

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
VIRTUAL WORK SESSION AGENDA
OCTOBER 7, 2020
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR A FREESTANDING SIGN, ARB #20-019**, to consider an application to install a new freestanding sign on the commercial property located at 1051 Elden Street, Herndon, Virginia, located between the intersection of Elden Street and Alabama Drive and the intersection of Elden Street and Sterling Road/Locust Street, and further identified as Fairfax County Tax Map 0161-02-0023. The property is zoned CS, Commercial Services, and consists of 33,408 square feet of land. Owner/Applicant: Amed Investment LLC c/o Yusuf Mehmetoglu. Applicant's Representative/Agent: Anthony Bashorun, Signarama. ***Continued from the September 16, 2020 ARB Public Hearing.***
3. **APPLICATION FOR NEW CONSTRUCTION, ARB #20-022**, to consider an application to construct a new telecommunications monopole, associated pole-mounted and ground-mounted telecommunications equipment and a facility security fence on commercial property located at 525 Grove Street, Herndon, Virginia, located between the intersection of Grove and Grant Street, the intersection of Grove Street and Post Drive, and adjacent to the Washington and Old Dominion Trail; and further identified as Fairfax County Tax Map 0162-02-0190E. The property is zoned O&LI, Office and Light Industrial, and consists of 66,688 square feet of land. Owner/Applicant: Dominion Energy c/o Robert Capehart. Applicant's Representative/Agent: Tessia Knight, Network Building + Consulting, LLC.

DISCUSSION ITEM

4. **Zoning Map Amendment #19-02, Park Place, Design Review, 2nd Submission**: Board discussion item regarding the 2nd Submission of the architectural and open space design for a proposed urban residential development at 1145 Herndon Parkway, as part of review of Zoning Map Amendment #19-02, under consideration by the Town of Herndon.

COMMENTS

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

ADJOURNMENT



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: October 2, 2020

Subject: October 2020 ARB Work Session Case Update, ARB #20-019, 1051 Elden Street

This memo serves as an update for the referenced ARB case discussed at the October 7, 2020 ARB Work Session and scheduled for the October 21, 2020 Public Hearing.

As stated in the previous staff memos for ARB #20-019, staff found that the sign did not meet the requirements of the Town's zoning ordinance and the issues included zoning compliance related to the location of the sign and required landscaping around it. Other design issues noted by staff continued to be inappropriate sign base materials and assembly. The Board and applicant discussed design revisions and provision of examples of finished products using the applicant's proposed sign base design. Before the August public hearing, the applicant provided revised submission materials but did not provide examples of the proposed sign base that have been applied at other locations locally, as agreed at the work session. In addition, the sign base materials issues remained and were not addressed.

Due to the sign features that were not compliant with the Towns' zoning ordinance identified in the revised submission materials, the Board could not act upon this case with an approval until zoning compliance was achieved. Staff had also recommended denial of the case due to zoning non-compliance and due to use of inappropriate design materials of the freestanding sign base that were not compatible with the unique architecture of the existing commercial structure on this site.

At the September 16, 2020 ARB Public Hearing, the applicant's agent requested a continuance to the October 21, 2020 ARB Public Hearing which the Board approved. Since the last public hearing, the applicant has submitted an updated freestanding sign design (Attachment #1).

In the latest rendition, the applicant has revised the sign base to be approximately 8'-6" long by 1'-2" wide and 1'-4" tall and constructed of a 0.63" thick aluminum base painted brown (PMS 1545C) to match the existing logo colors. In addition, the applicant has provided perspective renderings depicting 4' landscaping areas around the sign required by the Town's Zoning Ordinance Section 78-140.6 and Section 78-141.4.

The applicant has appeared to retain the main sign component design with the aluminum paneled construction with routed letters and symbols, translucent acyclic letter and symbol panels installed inside the sign enclosure to allow for internal illumination of the sign lettering and stars in the respective colors and the painted corporate signage colors

on the two main sign faces. In previous updates, the applicant had resolved the design of the exposed electrical conduit by redesigning the electrical service supply features to be concealed below grade and within the sign base structure.

Staff is generally supportive of the revised design. However, staff feels the sign base color should be either a matte black to match the sign edge panels or a dark bronze to match the existing building's storefront metal framing. Staff finds that this minor color adjustment will clearly accentuate the corporate identity and color arrangements of the primary sign faces and be more compatible with the primary commercial building's architecture.

With the latest revisions, the applicant has been amenable and attentive to addressing the zoning issues and sign base design issues noted in previous staff memos and the original staff report. Staff can now support approval of the case with conditions.

Staff recommends approval of ARB #20-019 with the following conditions:

- 1) Prior to issuance of a building permit, the applicant shall revise the sign base color to be either a matte black to match the sign edge panels above the sign base or a dark bronze to match the existing building's storefront metal framing and submit the revision to Town staff for inclusion in the ARB case file;**
- 2) The applicant shall ensure the revised sign design and construction will result in the placement of the sign not closer than 5' to the adjacent right-of-way along Elden Street as updated by the applicant on August 17, 2020;**
- 3) Prior to issuance of a building permit, should staff find any design discrepancies in any future revisions submitted by the applicant that cannot be resolved with the applicant, staff shall return the application to the ARB for further review; and**
- 4) The proposed freestanding sign shall be constructed and installed in substantial conformance with the original application and design revision materials submitted on August 11, 2020, August 17, 2020 and September 28, 2020.**

Attachment:

1. Revised Sign Design, dated September 28, 2020

Proposed Sign



Scale: 2" = 5'

PROJECT ADDRESS:
District Floor Depot
1015 Elden Street
Herndon, VA 20170



Town of Herndon
ARB Drawings

Proposed Sign

9.29.2020



Proposed Sign with Measurements



Scale: 2" = 5'

PROJECT ADDRESS:
District Floor Depot
1015 Elden Street
Herndon, VA 20170



Town of Herndon
ARB Drawings

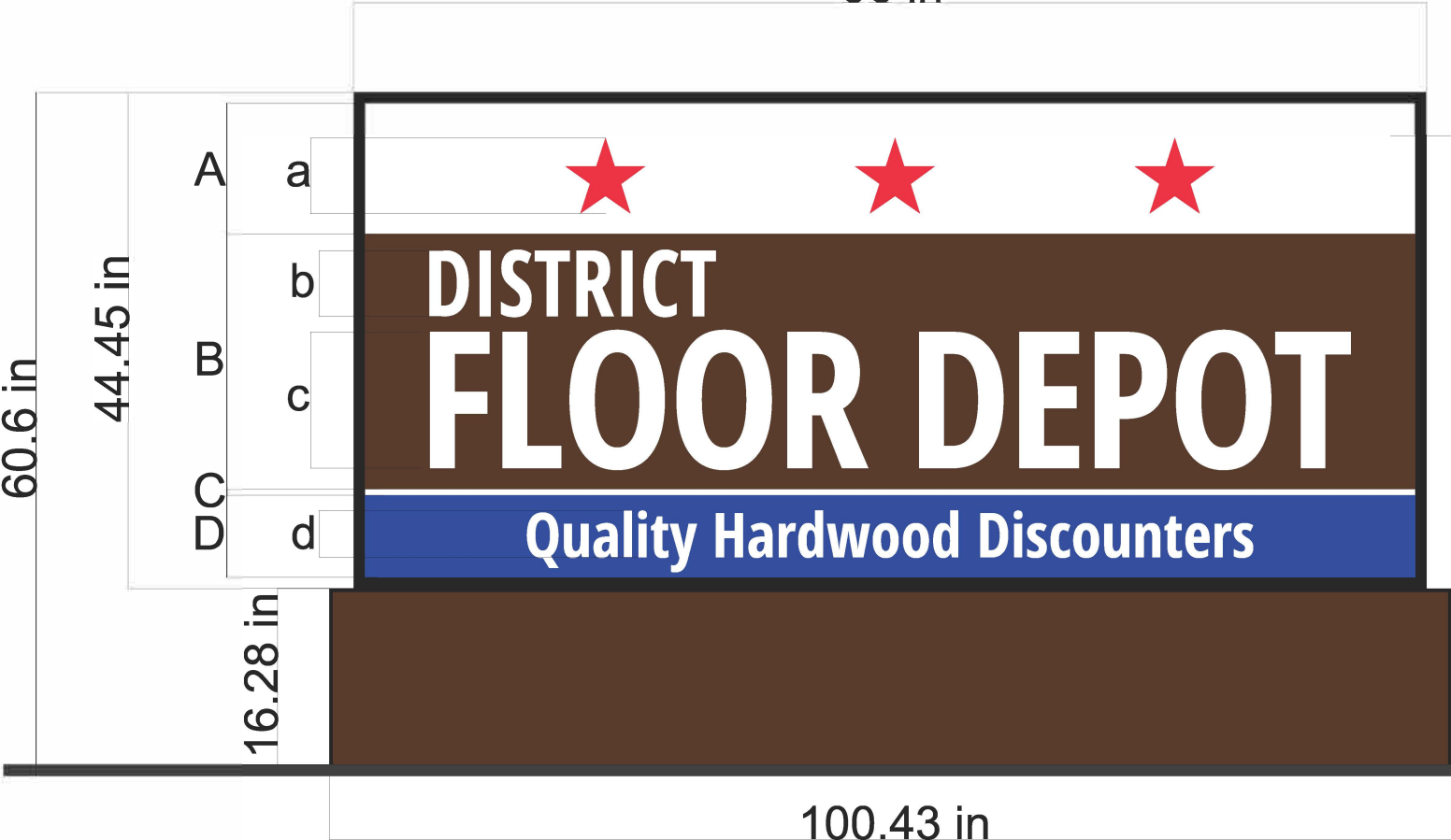
Proposed Sign
With Measurements

9.29.2020

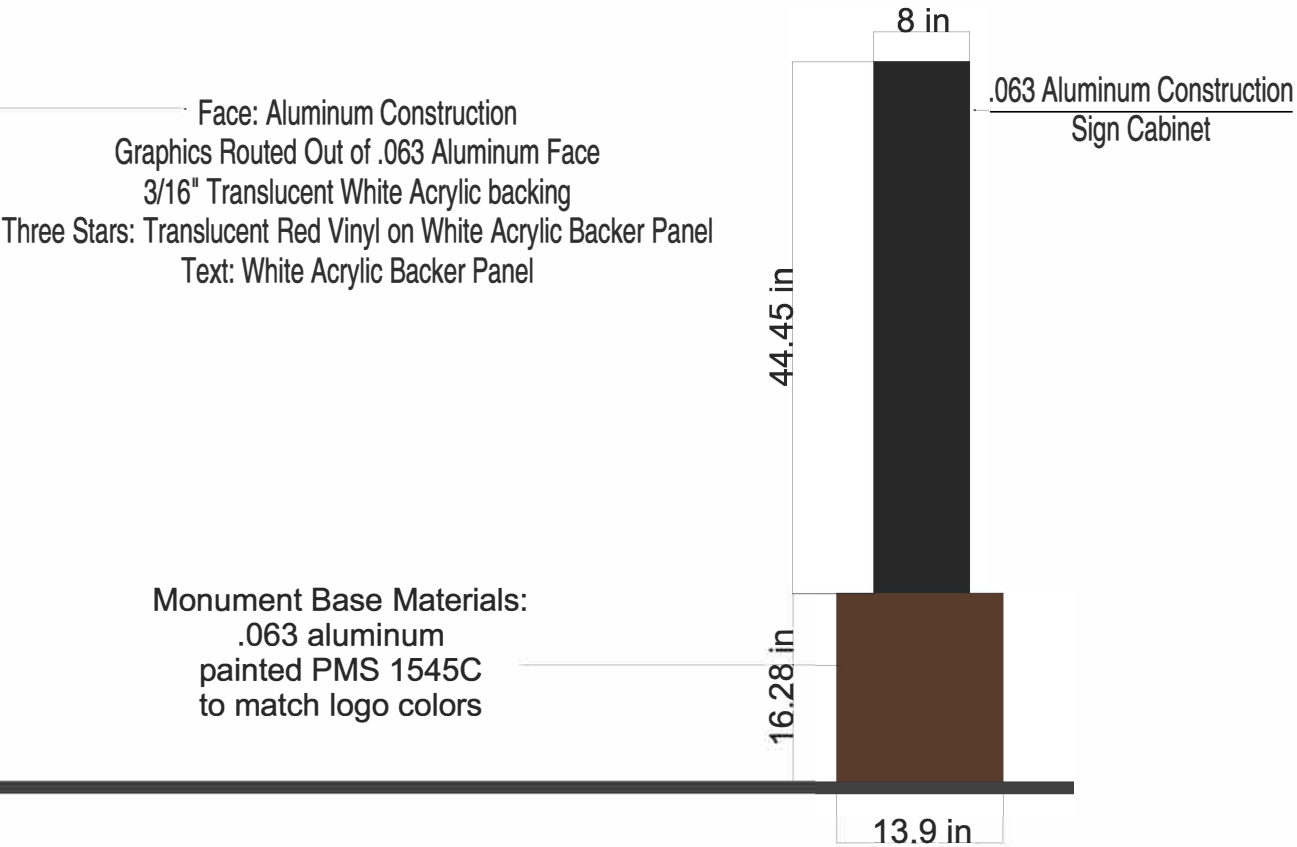


Sign Specs

Front and Back View
96 in



Side View



Colors

	Black
	White
	PMS 185C
	PMS 1545C
	PMS 286C

Area	A	B	C	D
Size	11.725"	22.847"	0.555"	7.354"

Area	a	b	c	d
Size	6.78"	5.863"	12.195"	4.218"



PROJECT ADDRESS:
District Floor Depot
1015 Elden Street
Herndon, VA 20170



Town of Herndon
ARB Drawings

Sign Specs

9.29.2020



Case Number & Type: ARB #20-022, New construction
Case Summary: Construct a new telecommunications tower (monopole), with tower-mounted and ground-mounted telecommunications equipment and ground level security fence
Case Location: 525 Grove Street, Dominion Power substation site

Location Map



Property Information

Owner / Applicant:	Dominion Energy c/o Robert Capehart		
Representative:	Tessia Knight, Network Building + Consulting, LLC.		
Business/Organization:	Vertical Bridge, T-Mobile		
Property Use:	Partially vacant, existing electrical utility infrastructure (electric service transmission substation)		
Zoning District:	CS, Commercial Services and O&LI, Office and Light Industrial		
Adjacent Zoning:	North: CS, Commercial Services South: O&LI, Office and Light Industrial	East: O&LI, Office and Light Industrial West: CS, Commercial Services	
Associated Cases:	PCA #19-01, PCA #19-02, SE #19-02, TP #19-07		
Building Type(s):	N/A; Industrial	Date of Construction:	circa 2004 /2005
Architectural Style(s):	N/A; Typical modern industrial utility structures with no architectural style		

Exterior Material(s):	Single-story metal building, existing masonry screen wall, chain link fencing, industrial metal structures for electrical service transmission
Neighborhood Design Profile:	Existing commercial, office and light industrial development

Case Details

Case Description:

The application proposes to construct a metal 120' – 125' high telecommunications monopole with multiple platforms near the top to accommodate telecommunications antennas and other equipment. Also included in the proposal is a 15' wide by 100' long ground equipment facility enclosed with a security fence. The 7' high fence is proposed to be made of an *Echelon II* industrial grade aluminum colored in black and using the “*Invincible*” picket style and galvanized steel fence posts powder coated in black spaced 8' on-center and with “*Ball Cap*” finials. Two concrete filled pipe bollards with 6” diameter(s) are to be installed at the northwest corner of the new fence enclosure to prevent vehicle access to an existing pedestrian path along the western edge of the site which is connected to the Washington & Old Dominion Trail. Color information for the bollards was not provided in the application materials. Within the new telecommunications compound, electrical meter board and telecommunications cabinets will be installed at the southern end of the fenced enclosure. A ground-mounted transformer would be installed just outside the south side of the enclosure. Existing landscaping will be removed to facilitate the construction project and new landscaping is to be installed along the western edge of the site to screen the new telecommunications facilities at ground level. (Attachments #1, #2, #3, and #4).

Case Background:

This ARB case is one of a series of applications submitted to the Town to facilitate the installation of new telecommunications infrastructure supporting wireless telecommunications within the Town. The project was the subject of two proffer condition amendments, PCA #19-01 and PCA #19-01, and a special exception, SE #19-02, in which the applicant was approved to permit the proposed use and modify screening requirements such that a decorative metal fence could be installed instead of an opaque, solid fence and allow an open picket style security fence and landscaping to be used to fulfill screening requirements on this site.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance Section 78-71.13. – *Commercial Utilities Use Category*
- Town Code of Ordinances, Section 58-96 - *Design criteria*

Staff Analysis

1. Staff field investigation of the site was conducted closer to the site to further understand the visual impact of the new compound and telecommunications monopole, most notably along Grove Street. While staff has determined that the new fenced enclosure will likely not be visible from Grove Street, it will be minimally visible from the W&OD Trail after removal of existing vegetation and landscaping and installation of new landscaping as approved through the approved site plan, TP #19-01. Though minimally visible from the W&OD Trail, staff finds that the proposed fence design is generally appropriate. However, staff recommends that if fence picket

options with more narrow spacing are available, then an option of this nature should be installed to more effectively screen proposed and future equipment installations within the fenced enclosure at ground level while achieving the facility owner's security needs, and achieving conformance to the Town approved special exception and proffer condition amendments.



Figure 1 View of Site from Grove Street



Figure 2 View of Site From W&OD Trail

No color information was provided for the access bollards and should be provided a condition of approval in accordance with provisions found in Special Exception #19-02, as approved.

2. Staff has concluded that the proposed monopole structure will be clearly visible at street level on Grove Street and along the W&OD Trail. The applicant has indicated that the monopole tower will have a gray color for which pole-mounted equipment will match. Staff is in concurrence that this would be an appropriate approach to ensure a monochromatic color scheme for the monopole and all attached equipment and features. As such, staff can recommend that the monopole and all attached equipment and features be painted to match a gray color as a condition of a Board approval such that the rather unavoidable views of this industrial object can be minimized to the extent possible.
3. The proposed telecommunications monopole structure and associated site features generally comply with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #5).

Staff Recommendation:

Motion	1. Motion to deny the application.
Alternatives:	2. Motion to approve the application as submitted.

	3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of ARB #20-022, in accordance with Alternative #3, with the following condition: 1. Prior to issuance of a building permit, the Applicant shall provide color information for the concrete bollards to be installed to restrict vehicle access; 2. Prior to issuance of a building permit, the applicant shall provide a fence design option with the highest picket count per fence panel within the selected product line; 3. The proposed monopole and all attached equipment and features, including antennas shall be painted to match the gray color of the monopole; and 4. The proposed telecommunications monopole, associated pole mounted and ground mounted equipment, fence enclosure and site features shall be constructed and installed in substantial conformance with the application and materials submitted on September 9, 2020, updated on September 24, 2020 and any subsequent updates required as conditions of approval.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Existing Conditions - Site Photos
4.	Sign Elevation, Details and Product Information
5.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2020



TOTALLY COMMITTED.



9/4/2020

Town of Herndon
Architectural Review Board
777 Lynn St
Herndon, VA 20170

RE: Vertical Bridge US-VA-5060
Proposed Monopole
525 Grove Street

Please accept the enclosed application and materials on behalf of Vertical Bridge in partnership with T-Mobile. Vertical Bridge is a wireless infrastructure developer providing communications site solutions to carriers nationwide. T-Mobile is a national provider of wireless telecommunications services.

Network Building & Consulting is representing Vertical Bridge in its request for ARB approval of plans to construct a 120' monopole at the Dominion substation, onto which T-Mobile will collocate antennas and install equipment within the fenced compound area.

The proposed plan consists of constructing a 120' monopole within a proposed 100'x15' fenced in compound. The compound will be enclosed by a black decorative metal fence and will house equipment cabinets, a proposed generator, and a utility backboard. A proposed transformer adjacent to the fenced in compound within the substation will power the site. An existing landscape buffer adjacent to the W&OD trail exists that will be minimally impacted by this installation. A 20' buffer will be maintained; trees and shrubs removed during the construction process will be replaced within the landscape buffer area.

Site photos and simulations provided confirm that the compound area will not be visible to pedestrians in the immediate area of the proposed site. The monopole itself will be visible, however none of the fencing or equipment will be. Photos are also provided showing that the substation itself is only visible from the parking lots of the adjacent businesses, however most equipment within the substation itself is hardly visible due to the required landscaping.

Enclosed with this application are the following support documents:

- Approved Site Plan
- Approved Landscaping Plan
- Approved Elevation and Compound Plan
- Photo Simulations and Location Maps from Site Plan Application stage
- Additional Photo Simulations requested from the W&OD trail by the ARB after this project was presented as a discussion topic in the Fall of 2019; the closest pedestrian viewshed to the proposed site
- Photos of existing conditions from Grove Street, and commercial properties to the North and West sides of the substation
- Photo of the proposed black decorative metal fence style, to which we are proposing attaching decorative ball caps
- Authorization letter from Dominion Energy, granting permission for Vertical Bridge and Network Building & Consulting to operate on their behalf

Please contact me with any questions or concerns relating to this project.

Thank you,

Tessia Knight

Land Use Specialist

NETWORK BUILDING + CONSULTING

6095 Marshalee Dr. | Suite 300 | Elkridge MD | 21075
M 240.481.8461





Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 1 - Grant St & Elden St
View from the North
Showing the 100' Balloon Fly

NB+CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 1 - Grant St & Elden St
View from the North
Showing the Proposed 125' Tower

NBC
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 2 - Herndon Center
View from the Northeast
Showing the 100' Balloon Fly

NB+CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 2 - Herndon Center
View from the Northeast
Showing the Proposed 125' Tower

NB+CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 3 - Herndon Parkway & Elden St
View from the East
SITE NOT VISIBLE

NBC
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 4 - 399 Grove Street
View from the Southeast
Showing the 100' Balloon Fly

NB-CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 4 - 399 Grove Street
View from the Southeast
Showing the Proposed 125' Tower

NB-CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 5 - Herndon Pkwy & Grove St
View from the East
Showing the Existing Site

NB-C
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 5 - Herndon Pkwy & Grove St
View from the East
Showing the Proposed Site

NB-C
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 6 - Springplank Place
View from the Southeast
Showing the Existing Site

NBC
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 6 - Springplank Place
View from the Southeast
Showing the Proposed Site

NBC
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 7 - End of Hunter Park Drive
View from the South
Showing the 100' Balloon Fly

NB+CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 7 - End of Hunter Park Drive
View from the South
Showing the Proposed 125' Tower

NB+CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 8 - Austin Lane & Van Buren St
View from the Southwest
SITE NOT VISIBLE

NB-CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 9 - Pearl St & Wood St
View from the West
SITE NOT VISIBLE





Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 10 - Nash St & Pearl St
View from the West
Showing the 100' Balloon Fly

NB+CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 10 - Nash St & Pearl St
View from the West
Showing the Proposed 125' Tower

NB+CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 11 - Van Buren Street
View from the West
Showing the Existing Site

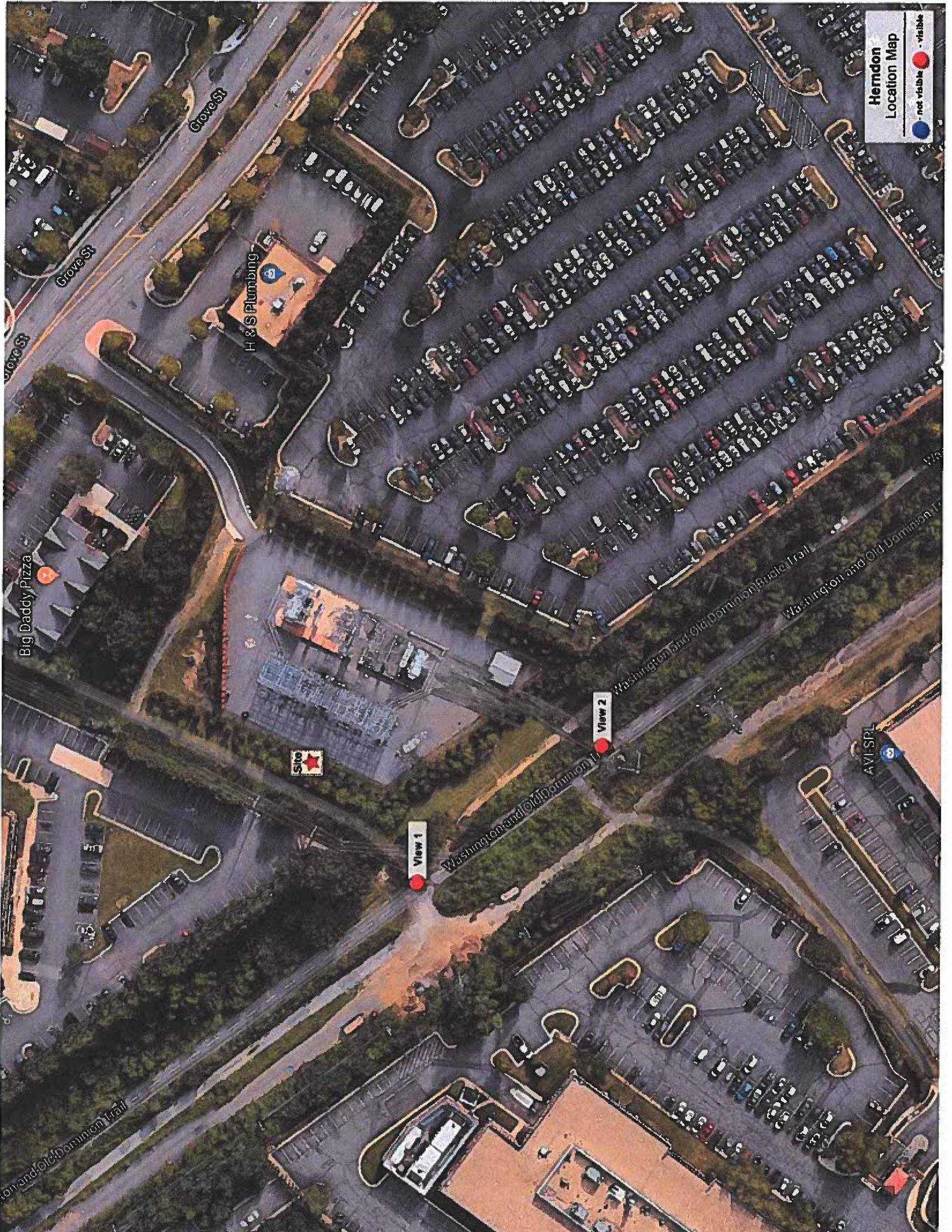
NB-CTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 11 - Van Buren Street
View from the West
Showing the Proposed Site

NB-CTM
TOTALLY COMMITTED.



**Herndon
Location Map**

● not visible ● visible

Big Daddy Pizza

H & S Plumbing



View 1

View 2

AVI SPL

Washington and Old Dominion Trail

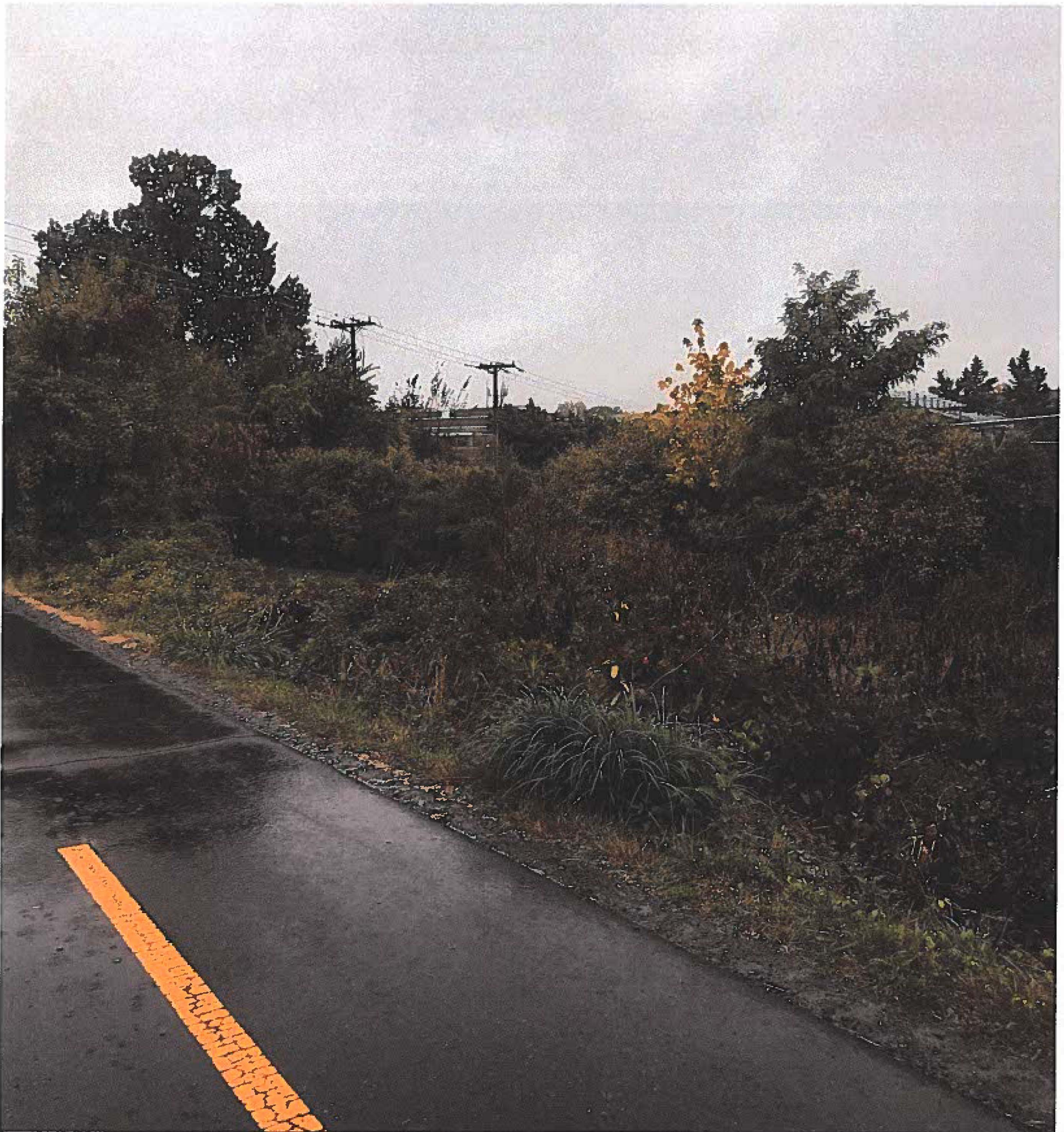
Washington and Old Dominion Trail

Washington and Old Dominion Trail

Washington and Old Dominion Trail

Grove St

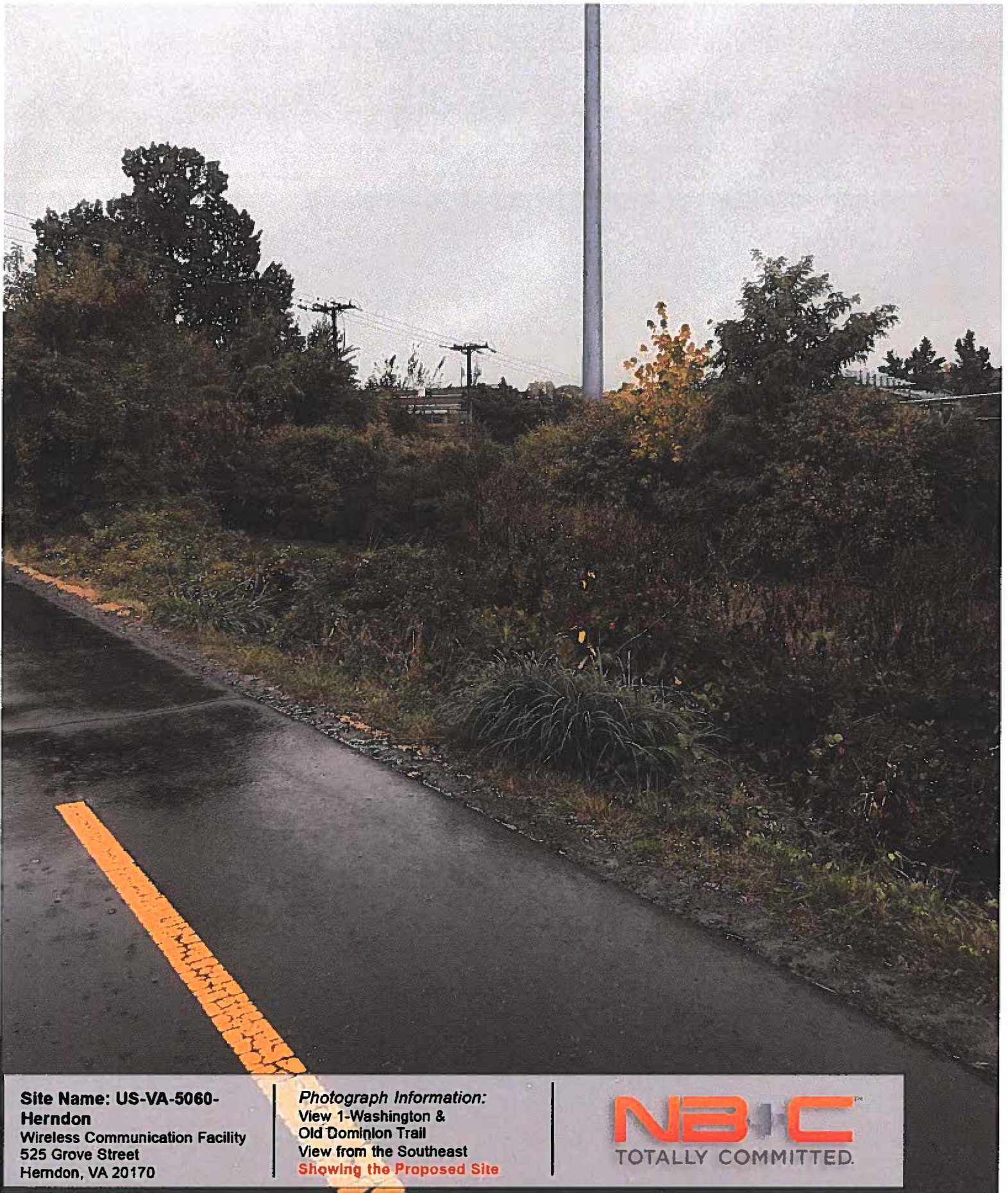
Grove St



**Site Name: US-VA-5060-
Herndon**
Wireless Communication Facility
525 Grove Street
Herndon, VA 20170

Photograph Information:
View 1-Washington &
Old Dominion Trail
View from the Southeast
Showing the Existing Site

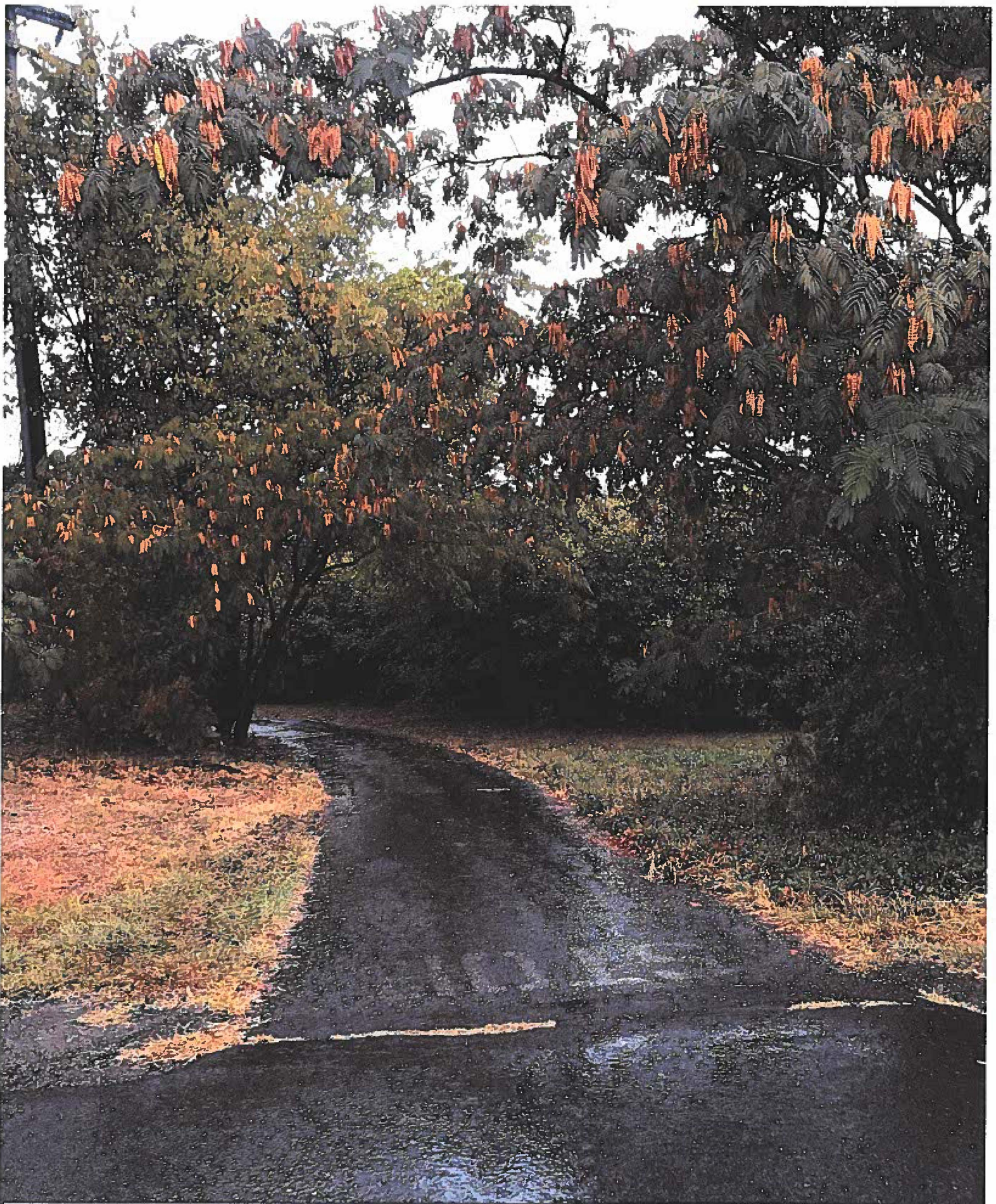
NBIC
TOTALLY COMMITTED.



**Site Name: US-VA-5060-
Herndon**
Wireless Communication Facility
525 Grove Street
Herndon, VA 20170

Photograph Information:
View 1-Washington &
Old Dominion Trail
View from the Southeast
Showing the Proposed Site

NBIC
TOTALLY COMMITTED.



**Site Name: US-VA-5060-
Herndon**
Wireless Communication Facility
525 Grove Street
Herndon, VA 20170

Photograph Information:
View 2-Washington &
Old Dominion Trail
View from the Southwest
Showing the Existing Site

NBIC
TOTALLY COMMITTED.

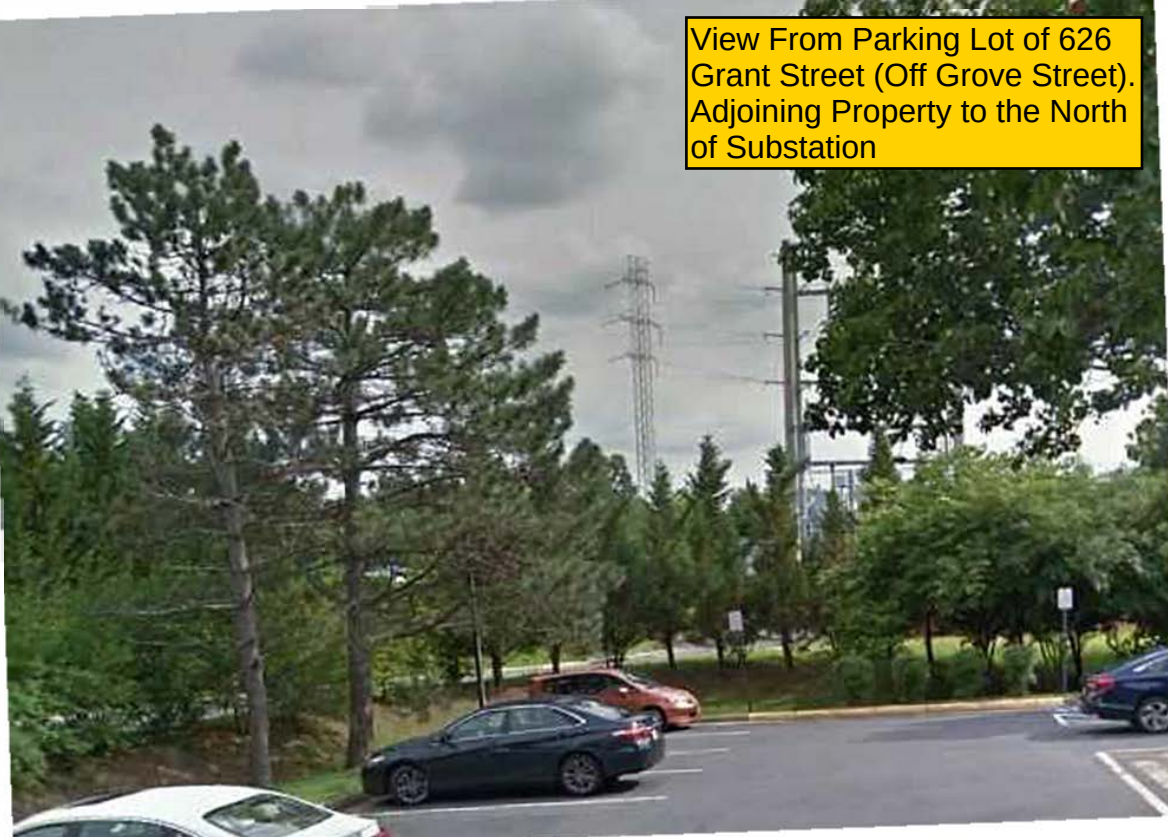


**Site Name: US-VA-5060-
Herndon**
Wireless Communication Facility
525 Grove Street
Herndon, VA 20170

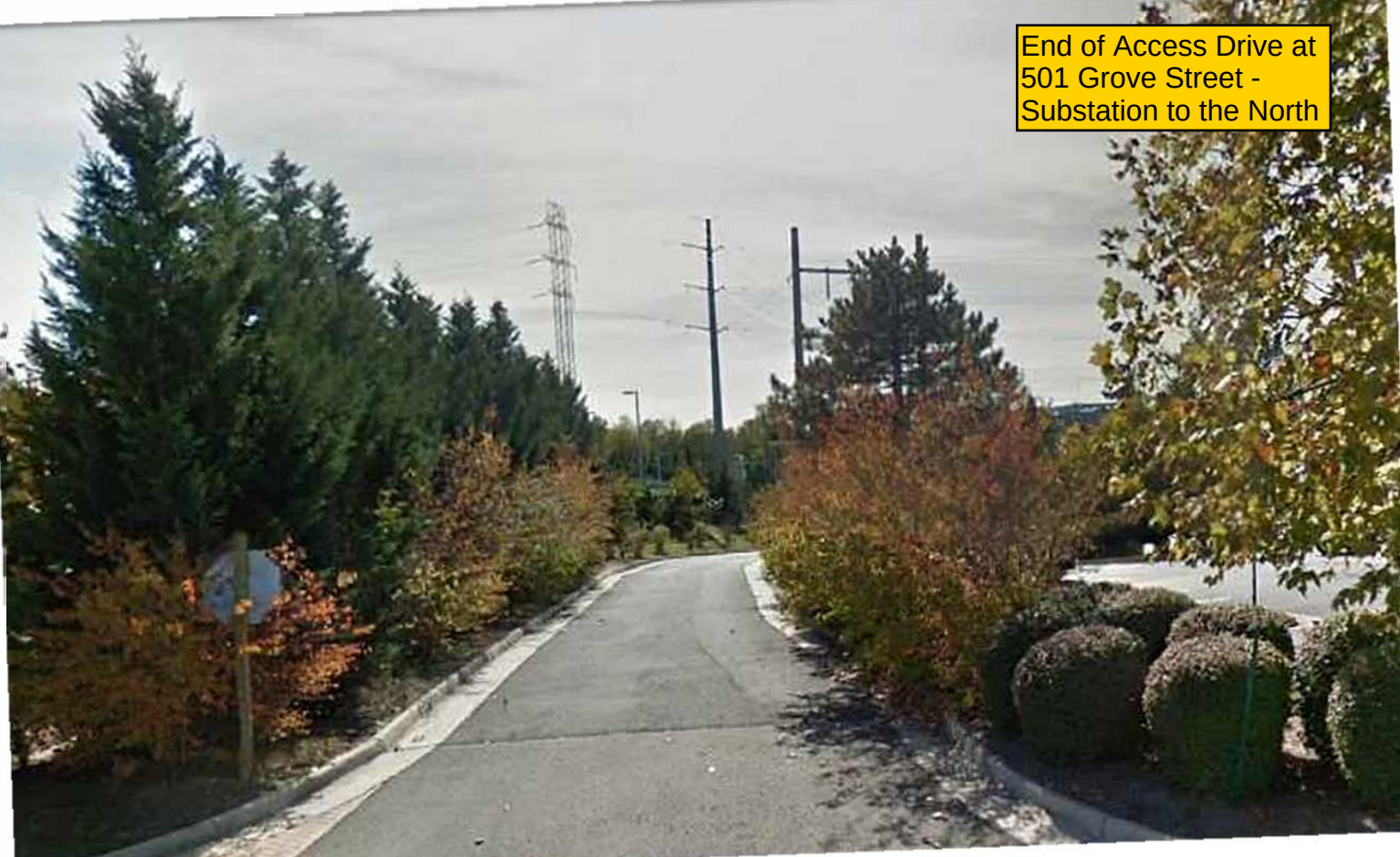
Photograph Information:
View 2-Washington &
Old Dominion Trail
View from the Southwest
Showing the Proposed Site

NABICTM
TOTALLY COMMITTED.

View From Parking Lot of 626
Grant Street (Off Grove Street).
Adjoining Property to the North
of Substation



End of Access Drive at
501 Grove Street -
Substation to the North

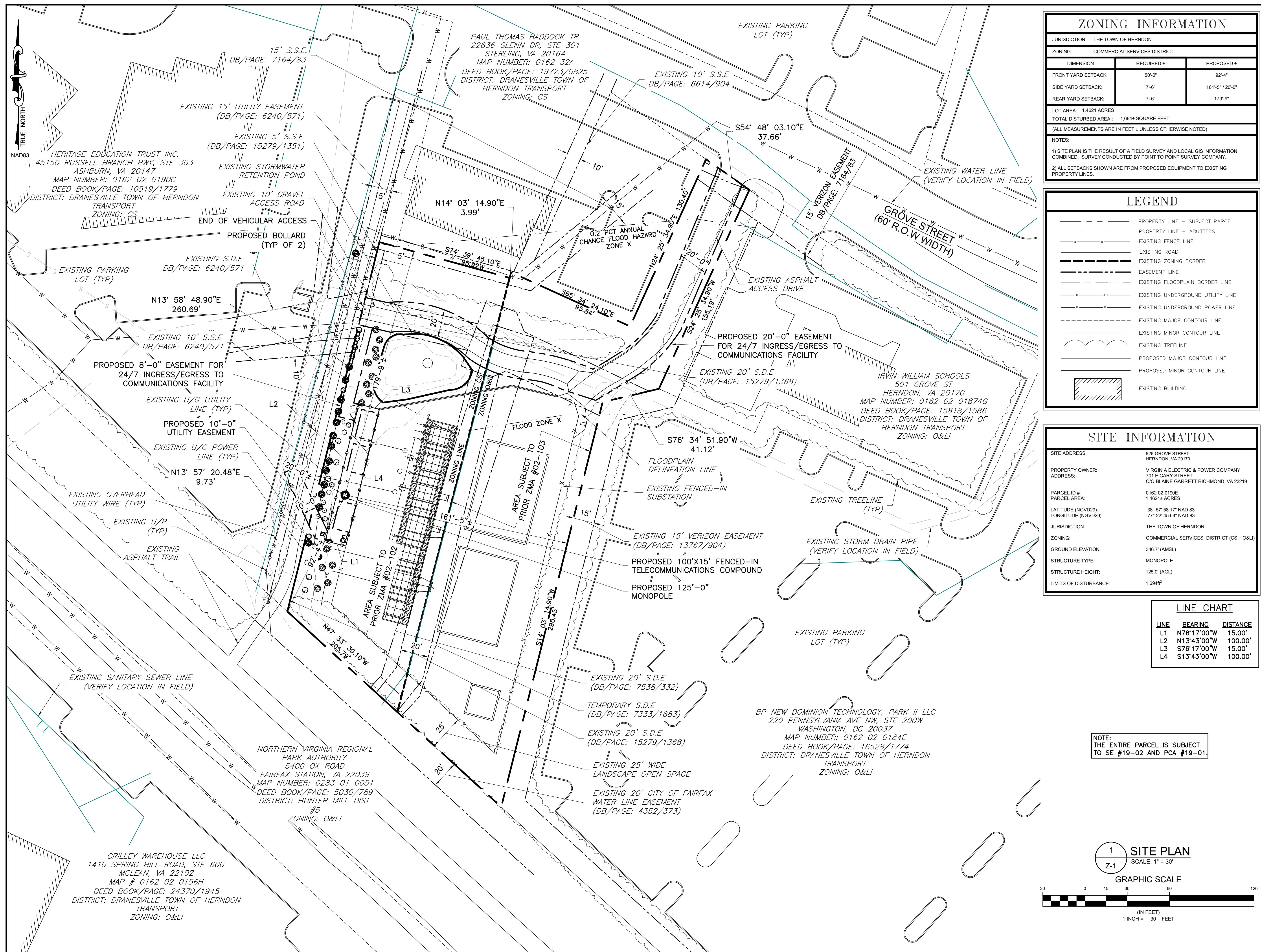


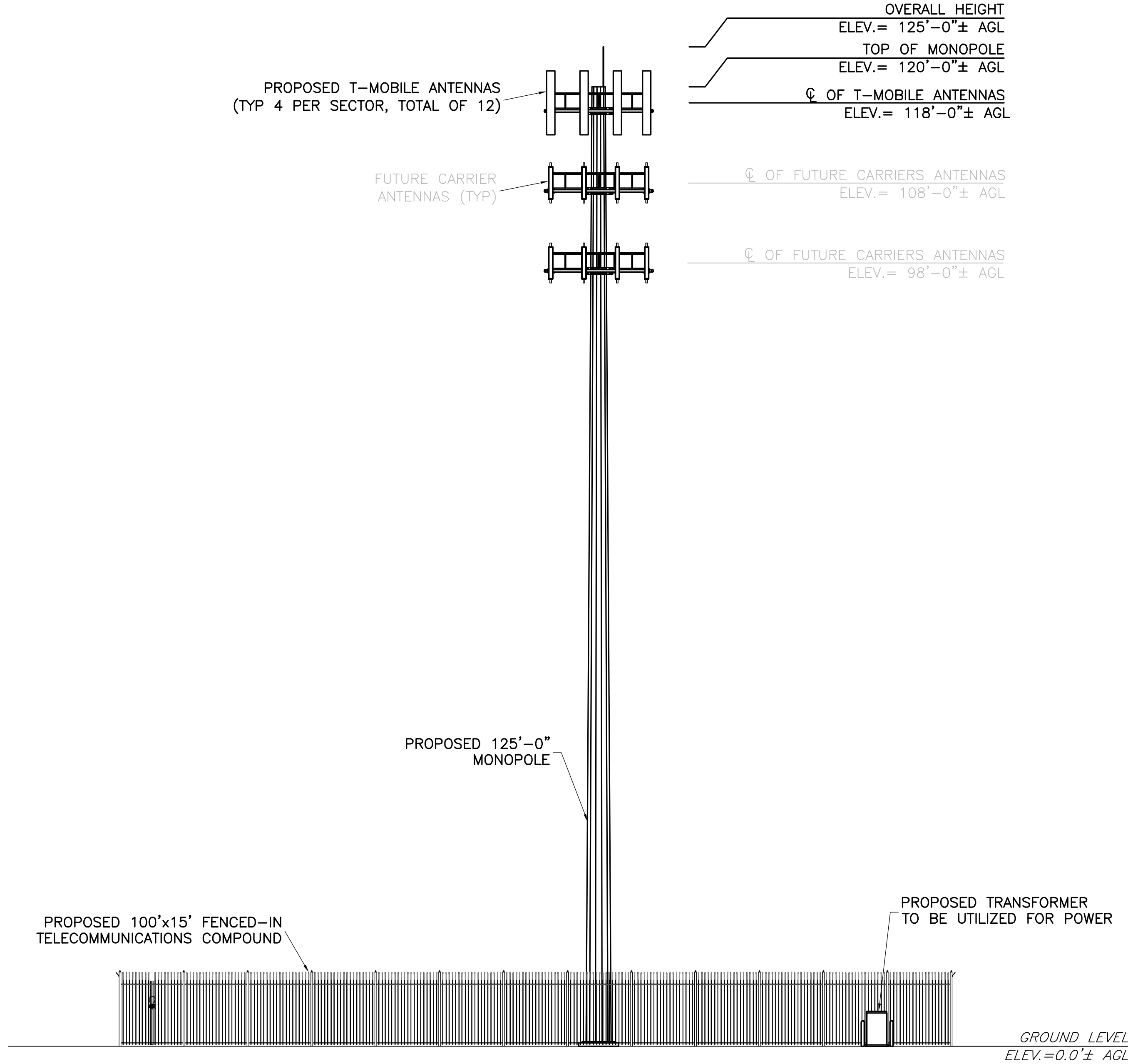
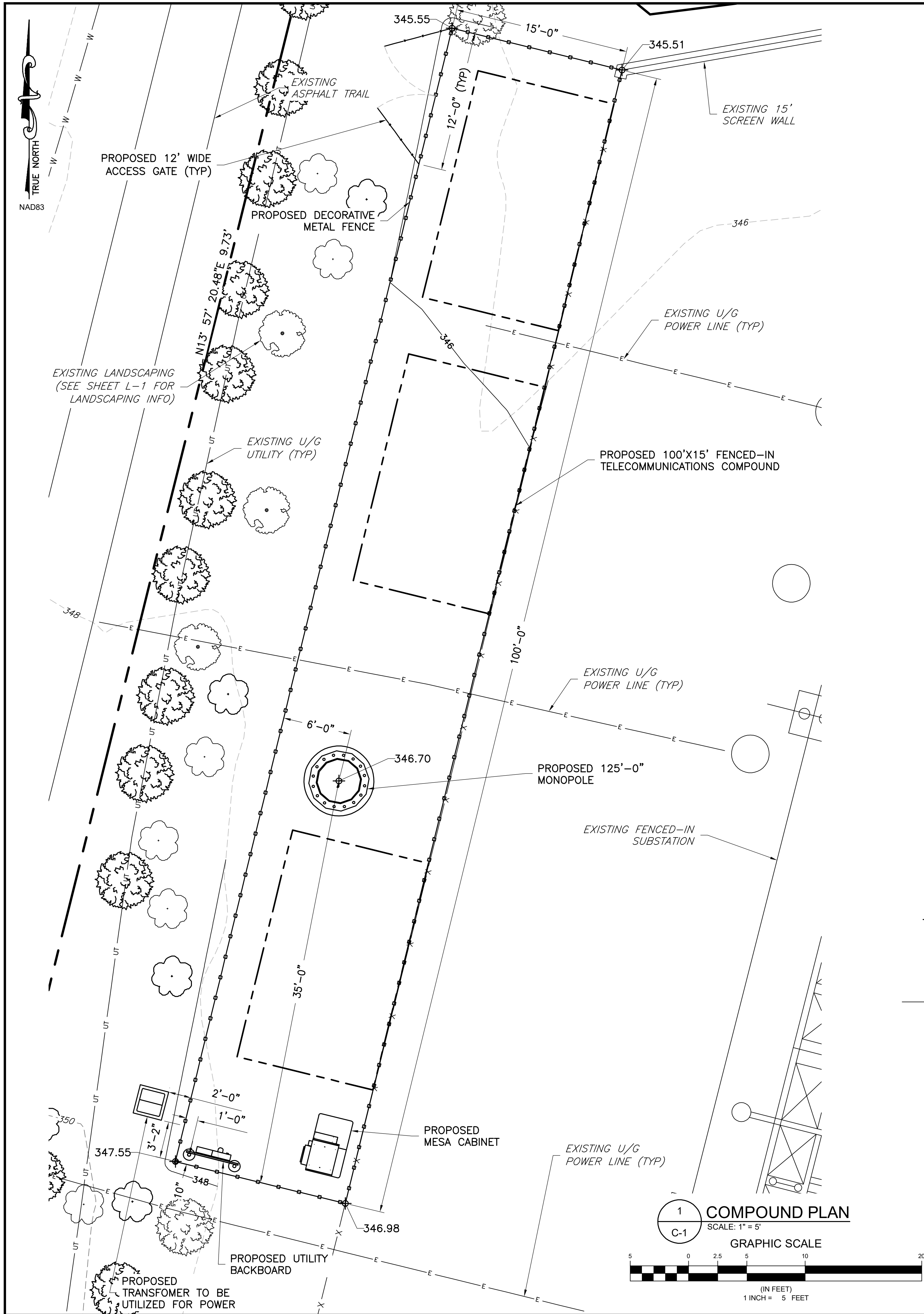
View from parking lot of adjoining office to the west of substation



3	09/17/20	A.R.B. COMMENTS	MVG
2	09/05/19	COMMENTS	MJC
1	08/14/19	TREE PROTECTION COMMENTS	SDR
0	05/22/19	SITE PLAN	CES
REV	DATE	DESCRIPTION	BY

Z-1
SHEET 2 OF 12





NOTE:
THE NUMBER AND LOCATION OF ANTENNAS SHOWN ARE
FOR ILLUSTRATIVE PURPOSES ONLY

ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER

NB+C
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 712-7092

verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA 33487
PHONE: 859-494-1600

US-VA-5060 HERNDON
525 GROVE STREET
HERNDON, VA 20170
THE TOWN OF HERNDON

REVISIONS			
REV	DATE	DESCRIPTION	BY
3	09/17/20	A.R.B. COMMENTS	MVG
2	09/05/19	COMMENTS	MJC
1	08/14/19	TREE PROTECTION COMMENTS	SDR
0	05/22/19	SITE PLAN	CES

TRENT TRAVIS SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #049978

**COMPOUND
PLAN &
ELEVATION**

C-1
SHEET 6 OF 12

REVISIONS

REV	DATE	DESCRIPTION	BY
3	09/17/20	A.R.B. COMMENTS	MVG
2	09/05/19	COMMENTS	MJC
1	08/14/19	TREE PROTECTION COMMENTS	SDR
0	05/22/19	SITE PLAN	CES

ENGINEER

APPLICANT

SITE INFORMATION

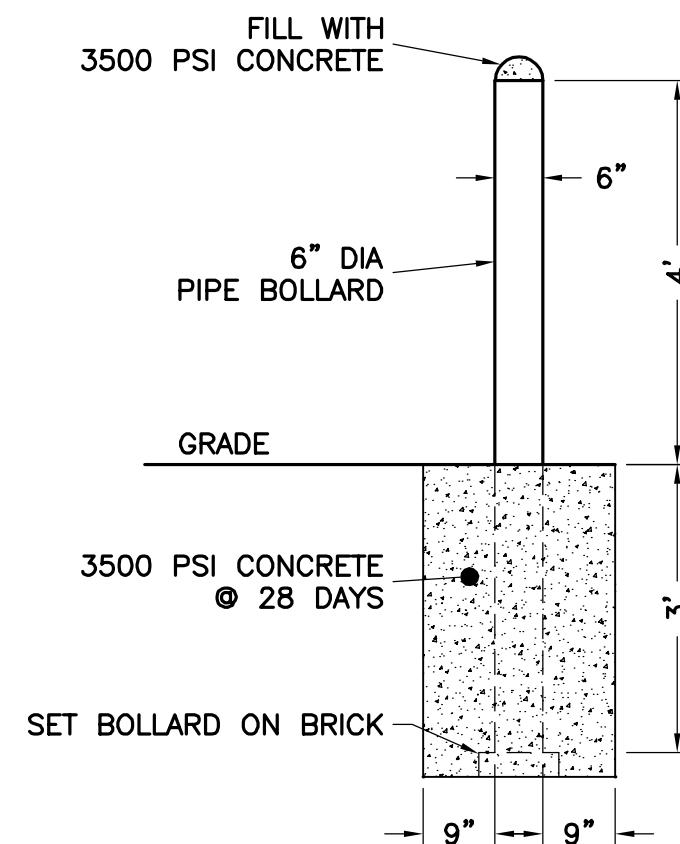
DESIGN RECORD

PROFESSIONAL STAMP

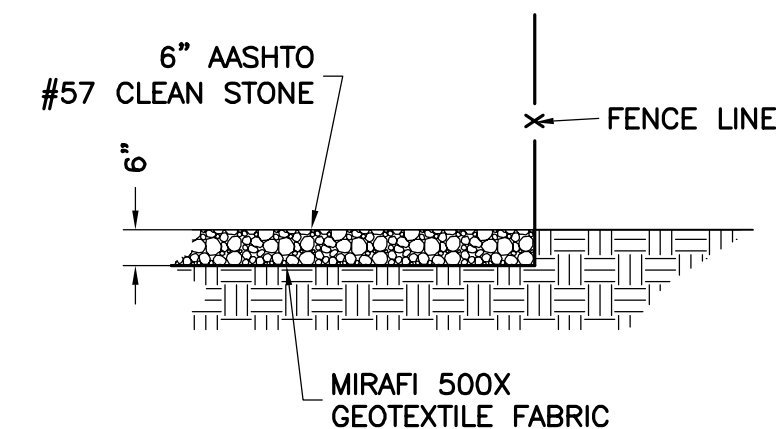
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SHEET TITLE

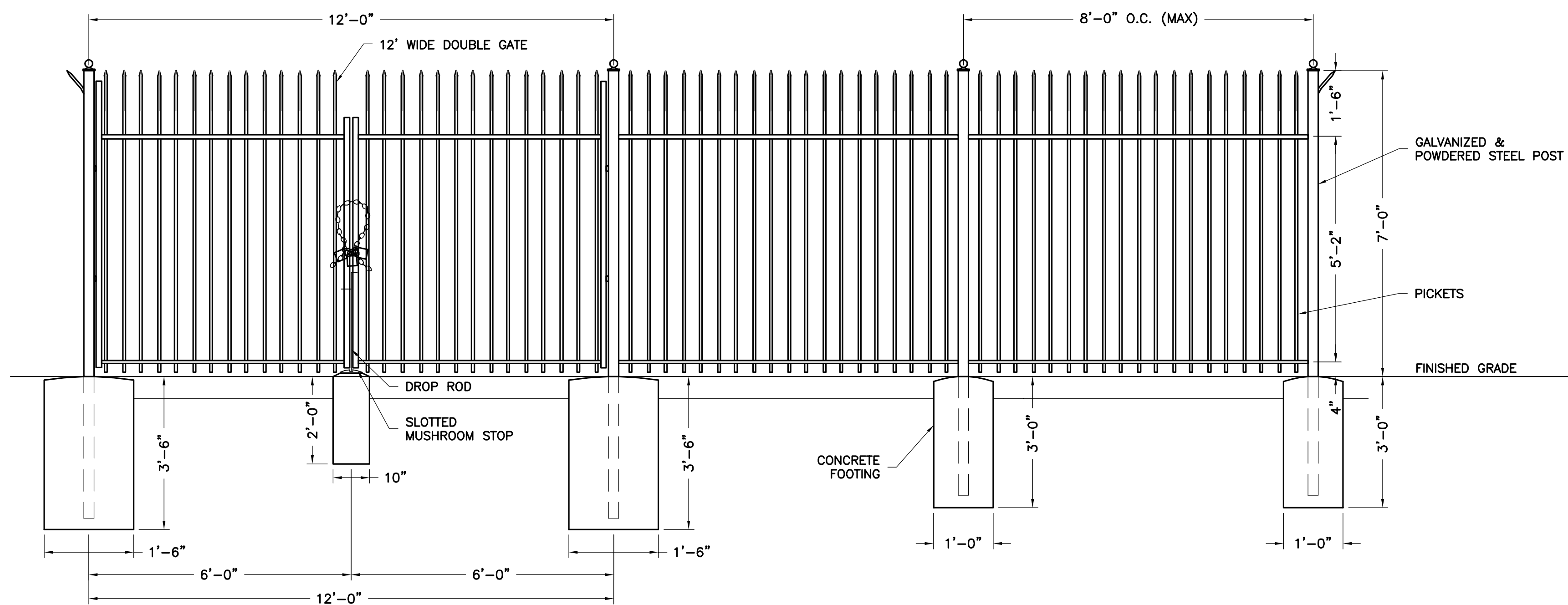
SHEET NUMBER



1 BOLLARD DETAIL
D-1 NTS

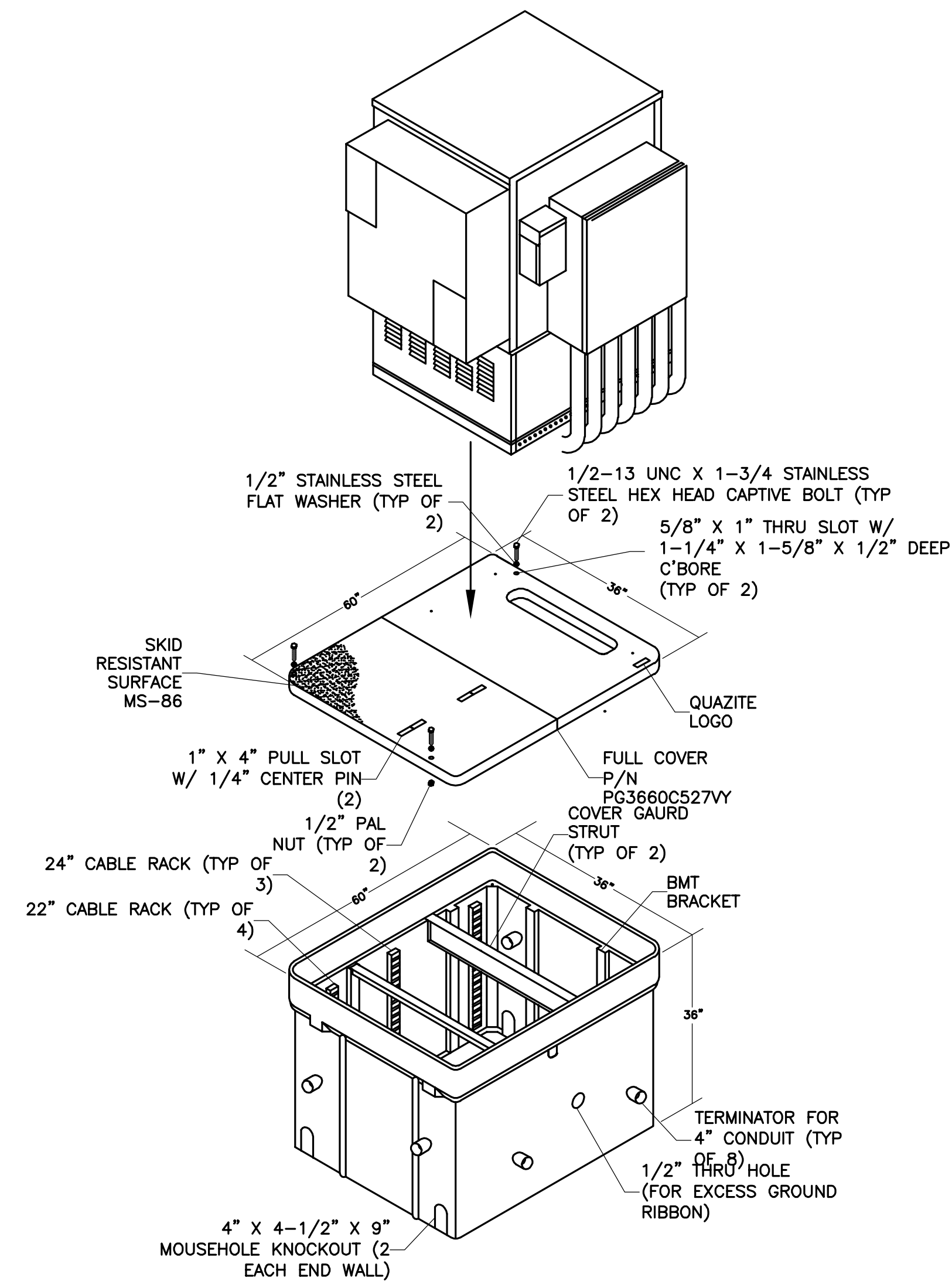


2 GRAVEL COMPOUND DETAIL
D-1 NTS

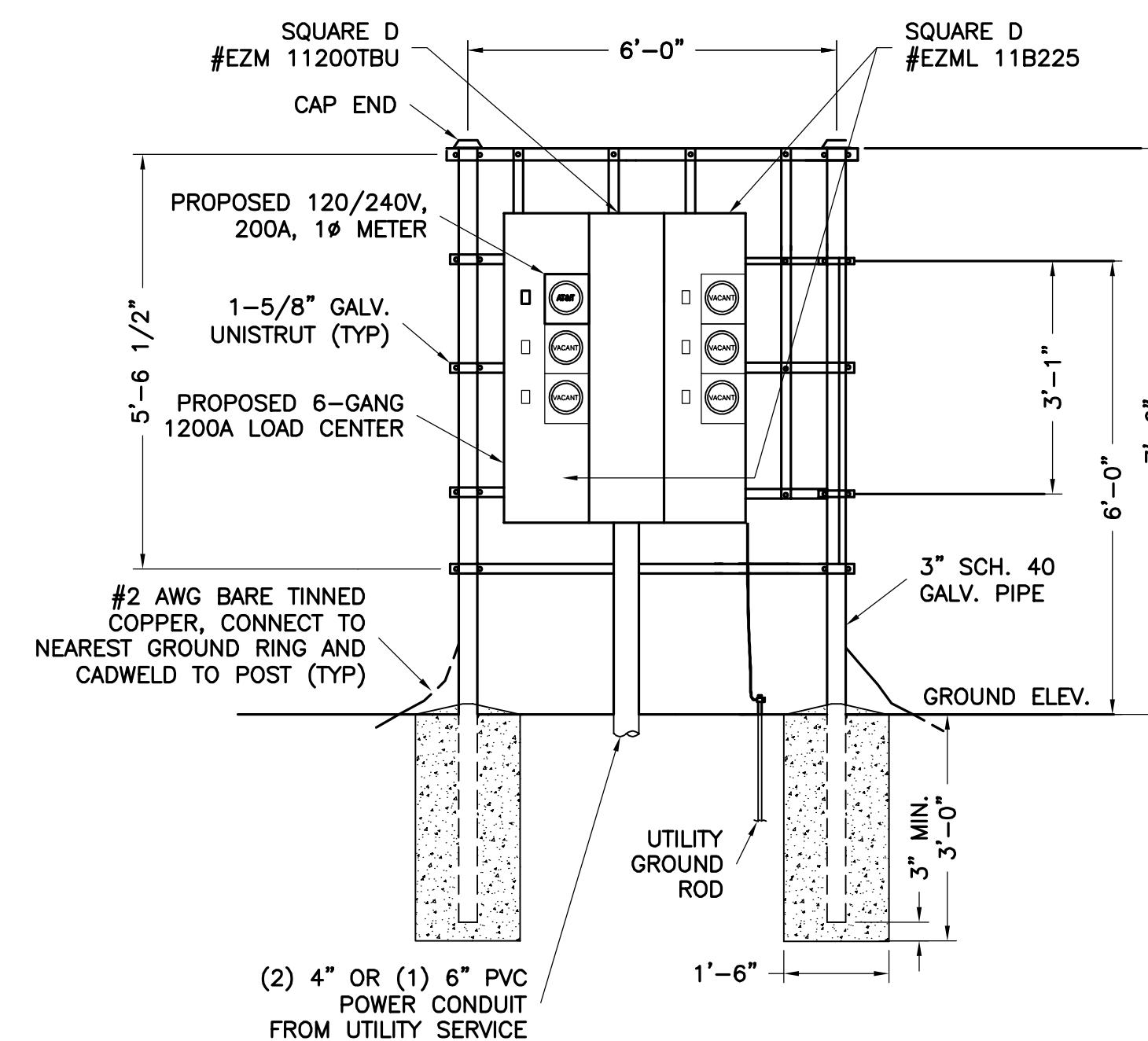


NOTE:
FINAL FENCING AND SCREENING SUBJECT
TO REVIEW AND APPROVAL BY THE A.R.B.

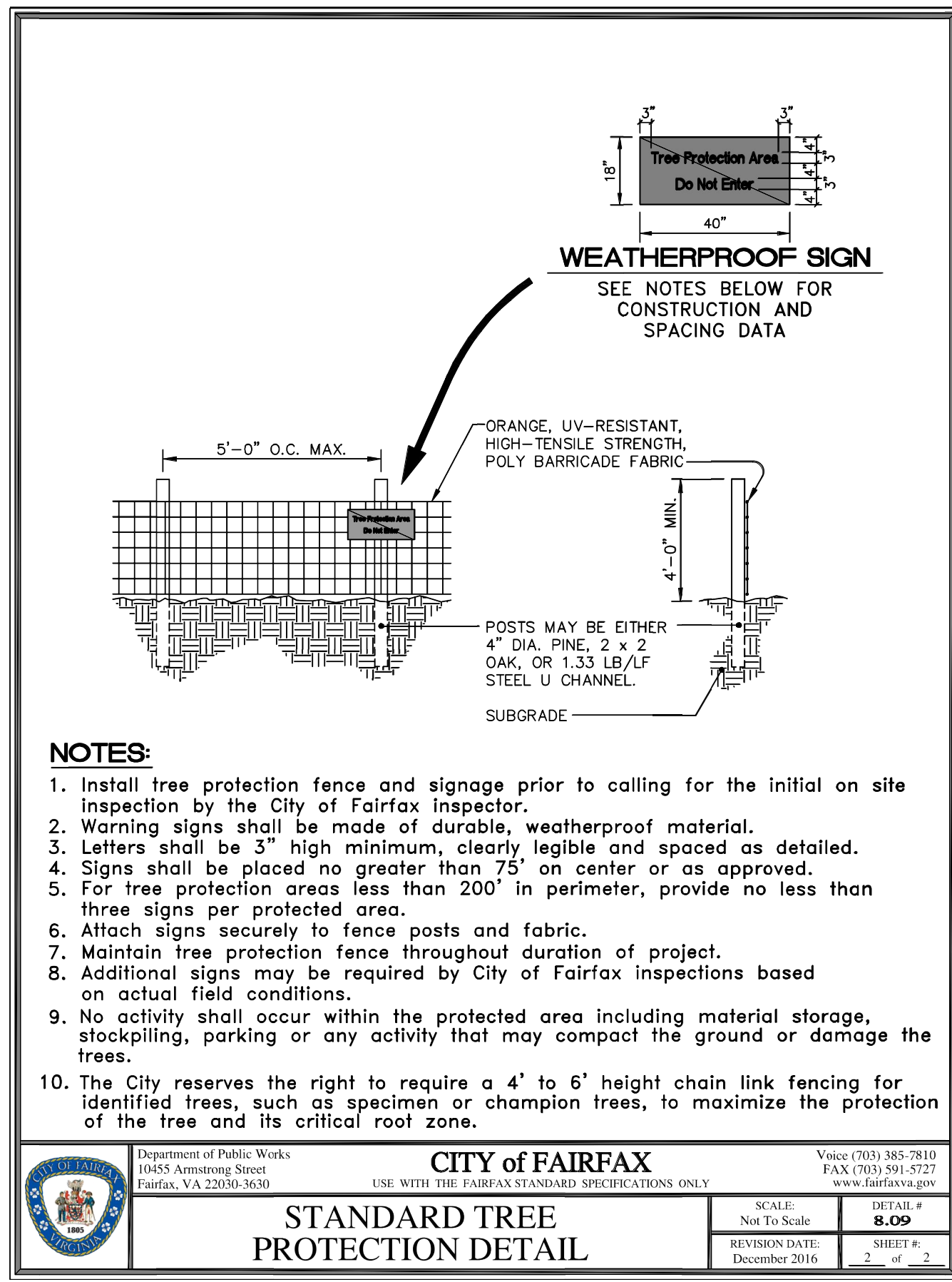
4 TYPICAL FENCE DETAIL
D-1 NTS

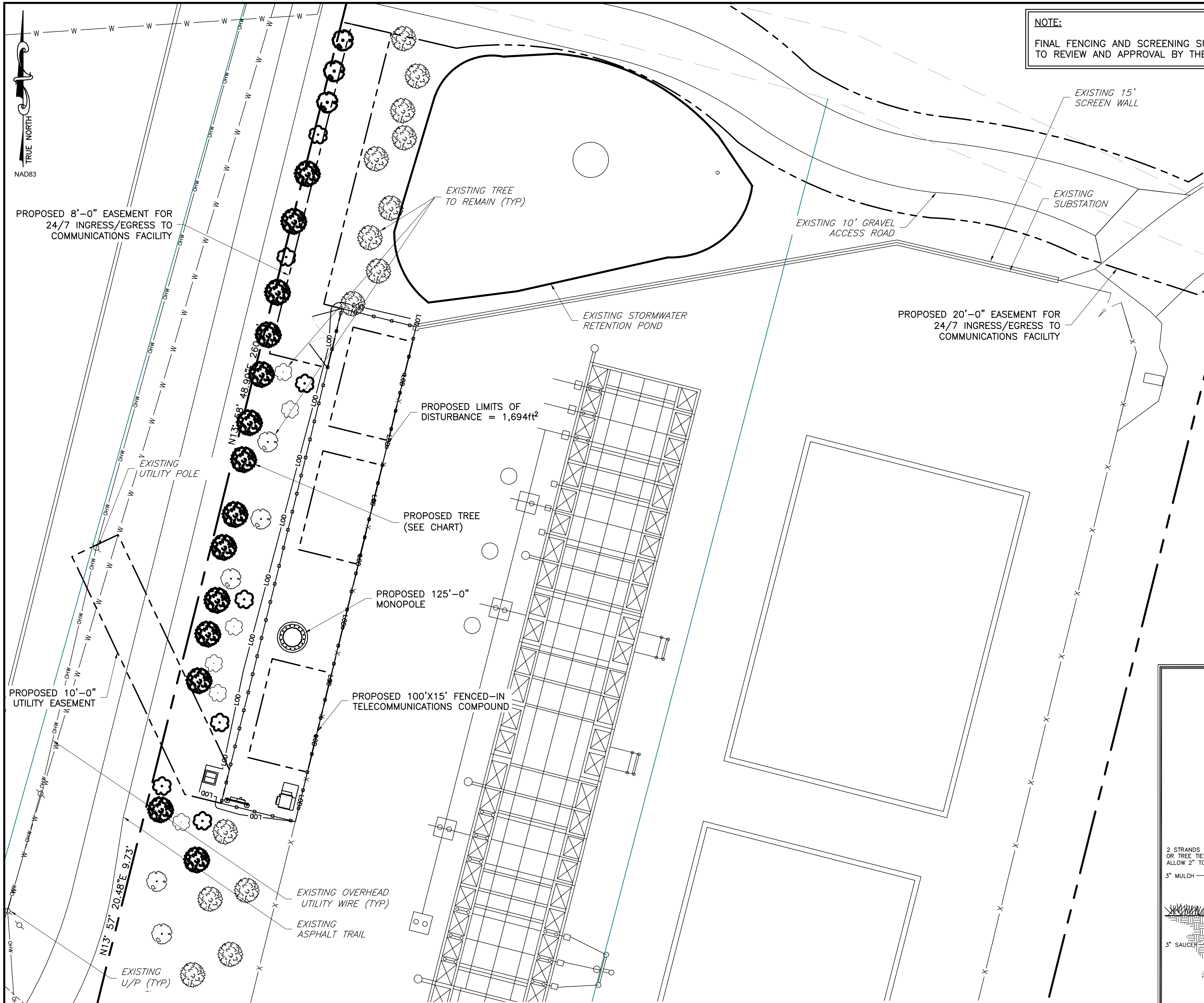


3 MESA CABINET DETAIL
D-1 NTS



5 METER BOARD DETAIL
D-1 NTS





NOTE:
FINAL FENCING AND SCREENING SUBJECT
TO REVIEW AND APPROVAL BY THE A.R.B.

LEGEND

PROPERTY LINE - SUBJECT PARCEL

PROPERTY LINE - ABUTTERS

X

EXISTING FENCE LINE

EXISTING ROAD

EASEMENT LINE

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

PLANT LEGEND			
SYMBOL	PLANT MATERIAL	QUANTITY TO BE REMOVED	QUANTITY TO BE PLANTED
	CARPINUS CAROLINIANA AMERICAN HORNBEAM	7	7
	AMELANCHIER CANADENSIS SHADBLOW SERVICEBERRY	3	3
	THUJA OCCIDENTALIS "NIGRA" DARK AMERICAN ARBORVITAE	15	15

PLANTING SCHEDULE		
SPECIES	SIZE	SPACING/LOCATION
CARPINUS CAROLINIANA AMERICAN HORNBEAM	2" CALIPER MIN.	AS SHOWN
AMELANCHIER CANADENSIS SHADBLOW SERVICEBERRY	6"-8"	AS SHOWN
THUJA OCCIDENTALIS "NIGRA" DARK AMERICAN ARBORVITAE	8±	AS SHOWN

NOTES:
1. See Detail 8.08 for Planting Notes.
2. Prune only to remove dead or damaged branches. Raising branches is to be performed when approved to provide clearances for pedestrians.
3. Never prune the leader.
4. Remove non-decomposing material from root ball.
5. Remove stakes and wire at end of warranty period or at end of one growing season as approved.

Department of Public Works
10455 Armstrong Street
Fairfax, VA 22030-3630

CITY of FAIRFAX
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY

SINGLE-STEM TREE PLANTING
UPRIGHT STAKING DETAIL

SCALE: Not To Scale
REVISION DATE: December 2016

VOICE (703) 385-7800
FAX (703) 591-5727
WWW.FAIRFAXVA.GOV

DETAIL # 8.01
SHEET # 1 of 1

1
L-2

PROPOSED LANDSCAPE PLAN
SCALE: 1" = 10'

GRAPHIC SCALE
(IN FEET)
1 INCH = 10 FEET

ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER

TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
6005 MARSHALLEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 712-7092

verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA 33487
PHONE: 859-494-1600

US-VA-5060 HERNDON
525 GROVE STREET
HERNDON, VA 20170
THE TOWN OF HERNDON

REVISIONS

REV	DATE	DESCRIPTION	BY
3	09/17/20	A.R.B. COMMENTS	MVG
2	09/05/19	COMMENTS	MJC
1	08/14/19	TREE PROTECTION COMMENTS	SDR
0	05/22/19	SITE PLAN	CES

TRENT TRAVIS SNARR, P.E.
VA PROFESSIONAL ENGINEER LIC. #049978

PROPOSED
LANDSCAPE PLAN

L-2
SHEET 12 OF 12

Echelon II[®]



Echelon II's superior *strength and durability* is a result of combining top quality design components with a *maintenance-free, architectural grade finish*. This revolutionary fence system is comprised of aluminum posts, panels, and mounting brackets that are *easily installed along any terrain*.

PRIMARY APPLICATIONS

- ▶ *Water Treatment & Storage*
- ▶ *Public Housing Authorities*
- ▶ *State Facilities*
- ▶ *Stadiums & Event Centers*
- ▶ *Schools & Universities*
- ▶ *Municipal Facilities*
- ▶ *Airports*
- ▶ *Parks & Recreation*
- ▶ *Hospitals*

INDUSTRIAL ORNAMENTAL ALUMINUM FENCE

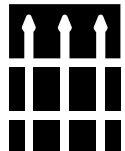
1"sq x .062" PICKETS | 1.75" x 1.75" x (.070" side & top wall) ForeRunner™ RAILS

2.5"sq x .080" & 3"sq x .120" wall POSTS

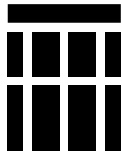
AVAILABLE HEIGHTS: 4', 5', 6', 7', 8', 9' & 10' (custom heights also available)



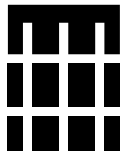
STYLE OPTIONS



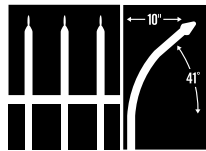
CLASSIC™



MAJESTIC™



GENESIS™



INVINCIBLE™

COLOR OPTIONS



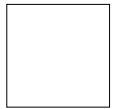
BLACK



BRONZE



SAND



WHITE

Custom colors also available

ADORNMENTS



QUAD FLARE



TRIAD



ROYALTY



BALL CAP



RING
(internally secured)



Echelon II gate options vary from *swing gates* for pedestrian or vehicle access to *sliding gates* for high functioning points of entry. Each of these gate systems are *individually constructed* to provide project specific performance.

ECHELON II

ALUMINUM RAIL STRENGTH COMPARISON

STRUCTURAL PARAMETERS		FORERUNNER™ ECHELON II®	U-CHANNEL COMPETITORS
Architectural Profile of rail shape. Vertical Design Loads are per rail. <i>(For capacity of fence panel, multiply by number of rails)</i>			
T_{eff} = Effective Wall Thickness (inches)		.070	.100 / .070
S_v = Section Modulus (inches vertical)		.125	.135
S_h = Section Modulus (inches horizontal)		.260	.260
Vertical Load Data PV_u = Ultimate Vertical	6' span	243#	262#
	8' span	182#	182#
Horizontal Load Data PH_u = Ultimate Horizontal	6' span	505#	499#
	8' span	379#	373#
Vertical Load Data* PV_d = Vertical Design Load @ 66° F_y	6' span	145#	145#
	8' span	109#	109#
Horizontal Load Data* PH_d = Horizontal Design Load @ 66° F_y	6' span	303#	299#
	8' span	227#	224#

* Recommended load value for safe structural design / allowable strength = .66° F



WIND LOADING CAPABILITIES

FENCE HEIGHT	RAIL LENGTH	POST SIZE	WIND LOAD CAPACITY FACTOR (PSF)	TYPICAL WIND LOAD CAPACITY (MPH)
4'	6'	2.5" sq.	112 (PSF)	206 (MPH)
		3" sq.	213 (PSF)	285 (MPH)
	8'	2.5" sq.	84 (PSF)	178 (MPH)
		3" sq.	160 (PSF)	246 (MPH)
5'	6'	2.5" sq.	76 (PSF)	170 (MPH)
		3" sq.	145 (PSF)	235 (MPH)
	8'	2.5" sq.	57 (PSF)	147 (MPH)
		3" sq.	109 (PSF)	203 (MPH)
6'	6'	2.5" sq.	52 (PSF)	141 (MPH)
		3" sq.	99 (PSF)	194 (MPH)
	8'	2.5" sq.	40 (PSF)	123 (MPH)
		3" sq.	76 (PSF)	171 (MPH)
7'	6'	2.5" sq.	38 (PSF)	120 (MPH)
		3" sq.	73 (PSF)	166 (MPH)
	8'	2.5" sq.	28 (PSF)	104 (MPH)
		3" sq.	55 (PSF)	144 (MPH)
8'	6'	2.5" sq.	29 (PSF)	105 (MPH)
		3" sq.	56 (PSF)	145 (MPH)
	8'	2.5" sq.	22 (PSF)	91 (MPH)
		3" sq.	42 (PSF)	126 (MPH)
9'	6'	4" sq.	78 (PSF)	172 (MPH)
9'	6'	4" sq.	82 (PSF)	176 (MPH)
10'	6'	4" sq.	66 (PSF)	159 (MPH)

MPH values shown are provided for information only. They are calculated using ANSI/ASCE 7-05, "American Society of Civil Engineers Minimum Design Loads for Buildings and Other Structures" Exposure Category C (open terrain with scattered obstructions having lengths generally less than 30 feet), based on post setting in 36" deep concrete footer in soil assumed to be of mid-range strength and compaction. Since specified project conditions such as jurisdictional building codes, elevation of installation, post base/footer design, soil strength, etc., may change from project to project, a structural engineering evaluation, unique to applicable requirements and conditions, should be performed. Consult your Ameristar Service Representative for an estimate on Engineering Analysis and P.E. Certification.







06/02/2019 08:33



06/02/2019 08:33



08/27/2019 11:34



08/27/2019 11:34



12/05/2019 13:10



12/05/2019 13:10

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____

***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.

The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.
- (2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.
- (3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.
- (4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.
- (5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.
- (6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)



MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner 
Bryce A. Perry, Deputy Director of Community Development 

Date: October 2, 2020

Subject: Discussion Item – Park Place Zoning Map Amendment Design Review 2nd Submission

The following memo offers a follow-up staff evaluation of the conceptual building and landscape architecture for the above referenced plan. This evaluation should be reviewed as an addendum to the similar memo, dated May 29, 2020, provided to the ARB for its first design review of this plan, which has been attached for reference. (Attachment #1)

Review Process

As a review of the previous staff memo for this project, the applicant, Cooley LLC, on behalf of Stanley Martin Companies, Inc., has submitted a Zoning Map Amendment, ZMA #19-02, to allow redevelopment of a property from four existing office buildings to a mix of townhouse and two-over-two residential units under a proposed Planned Development – Urban Residential (PD-UR) Zoning District. The property is located at 1145 Herndon Parkway. Prior to Planning Commission review of a Zoning Map Amendment, the application's architectural and open space design must be reviewed by the Town's Architectural Review Board (ARB). Following review by the ARB, the Board will issue a report with an evaluation of the architecture and open space design based on the ARB's review at the work session. When finalized, the report from the ARB will be provided to the Planning Commission for consideration during the Commission's review of the application.

In this memo, staff offers its second set of design review comments for the Board to assess response to previous staff and Board comments, the qualities of the proposed design (at this stage of the process) and address any additional design information or aspects of the project that the Board could not evaluate due to missing information. The applicant has re-submitted a design exhibit (Attachment #2) with the following new information:

- 1) Response letter describing modifications and revision based on staff and Board comments on the 1st submission material;
- 2) Precedent imagery from other regional project from which were used as basis of designs;
- 3) Revised elevations of the proposed two-over-two and townhouse residential units

- 4) Revised perspectives of the proposed two-over-two and townhouse residential units; and
- 5) New street level perspectives of ground level architecture.

Following ARB review and forwarding of formal ARB comments on the Development Plan architecture and open space components, the Planning Commission will consider the plan, followed by Town Council consideration. If approved, the plan would then require (administrative) site plan review proceeded by formal ARB review and action prior to approval of any building permits. At the formal ARB case review, the Board will again evaluate the design based on the applicable design guidelines and sections of the Town Code of Ordinances. While the architecture is still conceptual in form at the Development Plan level, it should be remembered that the concepts proposed will be the core template for the final design and will be instrumental in setting the bar for the future development. Of course, extensive detailed information will be required for the formal ARB review, as is customary for all ARB case reviews.

Staff Comments

Staff offers the following comments related to the revised submission and previous design review comments:

- 1) Additional Information:** The applicant has been generally responsive to the additional materials requested to better understand the building and landscape architecture. However there remains a few materials, as listed below, that may be beneficial for the evaluation of this project's design as the project continues through the ZMA review process and will be necessary when the project returns to the ARB for its formal review following an approval of the ZMA case and site plan.
 - Details of open space design in plan and perspective are missing leaving review of open spaces largely incomplete and will be integral to a future formal ARB review of the urban nature of this (re-)development project. These details should include, but not limited to materials, site / street furnishings, vertical open space features, and site lighting;
 - Perspective drawings from viewsheds internal to the development showing the arrangement of multiple streets and their composition in relation to proposed open spaces and internal streets. One perspective is provided, however the scale and overuse of vegetation that will not occur for many years obscures the full evaluation of the ground level experience of the architecture and open spaces;
 - Information conveying the appearance of the proposed materials. The drawings, given their scale, cannot effectively portray the actual material textures, pattern, and scale. An architectural materials sheet with close up images of the materials to be used would be a useful and necessary to supplement to fill this gap in information in a future formal ARB submission;

- 2) Elevation Options.** It appears that only three elevation options are proposed for the town houses and 2-over-2 units. For the 2-over-2's which appear more as multi-family buildings, the limited number of elevation options seem more appropriate. For the townhouses however, only three façade designs to choose from seem limiting and, given the length of several townhouse sticks, could create an overly repetitive and simplified image for the neighborhood.
- 3) Façade Articulation.** Façade articulation remains a concern. Breaking up wall planes with more-than-surface-level reveal depths and utilizing recessed and protruding forms in addition to utilizing various cladding materials with differing colors and textures are all important solutions for dealing with the shallowness and flatness that is sometime inherent with contemporary architecture and buildings with simple building forms. The ARB has previously expressed the importance of this and should focus on this potential issue when reviewing the design during its formal review after site plan approval.
- 4) Townhouse Roof.** There is an awkward juxtaposition between with townhouse façade roofline and the actual roof form. The roof line is comprised of a broken flat parapet while the roofs are low-pitch side gables. Applying cosmetic contemporary details to a highly visible and more traditional building form seems to undermine the design intent and is incompatible with the contemporary design of the development. Furthermore, the use of a singular side gable roof across the townhouse sticks creates a building mass that is inconsistent with the scale of the development and is reminiscent of dated suburban colonial townhouse designs. To address these concerns, the roofs should be converted to flat forms or, as done with the 2-over-2s, the flat parapet forms should continue across the entire front facades as varying heights and wall planes and wrapped along the side elevations. Note that this issue is highly visible from Herndon Parkway as shown in the perspective renderings.

Staff acknowledges that the applicant and design team have responded to several staff and Board comments and the design as now presented is improved from the first submission. There are some remaining concerns as stated above that staff is recommending the applicant continue to work on as the project continues through the ZMA review process. Further, the applicant should be aware of the significantly higher design completion expectations in advance of a formal ARB review. .

Staff recommends that the ARB consider staff comments very carefully in its deliberation and its report to the Planning Commission.

Thank you.

Attachments:

- 1) Park Place Zoning Map Amendment Design Review Staff Memo dated May 29, 2020
- 2) Park Place Zoning Map Amendment Design Review 2nd Submission



MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator; and 
Bryce A. Perry, Deputy Director of Community Development 

Date: May 29, 2020

Subject: Discussion Item – Park Place Zoning Map Amendment Design Review

The applicant, Cooley LLC, on behalf of Stanley Martin Companies, Inc., has submitted a Zoning Map Amendment, ZMA #19-02, to allow redevelopment of a property from four existing office buildings to a mix of townhouse and two-over-two residential units under a proposed Planned Development – Urban Residential (PD-UR) Zoning District. The property is located at 1145 Herndon Parkway. Prior to Planning Commission review of a Zoning Map Amendment, the application's architectural and open space design must be reviewed by the Town's Architectural Review Board (ARB). Following review by the ARB, the Board will issue a report with an evaluation of the architecture and open space design based on the ARB's review at the work session. If ARB comments are substantial, the applicant may opt to revise the project design and return for additional ARB reviews at subsequent work sessions. When finalized, the report from the ARB will be provided to the Planning Commission for consideration during the Commission's review of the application.

In this memo, staff offers its design review comments and identifies areas where it believes the Board's ability to effectively assess design the design requires additional information from the applicant.

The applicant has submitted the following documents for Board consideration (Attachment #1):

- 1) Site Layout and Open Space Design
- 2) Townhouse Unit Elevations
- 3) Two-Over-Two Unit Elevations
- 4) Selected Perspective Renderings of Buildings

Following this ARB review and Planning Commission review, the application would move ahead to Town Council review for a final decision. If approved by the Town Council, the project would go through an administrative site plan review then return to the ARB for formal design review prior to approval of any building permits. While the architecture is more conceptual in form at the Zoning Map Amendment level, it should be remembered that the concepts proposed will be the core template for the final design. Of course, more

detailed information will be required for the formal ARB review, as is customary for all ARB case reviews.

Overview of Development Plan & Architecture

As proposed, the plan includes two residential building types, a three-story townhouse and a four story two-over-two condominiums. The site features two major open spaces, one at the east edge of the site along Herndon Parkway and a second centralized, small pedestrian scale park/open space. Two additional pocket park spaces are located at the west and south edges of the site. The site is flanked by an existing townhouse development to the northwest and existing commercial / retail center to the southeast. This development will replace an existing commercial office / light industrial use. The site features mainly internalized parking and treelined internal streets with internal sidewalks for pedestrian circulation. The Herndon Parkway streetscape is shown improved with a new sidewalk and cycle track.

The proposed architecture relies heavily on contemporary residential forms arranged in a denser concentration than the suburban developments in the vicinity of this development. The rectangular building forms utilize a consistent but modest and irregular bay window projection, and shallow and uniform flat and gable roof forms.

Staff Comments

While staff recognizes that the detail required for this initial ARB review is of a more general and conceptual nature than that required for the later formal review by the ARB, the staff is concerned that due to the lack of information noted below, the ARB will be unable to provide the Planning Commission with an adequate and useful analysis. Staff recommends that the Board, in its discussion with the applicant, request the following information for review to ensure a sufficient evaluation of the open space and building design.

- 1) Clarity on whether each townhouse stick will be designed in the exact façade pattern/order shown on sample elevation drawings or what possible combinations/variations will be used.
- 2) Clarity on the dividing lines between the various “elevations” for the two-over-tuos. The front elevation drawings show 7 different elevation options, but those labels do not clearly align with the breaks in façade design.
- 3) Clarity on all exterior building materials. Some labels on the drawings indicate the term “typical” and other materials are missing a label. Exterior building materials must be understood before a thorough evaluation can be completed.
- 4) Perspective drawings from viewsheds along Herndon Parkway showing all visible sticks of units and associated open spaces visible from the public right-of-way.
- 5) Perspective drawings from viewsheds along Herndon Parkway showing all visible sticks of units and associated open spaces visible from the public right-of-way.
- 6) Perspective drawings from viewsheds internal to the development showing the arrangement of multiple sticks and their composition in relation to proposed open spaces and internal streets.

- 7) Precedent images showing sample open design and sample building details such as window articulation and parapet design that the applicant intends to emulate with this project.

While staff is unable to fully evaluate the buildings the open space design due to the lack of information, and thus considers this only a partial review of the project, there are some notable general comments that can be provided at this time.

1) Building Forms:

The development proposes a very regular rectangular form with modest variation of the front wall plane and virtually no variation of the side and rear wall planes making for a very flat form overall. This is compounded by the low-pitched gable and flat roof forms with very uniform roof lines. The roof lines have very little vertical variation. On the townhouse elevations/perspectives, false parapet sections have been used to break up the roof lines and the wall planes, however staff finds that this design approach is superficial and suburban in nature. Addressing this design issue through changing the volumes of the forms, instead of surface treatments, offers an opportunity for simultaneously establishing some order to the composition with more pronounced delineation between bays. The architectural concept of rhythm and repetition is disrupted with a cluttered and confusing materials application. This is covered more in the next comment. The townhouse form is very reminiscent of a typical 1980's and 1990's suburban residential design and less representative of modern-day urban design solutions.

2) Exterior Materials:

The exterior materials, colors, and textures vary, and their arrangement present a somewhat haphazard visual appearance. While this approach helps, albeit in shallow fashion, to break up the mass of the façade, how the horizontal oriented and vertical oriented materials are used combined with a wide color palette result in a confusing composition on the front elevations. The opposite is true on the side and rear elevations that suffer from overly simplified and monotonous use of materials, creating a stark juxtaposition within the architecture. While understanding that rear elevations may offer a somewhat simpler composition, all elevations should be complimentary overall and side elevations should match the design detail and material use shown on the front elevations. The overall material arrangement on all elevations should be more consistent and the front elevation materials should be arranged in a more legible rhythm.

There are gaps in understanding exactly what exterior materials would be used. Some materials are not labeled, and others are labeled as "typical". There are significant differences in the appearance and durability of certain materials. Vinyl siding often has a lower design and material quality than fiber cement siding. It is the same for plywood paneling in comparison to fiber cement panels. Clarity on the materials used for all units across the development are necessary in this evaluation.

3) Wall Fenestration:

The two-over-two fenestration and window design appears to have a very ordered arrangement that helps pronounce the division of bays across the front elevation. There is a consistent vertical and horizontal ordering of window shapes, pairing, and proportions that contribute to the design in a visually appealing way. The townhouse building type is less successful in this respect, as there appears to be more random placement of window openings from bay to bay confounding the confusing nature of those front elevations. The differences in the window sizes and proportions between the three floors of the townhouse bays, as well as, the various trim, header, and sill treatments gives the visual impression of a patchwork of window types that were haphazardly selected. Some regularity of one window design feature, such as the size trim treatment or size, may be preferable to provide unity of design and visual variety simultaneously. In addition, one window drawing note states that the typical window material is vinyl which staff would recommend against, regardless of these other window/fenestration design issues. The main entry door / door openings are slightly recessed and are not accentuated by any means. As a concept of announcing entry into the residential building, this feature should be considered more thoughtfully as key to the experience of the architecture. The side elevations have few windows, which may be a function of the interior floor plan / use but appear to be an afterthought confounding the expanses of cementitious fiber board siding and brick (to a lesser extent).

4) Façade Design Variation Across Development:

There is confusion regarding exactly how the various sample front elevations provided will be applied across the development for each stick. Will each townhouse stick follow a specific order of individual townhouse façade or will the order differ from stick to stick? Different orders will have impact on the overall architecture. Similarly, information is necessary to understand how the different two-over-two elevations will be deployed across the various two-of-two stacks. That order also may have significant impacts to the overall design of the two-over-twos.

5) Façade Articulation:

The drawings present a somewhat flat façade design with minimal wall plane depth and shallow façade features and adornment that offer deficient levels of articulation. This may be exacerbated by the difficulty in showing articulation in 2D drawings. To address this concern of flatness, more information and details are necessary to understand the variation in façade wall planes and the various depths of reveal across the façade. It is possible as well that more variation that actually moves some building forms and volumes around would be more appropriate. One of the more obvious products of shallow façade design are the false flat parapet walls on the townhouses which appear superficial and disingenuous to the architectural narrative. Window articulation also appears lacking but this may also be a result of the conceptual nature of the drawings. To better understand some building elements that may not be fully designed at this time, provision of precedent images clearly showing examples of building details that the applicant intends to follow or emulate, will be helpful. Lastly,

the main entries seem mostly void of entry-specific features or detailing. The addition of canopies or other similar elements would assist to better articulate the entries.

6) Open Space Design:

The designs of the open spaces are only partially understood with the provision of plan views. Perspectives views showing the rendering of the open space designs in an environmental context with relation to the proposed building will help to evaluate their designs. As shown the open space designs are simple and very traditional with walking paths and lawn areas arranged in symmetrical compositions. There is also very limited variation in surface materials and the materials proposed, concrete and stamped concrete suffer from the same dearth of design quality as the overall landscape architecture. As an urban residential product, there is an expectation that more diverse and unique open space concepts would be offered, and higher quality materials such as pavers or textured pathways would be used.

Staff recognizes the ARB's challenge of evaluating the architecture and urban design of this development at a conceptual stage of development. Staff encourages the ARB to evaluate the design based on the information given with the assumption that the design would be refined and tweaked as it went through the various approval processes, however it is important for the ARB to request additional information as needed to properly evaluate the proposed design if the design is not fully understood. The applicant can move on to the Planning Commission review without returning the ARB with additional information however, the ARB's report to the Planning Commission can effectively state that a review was not completed given a lack of information. It would then leave any architectural design issues for the Planning Commission to decide how to proceed in its deliberation, without the ARB's guidance on the design.

Thank you.

Attachment:

- 1) Park Place Urban Residential Development General Development Plan and Architectural Design



Molly M. Novotny
T: +1 703 456 8105
mnovotny@cooley.com

September 14, 2020

Christopher J. Garcia
AICP, Community Design Planner/Deputy Zoning
777 Lynn Street, Herndon, VA 20170

Re: Park Place Design Updates for the Architectural Review Board

Dear Chris:

This letter responds to the comments that have been generated by the Town staff's review of the second submission of the Park Place zoning application. The comments are specific to the design of the units and are included below in italics with our response immediately following. We are including a full package showing the updated elevations. Our responses below provide details on the specific changes we've made, but in summary for the two-over-two units we have rearranged the elevations to create "blocks" of units, revised the color scheme and for the side elevations, revised the parapet and wrapped the third level with material from the front façade. We have also revised the window layout for the two-over-two units on the side facades, adding a window to each façade. The townhouses also have been significantly revised. The colors have been rethought and are now more neutral and building material extends across several units, rather than stopping and starting with each unit. Additionally, a fourth elevation has been added to provide additional diversity in each stick of units, and each front door now has an awning.

Comment # 1. *Clarity on whether each townhouse stick will be designed in the exact façade pattern/order shown on sample elevation drawings or what possible combinations/variations will be used.*

Response: The elevations show the four possible facades, they do not show exactly how those facades will be aligned in any given stick of units. The Applicant has committed in the proffers that no adjacent townhouses will be the same – meaning they won't use the same color scheme and facade. Adjacent units may share the same façade, so long as their color palettes are different. Similarly, adjacent units could have different facades but the same color palettes.

Comment # 2. *Clarity on the dividing lines between the various "elevations" for the two-over-twos. The front elevation drawings show 7 different elevation options, but those labels do not clearly align with the breaks in façade design.*

Response: The two-over-twos have been "blocked" as staff suggested with a group of four units (two upper and two lower) being symmetrical in façade and color. This creates more harmonious units and organizes the sticks of two-over-two units, while still maintaining variety. Establishing each "block" on the same plane would require an entire redesign as the façade variation creates a vestibule for the second doorway. Each of the two-over-two units has two exterior front doors, one for each unit. Doors for the upper units face outward toward the street, while the doors for the lower units are immediately adjacent and are located perpendicular to the street. Please see **Exhibit A** which shows a line drawing of the lower level floor plan and shows the separate doors and the inset. There are now three elevation options for the two-over-two units, but because the units are blocked, the elevations appear opposite each other, almost creating six elevations.



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Comment # 3. *Clarity on all exterior building materials. Some labels on the drawings indicate the term “typical” and other materials are missing a label. Exterior building materials must be understood before a thorough evaluation can be completed.*

Response: All materials are now clearly labeled on the elevations.

Comment # 4. *Perspective drawings from viewsheds along Herndon Parkway showing all visible sticks of units and associated open spaces visible from the public right-of-way.*

Response: Perspective drawings of the units along Herndon Parkway were provided with the last submission and contained within the CDP set. We have included them as **Exhibit B** to this letter.

Comment # 5. *Perspective drawings from viewsheds along Herndon Parkway showing all visible sticks of units and associated open spaces visible from the public right-of-way.*

Response: Repeat comment

Comment # 6. *Perspective drawings from viewsheds internal to the development showing the arrangement of multiple sticks and their composition in relation to proposed open spaces and internal streets.*

Response: The relationship of the residential units to the streets and open spaces is visible on the site plan. Providing additional perspectives at this point is costly and, because those perspectives would not be visible from Herndon Parkway, the Applicant believes is an unnecessary expense. The Applicant has provided the requested perspectives for the units along Herndon Parkway.

Comment # 7. *Precedent images showing sample open design and sample building details such as window articulation and parapet design that the applicant intends to emulate with this project.*

Response: Attached as **Exhibit C** are precedent images showing built townhouses and two-over-two units that incorporate the bay windows, parapets and roof designs that will be used at Park Place. These units are not identical to the ones being built at Park Place, so they should be viewed only for the above-listed specific features.

GENERAL COMMENTS

Comment #1: Building Forms. *The development proposes a very regular rectangular form with modest variation of the front wall plane and virtually no variation of the side and rear wall planes making for a very flat form overall. This is compounded by the low-pitched gable and flat roof forms with very uniform roof lines. The roof lines have very little vertical variation. On the townhouse elevations/perspectives, false parapet sections have been used to break up the roof lines and the wall planes, however staff finds that this design approach is superficial and suburban in nature. Addressing this design issue through changing the volumes of the forms, instead of surface treatments, offers an opportunity for simultaneously establishing some order to the composition with more pronounced delineation between bays. The architectural concept of rhythm and repetition is disrupted with a cluttered and confusing materials application. This is covered more in the next comment. The townhouse form is very reminiscent of a typical 1980's and 1990's suburban residential design and less representative of modern-day urban design solutions.*

Response: The roof lines are not just ornamental, they are functional, and the parapets allow the water to drain effectively from the roof without needing gutters to extend down the building. The Applicant has

restudied the architecture and has tried to simplify the design to eliminate elements that staff referred to as “cluttered and confusing”. The cohesive changes to the townhomes establish a more orderly composition than was previously presented.

Comment #2: Exterior Materials. *The exterior materials, colors, and textures vary, and their arrangement present a somewhat haphazard visual appearance. While this approach helps, albeit in shallow fashion, to break up the mass of the façade, how the horizontal oriented and vertical oriented materials are used combined with a wide color palette result in a confusing composition on the front elevations. The opposite is true on the side and rear elevations that suffer from overly simplified and monotonous use of materials, creating a stark juxtaposition within the architecture. While understanding that rear elevations may offer a somewhat simpler composition, all elevations should be complimentary overall and side elevations should match the design detail and material use shown on the front elevations. The overall material arrangement on all elevations should be more consistent and the front elevation materials should be arranged in a more legible rhythm.*

There are gaps in understanding exactly what exterior materials would be used. Some materials are not labeled, and others are labeled as “typical”. There are significant differences in the appearance and durability of certain materials. Vinyl siding often has a lower design and material quality than fiber cement siding. It is the same for plywood paneling in comparison to fiber cement panels. Clarity on the materials used for all units across the development are necessary in this evaluation.

Response: The Applicant has established stronger vertical elements with this redesign to give more structure to the design and to “block” adjacent units with each other. In regards to vinyl, there are multiple grades of vinyl siding; the Applicant will use either Mastic Vinyl Siding or Royal Siding for its vinyl, which will be limited to low-visibility sides and rears of units only. The proffers commit that vinyl will not be used on the fronts or sides of the units along Herndon Parkway. All materials are now labeled, so staff can clearly see which materials will be used where. In regards to the paneling, the Applicant has identified those as cementitious panels; they are not plywood paneling. We have also revised the color scheme for the two-over-two units, in an attempt to simplify the design, while not detracting from the desired articulation. The windows along the sides of the buildings are strategically placed to reflect the internal layouts (ensuring there is enough wall space for furniture and televisions cannot be overlooked) while the Applicant has inset the balconies on the rears, which enhances the design and adds visual interest to that façade. Additionally, the material from the front of the end unit for both townhouses and two-over-twos now wraps around the sides, as requested by staff.

Comment #3: Wall Fenestration. *The two-over-two fenestration and window design appears to have a very ordered arrangement that helps pronounce the division of bays across the front elevation. There is a consistent vertical and horizontal ordering of window shapes, pairing, and proportions that contribute to the design in a visually appealing way. The townhouse building type is less successful in this respect, as there appears to be more random placement of window openings from bay to bay confounding the confusing nature of those front elevations. The differences in the window sizes and proportions between the three floors of the townhouse bays, as well as, the various trim, header, and sill treatments gives the visual impression of a patchwork of window types that were haphazardly selected. Some regularity of one window design feature, such as the size trim treatment or size, may preferable to provide unity of design and visual variety simultaneously. In addition, one window drawing note states that the typical window material is vinyl which staff would recommend against, regardless of these other window/fenestration design issues. The main entry door / door openings are slightly recessed and are not accentuated by any means. As a concept of announcing entry into the residential building, this feature should be considered more thoughtfully as key to the experience of the architecture. The side elevations have few windows, which may be a function of*



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the interior floor plan / use but appear to be an afterthought confounding the expanses of cementitious fiber board siding and brick (to a lesser extent).

Response: Colors on the townhouses have been softened and the materials and colors now stretch across multiple buildings to unify the project rather than have each unit differentiated by both colors and materials from the adjacent unit. As such, horizontal gray siding runs along the third floor of all townhouse units while brick extends across all of the first floors. The middle floor blends the two materials, with cementitious panels being used for bay windows and projections to add diversity. These changes greatly simplify the townhouse design, and, coupled with the awnings over the doors, the facades are now more uniform. The windows along the side elevations are strategically placed based on the internal layout of the units. Ensuring the rooms can function from an internal layout perspective is critical to the ultimate success of the project. Materials are now clearly labeled.

Comment #4: Façade Design Variation Across Development. *There is confusion regarding exactly how the various sample front elevations provided will be applied across the development for each stick. Will each townhouse stick follow a specific order of individual townhouse façade or will the order differ from stick to stick? Different orders will have impact on the overall architecture. Similarly, information is necessary to understand how the different two-over-two elevations will be deployed across the various two-of-two stacks. That order also may have significant impacts to the over design of the two-over-twos.*

Response: As clarified in the proffers, adjacent townhouses cannot share both the same façade and color palette. For two-over-two units, no adjacent units can have the same façade. These proffered commitments provide staff the assurance that there will be adequate diversity in every stick of units. The provided elevations do not commit to a façade pattern, but rather show each of the facades that will be used throughout the development.

Comment #5: Façade Articulation. *The drawings present a somewhat flat façade design with minimal wall plane depth and shallow façade features and adornment that offer deficient levels of articulation. This may be exacerbated by the difficulty in showing articulation in 2D drawings. To address this concern of flatness, more information and details are necessary to understand the variation in façade wall planes and the various depths of reveal across the façade. It is possible as well that more variation that actually moves some building forms and volumes around would be more appropriate. One of the more obvious products of shallow façade design are the false flat parapet walls on the townhouses which appear superficial and disingenuous to the architectural narrative. Window articulation also appears lacking but this may also be a result of the conceptual nature of the drawings. To better understand some building elements that may not be fully designed at this time, provision of precedent images clearly showing examples of building details that the applicant intends to follow or emulate, will be helpful. Lastly, the main entries seem mostly void of entry-specific features or detailing. The addition of canopies or other similar elements would assist to better articulate the entries.*

Response: As stated previously, the Applicant has enhanced the facades to create more vertical elements that help differentiate the units from each other and has “blocked” four units together by material and façade articulation. We have included precedent images to show building details and to show how the parapet walls appear integrated into the design, when viewed at the street level. Finally, the canopies added over the front doors of the townhouses create a strong feature that is also practical as it shields those entering the units from the elements.

Comment #6: Open Space Design. *The designs of the open spaces are only partially understood with the provision of plan views. Perspectives views showing the rendering of the open space designs in an environmental context with relation to the proposed building will help to evaluate their designs. As shown*



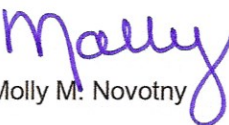
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the open space designs are simple and very traditional with walking paths and lawn areas arranged in symmetrical compositions. There is also very limited variation in surface materials and the materials proposed, concrete and stamped concrete suffer from the same dearth of design quality as the overall landscape architecture. As an urban residential product, there is an expectation that more diverse and unique open space concepts would be offered, and higher quality materials such as pavers or textured pathways would be used.

Response: The open spaces throughout the project have been designed to be open and inviting to all those who live within Park Place. Ample green spaces and sitting areas are provided to encourage residents outside. In our current Covid environment, ensuring opportunities for outside gatherings is critically important, so the Applicant maintains its plan to leave much of the internal open space programmed is the most appropriate design technique. Using pavers or stamped concrete becomes a maintenance burden for the HOA that the Applicant does not want to impose. Instead, the Applicant will use aggregate concrete paving, traditional concrete or asphalt; stamped asphalt can be used for internal crosswalks.

With these updates to the architecture and this detailed response memo, we look forward to discussing the application with the ARB and Planning Commission at their respective first meetings in October. Should you need anything additional from me, please don't hesitate to call or email.

Sincerely,


Molly M. Novotny

MMN





THE COOPER

10504



10504

STANLEY & MARTIN
THE COOPER



STANLEY & MARTIN
THE HAYDEN

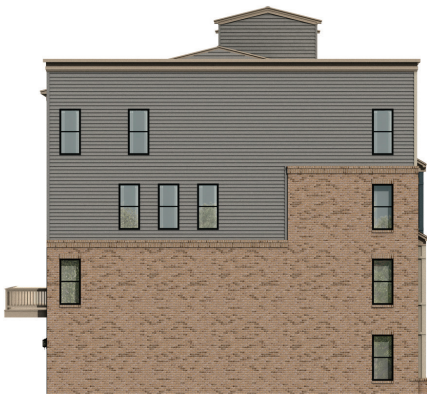
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PARK PLACE ELEVATIONS



TYPICAL SIDE ELEVATION
(HIGH VISIBILITY SIDE ELEVATION)



TYPICAL REAR ELEVATIONS



TYPICAL SIDE ELEVATION WITH
OPT. ROOFTOP TERRACE & UTILITY SHED



FRONT ELEVATION

PARK PLACE
20' WIDE REAR LOAD GARAGE TH'S



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION - HIGH VISIBILITY







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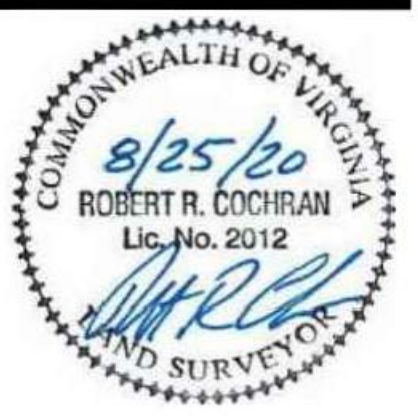
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PARK PLACE

ZONING MAP AMENDMENT

TOWN OF HERNDON, VA

PERSPECTIVE VIEWS

DRAWN BY:	RYM
DESIGNED BY:	PR
DATE ISSUED:	OCTOBER 2, 2019
WG. SCALE	AS SHOWN
JOB NO.	WV8011D
SHEET NO.	C-06D