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**ARCHITECTURAL REVIEW BOARD
Work Session
December 4, 2019**

The Architectural Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, December 4, 2019 at 8:35 p.m. in the Herndon Municipal Center Building, 777 Lynn Street, Herndon, Virginia. In attendance were: Vice Chair Eric Fielding, Board Members: Leslie Blaker-Glass and Hiren Shah. Chairman Robert B. Walker and Board member Eric Boll were absent.

Others present during the meeting: Lauri Sigler, Deputy Town Attorney; Christopher Garcia, Community Design Planner and Erika Orellana, Clerk to Boards and Commissions.

1. DETERMINATION OF QUORUM

Vice Chair Eric Fielding stated that there were three members present, which constituted a quorum.

PUBLIC HEARINGS

- 2. APPLICATION FOR NEW CONSTRUCTION, ARB #19-38**, to consider an application to construct new site features and a new five-story hotel building, housing two separate hotel businesses, on the currently vacant property located at 232 Sunset Park Drive, Herndon, Virginia, located east of the intersection of Herndon Parkway and Fairbrook Drive, along a future extension of Fairbrook Drive, and further identified as Fairfax County Tax Map 0173-07-0005A and 0173-02-0004A. The property is zoned PD-B, Planned Development - Business, and consists of 66,698 square feet of land. Owner/Applicant: Herndon 1 LLC c/o Vinay Patel. Applicant's Representative/Agent: Michael Sweeney, Shamin Hotels. (Continued from November 20, 2019 ARB public hearing.)

Note: This item was continued from the November 20, 2019 ARB public hearing.

Vice Chair Eric Fielding opened the work session and called on Christopher Garcia, Community Design Planner, for the staff update. Mr. Garcia provided updates for item ARB #19-38. Mr. Garcia stated that the applicant had submitted updated renderings and materials information prior to the ARB work session. Mr. Garcia informed the Board that staff had not reviewed the updates and would withhold any comments or

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recommendations at during the work session. Staff had been working with the applicant to set a deadline for December 9th for all updated materials to be submitted for review so that the staff can evaluate the design updates and provide the Board with comments and potentially a recommendation for consideration before the Public Hearing.

Staff recommended **continuance** of ARB #19-38 to allow the applicant to address the following:

1. Overall design intent and character of the building
2. Revision of design details and materials selection noted in the Staff Analysis
3. Additional requested information regarding design of features and materials of selected components noted in the Staff Analysis

The applicant and applicant's agent were both present and presented the concepts and design information concerning the recent updates, though limited in scope. There was a discussion amongst the Board, staff and applicant regarding many of the design issues and the need for additional information for the Board members' review and consideration. The Board requested the floor plans, revised elevations, revised renderings and additional materials information in to support a thorough design review. While some Board members acknowledged that the revised design was heading in the right direction and addressed some of the Board's previous work session comments and staff comments, the Board requested that the applicant fully address the comments provided at the November 6, 2019 work session in order to be able to thoroughly evaluate the proposed new construction application.

3. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-42**, to consider an application to install a new wall sign panel on an existing sign cabinet on the commercial restaurant building located at 645 Elden Street, Herndon, Virginia, located between the intersection of Monroe Street and Elden Street and the intersection of Van Buren Street and Elden Street, and further identified as Fairfax County Tax Map 0162-02-0199. The property is zoned CS, Commercial Services, and consists of 20,697 square feet of land. Owner/Applicant: Shub Karaj RE, LLC c/o Manject Singh. Applicant's Representative/Agent: Anthony Bashorun, Signarama.

Vice Chair Eric Fielding opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented staff report dated December 4, 2019, which is on file in the office of Community Development.

Staff recommended **approval** of ARB #19-42, with the following conditions:

1. The proposed sign shall have a sign background made of a solid opaque material, such as aluminum painted to the exterior background color desired, with routed outlines of the sign lettering and logos for insertion of translucent, push-through lettering and logos to achieve the desired illumination proposed in the application.
2. Design revisions shall be submitted to Town staff prior to issuance of a corresponding building permit.

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The applicant was not present. There was a discussion amongst the Board and staff regarding the incompatibility of the color of the proposed sign panel in relation to the existing materials and colors currently on the building. The Board had no further comments or requests for additional information for staff or the applicant.

3. **APPLICATION FOR AN ADDITION TO AN EXISTING STRUCTURE, ARB #19-43**, to consider an application to construct a fitness center enclosure around an existing outdoor pool deck on the 3rd floor of an existing hotel located at 13101 Worldgate Drive, Herndon, Virginia, located at the intersection of Elden Street/Centreville Road and Worldgate Drive and further identified as Fairfax County Tax Map 0163-02-0001A. The property is zoned PD-W, Planned Development - Worldgate, and consists of 217,534 square feet of land area. Owner/Applicant: Dulles Suites, LLC c/o Steven J. Fairbanks. Applicant's Representative/Agent: Matt Runyon, Newcomer Associates.

Vice Chair Eric Fielding opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented staff report dated December 4, 2019, which is on file in the office of Community Development.

Staff recommended approval of ARB#19-43, with the following conditions:

1. Applicant shall provide updated elevations showing the floor-to -roof elevation of the exterior walls and a roof plan with any roof-mounted features drawn as will be constructed.
2. Updated materials shall be provided to staff for final review meeting Condition #1 prior to issuance of a building permit for the project.
3. Should staff find any significant design issues in any updated materials, staff may require the applicant to return to the Board for further discussion and/or action, if needed.

The applicant was present to discuss this item. There was a discussion amongst the Board, staff and applicant. The Board requested elevations showing the full floor to roof design and a roof plan for the proposed addition. The applicant committed to providing the requested information to staff and to the Board for review. The Board had no further comments or requests for additional information for staff or the applicant.

4. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-44**, to consider an application to install a new tenant parapet sign on the commercial office building located at 12901 Worldgate Drive, Herndon, Virginia, located between the intersection of Monroe Street and Worldgate Drive and the intersection of Worldgate Drive and Alton Square and further identified as Fairfax County Tax Map 0164-02-0028B. The property is zoned PD-W, Planned Development - Worldgate, and consists of 159,973 square feet of land. Owner/Applicant: Worldgate Dulles, LLC c/o Todd Anderson, Property Manager, Moore and Associates. Applicant's Representative/Agent: Gary Brent, MG Permits, LLC.

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Vice Chair Eric Fielding opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented staff report dated December 4, 2019, which is on file in the office of Community Development.

Staff recommended denial of ARB #19-44 based on the following:

1. Denial of the sign will be necessary if the sign remains in nonconformance with the zoning ordinance. Approval may be possible if changes are made to bring the proposed sign into conformance. A continuation is also possible if the applicant or board requires more time to review a potential change to the sign.

The applicant was present to discuss this item. There was a discussion amongst the Board, staff and applicant regarding zoning compliance for the proposed sign. The applicant was able to provide revisions to the board for the proposed sign, which appeared to comply the Town zoning ordinance (pending staff review) as required and would likely make the case eligible for Board consideration at the December 18, 2019 Public Hearing. The Board had no further comments or requests for additional information for staff or the applicant.

COMMENTS

2. Comments from the Staff Members

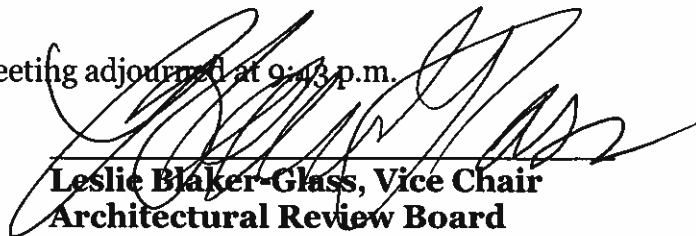
Staff advised the Board that there would be a 30-day outlook provided for the Board's January 2020 agenda provided at the December 18, 2019 ARB Public Hearing. There were no other comments from the staff.

3. Comments from the Board Members

There were no comments from the Board Members.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:43 p.m.



Leslie Blaker-Glass, Vice Chair
Architectural Review Board



Erika Orellana

Clerk of Boards and Commissions

Minutes approved by the Architectural Review Board: January 15, 2020