This does not represent a verbatim transcript of the Architectural Review Board meeting. Visit www.herndon-va.gov "agendas & minutes" to view agendas and videos. Copies of videotapes of the public hearing meetings are available on request by contacting HCTV at 703-689-2323.

ARCHITECTURAL REVIEW BOARD
Work Session
Wednesday, December 2, 2020

Pursuant to Virginia Code Section 2.2-3708.2, as amended; the Governor's Executive Orders, as amended; and in accordance with Ordinance 20-O-23, Continuity of Governmental Operations during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments, the work session and public hearing may be by electronic means. The meeting was broadcast and recorded through Cisco WebEx and details for the meeting were made available to the public on Friday, November 24, 2020. In attendance electronically were: Chairman Walker and Vice Chair Leslie Blaker-Glass and Board Members: Eric Boll, Lauren Edmondson and Hiren Shah.

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

STAFF ANNOUNCEMENTS

Erika Orellana, Clerk to Boards and Commissions, stated that the Architectural Review Board work session would be held electronically. Ms. Orellana informed that the next scheduled meeting for the Architectural Review Board is a public hearing to be held on December 16, 2020 through WebEx and individuals are encouraged to participate and to provide comments for the record at hdrb.arb@herndon-va.gov**.**

Ms. Orellana stated, for the record, that:

The Architectural Review Board work session that evening was conducted electronically pursuant to Virginia Code Section 2.2-3708.2, as amended; the Governor's Executive Orders, as amended; and in accordance with Ordinance 20-O-23, Continuity of Governmental Operations during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments, the work session and public hearing may be by electronic means.

- Proper notice of the electronic meeting was provided in accordance with Section 2.2-3708.2 of the Code of Virginia, along with information for viewing the meeting and submitting comments for the record;
- The agenda and meeting materials are available on the Town's website;
- Electronic meetings will begin with a roll call and determination of quorum; and
- All votes, including adjournment, will be by roll call vote.

1. **ROLL CALL /DETERMINATION OF QUORUM**

Chairman Walker called the work session to order at 9:28 p.m. and asked the Clerk to call roll call.

Ms. Orellana called the roll.

Chairman Walker stated, for the record, that there was a quorum present, electronically, that evening.

ANNOUNCEMENTS

Chairman Walker stated that Lauri Sigler, Deputy Town Attorney and Chris Garcia, Community Design Planner were present.

Vice Chair Blaker-Glass stated that the meeting was being conducted by electronic means pursuant to the appropriate laws.

PUBLIC HEARINGS

2. **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.

Chairman Walker called on Christopher Garcia, Community Design Planner for staff report. Mr. Garcia presented the staff report dated December 2, 2020, which is on file in the office of Community Development.

Staff recommended that Board and applicant discuss design options to address this persistent use of EIFS as primary exterior material for ARB#20-026.

Staff withheld its case recommendation until the Board and applicant can further discuss the exterior materials selections discussed with the Staff Analysis section of the staff report.

Chairman Walker called on Board Members to address questions or comments to staff. There were brief comments by the Board with one Board member agreeing with the staff recommendations

Chairman Walker called on the applicant's representative, Mr. James Butler, who was present. Mr. Butler provided his comments and agreed to consider the staff recommendations and potentially submit revised design information. The Board had no requests or questions for staff or the applicant's representative.

3. **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.

   Chairman Walker called on Christopher Garcia, Community Design Planner for staff memo. Mr. Garcia presented the staff report dated December 2, 2020, which is on file in the office of Community Development.

   Staff recommended a continuance of ARB #20-027 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 developing consistent and understandable design standard language as noted in the Analysis section of the staff report.

   Chairman Walker called on Board Members to address questions or comments to staff. There were no comments by the Board and the Board appeared to concur with the staff analysis presented.

   Chairman Walker called on the applicant's representative, Mr. Gary Brent, who was present. Mr. Brent provided his comments and agreed to consult and collaborate with staff to address the staff report recommendations. The Board had no requests or questions for staff or the applicant's representative.

4. **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.

Chairman Walker called on Christopher Garcia, Community Design Planner for staff memo. Mr. Garcia presented the staff report dated December 2, 2020, which is on file in the office of Community Development.

Staff withheld its recommendation of ARB#20-028 until the proposed sign design becomes compliant with Zoning Ordinance Section 78-141.4. - *Sign standards for commercial districts*, specifically related to the minimum lettering heights required for freestanding signs in this zoning district. Staff advised the Board that they could not act on the case with an approval until the case was presented with signage that was compliant with the Town's Zoning Ordinance, as noted in the staff report.

Chairman Walker called on Board Members to address questions or comments to staff. There were brief comments by the Board.

Chairman Walker called on the applicant's representative(s), Mr. Gary Brent and Mr. Ryan Lorey, who were present. Mr. Brent and Mr. Lorey provided comments agreeing to address the zoning compliance. The Board had no requests or questions for staff or the applicant's representative.

5. **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.

Chairman Walker called on Christopher Garcia, Community Design Planner for staff memo. Mr. Garcia presented the staff report dated December 2, 2020, which is on file in the office of Community Development.

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

- Wall sign's *Marketplace* text/lettering shall be made of metal reverse channel forms or similar form made of metal and finished to match the returns of the Elden Street sign text;
- Prior to issuance of a building permit, the applicant shall revise and submit the sign design materials to reflect the Condition #1 for inclusion in the ARB case file; and
- Wall sign shall be constructed and installed in substantial conformance with the original application submitted on November 3, 2020 and any updates required as conditions of approval.

Chairman Walker called on Board Members to address questions or comments to staff. There were no comments or questions by the Board for staff.

Chairman Walker called on the applicant's representative, Mr. Gary Brent and Mr. Ryan Lorey, who was present. Mr. Brent and Mr. Lorey provided comments and agreed to modify the sign design addressing the staff recommendation. The Board had no requests or questions for staff or the applicant's representative.

COMMENTS

6. **Comments from the Staff Members**

Staff advised the Board that the thirty-day outlook for the next months anticipated Board agenda would be provided at the December 16, 2020 Public Hearing. There were no other comments from the staff members present.

7. **Comments from the Board Members**

There were no comments from the Board Members.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:39 p.m.

Robert Walker, Chairman
Architectural Review Board

Erika Orellana
Clerk of Boards and Commissions

Minutes approved by the Architectural Review Board: January 20, 2021