

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
PUBLIC HEARING AGENDA
OCTOBER 16, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

ADOPTION OF MINUTES

3. September 4, 2019 Work Session Draft Minutes
4. September 18, 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 A WALL OR WINDOW SIGN, ARB #19-39**, to consider an application to install a new tenant parapet sign on the commercial office building located at 12825 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 0164-02-0024A. 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: Bob Biroonak, Art Display Company.
9. **APPLICATION FOR A FREESTANDING SIGN, ARB #19-40**, to consider an application to install a new freestanding sign on the multi-family residential property at 140-A Laurel Way, Herndon, Virginia, located north of the intersection of Elden Street and Laurel Way and further identified as Fairfax County Tax Map 0171-02-0005C. The property is zoned RM, Residential, Multi-Family, and consists of 544,588 square feet of land. Owner/Applicant: Stuart Woods Project, LLC c/o Albert

Dwoskin, A.J. Dwoskin & Associates. Applicant's Representative/Agent: Matt Higgins, Concepts Unlimited and Lindsay Gilbert, A.J. Dwoskin & Associates.

ADJOURNMENT

Future ARB Meetings

November 6, 2019	ARB Work Session	7:30 p.m.
November 20, 2019	ARB Public Hearing	7:30 p.m.

MEMORANDUM

To: Chairman Walker & Members of the Architectural Review Board

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

Date: October 16, 2019

Subject: October 2019 ARB #19-39, 12825 Worldgate Drive, Parapet Sign Update

This memo serves as an update for ARB #19-39, which is scheduled to be heard at the October 16, 2019 ARB Public Hearing.

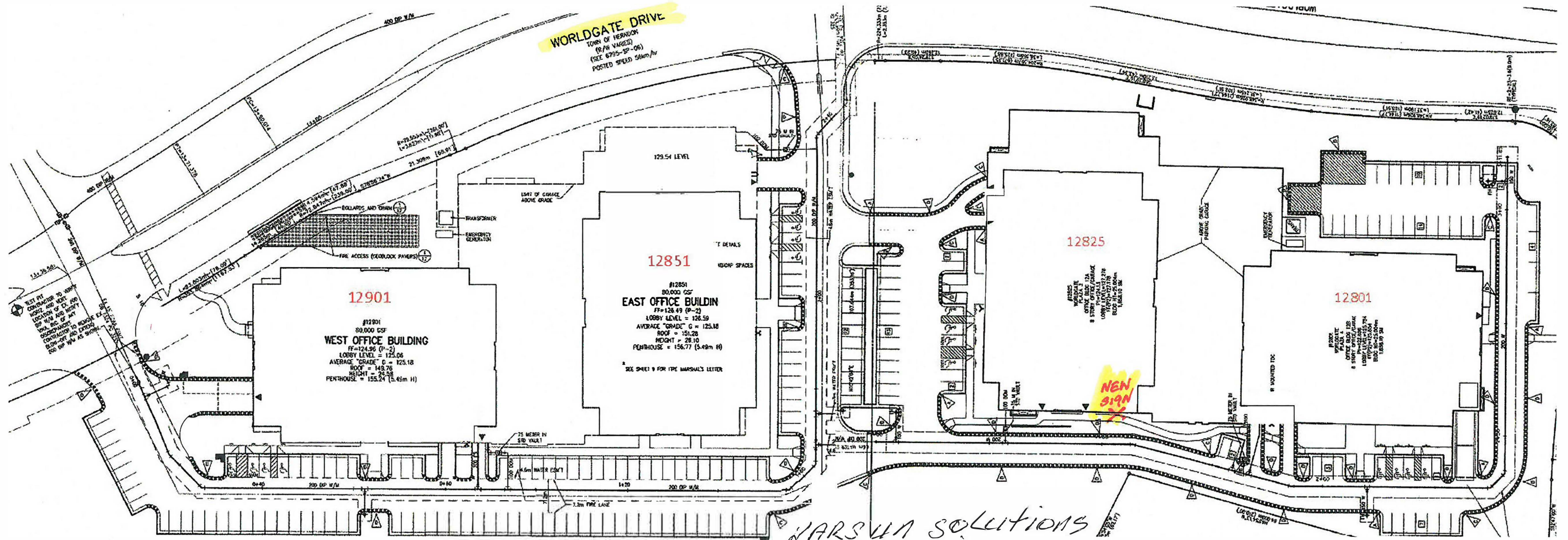
Staff has received an updated site plan for the proposed signs for a new business tenant within the commercial office building at the subject address. The original application proposed a new parapet sign that met all zoning standards related to sign design, number of permitted signs, sign size, placement, materials and illumination, to which staff had no objections or design issues with the proposed design. However, due to the inconsistencies regarding the sign placement noted in the Case Description section of the original staff report, staff recommended that the applicant resubmit documentation that consistently depicts the proposed signage on one elevation or the other (north or south elevation).

The updated site plan now shows the sign to be placed on the south elevation facing VA Route 267, Dulles Toll Road, and is now consistent with the conceptual elevations and photographic renditions shown in the original application.

As such, staff is recommending approval of ARB #19-39 with the condition of substantial conformance to the updated sign placement and site plan as received by staff on October 3, 2019 and the sign design, elevations and construction details submitted with the original application materials on September 11, 2019.

Attachment:

- 1) ARB #19-39, 12825 Worldgate Dr. Revised Site Plan



SIGN FACING
DULLE ACCESS RD.
Rte 267

MEMORANDUM

To: Chairman Walker & Members of the Architectural Review Board

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

Date: October 16, 2019

Subject: October 2019 ARB #19-40, 140-A Laurel Way, Stuart Woods Apartment Complex, Freestanding Sign Update

This memo serves as an update for ARB #19-40, which is scheduled to be heard at the October 16, 2019 ARB Public Hearing.

Staff has received an updated site plan and photo rendition for the proposed freestanding sign to be installed at the entrance to the multi-family residential complex located at the subject address. The original application proposed a new freestanding monument sign that met all zoning standards related to sign design, number of permitted signs, sign size, materials and illumination, except the sign placement standard which required that the sign be no closer than 5' from adjacent right-of-way. At the work session, the applicant agreed revise the site plan and any sign renditions to reflect compliance with Zoning Ordinance Section 78-141.2- *Sign standards for multi-family residential districts*.

The updated site plan now shows the sign to be placed on the subject property in excess of 5' away from the right-of-way, as required by the referenced zoning ordinance section. With zoning compliance achieved, the Board may now act on the case, as conditioned in the original staff report, dated October 2, 2019.

As such, staff is recommending approval of ARB #19-40 with the condition of substantial conformance to the updated sign placement and photographic rendition as received by staff on October 3, 2019 and the sign design, elevations and construction details submitted with the original application materials on September 11, 2019.

Attachment:

- 1) ARB #19-40, 140-A Laurel Way Revised Site Plan, Sign Photographic Renditions

GENERAL NOTES:

S/F NON-ILLUMINATED MONUMENT SIGN

DECORATIVE TOP CAP TO BE FABRICATED FROM .090" THK. ALUMINUM AND PAINTED TO MATCH PMS #448c GREEN WITH A MEDIUM STIPPLE FINISH.

DECORATIVE DENTAL CROWN MOLDING TO BE DIGITALLY PRINTED HP VINYL. **STRIPE** TO MATCH PMS #7526c ORANGE AND **SQUARES** TO MATCH PMS #448c GREEN.

STUART WOODS TO BE ROUTED OUT OF 1/4" THK. ALUMINUM PLATE AND PAINTED TO MATCH PMS #448c GREEN WITH A SMOOTH FINISH.

APARTMENTS TO BE ROUTED OUT 1/4" THK. ALUMINUM PLATE PAINTED PMS 7526c ORANGE WITH A SMOOTH FINISH.

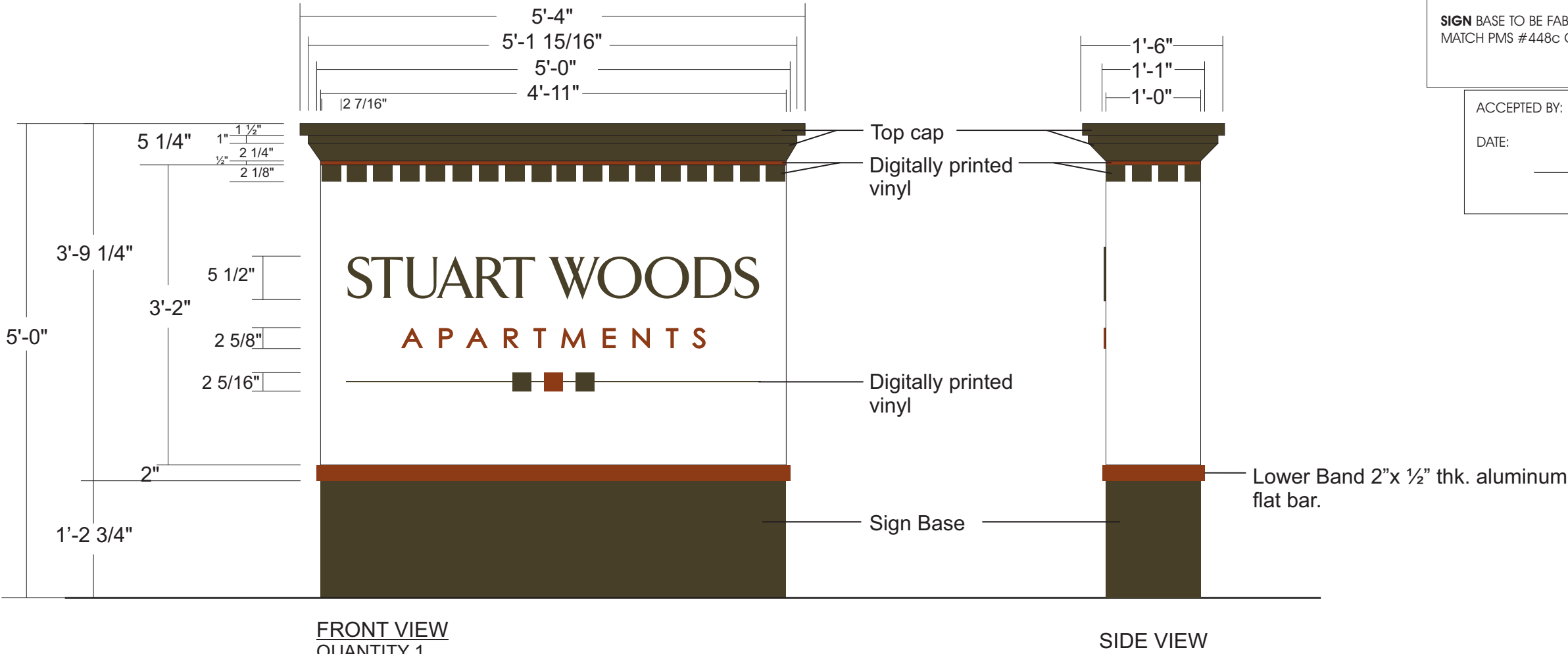
DECORATIVE ACCENT GRAPHICS TO BE DIGITALLY PRINTED ON HP VINYL.

LOWER BAND 2" X 1/2" THK. ALUMINUM FLAT BAR PAINTED TO MATCH PMS #7526c ORANGE.

SIGN BASE TO BE FABRICATED FROM .090" THK. ALUMINUM AND PAINTED TO MATCH PMS #448c GREEN WITH A MEDIUM STIPPLE FINISH.

ACCEPTED BY: _____

DATE: _____



45.25" x 64"= 2896/144= 20.11 Total sq.

SCALE 3/4" = 1"-0"

140-A Laurel Way
Herndon, Va 20170

A13160

SIGN TO BE LOCATED A MINIMUM OF 5' FROM RIGHT OF WAY.



SCALE 1/4" = 1"-0"



CONCEPT
UnLIMITED, Inc.

10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1

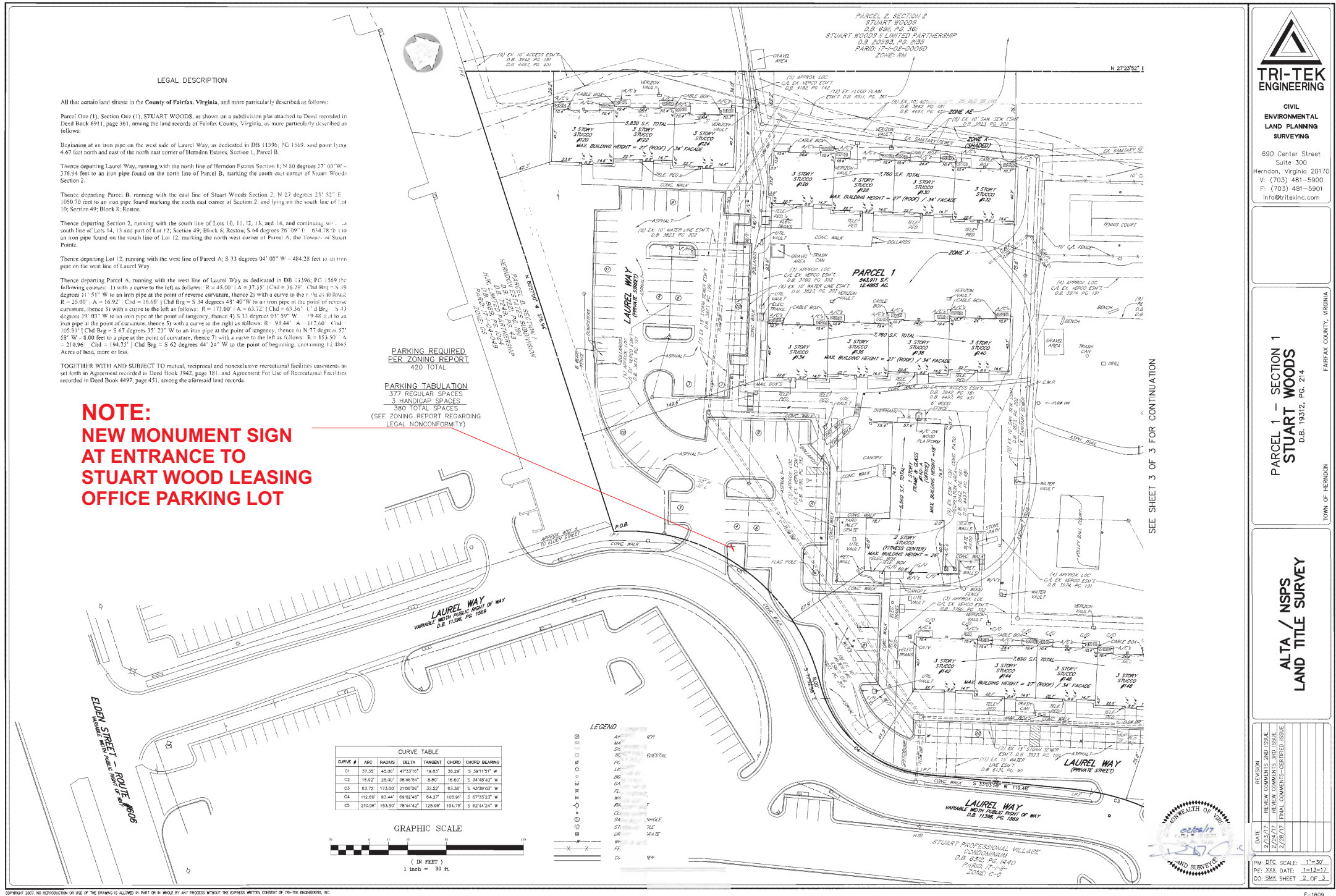
A.J. DWOSKIN
STUART WOODS
NEW MONUMENT SIGN

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140-A Laurel Way
Herndon, Va 20170

Customer: STUART WOODS
Salesman: Matt Higgins
Drawn By: MDH
Date: 8/26/2019
Drawing No :
Pg. 2 of 3

A13160



**CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING**

690 Center Street
Suite 300
Herndon, Virginia 20171
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com

PARCEL 1 - SECTION 1
STUART WOODS
D.B. 19312, PG. 214

ALTA / NSPS
LAND TITLE SURVEY

	REVISION	
	DATE	REVIEW COMMENTS / NO.
	2/13/17	REVIEW COMMENTS - 2ND ISSUE
	2/24/17	REVIEW COMMENTS - 3RD ISSUE
	2/28/17	FINAL COMMENTS-CERTIFIED ISSUE

P.M.: DTC SCALE: 1"=30'

D.P.E.: XXXX DATE: 1-13-17

C.O.: SMK SHEET 2 OF 3

F-1609

**140-A Laurel Way
Herndon, Va 20170**

Customer: STUART WOODS

Salesman: Matt Higgins

Drawn By: MDH

Date: 8/26/2019

Drawing No : **A13160**

Pg. 3 of 3 **A13160**



CONCEPT
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Phone (803) 755-9100

Revision:
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STUART WOODS
NEW MONUMENT SIGN**

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