

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
VIRTUAL PUBLIC HEARING AGENDA
DECEMBER 16, 2020
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. November 4, 2020 Work Session Draft Minutes
4. November 18, 2020 Public Hearing Draft Minutes

COMMENTS

5. Comments from the Board Members
6. Comments from the Staff Members

PUBLIC HEARINGS

7. **APPLICATION FOR NEW CONSTRUCTION, ARB #20-026**, to consider an application to approve construction of a new commercial building and various site improvements located at 365 Elden Street, Herndon, Virginia, located between the intersection of Elden Street and Post Drive and the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0171-02-0007A. The property is zoned CS, Commercial Services and consists of 64,259 square feet of land. Owner/Applicant: SRPF A Herndon DP, LLC c/o Kyle Luby, Stream Realty. Applicant's Representative/Agent: Ross Stevens, Kimley-Horn and Associates, Inc.
8. **APPLICATION FOR A MASTER SIGN PLAN, ARB #20-027**, to consider an application to approve a master sign plan for the multi-tenant commercial building and accessory low rise commercial buildings located at 1025 Herndon Parkway, Herndon, Virginia, located at the southwest corner of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0161-02-0015E. The property is zoned CS, Commercial Services, and consists of 325,968 square feet of land. Owner/Applicant: Elden LLC c/o Ryan Lorey, EDENS. Applicant's Representative/Agent: Gary Brent, MG Permits.
9. **APPLICATION FOR A FREESTANDING SIGN, ARB #20-028**, to consider an application to approve removal an existing freestanding sign and construction of a new freestanding sign on the commercial property located at 1025 Herndon Parkway, Herndon, Virginia, located at the southwest corner of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0161-02-

0015E. The property is zoned CS, Commercial Services, and consists of 325,968 square feet of land. Owner/Applicant: Elden LLC c/o Ryan Lorey, EDENS. Applicant's Representative/Agent: Gary Brent, MG Permits.

10. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-029**, to consider an application to approve removal an existing wall sign and construction of a new wall sign on the main multi-tenant commercial building located at 1025 Herndon Parkway, Herndon, Virginia, located at the southwest corner of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0161-02-0015E. The property is zoned CS, Commercial Services, and consists of 325,968 square feet of land. Owner/Applicant: Elden, LLC c/o Ryan Lorey, EDENS. Applicant's Representative/Agent: Gary Brent, MG Permits.

ADJOURNMENT



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: December 10, 2020

Subject: ARB #20-026, 365 Elden Street, Outback Steakhouse New Construction Update

This memo serves as an update for the referenced ARB case scheduled for the December 16, 2020 ARB Public Hearing.

There were no updates requested of the applicant by the Board at the December 2, 2020 ARB Work Session. However, one Board member agreed with staff recommendation for addressing the extensive use of EIFS on the building exterior. Since the work session staff has received revised elevation drawings from the applicant in which scoring of the EIFS surfaces is used to break of the extensive sections of this materials and create the appearance of a panelized wall system (Attachment #1). While this simple design detail is somewhat superficial, the revision addresses the staff concerns and recommendation for breaking expanses of EIFS on this commercial building. Staff finds this design detail will be in keeping with the building's corporate image, and effectively create visual interest while not over-complicating the composition of exterior materials.

Staff recommends approval of ARB #20-026 with the following conditions:

- 1. The new commercial building and associated site features shall be constructed and installed in substantial conformance with the original application and design materials submitted on November 5, 2020 and updated building elevations submitted on December 9, 2020.**

Thank you.

Attachment:

1. Revised Elevations with Materials Alteration



BLOOMIN' BRANDS, INC.
OUTBACK STEAKHOUSE #4710
150 ELDEN ST.
HERNDON, VA 20171

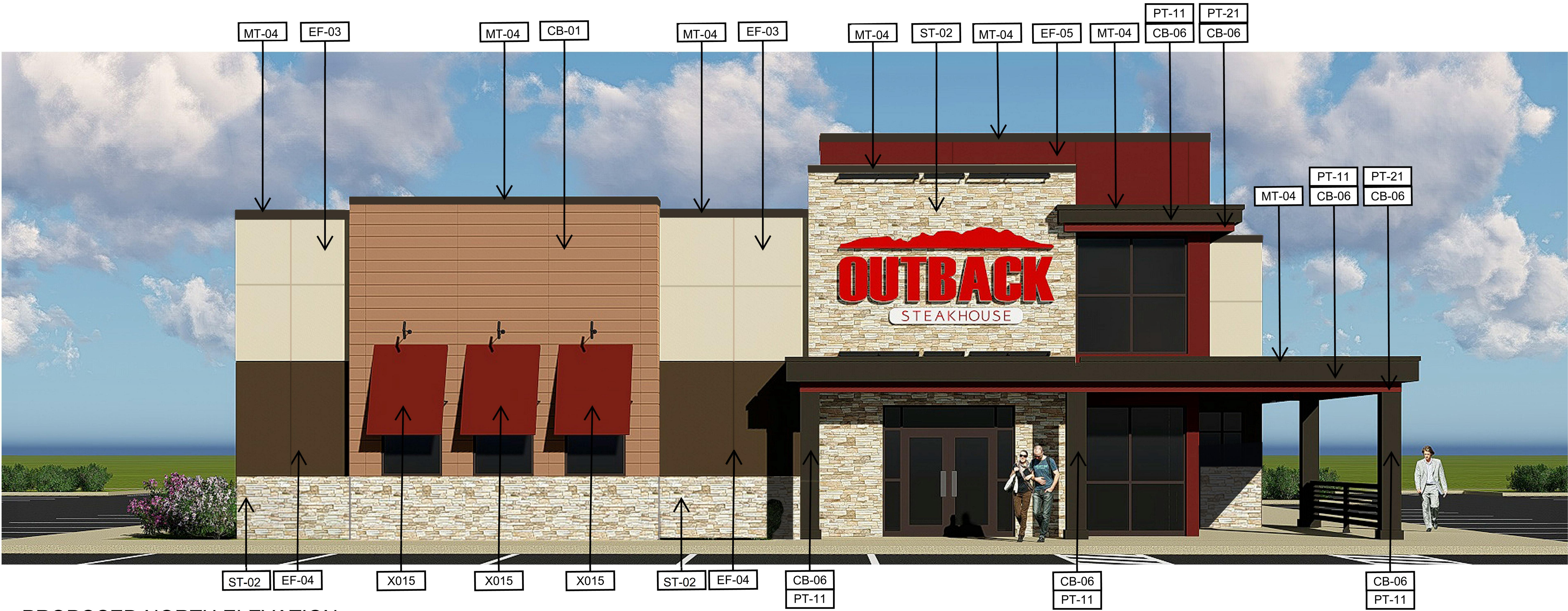
SHEET ISSUE:

PRINCIPAL IN CHARGE: FJG
PROJECT ARCHITECT: KIL
DRAWN BY: KIL

PROPOSED RENDERINGS

SHEET NO. PROJ. NO. 180622

PRE-1

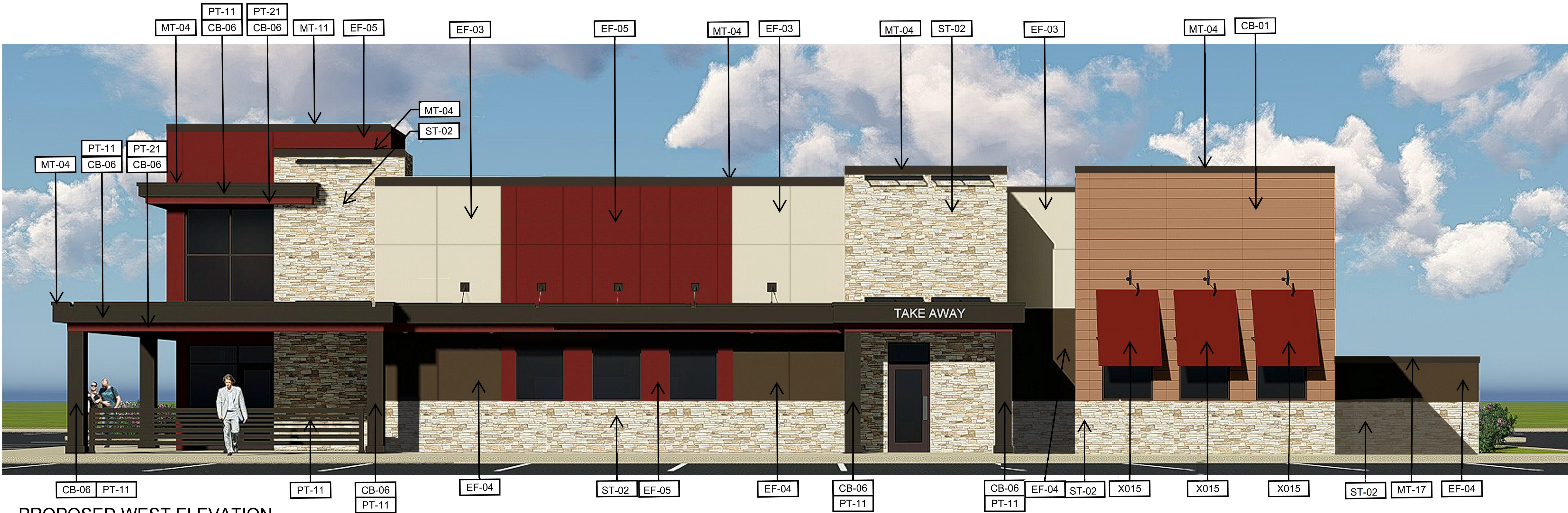


EXTERIOR FINISH SCHEDULE

EXTERIOR EIFS				
TYPE	REMARKS			
EF-03	INTEGRAL_COLOR EIFS: STOTHEM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-01 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-10			
EF-04	INTEGRAL_COLOR EIFS: STOTHEM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-21 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-05			
EF-05	INTEGRAL_COLOR EIFS: STO THERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-21 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-05			
CONTACT: WGREENE@STOCORP.COM WEBSITE: WWW.STOCORP.COM				
STONE				
TYPE	REMARKS			
ST-02	STONE VENEER COLOR: DRY CREEK STACKED STONE MANUFACTURER: EL DORADO STONE NO SUBSTITUTIONS			
WEBSITE: WWW.ELDORADOSTONE.COM				
EXTERIOR PAINT				
TYPE	COLOR NAME	COLOR NUMBER	PRODUCT NAME	FINISH
PT-01	COLONY BUFF	SW7723	SHERWIN WILLIAMS	SATIN
PT-11	TURKISH COFFEE	SW6076	SHERWIN WILLIAMS	SATIN
PT-22	WELL-BRED BROWN	SW7027	SHERWIN WILLIAMS	SATIN
PT-21	RUSTIC RED	SW7893	SHERWIN WILLIAMS	SATIN
PT-54	POWDER COATING	RAL8025	SHERWIN WILLIAMS	SATIN
ALUMINUM BRAKE METAL				
MT-04	ALUMINUM BRAKE METAL COLOR: DARK BRONZE MANUFACTURER: BERRIDGE			
MT-05	ALUMINUM BRAKE METAL COLOR: COLONIAL RED MANUFACTURER: BERRIDGE			
MT-10	ALUMINUM BRAKE METAL COLOR: SIERRA TAN MANUFACTURER: BERRIDGE			
MT-11	ALUMINUM BRAKE METAL COLOR: PT-54 PALE BROWN POWDER COAT (RA 8025)			
MT-17	ALUMINUM BRAKE METAL COLOR: AGED BRONZE MANUFACTURER: BERRIDGE			
AWNING				
X015	CANVAS AWNING COLOR: TRESKO BRICK #4699-0000 MANUFACTURER: SUNBRELLA			
CEMENT BOARD SIDING				
CB-01	CEMENT BOARD SIDING COLOR: VINTAGE WOOD PANEL MANUFACTURER: NICHHA USA, INC CONTACT: (770) 855-9466		CEDAR (HORIZONTAL)	
CB-06	CEMENT BOARD SIDING COLOR: PRIMED FOR PAINTING MANUFACTURER: JAMES HARDIE		HARDIEPANEL SELECT CEDARMILL	

PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

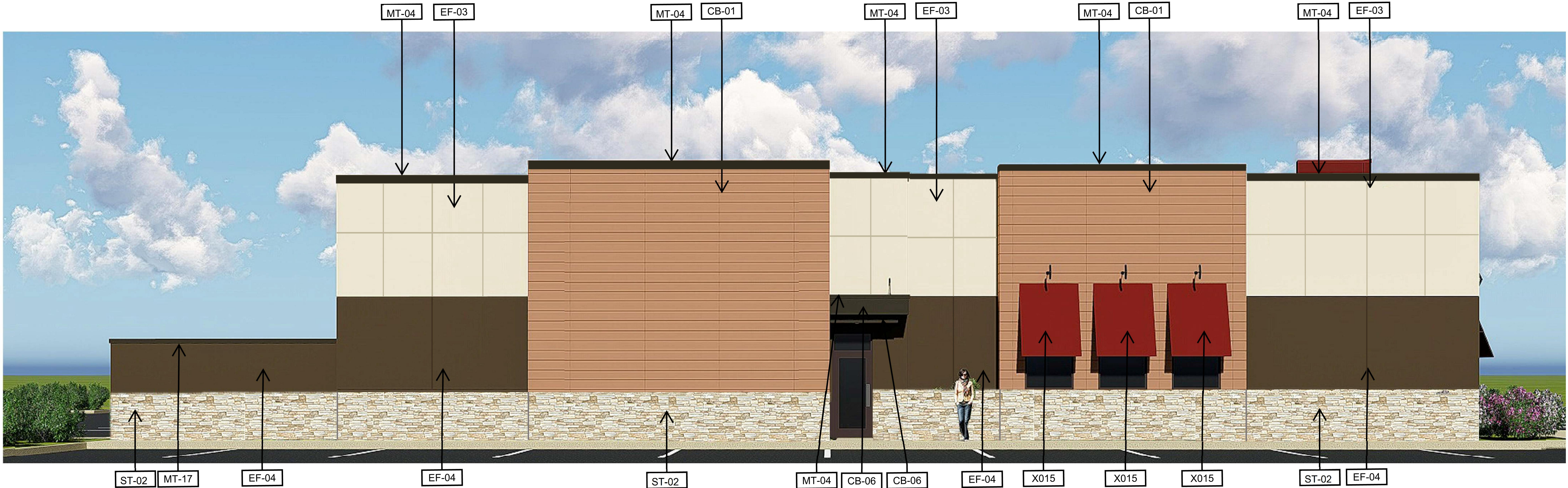


PROPOSED SOUTH ELEVATION

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

EXTERIOR FINISH SCHEDULE

EXTERIOR EIFS				
TYPE	REMARKS			
EF-03	INTEGRAL_COLOR EIFS: STOTHELM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-01 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-10			
EF-04	INTEGRAL_COLOR EIFS: STOTHELM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-22 IN STOUT 1.0 DARK AND GLOSSY MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH			
EF-05	INTEGRAL_COLOR EIFS: STO THERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-01 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-05			
CONTACT: WGREENE@STOCORP.COM		WEBSITE: WWW.STOCORP.COM		
STONE				
TYPE	REMARKS			
ST-02	STONE VENEER COLOR: DRY CREEK STACKED STONE NO SUBSTITUTIONS			MANUFACTURER: EL DORADO STONE
WEBSITE: WWW.ELDORADOSTONE.COM				
EXTERIOR PAINT				
TYPE	COLOR NAME	COLOR NUMBER	PRODUCT NAME	FINISH
PT-01	COLONY BUFF	SW7723	SHERWIN WILLIAMS	SATIN
PT-11	TURKISH COFFEE	SW6076	SHERWIN WILLIAMS	SATIN
PT-22	WELL-BRED BROWN	SW7027	SHERWIN WILLIAMS	SATIN
PT-21	RUSTIC RED	SW7593	SHERWIN WILLIAMS	SATIN
PT-54	POWDER COATING	RA1825	SHERWIN WILLIAMS	SATIN
ALUMINUM BRAKE METAL				
MT-04	ALUMINUM BRAKE METAL COLOR: DARK BRONZE MANUFACTURER: BERRIDGE			
MT-05	ALUMINUM BRAKE METAL COLOR: COLONIAL RED MANUFACTURER: BERRIDGE			
MT-10	ALUMINUM BRAKE METAL COLOR: SIERRA TAN MANUFACTURER: BERRIDGE			
MT-11	ALUMINUM BRAKE METAL COLOR: PT-54 PALE BROWN POWDER COAT (RA 8025)			
MT-17	ALUMINUM BRAKE METAL COLOR: AGED BRONZE MANUFACTURER: BERRIDGE			
AWNING				
X015	CANVAS AWNING COLOR: TRESKO BRICK #4699-0000 MANUFACTURER: SUNBRELLA			
CEMENT BOARD SIDING				
CB-01	CEMENT BOARD SIDING COLOR: VINTAGE WOOD PANEL - MANUFACTURER: NICHHA USA, INC CONTACT: (770) 855-8466			CEDAR (HORIZONTAL)
CB-06	CEMENT BOARD SIDING COLOR: PRIMED FOR PAINTING MANUFACTURER: JAMES HARDE			HARDIEPANEL SELECT CEDARMILL



PROPOSED EAST ELEVATION

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



BLOOMIN' BRANDS, INC.
OUTBACK STEAKHOUSE #4710
Prototype Issue: CBS 1658R-WOOD 2016.3
150 ELDEN ST.
HERNDON, VA 20171

SHEET ISSUE:

PRINCIPAL IN CHARGE: FJB
PROJECT ARCHITECT: KIL
DRAWN BY: KIL

SHEET TITLE:

PROPOSED
RENDERINGS

SHEET NO. PROJ. NO.
180622

PRE-2



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: December 10, 2020

Subject: ARB #20-027, 1025 Herndon Parkway Master Sign Plan Update

This memo serves as an update for the referenced ARB case scheduled for the December 16, 2020 ARB Public Hearing.

Currently, Town staff and the applicant team are collaborating to revise the proposed master sign plan standards and accompanying graphic materials to address the sign design issues and concerns discussed in the case staff report, dated December 2, 2020. The staff recommendation for a continuance remains as previously reported to the Board.

Staff recommends continuance of ARB #20-027 to the January 20, 2021 Architectural Review Board Public Hearing to allow the applicant to address the following design issues and sign plan standards issues:

- 1. Sign design regulations that are not clear or contradictory, provide little or no standard for critical design features, and development consistent and understandable design standard language as noted in the Analysis section of the original case staff report.**

Thank you.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: December 10, 2020

Subject: ARB #20-028, 1025 Herndon Parkway Freestanding Sign Update

This memo serves as an update for the referenced ARB case scheduled for the December 16, 2020 ARB Public Hearing.

There were updates required of the applicant to conform to the Town's Zoning Ordinance related to minimum lettering height of some of the sign text in the proposed design. Since the work session, staff has received revised sign elevations and rendered drawings from the applicant in which the referenced sign lettering meets the minimum text height required by Town Zoning Ordinance Section 78-141.4. - *Sign standards for commercial districts* (Attachment #1). With zoning compliance achieved in the revised submission materials, staff is now able to provide a recommendation for approval with conditions.

Staff recommends approval of ARB #20-028 with the following conditions:

- 1. The new freestanding sign shall be constructed and installed in substantial conformance with the original application and design materials submitted on November 5, 2020 and revised sign elevations and renderings submitted on December 9, 2020.**

Thank you.

Attachment:

1. ARB #20-028 Revised Sign Design



December 9, 2020

Mr. Christopher J. Garcia AICP, Assoc. AIA, CZA
Community Design Planner
Department of Community Development
Architectural Review Board
777 Lynn Street
Herndon, VA 20170

**Re: ARB Application for Freestanding Sign Permit, ARB #20-028
Elden Street Marketplace, 1025 Herndon Parkway, Herndon, VA 20170**

Dear Mr. Garcia,

Please find enclosed a submission for Freestanding Sign Permit at Elden Street Marketplace, 1025 Herndon Parkway, Herndon, VA 20170, a commercial shopping center.

This submission is revised following the review comments from ARB #20-028 Staff Report dated December 2, 2020 and the December 2, 2020 ARB work session.

The comment received requiring revision was:

“...the sign does contain some text/lettering that is less than 6” in height and will need revision to comply with the Town’s Zoning Ordinance Section 78-141.4.”

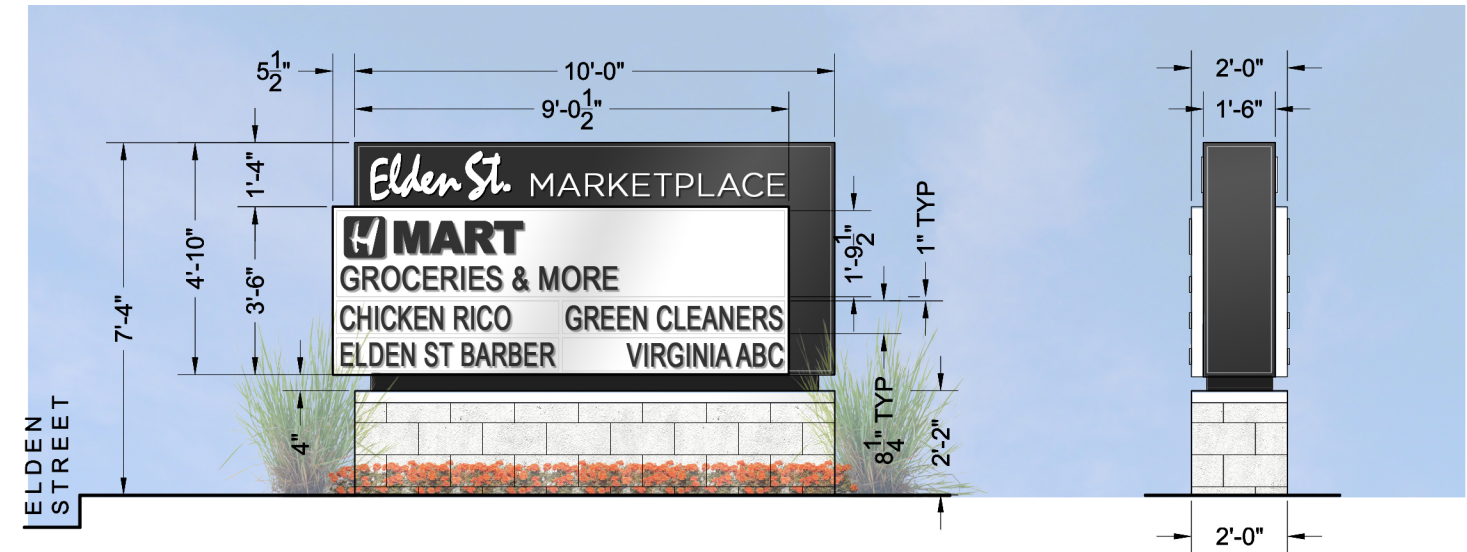
The enclosed submission has adjusted the letter height to comply with the zoning minimum. The tenant sign panel dimensions have been adjusted accordingly to accommodate the corrected text height. The overall sign face area remains unchanged and compliant.

Please let me know of any questions or comments.

Regards

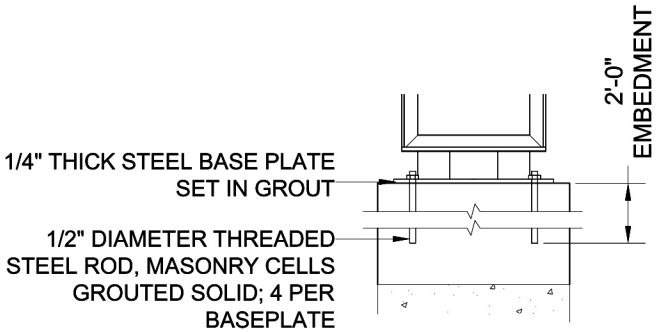
Ryan Lorey
EDENS
rlorey@edens.com
cell 201-602-7816

cc: Mr. Jim Dinien, Jack Stone Signs

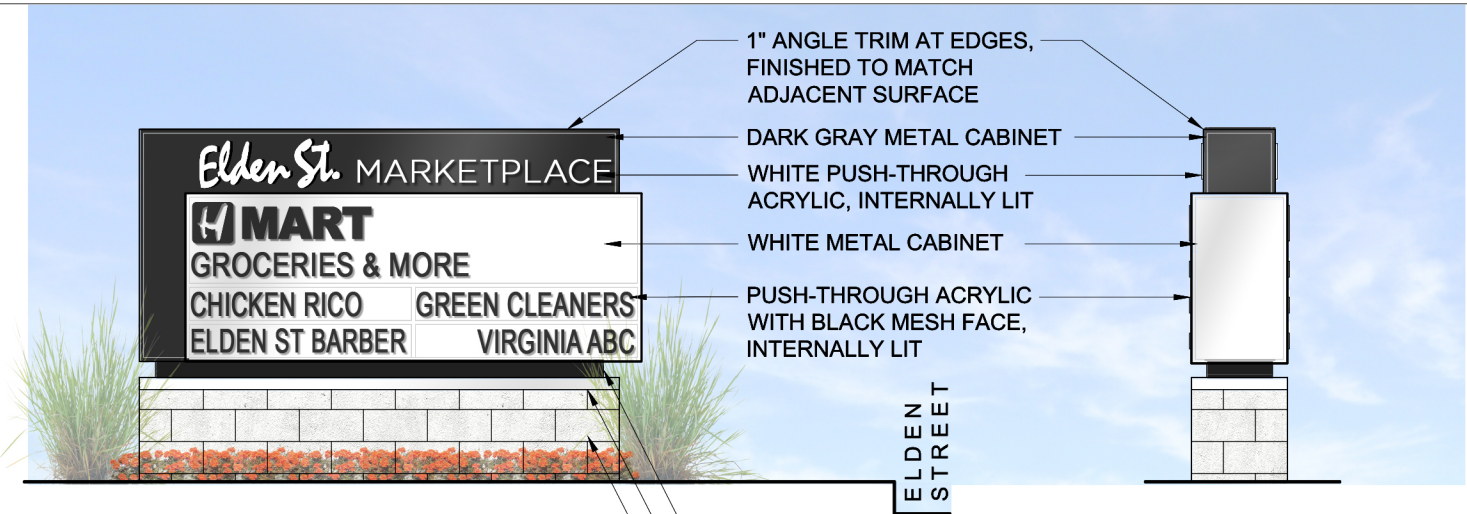


SIDE 1 ELEVATION
1/4" = 1'-0"

SIDE 3 ELEVATION
1/4" = 1'-0"

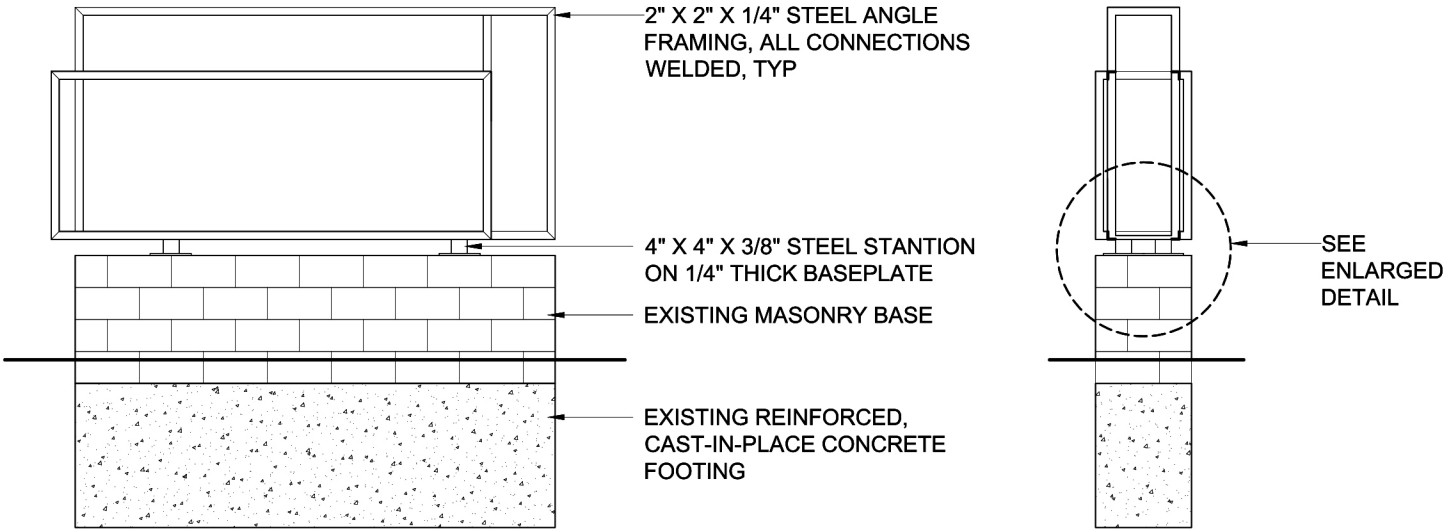


ENLARGED
ANCHORAGE DETAIL
1/2" = 1'-0"



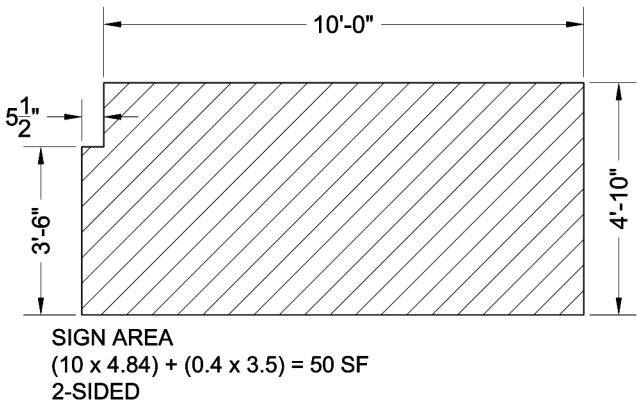
SIDE 2 ELEVATION
1/4" = 1'-0"

SIDE 4 ELEVATION
1/4" = 1'-0"



FRAMING ELEVATION, FRONT
1/4" = 1'-0"

FRAMING ELEVATION,
SIDE
1/4" = 1'-0"



SIGN AREA
(10 x 4.84) + (0.4 x 3.5) = 50 SF
2-SIDED

- NOTES**
1. METAL CABINET SHALL BE FACED WITH POWDER-COATED ALUMINUM 0.08-INCH THICK
 2. INTERNAL ILLUMINATION SHALL BE BY 3500K COLOR TEMPERATURE LED.
 3. TENANT NAMES AND LOGOS ON THE FREESTANDING SIGN ARE TO BE DETERMINED WITH THE EXCEPTION OF H-MART, THE ANCHOR TENANT. ALL TENANT NAMES AND LOGOS WILL BE MINIMUM 6-INCHES TALL AND WILL BE MADE OF WHITE ARYLIC WITH BLACK MESH FACE FOR "DAY-BLACK, NIGHT-WHITE" EFFECT.
 4. PROPERTY NAME AND TENANT NAMES AND LOGOS SHALL BE ROUTED FROM ALUMINUM CABINET. ACRYLIC WILL BE PUSH-THROUGH" WITH 1/2-INCH PROJECTION.
 5. TENANT PANELS SHALL BE ABLE TO BE REMOVED AND REPLACED WITH A NEW TENANT PANEL OR A BLANK.



Enlarged Sign Panel
1" = 1'-0"



Tenant Panels will comply with the character, color, size, and construction conveyed here.

Renderings
(not to scale)



Night (illuminated) rendering and sample of push-through acrylic text.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: December 10, 2020

Subject: ARB #20-029, 1025 Herndon Parkway Wall Sign Update

This memo serves as an update for the referenced ARB case scheduled for the December 16, 2020 ARB Public Hearing.

During the December 2, 2020 ARB Work Session, there were updates requested of the applicant to improve the material quality of one component of the sign from acrylic lettering to metal lettering. In the staff report dated December 2, 2020, staff recommended that the *Marketplace* lettering be made of a higher quality material, metal to be specific, and be finished in the same manner as the illuminated reverse channel letters of the *Elden Street* sign component. Staff had determined that a higher quality material for this portion of the wall sign would be in keeping with the thematic designs of other proposed signs for this commercial development being considered through ARB #20-027 (new Master Sign Plan) and ARB #20-028 (new freestanding sign). The applicant was amenable to the staff recommendation during the ARB work session.

Since the work session, staff has received revised sign elevation drawings from the applicant in which the referenced sign lettering material has been modified to address the staff recommendation (Attachment #1). Staff has updated its recommendation to the Board accordingly.

Staff recommends approval of ARB #20-029 with the following conditions:

- 1. The new wall sign shall be constructed and installed in substantial conformance with the original application and design materials submitted on November 5, 2020 and revised sign elevations and details submitted on December 9, 2020.**

Thank you.

Attachment:

1. ARB #20-029 Revised Sign Design



December 9, 2020

Mr. Christopher J. Garcia AICP, Assoc. AIA, CZA
Community Design Planner
Department of Community Development
Architectural Review Board
777 Lynn Street
Herndon, VA 20170

**Re: ARB Application for Wall Sign Permit, ARB #20-029
Elden Street Marketplace, 1025 Herndon Parkway, Herndon, VA 20170**

Dear Mr. Garcia,

Please find enclosed a submission for Wall Sign Permit at Elden Street Marketplace, 1025 Herndon Parkway, Herndon, VA 20170, a commercial shopping center.

This submission is revised following the review comments from ARB #20-029 Staff Report dated December 2, 2020 and the December 2, 2020 ARB work session.

The comment received requiring revision was:

“...staff recommends that the Marketplace lettering be made of a higher quality material, metal to be specific, and be finished in the same manner as the illuminated reverse channel letters of the Elden Street sign component..”

The enclosed submission has adjusted the material used for the Marketplace lettering to aluminum with a finish to match the returns of the Elden St. portion of the sign.

Please let me know of any questions or comments.

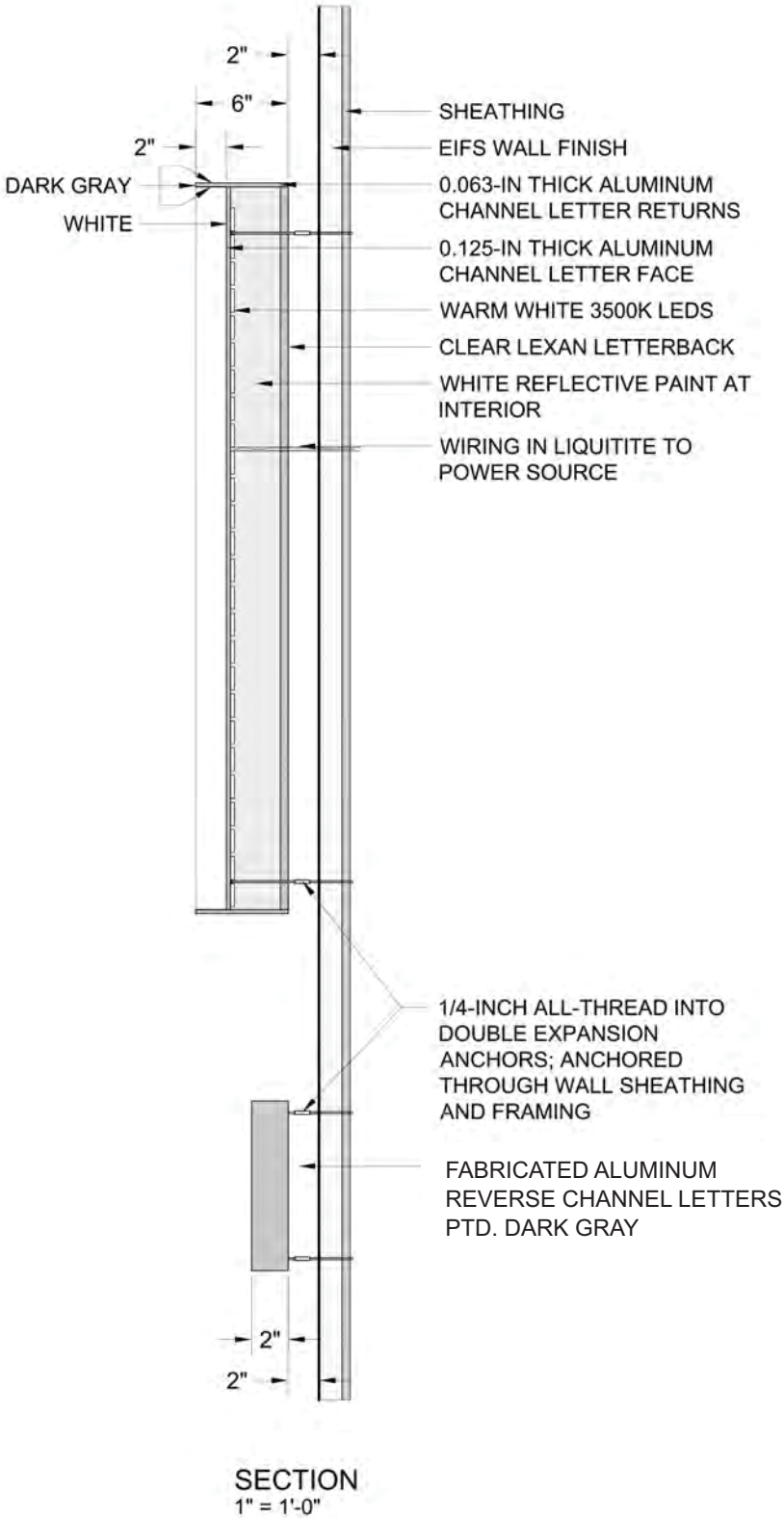
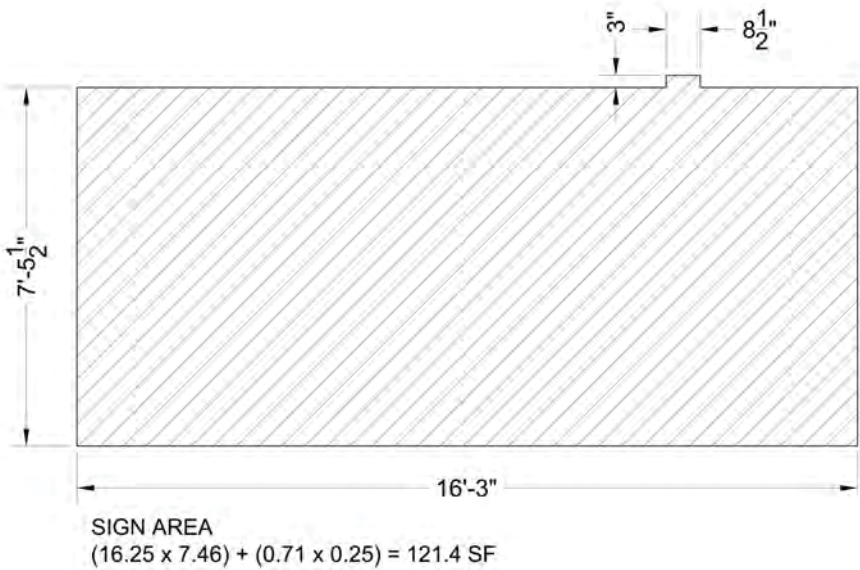
Regards

Ryan Lorey
EDENS
rlorey@edens.com
cell 201-602-7816

cc: Mr. Jim Dinan, Jack Stone Signs

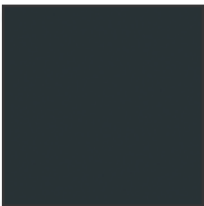


SCALE 1/4" = 1'-0"
QTY: (1) set



MOUNTING ELEVATION
1/8" = 1'-0"

- NOTES
1. SETBACK OF BUILDING WALL IS 205-FEET FROM RIGHT OF WAY. MOUNTING HEIGHT IS PERMITTED TO BE INCREASED 1-FOOT FOR EVERY 5-FEET OF DISTANCE BEYOND 100-FEET FROM RIGHT OF WAY, NOT TO EXCEED 30-FEET MOUNTING HEIGHT. MOUNTING HEIGHT SHOWN HERE IS 23'-3".
 2. THIS SIGN IS PROPOSED TO REPLACE AN EXISTING SIGN.



DARK GRAY METAL
RAL 7016
ANTHRACITE GRAY



WHITE METAL
RAL 9010
PURE WHITE

MARKETPLACE FONT: Opentype Gotham Book

This sign is intended to be installed in accordance with the requirements of Article 600 of the current National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SIGN IS WIRED FOR 120 VOLTS UNLESS OTHERWISE SPECIFIED