY LINE OF THE SITE.
- 7. NO LIGHT POLES SHALL BE INSTALLED WITHIN AN EXISTING OR PROPOSED UTILITY EASEMENT.
- 8. THE RATIO OF MAXIMUM TO MINIMUM LIGHTING ON A GIVEN PROPERTY MEASURED AT GROUND LEVEL, DOES NOT EXCEED 15:1 IN THE RESIDENTIAL DISTRICTS, 10:1 IN THE BUSINESS DISTRICTS, AND 3:1 IN PARKING LOTS.

MAINTENANCE NOTES

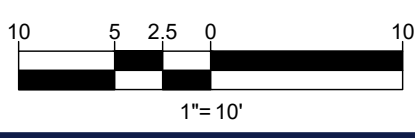
- 1. REPLACEMENT WILL OCCUR WITHIN FIVE (5) DAYS OF FAILURE FOR LAMPS, ELECTRICAL COMPONENTS, PHOTOCELLS, AND VANDALIZED OR DAMAGED LUMINAIRES.
- 2. CLEANING OF LUMINAIRES SHALL BE PERFORMED ANNUALLY.
- 3. ALL TREES AND SHRUBS SHALL BE PRUNED REGULARLY SO AS NOT TO BLOCK LIGHT PATHS.
- 4. INSPECTIONS OF ALL LAMPS TO BE PERFORMED AT LEAST MONTHLY DURING HOURS OF DARKNESS TO LOOK FOR DIRTY OR BROKEN LENSES, FAILED LAMPS OR THOSE NOT PERFORMING TO SPECIFIED STANDARDS, TREE LIMBS BLOCKING LIGHT PATHS, AND EVIDENCE OF VANDALISM.
- 5. THE OWNER OF THE PROPERTY WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE COSTS ASSOCIATED WITH THE LIGHTING. ADDITIONALLY, THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLYING WITH THE APPROVED PERMIT REQUIREMENTS, AS SHOWN ON THIS PLAN, FOR THE DURATION OF OWNERSHIP.

LIGHTING LEGEND



LUMINAIRE SCHEDULE											
KEY	SYMBOL	QTY	LABEL	DESCRIPTION	COLOR	FINISH	LAMP TYPE	MOUNTING HEIGHT	ARRANGEMENT	LLF	WATTS
(C1)		8	ECF-S-32L-365-WW-G2-4-HIS	GARDCO SIGNIFY ECOFORM AREA POLE LIGHT SINGLE (TYPE 4, 3K TEMP)	3000K	BLACK	(32) LED	15' MH	SINGLE	0.90	4,421 40
(D2)		2	ECF-S-32L-365-WW-G2-5W_1	GARDCO SIGNIFY ECOFORM AREA POLE LIGHT 2 WAY AT 180 (TYPE 5W, 3K TEMP)	3000K	BLACK	(32) LED	15' MH	2 AT 180°	0.90	5,604 40
(W1)		1	121-16L-200-WW-G4-4	GARDCO LED WALL SCONCE 121 (TYPE 4, 3K TEMP)	3000K	BLACK	(16) LED	8' MH	SINGLE	0.90	1,252 12.4

CALCULATION SUMMARY								
DESCRIPTION	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	MAX/AVG
BUILDABLE AREA	ILLUMINANCE	F.C.	2.08	3.60	0.40	5.20	9.00	1.73
DRIVE THRU	ILLUMINANCE	F.C.	2.12	3.30	1.10	1.93	3.00	1.56
PARKING LOT	ILLUMINANCE	F.C.	2.25	3.60	1.30	1.73	2.77	1.60



TOWN PLAN #: 21-06

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	09/14/21	PER TOWN COMMENTS	SC
2	01/20/23	PER TOWN COMMENTS	CKM
3	04/27/23	PER TOWN COMMENTS	CKM
4	09/30/24	PER TOWN COMMENTS	ES
5	01/10/25	PER TOWN COMMENTS	CKM

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: S212068
DRAWN BY: SC/SG
CHECKED BY: GE/CM
DATE: 11/15/2022
CAD ID: LGHT-4

PROJECT: **PROP. SITE PLAN DOCUMENTS** FOR **Polo CAMPERO**

LOCATION OF SITE

1131 ELDEN ST.
TOWN OF HERNDON
FAIRFAX COUNTY, VA
DRANESVILLE DISTRICT
BLOCK & LOT: 5 SEC 1 - 9B

BOHLER

12825 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
GREGORY J. ELLWOOD
Lic. No. 055802
01/10/2025
PROFESSIONAL ENGINEER

SHEET TITLE: **LIGHTING PLAN**

SHEET NUMBER: **C-707**

REVISION 5 - 01/10/25

MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

From: Bryce A. Perry, Deputy Director of Community Development 

Date: August 4, 2021

Subject: Architectural and Urban Design Review of 1131 Elden Street, Pollo Campero

The applicant has requested an additional preliminary review by the ARB as the proposed new construction for Pollo Campero proceeds through the site plan review process and in preparation for the formal ARB submission. The ARB reviewed the building design of this restaurant informally at a previous work session as part of the Special Exception review. Since that review, the applicant was granted the Special Exception and has submitted their site plan, the 1st submission of which is currently in review. Staff remains very concerned with the nature of the proposed architecture and offers the following comments for the board's consideration.

Staff Comments

The following comments were provided to the ARB from staff during the last review. During that review, board members voiced agreement with these design issues. The building design presented here has been tweaked since the last review however the changes are minimal, such as the redesign of the outdoor seating area where the applicant has removed the lime green vertical element, but the remainder of staff comments and concern, which are significant, remain.

- 1) Overreliance on Corporate Architecture and Architectural Trends.** As shown conceptually, this design relies heavily on an off-the-shelf corporate design intended to brand the architecture as an extension of the business' image and advertisement. The design is also reliant on current trends in design to include the use of simple rectangular forms, flat roofs, and massing management by changing cladding materials rather than changing wall planes.

The ARB was partially created to manage and mitigate these design tendencies and guide the design in a manner that is unique to Herndon and represents thoughtful, context-sensitive, timeless architecture and durable, traditional materials. The other comments listed below offer some specific concerns to address but before considering those, staff recommends that the board gives a strong look at the overall design narrative and intent and have a discussion on whether and how, in this case, the design can be re-thought with more of an emphasis on a uniquely Herndon design profile both existing and planned or preferred for the future.

2) Exterior Materials. The design utilizes extensive swaths of EIFS which contributes to flat, unarticulated elevations. Architectural and material durability is questioned when a design relies on heavy use of EIFS or similar exterior finishing materials. The Town has consistently made efforts to decrease the use of EIFS throughout the Town to increase the material variety and visual interest of buildings and decrease the sense of non-descript suburban development along major commercial corridors. While the design attempts to break up flatness with the use of vibrant (corporate) colors, some accent materials, and statement forms, the design ignores the context of local materials of buildings. Highly durable regional materials with complimentary textures throughout this design are most appropriate.

It should be noted that the multi-colored cladding materials are somewhat misrepresented by the drawings. The images below show this aluminum material in actuality. As can be seen, it consists of vibrant accents and are sized as panels and not boards.





- 3) Façade Articulation.** Breaking up wall planes with more-than-surface-level reveal depths and utilizing recessed and protruding forms in addition to utilizing various cladding materials with differing colors and textures are all important solutions for dealing with the shallowness and flatness that is sometime inherent with contemporary architecture and buildings with simple building forms. The design utilizes the variation of wall plane around entries and service windows; however, these variations are shallow and tend to fade into the primary rectangular building form. The roofline also follows this pattern of small variations that blend into an all too typical building form found in any commercial corridor across the country. The building materials and color, while festive in nature, should consider the context of Herndon while communicating the corporate image desired. The ARB has previously expressed the importance of this and should focus on this potential issue when reviewing the design during its formal review after site plan approval.
- 4) Form and Feature Diversity and Placement.** This design has a lot of diverging forms and features, which coupled with the various colors, combine to make a very busy and disorganized narrative. To enhance coherence, staff believes simplification in form, lines, and features coupled with cladding materials will enhance the design quality and allow for an improved context sensitive design solution more customized for Herndon.

The comments above recommend a re-thinking of how this design is approached and implemented. Herndon is not beholden to commercial architecture and the role of the

ARB is to ensure a unique Herndon-specific context-based design. Staff sees this as an opportunity for a new design that can meld the business-specific design elements with a refined Herndon character. Staff internally sought to visually express a design approach that addresses the above comments and sketched the following drawings:



With this design, staff sought design solutions that:

- Bringing the storefront down to the ground to maximize visibility into the restaurant for improved street presence and activation.

- Design simplification with better managed colors, materials, and features. Staff suggests doing this by consolidating materials, removing vibrant colors other than when used as an accent, and using only canopies instead of canopies and awnings. It should be remembered that the applicant can use corporate colors, such as the lime green, on the umbrellas and outdoor furniture. In addition, the staff concept still utilizes the corporate architecture's flat panels with the vibrant bands, which will be as shown in the photographs and not in the drawings provided by the applicant or staff.
- Break up the material rhythm vertically, by bring cladding materials to the ground, to better balance the design with the horizontal orientation of the building.
- Use of brick as a primary field color as a more durable and architecturally appropriate material for Herndon.

Using this memo as the framework for discussion, the Board is encouraged to provide as much explicit feedback to both staff and the applicant as possible in this earlier stage of design that can inform how the building architecture can be re-shaped for a Herndon context. The more information and direction provided now will help the review of the formal ARB application when it is later submitted.

Attachment:

- 1) Architectural Drawings Exhibit

Architectural Control District

Sec. 58-96. - Design criteria.

The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or short-term architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

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, March 19, 2025, at 7:30 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon on the following items:

APPLICATION FOR NEW CONSTRUCTION, ARB #25-001, to consider an application for the construction of a new restaurant, Pollo Campero, with a drive-thru, located at 1131 Elden Street, Herndon, Virginia, located on the east side of Elden Street south of the intersection with Alabama Drive and north of the intersection with Herndon Parkway. The subject property is further identified as Fairfax County Tax Map 0161 04050009B, is zoned CS, Commercial Service, and consists of 28,873 square feet of land. Applicant: Larissa Kemmet, Relevant Studio, LLC. Owner: BXA, 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

Note to Publisher:

Publish on February 21, 2025/February 28, 2025