

**TOWN OF HERNDON, VIRGINIA  
ARCHITECTURAL REVIEW BOARD PUBLIC HEARING AGENDA  
HERNDON COUNCIL CHAMBERS BUILDING  
765 LYNN STREET  
DECEMBER 14, 2022  
7:30 P.M.**

**CALL TO ORDER**

1. Roll Call
2. Determination of Quorum

**APPROVAL OF MINUTES**

3. November 2, 2022, Work Session Draft Minutes
4. November 16, 2022, Public Hearing Draft Minutes

**COMMENTS**

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

**PUBLIC HEARING**

8. **APPLICATION FOR ALTERATIONS, ARB #22-024**, to consider an application for alterations to an existing structure located at 505 Huntmar Park Drive, Herndon, Virginia, further identified as Fairfax County Tax Map 0162 02 0156D and located in the northwest corner of the intersection of Huntmar Park Drive and Spring Street. The property is zoned O & LI (Office and Light Industrial) and consists of 221,890 square feet of land. Owner: Brit-Beco Park Herndon LLC. Applicant/Agent: Brett Knode, Brit-Beco Park Herndon LLC.
9. **APPLICATION FOR SIGNAGE, ARB #22-027**, to consider an application for signage located at 150 Elden Street, Suite 170, Herndon, Virginia, further identified as Fairfax County Tax Map 0171 04 B and located in the northwest corner of the intersection of Elden Street and Laurel Way. The property is zoned CS (Commercial Service) and consists of 175,315 square feet of land. Owner: HJK LP. Applicant/Agent: Gary Brent, MG Permits.
10. **APPLICATION FOR SIGNAGE, ARB #22-029**, to consider an application for signage located at 1100 Herndon Parkway, Herndon, Virginia, further identified as Fairfax County Tax Map 0161 02 0014 and located in the northwest quadrant of the intersection of Herndon Parkway and Elden Street. The property is zoned CS (Commercial Service) and consists of 158,086 square feet of land. Owner: Sovran Limited Co. Applicants/Agents: CP Leopold, SignGraphix.

11. **APPLICATION FOR SIGNAGE, ARB #22-030**, to consider an application for signage located at 450 Springpark Place, Herndon, Virginia, further identified as Fairfax County Tax Map 0162 54 0001 and located in the northeast corner of the intersection of Spring Street and Springpark Place. The property is PD-B (Planned Dev-Business) and consists of 143,890 square feet of land. Owner: Springpark Place, LLC. Applicants/Agents: Bob O'Hern, Image360 Fairfax Va.

## **ADJOURNMENT**



MEMORANDUM

**To: Chair Blaker-Glass and Members of the Architectural Review Board**

**From: Tamsin Himes, Lead Planner / Design and Development** 

**Date: December 7, 2022**

**Subject: ARB #22-024; Building alteration; 505 Huntmar Park Drive**

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This memo serves as an addendum to the staff report provided to the board prior to the ARB work session held on November 2<sup>nd</sup>, 2022. Because of an issue with the legal notice for this application it was continued from the November meetings and was not heard at the public hearing on November 16.

Staff previously withheld a recommendation to the Board for this case and asked that the applicant provide a rendering of the proposed alteration and / or elevation drawings. This would allow staff and the Board to review more completely.

The applicant has provided both a rendering and an elevation drawing for this project which are attached to this this memo. The rendering shows an aluminum framing color and glass color/glare that is different from the rest of the window and door systems throughout the building. This may be merely a feature of the rendering and not the practical intent, but staff is recommending a condition to address it. The condition is that the aluminum framing and glass tint and glare match the window and door systems throughout the rest of the structure.

Staff is recommending approval of this application in with conditions in accordance with the draft resolution

Attachments:

1. Draft Resolution
2. Updated Design Documents

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

**DRAFT RESOLUTION**

**December 14, 2022**

**Resolution-** to approve ARB #22-024, alteration to an existing structure located at 505 Huntmar Park Drive, Fairfax County Tax Map Number 0162 02 0156D.

**WHEREAS,** the applicant has submitted an application for a building alteration located at the above referenced address; and

**WHEREAS,** the proposed alteration complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

**WHEREAS,** the Town of Herndon Architectural Review Board has found that the proposed alteration complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

**WHEREAS,** the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on December 14, 2022.

**NOW THEREFORE, BE IT RESOLVED** that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #22-024, for a building alteration at 505 Huntmar Park Drive, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB and with the following condition:

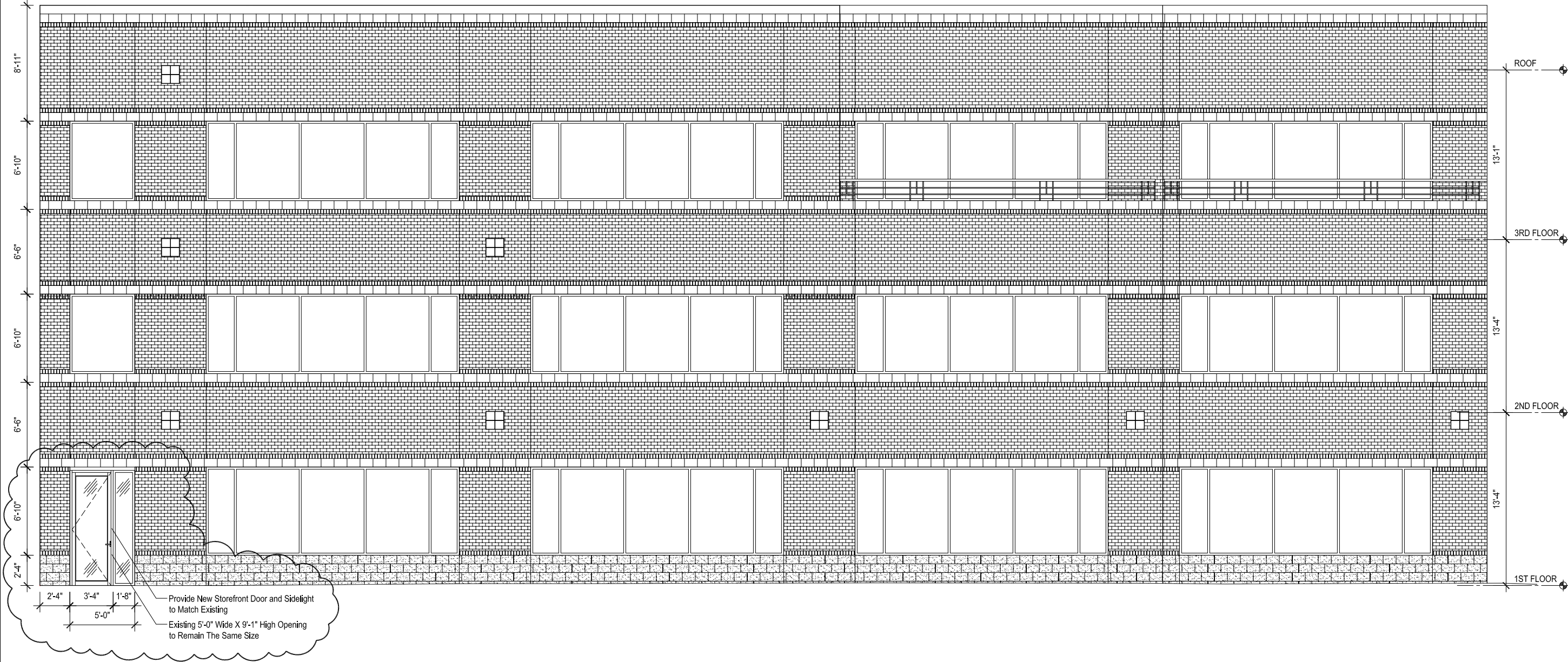
- 1) the aluminum framing and glass tint and glare match the window and door systems throughout the rest of the structure.







Attachment #2



\* This drawing has not been field verified and should not be used to order furniture, fixtures or equipment. BECO makes no warranties as to its completeness or accuracy.



**Title: ARB #22-027; New signage; 150 Elden Street**

**Staff Contact:** Tamsin Himes  
Lead Planner – Development and Design  
[tamsin.himes@herndon-va.gov](mailto:tamsin.himes@herndon-va.gov)  
(571) 612-0537

### Summary Information

|                                         |                                                                                                                                                                                    |                              |      |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------|
| Applicant Request                       | New wall sign                                                                                                                                                                      |                              |      |
| Address                                 | 150 Elden Street, Suite 170                                                                                                                                                        |                              |      |
| Fairfax County Tax Map Number           | 0171 04 B                                                                                                                                                                          |                              |      |
| Owner                                   | HJK LP.                                                                                                                                                                            |                              |      |
| Applicant                               | Gary Brent, MG Permits                                                                                                                                                             |                              |      |
| Business/Organization                   | Forbright                                                                                                                                                                          |                              |      |
| Property Use                            | Commercial business                                                                                                                                                                |                              |      |
| Zoning District                         | CS, Commercial Services District                                                                                                                                                   |                              |      |
| Adjacent Zoning                         | <b>North:</b> Residential Multi-Family<br><b>South:</b> O & LI, Office and Light Industrial<br><b>East:</b> CO, Commercial Office<br><b>West:</b> CS, Commercial Services District |                              |      |
| Building Type(s)                        | Two story commercial strip mall                                                                                                                                                    | <b>Date of Construction:</b> | 1989 |
| Architectural Style(s)                  | Modernist                                                                                                                                                                          |                              |      |
| Exterior Material(s)                    | Precast concrete, brick, metal roofing and decorative wood paneling                                                                                                                |                              |      |
| Neighborhood Design Profile             | The neighborhood is a mix of commercial and multi-family residential                                                                                                               |                              |      |
| Comprehensive Plan Land Use Designation | Business Corridor                                                                                                                                                                  |                              |      |

|                      |                                                  |
|----------------------|--------------------------------------------------|
| Staff Recommendation | Staff recommending approval of this application. |
|----------------------|--------------------------------------------------|

### Case Details

#### Proposal:

This application is for the installation of a new wall sign at the shopping center at 150 Elden Street. The proposed sign is situated above the storefront on an architectural band where tenant signage throughout the first story of this building is located. The sign is 29.9 Square feet and consists of internally illuminated channel letters with black trimcaps, black aluminum returns and white acrylic faces. One element on the sign is green. The sign letters are pin flush mounted to the façade.

### Site Description:

150 Elden Street, suite 170 is part of the Elden Plaza Shopping Center. The proposed sign location faces Elden Street with parking and landscaping between the building / sign location and the public right of way. The shopping center is situated near both commercial buildings and multifamily residential buildings.

### Location Map



### Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria*

### Staff Analysis

1. Staff has found that the proposed signage meets the applicable standards and requirements of the Town of Herndon Zoning Ordinances.
2. There is a Master Sign Plan for this building, but the proposed sign departs from the MSP requirements. The discrepancy between the proposed sign and the MSP includes the letter height and color. Staff believes these differences do not introduce substantial discrepancy with the existing signs.
3. With the findings expressed below, staff believes the proposed signage generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
  - a. The proposed wall sign in its design and construction is suitable for a good suburban community and promotes the use and improvement of the surrounding buildings.
  - b. The proposed wall sign clearly and legibly represents the intended business

- c. The proposed wall sign is constructed in a way so as to remain in good condition and withstand normal weather and climate conditions without deteriorating.
4. Staff is recommending a condition that the applicant provide full page, to scale, high resolution rendering of the proposed sign in its proposed location to staff for Town records.

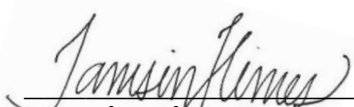
**Staff Recommendation:**

|                              |                                                                                                                                                                                                                                                                                                   |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ARB Alternatives:</b>     | <ol style="list-style-type: none"><li>1. Resolution to deny the application.</li><li>2. Resolution to approve the application as submitted.</li><li>3. Resolution to approve with condition(s).</li><li>4. The ARB may also continue the review of this item to a future public hearing</li></ol> |
| <b>Staff Recommendation:</b> | Staff is recommending approval with conditions in accordance with the draft resolution                                                                                                                                                                                                            |

**Report Attachments**

|           |                  |
|-----------|------------------|
| <b>1.</b> | Draft Resolution |
| <b>2.</b> | Sign Drawings    |

**Staff Signatures**

  
\_\_\_\_\_  
**Tamsin Himes**  
Lead Planner/Design and Development

  
\_\_\_\_\_  
**Bryce A. Perry**  
Deputy Director

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

**DRAFT RESOLUTION**

**December 14, 2022**

**Resolution-** to approve ARB #22-027, for signage on a building at 150 Elden Street, Suite 170, Herndon, Virginia, further identified as Fairfax County Tax Map 0171 04 B.

**WHEREAS,** the applicant has submitted an application to install signage at the above referenced address; and

**WHEREAS,** the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

**WHEREAS,** the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

**WHEREAS,** the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on December 14, 2022.

**NOW THEREFORE, BE IT RESOLVED** that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #22-027, for signage on a building at 150 Elden Street, Suite 170, Virginia, in substantial conformance with the design shown in the case materials reviewed by the ARB and with the following condition:

- 1) the applicant provides a full page, to scale rendering of the proposed sign in its proposed location to staff for Town records

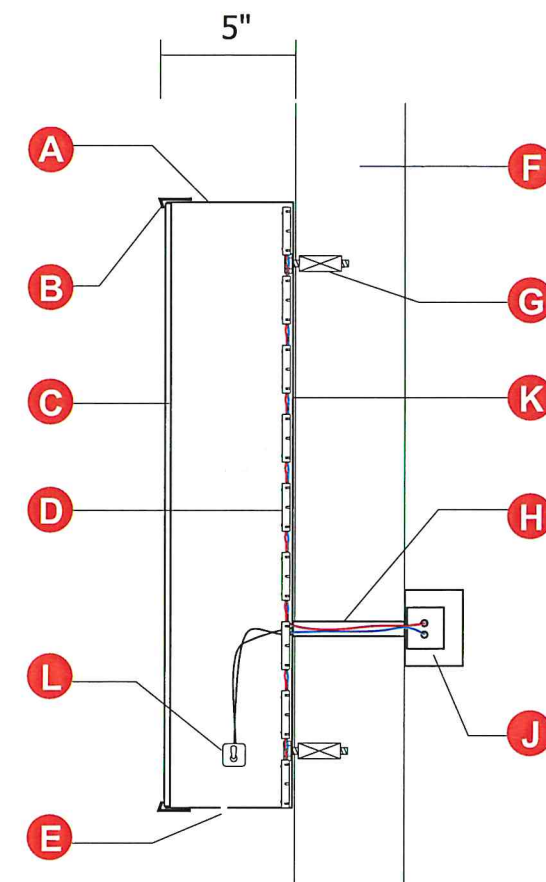


Technical drawing of a sign for "Forbright". The sign is rectangular with a height of 1'-10 1/2" and a width of 10'-6 3/4". The word "Forbright" is rendered in a large, outlined, sans-serif font. A green leaf logo is positioned above the letter "i".

29.9 SF

- A.** .040 ALUM. RETURNS PRE-FINISHED BLACK
- B.** 1" BLACK TRIMCAP
- C.** 1/8" THK. TRANSLUCENT WHITE ACRYLIC FACES  
W/ DIGITALLY PRINTED TRANSLUCENT GREEN  
VINYL OVERLAY ON LEAF
- D.** WHITE LX-ECO3S 6500k NC LED'S
- E.** WEEP HOLES AS REQ'D
- F.** PRECAST BUILDING FACADE
- G.** 1/4" BOLTS & DBL. EXP. ANCHORS
- H.** WIRING IN LIQUATITE TO ELEC. CIRCUIT
- J.** REMOTE POWER SOURCE IN METAL BOX
- K.** .063 ALUM. CHANNEL LTR. BACK
- L.** U.L. LISTED DISCONNECT SWITCH

\* ALL ELECTRICAL COMPONENTS UL LISTED



**SIGN IS WIRED FOR 120 VOLTS UNLESS OTHERWISE SPECIFIED**



DWG. NO. 1106  
SCALE Noted  
DATE 9/27/22  
DESIGNER LL  
CONTACT Justin Wyman

REVISIONS

10/18/22 LL rev. to remote

10/6/22 LL correct title blk. addy

9/29/22 LL rev. to white ltrs.

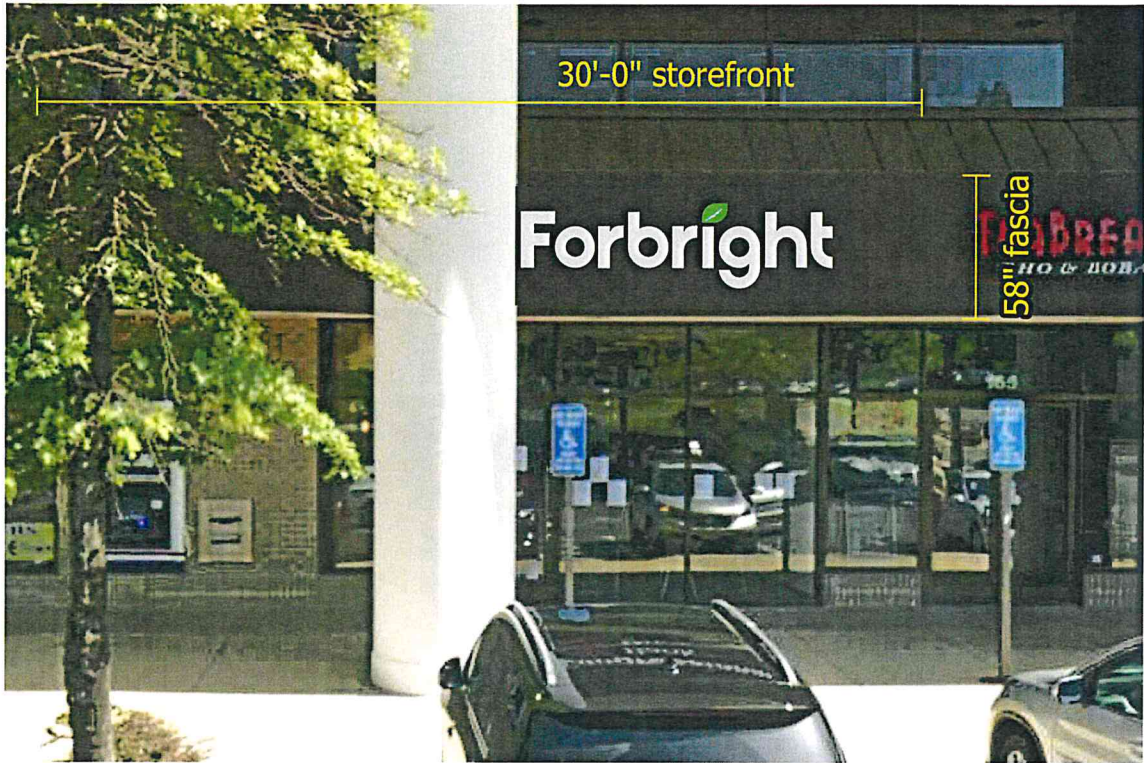
Notice: This drawing is an original design created by Jack Stone Sign Company, and is submitted for use in conjunction with this project only. This drawing cannot be duplicated, altered, or exhibited in any fashion without authorization from Jack Stone Sign Company. This drawing remains the property of Jack Stone Sign Company and any unauthorized use or exhibition will result in a design fee.

**REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS**



RENDERED ELEVATION

Herndon, VA



PROPOSED BANNER

approx. 1/8" = 1'-0"



EXISTING 5" DEEP x 40 1/4" x 142" O.A. CHANNEL LETTERS  
MOUNTED ON 5" DEEP RACEWAY



**Title: ARB #22-029; New signage; 1100 Herndon Parkway**

**Staff Contact:** Tamsin Himes  
 Lead Planner – Development and Design  
[tamsin.himes@herndon-va.gov](mailto:tamsin.himes@herndon-va.gov)  
 (571) 612-0537

**Summary Information**

|                                         |                                                                                                                                                                                         |                              |      |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------|
| Applicant Request                       | New wall sign                                                                                                                                                                           |                              |      |
| Address                                 | 1100 Herndon Parkway                                                                                                                                                                    |                              |      |
| Fairfax County Tax Map Number           | 0161 02 0014                                                                                                                                                                            |                              |      |
| Owner                                   | Sovran Limited Co.                                                                                                                                                                      |                              |      |
| Applicant                               | CP Leopold, SignGraphix.                                                                                                                                                                |                              |      |
| Business/Organization                   | Bank of America                                                                                                                                                                         |                              |      |
| Property Use                            | Business                                                                                                                                                                                |                              |      |
| Zoning District                         | CS, Commercial Services District                                                                                                                                                        |                              |      |
| Adjacent Zoning                         | <b>North:</b> CS, Commercial Services District<br><b>South:</b> CS, Commercial Services District<br><b>East:</b> CO, Commercial Office<br><b>West:</b> CS, Commercial Services District |                              |      |
| Building Type(s)                        | Two story commercial building                                                                                                                                                           | <b>Date of Construction:</b> | 1979 |
| Architectural Style(s)                  | Modernist office                                                                                                                                                                        |                              |      |
| Exterior Material(s)                    | Brick                                                                                                                                                                                   |                              |      |
| Neighborhood Design Profile             | The neighborhood is primarily commercial with some multi-family residential buildings                                                                                                   |                              |      |
| Comprehensive Plan Land Use Designation | Business Corridor                                                                                                                                                                       |                              |      |

|                      |                                                     |
|----------------------|-----------------------------------------------------|
| Staff Recommendation | Staff is recommending approval of this application. |
|----------------------|-----------------------------------------------------|

**Case Details**

**Proposal:**

This application is for two replacement wall signs for Bank of America on two facades of 1100 Herndon Parkway. The proposed signs are located on the southeast and southwest facades of the building facing Elden Street and Herndon Parkway respectively. Both existing and proposed signs are located on an architectural division in the brick façade banded on top and bottom by light precast concrete, contrasting with the dark brick. Both proposed new signs are replacing existing in the same location.

The southeast sign (facing Elden Street) measures approximately 26.6 square feet while the proposed southwest sign (facing Herndon Parkway) measures approximately 40



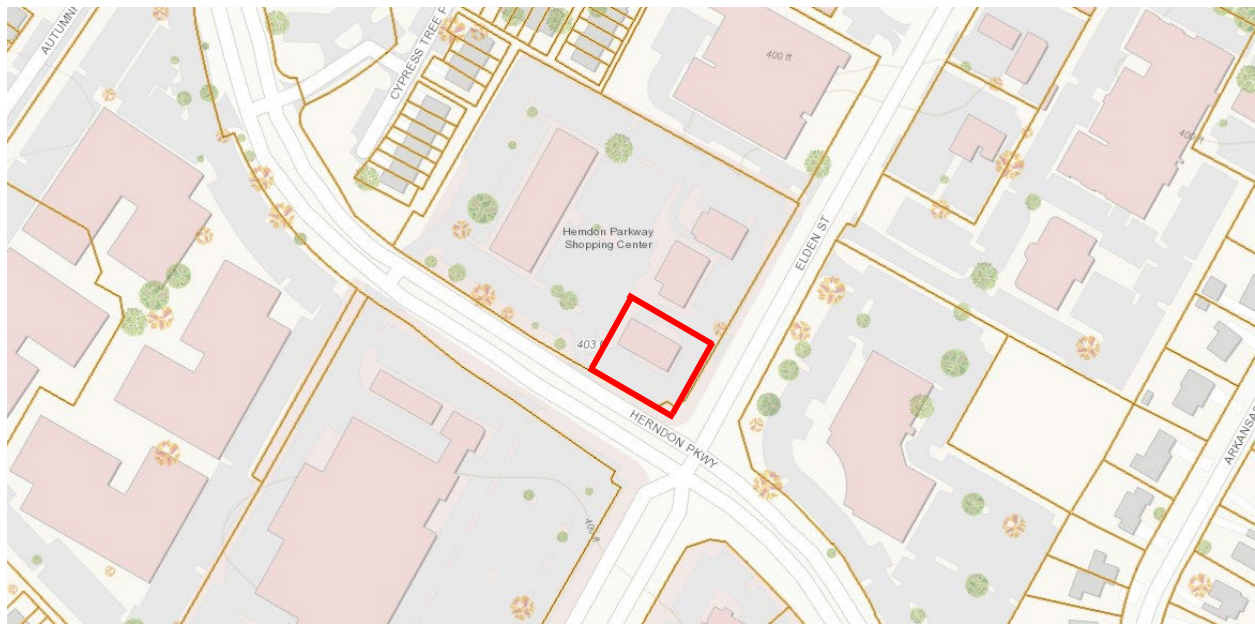
square feet. Aside from size, the two proposed signs have identical designs. They consist of a light gray backer board with a red border, internally illuminated channel letters reading “Bank of America,” and an internally illuminated logo. The letter faces are dark blue, and the logo face is dark blue and red.

The applicant provided designs for additional signage updates throughout the structure. Of the proposed signage submitted, these two signs only require review by the ARB.

### **Site Description:**

1100 Herndon Parkway is a brick modernist building with tinted windows and minimalist precast concrete detailing. It sits at the intersection of Herndon Parkway and Elden Street, a highly trafficked intersection with a high level of visibility. The structure is part of the Herndon Parkway Shopping Center which consists of 1100 Herndon Parkway and three other buildings. 1100 Herndon Parkway is surrounded by parking and other paving with a narrow strip of landscaping between the parking and the right of way. The grade at the building is slightly higher than that of the intersection, giving additional prominence to the structure.

### **Location Map**



### **Applicable Design Guidance:**

- Town Code of Ordinances, Section 58-96 – *Design criteria*

### **Staff Analysis**

1. Staff has found that the proposed signage meets the applicable standards and requirements of the Town of Herndon Zoning Ordinances.



2. With the findings expressed below, staff believes the proposed signage generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
  - a. The proposed wall sign in its design and construction is suitable for a good suburban community and promotes the use and improvement of the surrounding buildings.
  - b. The proposed wall sign clearly and legibly represents the intended business
  - c. The proposed wall sign is constructed in a way so as to remain in good condition and withstand normal weather and climate conditions without deteriorating.
3. This tenant space features window signs which are non-compliant with the zoning ordinance. The zoning ordinance allows for window signs that cover no more than 25% of the window. Staff is recommending a condition that these signs be removed or altered to meet the zoning requirements prior to a building permit being issued for these two wall signs.

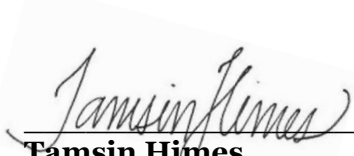
#### Staff Recommendation:

|                              |                                                                                                                                                                                                                                                                                                   |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ARB Alternatives:</b>     | <ol style="list-style-type: none"><li>1. Resolution to deny the application.</li><li>2. Resolution to approve the application as submitted.</li><li>3. Resolution to approve with condition(s).</li><li>4. The ARB may also continue the review of this item to a future public hearing</li></ol> |
| <b>Staff Recommendation:</b> | Staff is recommending approval of this application with conditions in accordance with the draft resolution.                                                                                                                                                                                       |

#### Report Attachments

|           |                    |
|-----------|--------------------|
| <b>1.</b> | Draft Resolution   |
| <b>2.</b> | Wall sign drawings |
| <b>3.</b> | Photos             |

#### Staff Signatures

  
**Famsin Himes**  
Lead Planner/Design and Development

  
**Bryce A. Perry**  
Deputy Director



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

**DRAFT RESOLUTION**

**December 14, 2022**

**Resolution-** to approve ARB #22-029, for signage on a building at 1100 Herndon Parkway, Herndon, Virginia, further identified as Fairfax County Tax Map 0161 02 0014.

**WHEREAS,** the applicant has submitted an application to install signage at the above referenced address; and

**WHEREAS,** the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

**WHEREAS,** the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

**WHEREAS,** the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on December 14, 2022.

**NOW THEREFORE, BE IT RESOLVED** that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #22-029, for signage on a building at 1100 Herndon Parkway, Herndon, Virginia, in substantial conformance with the design shown in the case materials reviewed by the ARB and with the following condition:

- 1) The existing non-conforming window signs at 1100 Herndon Parkway be taken down or altered prior to issuance of a building permit for these two wall signs.



Recommendation Completed: 09-20-2022  
Approved: 09-29-2022  
Date Print: 09/30/2022





Existing Photo



Proposed Photo



Existing

|                     |              |
|---------------------|--------------|
| Asset Zone:         | Sign         |
| Asset Type:         | Exterior     |
| Sign Number:        | EXT-002      |
| Existing Sign Type: | Wall Cabinet |
| Face Material:      |              |
| Graphics Material:  | Vinyl        |
| Overall Height:     | 167" est     |
| Face Height:        | 24" est      |
| Face Width:         | 144" est     |
| Illuminated:        | Illuminated  |
| Electrical:         |              |
| Wall Material:      |              |
| Sign Comment:       |              |

Proposed

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |             |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|
| Asset Type:        | Exterior                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Overall Height: | 2'-1 1/4"   |
| Sign Number:       | EXT-002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Overall Width:  | 12' -8 1/8" |
| Sign Type:         | D4ng                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Logo Height:    |             |
| Description:       | 2'-1 1/4" Inline Channel Letters on a Backer Panel - Inline Format                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Letter Height:  | 7 1/4"      |
| Action:            | Remove and Replace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Illuminated:    | Illuminated |
| Comments:          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |             |
| Restoration Notes: | Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Install new signage using existing primary electrical. Verify if additional circuits are required for new sign. Field verify dimensions of the sign & surrounding space shown in the proposed image. If the field verification indicates that the sign will not fit, or may appear substantially different than the proportions shown in the proposed image, an IFR should be submitted for modification by Monigle Associates prior to any manufacturing. |                 |             |

SignChart® and Recommendation Book Legal Disclaimer. Certain information and Content in SignChart® is prepared as the result of a Design Services Agreement between Monigle Associates and their clients. The information and Content are part of an original and unpublished design by Monigle Associates. The concepts, detailing, and information shall not be reproduced, copied, or utilized except for the specific project and client for which they were created, without previous authorization from Monigle Associates and their clients. The information is for design intent only and shall be used only as a guide to produce the finished sizes, appearances, and functions. Nothing contained within the information or Content provided by Monigle Associates shall be construed as a design for any engineered element. The Sign Vendor shall be responsible for all structural, electrical, mechanical, and foundation engineering and to meet or exceed all local, state, national, ADA or other applicable codes. The information, Content and support documentation was not produced under an architectural services agreement. Sign Vendor is to perform a technical audit of all site conditions to ensure that the sign or element being proposed can be permitted, approved by the landlord if applicable and will work/fit in the intended location. Sign Vendor is to verify all dimensions, fit, electrical, servicing, mounting conditions, codes and any other necessary requirements prior to sign or element fabrication. Using the technical audit information, and prior to manufacturing any new sign, sign vendor shall confirm that the visual representation (photo morph or sign rendering) of the proposed new sign will fit and appear as shown in the visual representation. The sign types, descriptions and dimensions for new signs noted in SignChart are for a general guide only (largely for initial design approval, pricing and planning purposes) and are not intended as final build sizes unless the sign vendor has confirmed the fit will generally match the provided visual representation. If the installed sign does not fit as shown in the visual representation the sign vendor will be responsible for replacing the sign at their cost. © 1999 - 2022 MONIGLE ASSOCIATES INC., ALL RIGHTS RESERVED - SIGNCHART IS A REGISTERED TRADEMARK.











Attachment #3

1100 Herndon Pkwy







MEMORANDUM

**To: Chair Blaker-Glass and Members of the Architectural Review Board**

**From: Tamsin Himes, Lead Planner / Design and Development** 

**Date: December 14, 2022**

**Subject: ARB #22-029, 1100 Herndon Parkway, Signage**

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This memo serves as an addendum to the staff report provided to the board prior to the ARB work session held on December 7<sup>th</sup>, 2022.

The attached draft resolution has been updated and includes an addition to the proposed approval condition specifying that the window signs must comply with the zoning ordinance.



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

**DRAFT RESOLUTION**

**December 14, 2022**

**Resolution-** to approve ARB #22-029, for signage on a building at 1100 Herndon Parkway, Herndon, Virginia, further identified as Fairfax County Tax Map 0161 02 0014.

**WHEREAS,** the applicant has submitted an application to install signage at the above referenced address; and

**WHEREAS,** the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

**WHEREAS,** the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

**WHEREAS,** the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on December 14, 2022.

**NOW THEREFORE, BE IT RESOLVED** that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #22-029, for signage on a building at 1100 Herndon Parkway, Herndon, Virginia, in substantial conformance with the design shown in the case materials reviewed by the ARB and with the following condition:

- 1) The existing non-conforming window signs at 1100 Herndon Parkway be taken down or altered to conform with zoning requirements prior to issuance of a building permit for these two wall signs.



**Title: ARB #22-030; New signage; 450 Springpark Place**

**Staff Contact:** Tamsin Himes  
 Lead Planner – Development and Design  
[tamsin.himes@herndon-va.gov](mailto:tamsin.himes@herndon-va.gov)  
 (571) 612-0537

**Summary Information**

|                                         |                                                                                                                                                                                  |                              |      |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------|
| Applicant Request                       | Business Identification Wall Sign                                                                                                                                                |                              |      |
| Address                                 | 450 Springpark Place                                                                                                                                                             |                              |      |
| Fairfax County Tax Map Number           | 0162 54 0001                                                                                                                                                                     |                              |      |
| Owner                                   | Springpark Place, LLC.                                                                                                                                                           |                              |      |
| Applicant                               | Bob O'Hern, Image360 Fairfax Va                                                                                                                                                  |                              |      |
| Business/Organization                   | Fairfax Radiology Centers                                                                                                                                                        |                              |      |
| Property Use                            | Health Organization                                                                                                                                                              |                              |      |
| Zoning District                         | PD-B (Planned Dev-Business)                                                                                                                                                      |                              |      |
| Adjacent Zoning                         | <b>North:</b> PD-B (Planned Dev-Business) <b>East:</b> O & LI, Office and Light Industrial<br><b>South:</b> PD-B (Planned Dev-Business) <b>West:</b> PD-B (Planned Dev-Business) |                              |      |
| Building Type(s)                        | Two story office                                                                                                                                                                 | <b>Date of Construction:</b> | 1985 |
| Architectural Style(s)                  | Modernist office                                                                                                                                                                 |                              |      |
| Exterior Material(s)                    | Brick, precast concrete, black aluminum framed tinted glazing                                                                                                                    |                              |      |
| Neighborhood Design Profile             | Office and commercial buildings                                                                                                                                                  |                              |      |
| Comprehensive Plan Land Use Designation | Office Parks & Flexible Space                                                                                                                                                    |                              |      |

|                             |                                                     |
|-----------------------------|-----------------------------------------------------|
| <b>Staff Recommendation</b> | Staff is recommending approval of this application. |
|-----------------------------|-----------------------------------------------------|

**Case Details**

**Proposal:**

This application is for the installation of two new wall signs at 450 Springpark Place. The sign design documents provided feature the two wall signs as well as two window signs. The window signs are exempt and are not addressed in this staff report.

The proposed wall signs are identical and placed above entrances on two facades of the building. Each sign is a square 6mm ACM Brushed Aluminum backer measuring 12 square feet. The sign contains the text "Fairfax Radiology Centers" and smaller subtext "An Inova Partnership" along with a half circle of rays extending from the text. The text



and rays are dark green, light green and black glossy cut vinyl mounted on the backer board. The sign is unlit.

### **Site Description:**

450 Springpark Place is part of a brick office building with accent elements of black aluminum and darkly tinted glass window and door systems. The aluminum and glass systems extend for most of the first floor of this tenant space and comprise the corner of the building at the corner of Spring Street and Spring Park Place. The upper floor is brick and overhangs from the glazed lower portion of the building, supported by light-colored columns. One of the proposed signs faces Spring Street with a parking lot in between. The other proposed sign is located on the building façade facing Springpark Place.

### **Location Map**



### **Applicable Design Guidance:**

- Town Code of Ordinances, Section 58-96 – *Design criteria*

### **Staff Analysis**

1. Staff has found that the proposed signage meets the applicable standards and requirements of the Town of Herndon Zoning Ordinances.
2. With the findings expressed below, staff believes the proposed signage generally complies with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.
  - a. The proposed wall sign in its design and construction is suitable for a good suburban community and promotes the use and improvement of the surrounding buildings.



- b. The proposed wall sign clearly and legibly represents the intended business
  - c. The proposed wall sign is constructed in a way so as to remain in good condition and withstand normal weather and climate conditions without deteriorating.
3. As mentioned previously, the window signs that are featured in the sign drawings are exempt from review and not addressed in this report. Staff believes the wall signs are appropriately designed and compatible with the design of the office building. The text is relatively small and may not be easily legible at a distance however the larger window signs are much more visible and establish an identifying overall image that, given the matching design at a smaller scale, improves the function of the wall signs to identify the business. Staff is recommending approval of this application, however clarity should be sought on the reason for the horizontal placement of the signs. One sign seems centered above an entrance while the other does not seem aligned or placed in any specific relationship with any building feature. Often wall signs should be justified to the left or right of corners, or centered between façade features.

#### Staff Recommendation:

|                              |                                                                                                                                                                                                                                                                                                   |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ARB Alternatives:</b>     | <ul style="list-style-type: none"><li>1. Resolution to deny the application.</li><li>2. Resolution to approve the application as submitted.</li><li>3. Resolution to approve with condition(s).</li><li>4. The ARB may also continue the review of this item to a future public hearing</li></ul> |
| <b>Staff Recommendation:</b> | Staff is recommending approval of this in accordance with the draft resolution.                                                                                                                                                                                                                   |

#### Report Attachments

|           |                    |
|-----------|--------------------|
| <b>1.</b> | Draft Resolution   |
| <b>2.</b> | Wall sign drawings |
| <b>3.</b> | Images             |

#### Staff Signatures



**Tamsin Himes**  
Lead Planner/Design and Development



**Bryce A. Perry**  
Deputy Director



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

**DRAFT RESOLUTION**

**December 14, 2022**

**Resolution-** to approve ARB #22-030, for signage on a building at 450 Springpark Place, Herndon, Virginia, further identified as Fairfax County Tax Map 0162 54 0001.

**WHEREAS,** the applicant has submitted an application to install signage at the above referenced address; and

**WHEREAS,** the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

**WHEREAS,** the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

**WHEREAS,** the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on November 14, 2022.

**NOW THEREFORE, BE IT RESOLVED** that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #22-030, for signage on a building at 450 Springpark Place, Herndon, Virginia, in substantial conformance with the design shown in the case materials reviewed by the ARB.



# Building Logos

## Window Lettering

White Cut Vinyl (cast)

Shown Pink for Visibility

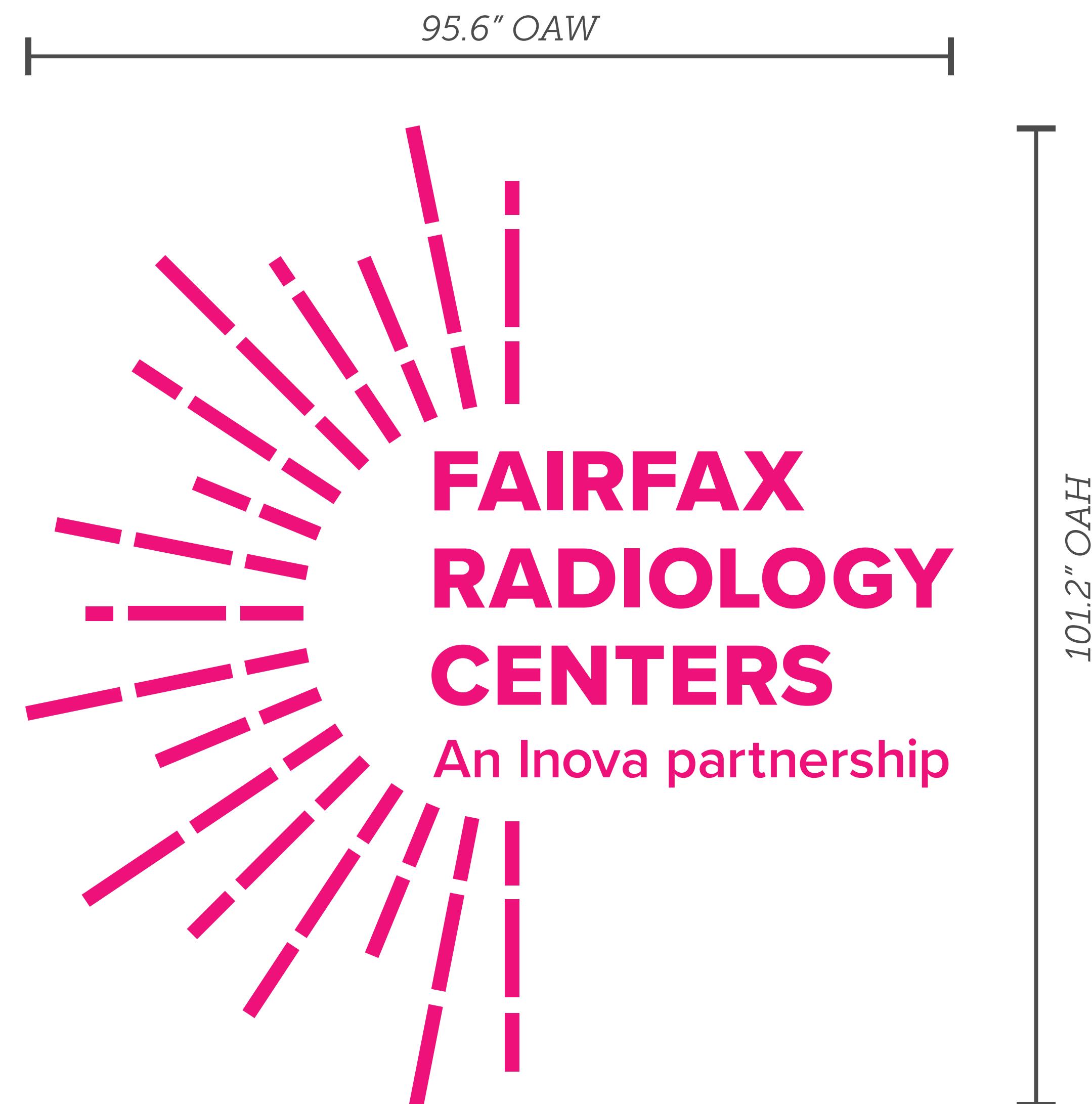
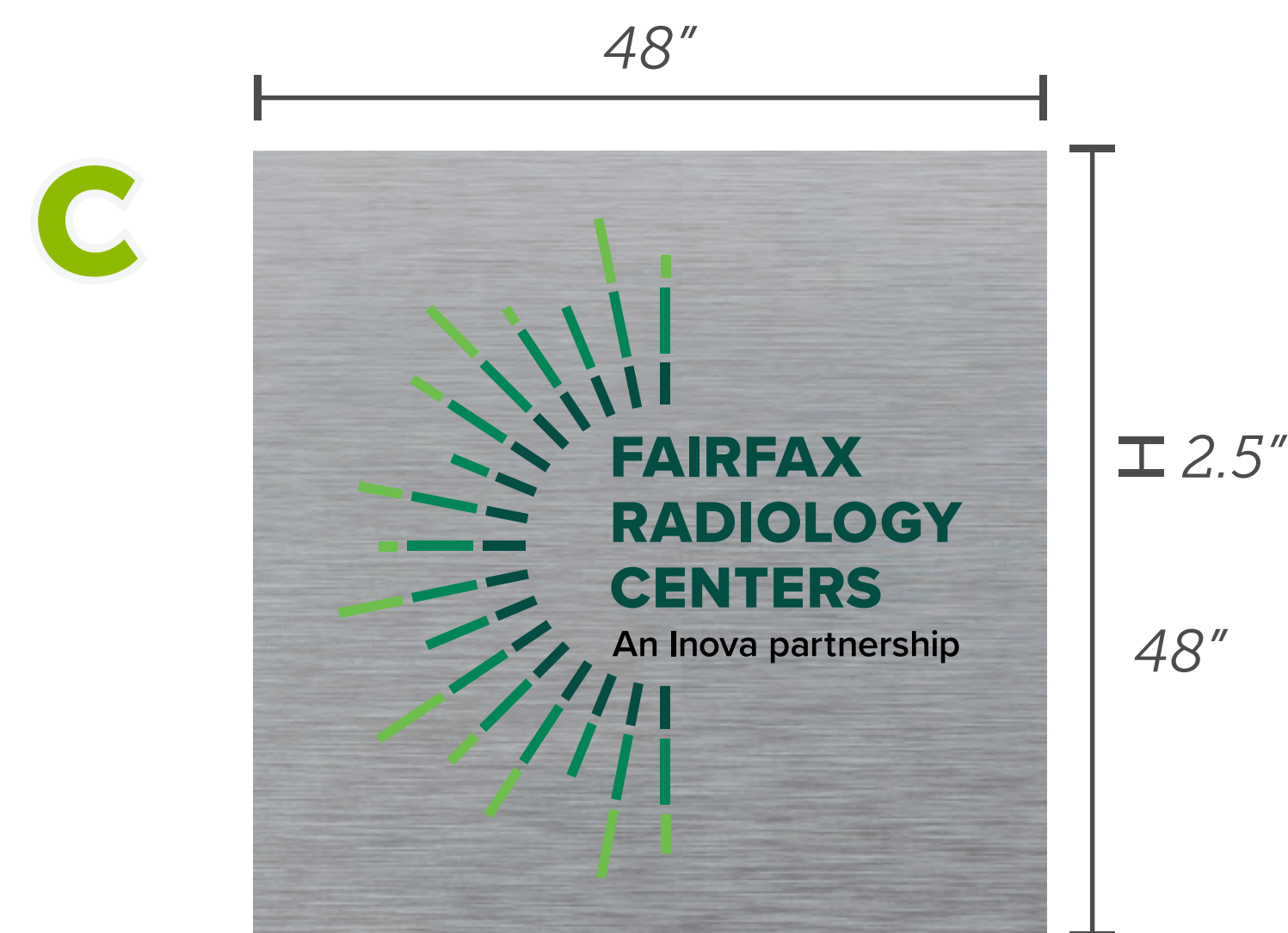
Installed on 7 Exterior Panels

*Quantity: 2 Logos, 7 Panels Each*

## Logo Panels

Cut Vinyl, Glossy  
Mounted to 6mm ACM  
Brushed Aluminum

*Quantity: 2*



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**Order #:** FFX-14852  
**Date:** 9-23-2022  
**Designer:** Tracy

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# Attachment #2



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Services

Attachment #3

450 Springpark Place





Streetview: 450 Springpark Place