

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
PUBLIC HEARING AGENDA
NOVEMBER 20, 2019
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. October 2, 2019 Work Session Draft Minutes
4. October 16, 2019 Public Hearing Draft Minutes

COMMENTS

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

PUBLIC HEARINGS

8. **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.
9. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-41**, to consider an application to install a new wall sign on the commercial office building located at 131 Elden Street, Herndon, Virginia, located between the intersection of Elden Street and Carlisle Drive and the intersection of Elden Street and Fairfax County Parkway and further identified as Fairfax County Tax Map 0171-29010201C. The property is zoned O&LI, Office and Light Industrial, and consists of 1,821 square feet of floor

area. Owner/Applicant: DRP II, LLC c/o Nicholas A. Muss. Applicant's Representative/Agent: Richard Trimble, KRT Architectural Signage, Inc.

ADJOURNMENT

Future ARB Meetings

December 4, 2019	ARB Work Session	7:30 p.m.
December 18, 2019	ARB Public Hearing	7:30 p.m.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: November 20, 2019

Subject: November 2019 ARB Case Updates, ARB #19-38, 232 Sunset Park Drive

This memo serves as an update for ARB #19-38, 232 Sunset Park Drive which was discussed by the Board on November 6, 2019 at its scheduled Work Session and is scheduled to be heard at the November 20, 2019 ARB Public Hearing.

As of the date of this memo, staff has not received any updated submission materials from the applicant in response to the staff report comments and the Board's work session discussion and comments on November 6, 2019.

The Board had commented on most of the design issues cited in the staff report for this case dated November 6, 2019 and more specifically discussed the following with staff and the applicant:

- 1) Need for 3-D renderings or perspective renderings to better understand the new building's form, façade plane variations, material textures, roofline variations and materials application;
- 2) Less defined primary entry way and entry bay that is much less prominent than the last design iteration reviewed by the Board, in which a strong expression of the entryway and entry bay design was more successful;
- 3) Design issues with the first-floor exterior design that included irregular window patterns and placement, vastly different window design when compared to the building's upper floor fenestrations;
- 4) Need for materials samples for the Nichiha® fiber cement board in their respective colors for comparison to the proposed, adjacent brick colors which appear to blend together in elevation;
- 5) Wide variation of rooflines and cornice designs which is not conducive to a more cohesive, unified building design; and
- 6) Need for signifying differentiation of the two different hotel brands through the architecture and/or materials application.

In general, staff's understanding of the Board discussion was that the Board did not have any objections or concerns regarding the staff comments and that, at least one Board member, concurred that the applicant should address the staff comments found in the staff report.

Further, staff has also commented (in the staff report and at the work session on November 6, 2019) on the need for additional information regarding the following:

- 1) Porte-cochere structure on the northwest elevation
- 2) Dimensions/orientation of the gray accent Nichiha® fiber cement board panels;
- 3) Guest room window section / grill design;
- 4) Glazing and/or window glass color or tints, if any;
- 5) Exterior lighting to be placed on the building or on the site; and
- 6) Any site features, such as site furnishings or fencing to be installed on the site.

Since staff has no updates for the Board on this public hearing item, staff's recommendation for continuance to the December 2019 Work Session and Public Hearing remains as presented at the November 6, 2019 ARB Work Session, to allow the applicant time to address the design issues noted in this memo and the previous staff report.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: November 20, 2019

Subject: November 2019 ARB Case Update, ARB #19-41, 131 Elden Street

This memo serves as an update for the referenced ARB case scheduled for the November 20, 2019 ARB Public Hearing.

As stated in the staff report for ARB #19-41 dated November 6, 2019 and as discussed at the work session, no revisions were required or requested of the applicant and the staff recommendation for approval with conditions remains as previously presented.