

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
OCTOBER 2, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **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.
3. **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.

DISCUSSION

4. **New Telecommunications Monopole and Site Features at 525 Grove Street**, property owner representative has requested discussion item for a new 125' telecommunications monopole structure with new wireless telecommunication antennas and various site improvements on the property at 525 Grove Street, Herndon, VA.

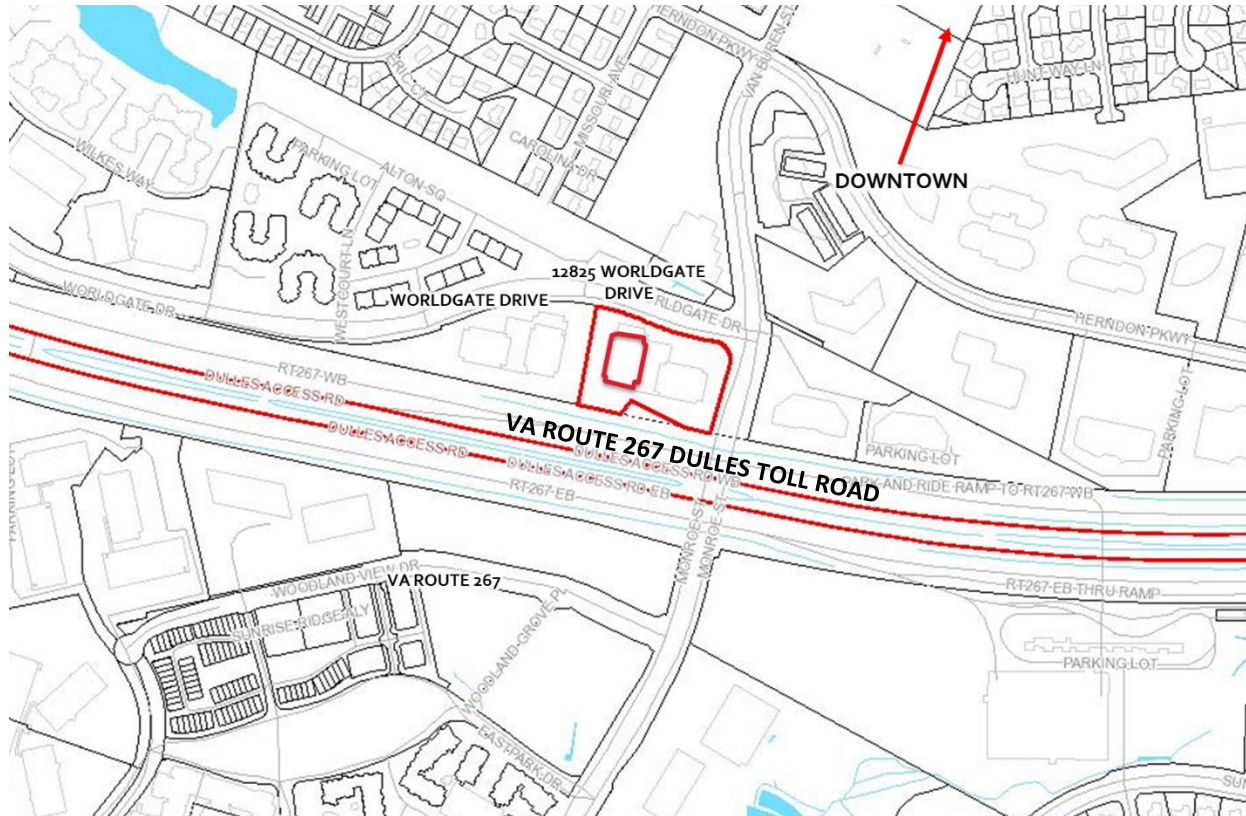
COMMENTS

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

ADJOURNMENT

Case Number & Type: ARB #19-39; Wall Sign
Case Summary: Install a new wall sign on the parapet of an existing commercial office building.
Case Location: 12825 Worldgate Drive, Worldgate Metro Plaza

Location Map



Property Information

Owner / Applicant:	Worldgate Dulles, LLC	
Representative:	Bob Biroonak, Art Display, Co.	
Business/Organization:	Moore & Associates	
Property Use:	Multi-story commercial office	
Zoning District:	PD-W, Planned Development - Worldgate	
Adjacent Zoning:	North: PD-W, Planned Development - Worldgate South: VA Route 267 Right-of-Way	East: PD-TOC, Planned Development – Transit Oriented Core West: PD-W, Planned Development – Worldgate
Associated Cases:	ARB #18-17, ARB #18-25, ARB #19-03, ARB #19-04, ARB #19-05, ARB #19-06, ARB #19-16, ARB #19-17	

Building Type(s):	Multi-story steel framed with composite exterior materials	Date of Construction:	2001
Architectural Style(s):	Post-modern, typical suburban commercial office expression		
Exterior Material(s):	Composite – Glass curtain wall, glass storefront and windows, pre-cast concrete wall panels		
Neighborhood Design Profile:	Existing planned mixed-use development area		

Case Details

Case Description:

This application proposes to install a new parapet wall sign on the commercial office building at the subject address for a new tenant business, Karsun Solutions. The application materials are inconclusive as to which elevation the parapet sign will be placed, as the site plan indicates that the sign will be placed on the north elevation facing Worldgate Drive, while the photographic rendition with the sign superimposed on the elevation appears to show the sign on the south elevation facing the Dulles Toll Road, VA Route 267. The overall parapet sign dimensions would be 3'-1 1/2" tall by 13'-10" long totaling approximately 43.2 square feet of sign area, using the method for calculating sign area found in the Town's Zoning Ordinance. The sign will consist of individually mounted channel letters in two lines of text. The first line of text using part of the business name, "Karsun", will be 20" capital channel letters constructed of white acrylic faces with red (Red PMS 180C) translucent vinyl coverings, 5" deep aluminum returns to be painted red to match the vinyl face coverings and internally illuminated with white LED lights. The second line of the sign text will consist of the second part of the business name, "Solutions", using 9 1/4" capital letters, and constructed in the same manner as the first line, except with gray (Pantone® Cool Gray 10C) vinyl coverings for the sign faces. This second line of sign text will also be internally illuminated with white LED lights (Attachments #1, 2, and 3).

Case Background:

This ARB case is part of a series of recent cases that the property owner has undertaken to improve the aesthetic quality and signage on the site and buildings within this commercial office building complex. The projects have included new complementary refuse container enclosures on the site, entrance improvements, site signage and building tenant signage.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs
- Town Zoning Ordinance Section 78-141.5. - Sign standards for properties in the Worldgate District (PD-W)
- Town Code of Ordinances, Section 58-96 Design criteria

Staff Analysis

1. The application proposes 43.5 square feet of signage to be placed on a parapet along either Worldgate Drive or the Dulles Toll Road. Section 78-141.5. - Sign standards for properties in the Worldgate District (PD-W), Table 141.5(c) specifies that two parapet signs per building are permitted with a maximum sign area 150 square feet per sign are authorized in the PD-W zoning district. Thus, the proposed signage meets the location, size, and number standards of the referenced zoning ordinance section.

However, due to the inconsistencies regarding the sign placement noted in the Case Description section of this report, the applicant will need to resubmit documentation that consistently depicts the proposed signage on one elevation or the other (north or south). In either case, the zoning ordinance standards related to placement of the proposed signage on a building parapet wall will be met.

2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs regarding, the sign types, design, placement, and illumination.
3. The proposed sign generally complies 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 #4). Staff finds that the proposed parapet wall sign will be consistent with previous sign approvals for the commercial office complex and will not detract from the architecture of the building or that of the adjacent buildings. Thus, staff believes that the proposed sign, once clarified with the correct location, will comply with the review criteria specified in the Town Code of Ordinances.

Staff Recommendation:

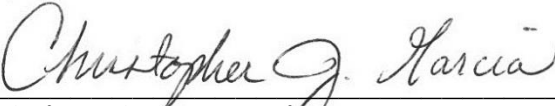
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of ARB #19-39, in accordance with Alternative #3, with the following conditions: 1. The applicant shall resubmit updated building elevations and a site plan that correctly shows the proposed sign on the same parapet wall and same elevation correctly; and revised materials shall be submitted to staff for approval and inclusion in the case file prior to issuance of a building permit; and 2. The proposed sign shall be installed in substantial conformance with the original application design and construction details as submitted on September 9, 2019 and the revised site plan, building elevations, and photographic renditions to be submitted to staff in accordance with Condition #1.

Report Attachments

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

Staff Contact

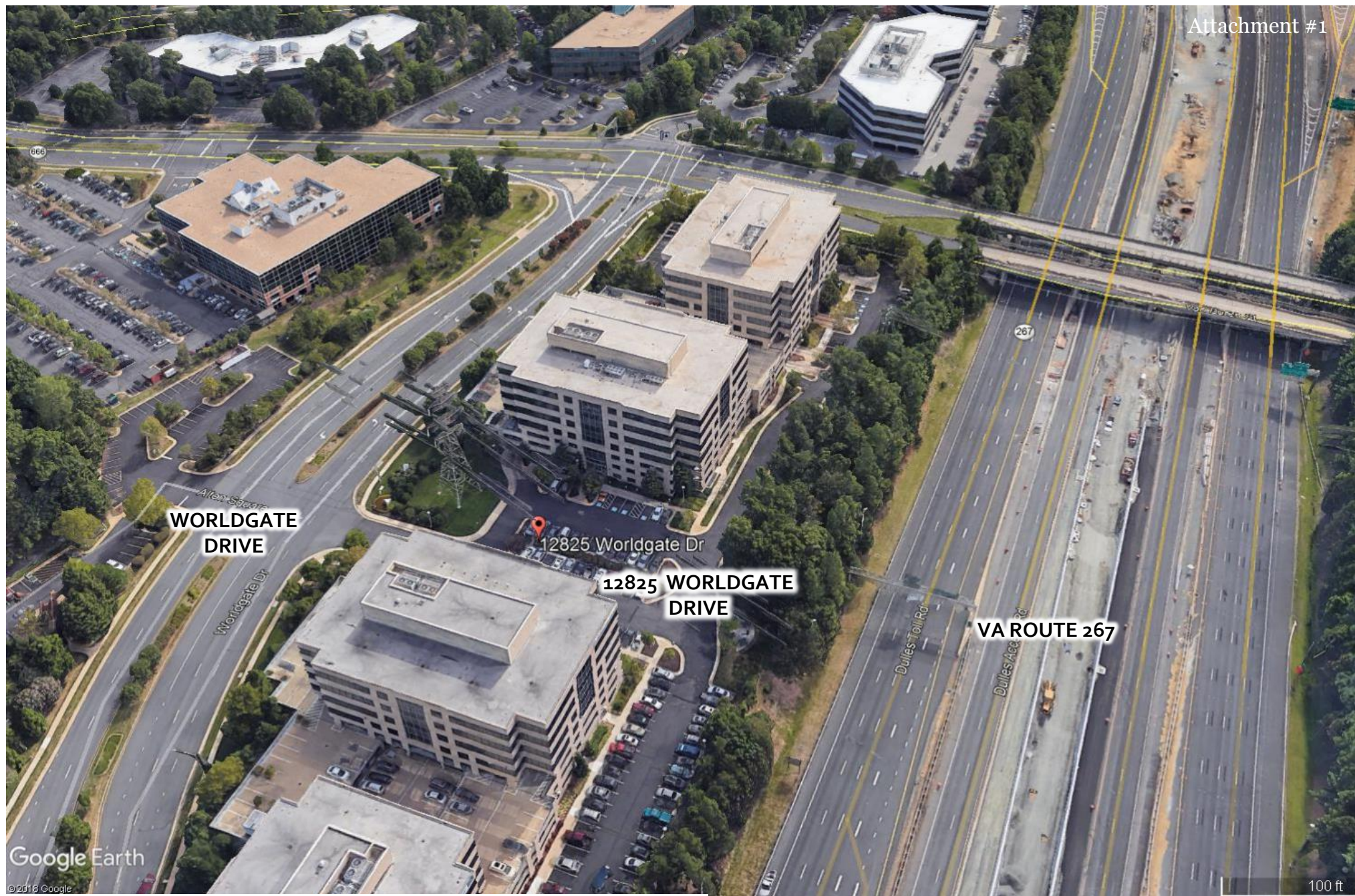
Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



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 © 2018



Designers & Manufacturers of Architectural Graphics, Signs & Awnings Since 1947

September 16,2019

Re: Karsun Solution Building Sign @ 12825 Worldgate Drive Herndon, VA 20171

New Proposed specifications:

We are proposing one set illuminated channel letters installed parapet wall facing West elevation. The fabricated from 5" deep fabricated aluminum channel letters. Returns for KARSUN to be painted Red PMS 180C and PMS Cool Gary (Solutions) Letters to be installed flat against wall. Faces to be cut out from translucent White acrylic. Day/Night vinyl applied to faces with first surface screen printed.

Bob Biroonak



September 16, 2019

To Whom It May Concern,

Karsun Solutions, LLC has authorized Art Display Co. to act as Owner's Agent specifically for the application of all necessary work and permits for the installation of existing signage as illustrated in Art Display drawing file: 4601-03vs dated 3/12/17, at 12825 Worldgate Drive, Herndon, VA 20171

By: Worldgate Dulles, LLC

Name: Todd Anderson, Property Manager

Signature: [Handwritten Signature]

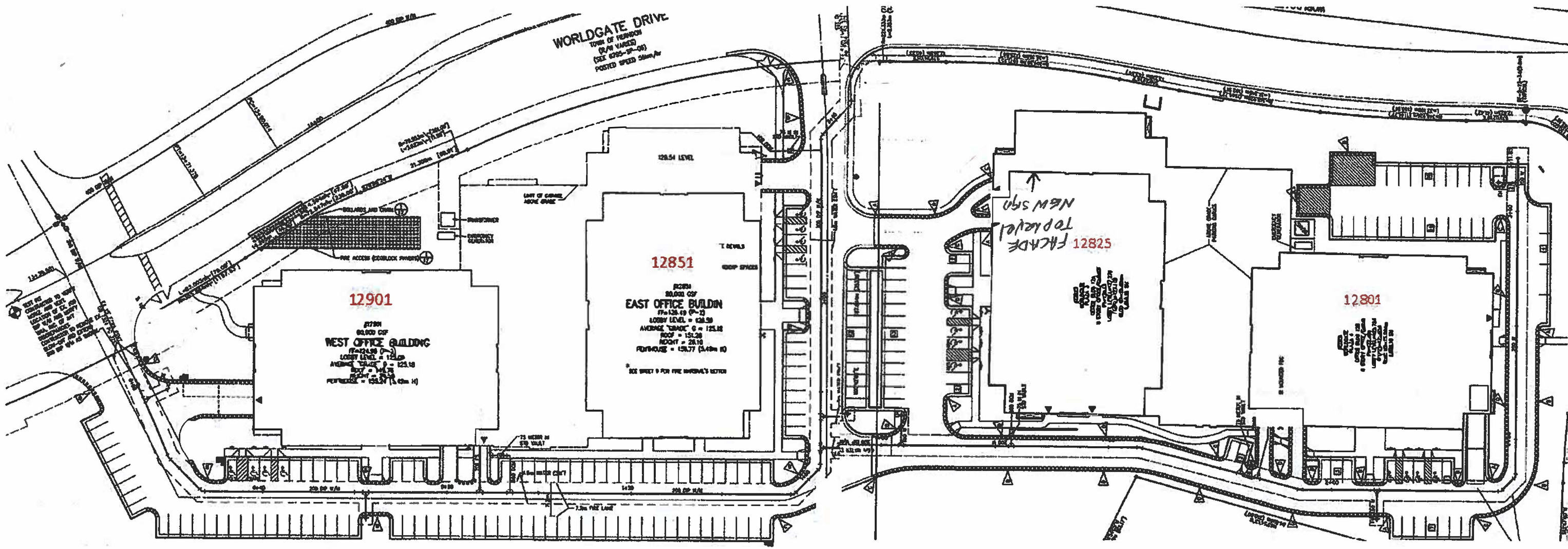
Worldgate Dulles, LLC
12825 Worldgate Drive
Herndon, VA 20171

By: ART DISPLAY Co.

Name: Bob BIREONAK

Signature: [Handwritten Signature]

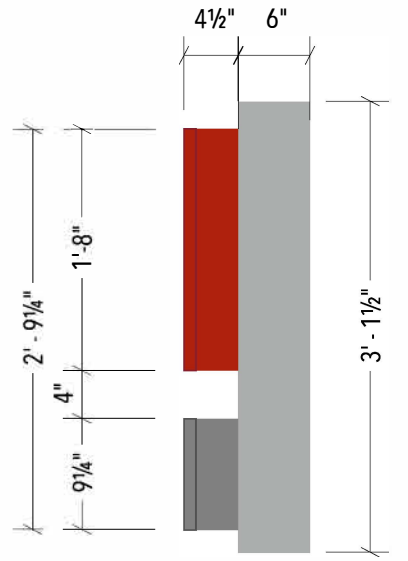
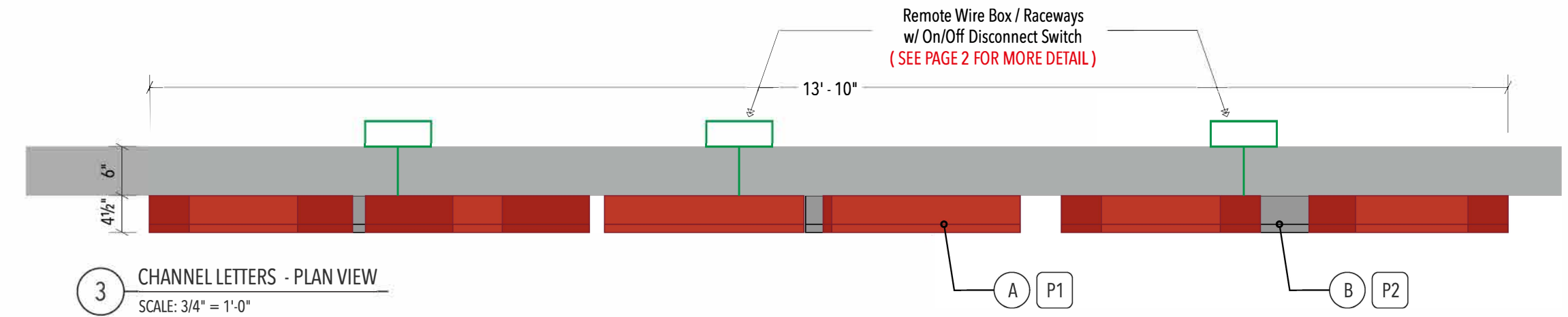
Art Display Co.
401 Hampton Park Boulevard
Capitol Heights, MD 20743



SIGN LOCATION PLAN
SCALE: NTS







SEE NEXT PAGE FOR SECTION DETAILS

FACE LIT CHANNEL LETTERS
QTY: (1X) SINGLE-FACED

A

TOTAL SQ. FT. = 41.5

Specifications

A. EXISTING LOGO TO BE RELOCATED
5" deep fabricated aluminum channel letters. Returns to be painted P1. Letters to be installed flat against wall.

B. EXISTING LOGO TO BE RELOCATED
5" deep fabricated aluminum channel letters. Returns to be painted P1. Letters to be installed flat against brick wall.

Faces to be cut out from translucent White acrylic. Day/Night vinyl applied to faces with first surface screen printed P1.

Faces to be cut out from translucent White acrylic. Day/Night vinyl applied to faces with first surface screen printed P1.

COLORS & FINISHES	
P1. RED PMS 180C	
P2. PANTONE® COOL GREY 10C	



ELEVATION DETAIL

NTS



ENLARGED ELEVATION DETAIL

NTS



401 Hampton Park Boulevard
Capitol Heights, MD, 20743
phone 240.765.1400
fax 240.765.1401
www.artdisplayco.com

Project
Client
Address
Drawing File

Karsun Solutions (Face lit channel letters)
Karsun Solutions
12825 World Gate Dr. Herndon VA 20171
5829-03vs-dr Karsun Solutions (Face lit channel letters)

Designer
representative
Vlad Solo
Joe Nacson

Revisions	
1_03/15/19_vs	
2_03/15/19_vs	
3_08/07/2019 - DR	

Approved by:
Client
Sales & PM
Production
measurements per:
field check

NOTES:
Designs and sketches are sole property of Art Display Company and may not be used or reproduced without permission. Sketch colors are limited by printing technology and may not reflect the exact colors of the finished product. Signs shown on photos may not represent actual size and proportion to building.
ALL Electrical components are to be UL approved
All electrical components are intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes, including proper grounding and bonding of the entire sign. ALL REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION BY OTHERS

13'-10"

1'-8"

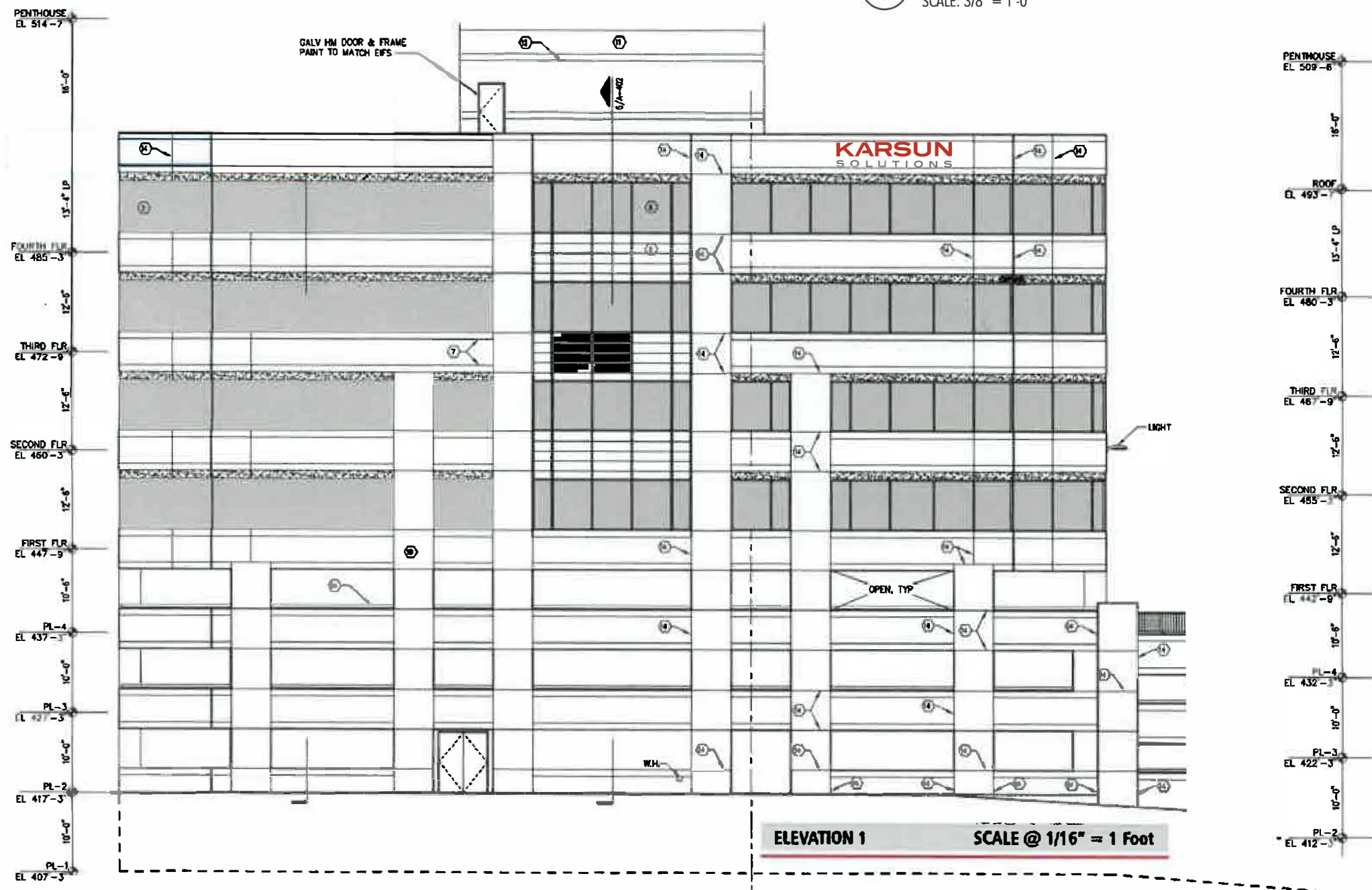
5 3/4"

9 1/4"

KARSUN SOLUTIONS

1 CHANNEL LETTERS - FRONT VIEW

SCALE: 3/8" = 1'-0"



401 Hampton Park Boulevard
Capitol Heights, MD, 20743
phone 240.765.1400
fax 240.765.1401
www.artdisplayco.com

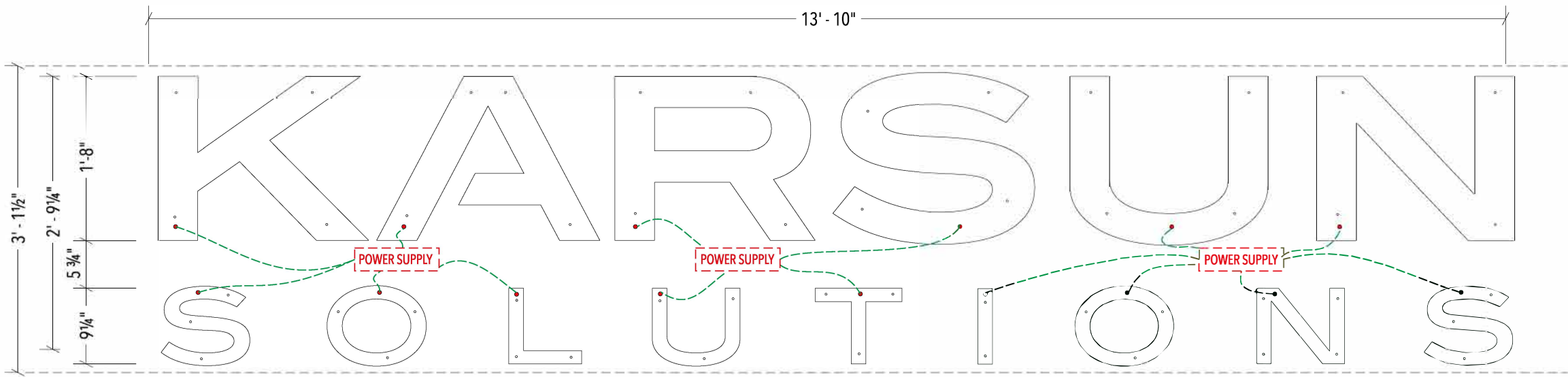
Project Karsun Solutions (Face lit channel letters)
Client Karsun Solutions
Address 12825 World Gate Dr. Herndon VA 20171
Drawing File 5829-03vs-dr Karsun Solutions (Face lit channel letters)

Designer Vlad Solo
representative Joe Nacson

Revisions
1_03/15/19_vs
2_03/15/19_vs
3_08/07/2019 - DR

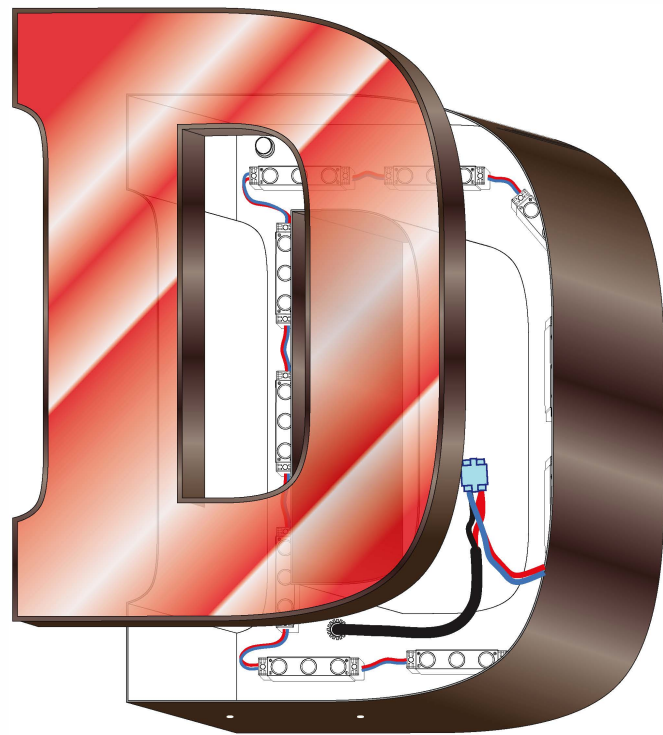
Approved by:
Client _____
Sales & PM _____
Production _____
measurements per:
field check _____

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Ⓛ ALL Electrical components are to be UL approved
All electrical components are intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes, including proper grounding and bonding of the entire sign. **ALL REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION BY OTHERS**

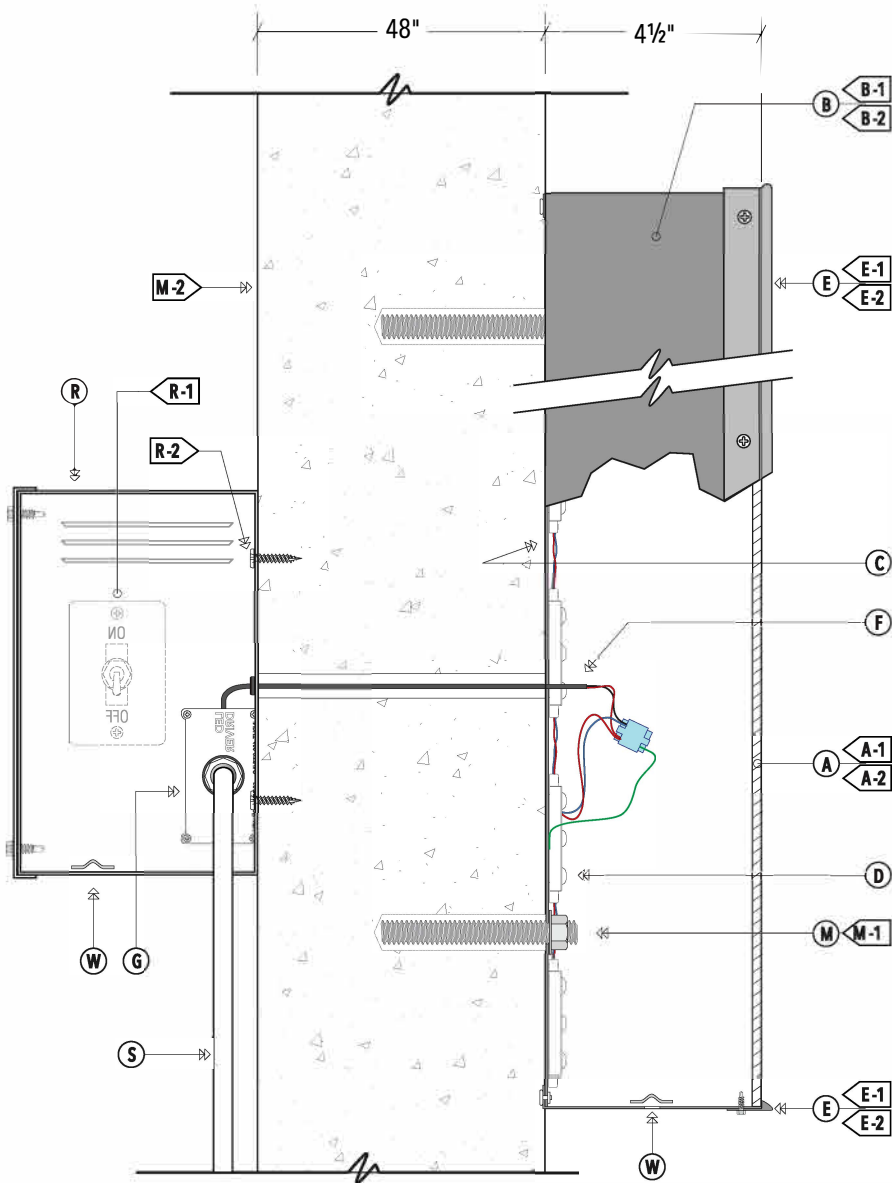


CHANNEL LETTERS -MOUNTING

SCALE: 3/4" = 1'-0"



EXAMPLE LETTER DETAIL



FACE LIT CHANNEL LETTERS / L.E.D. ILLUMINATED /
REMOTE WIRE BOX / EXTERIOR PRECAST WALL INSTALL

SCALE: 3" = 1'-0"

(A) FACES:	
A-1 MATERIAL:	3/16" CLEAR ACRYLIC w/ DIFFUSER ON BACK
VINYL / COLOR:	PERFORATED VINYL PAINTED PANTONE ® 180C RED (P1)
A-2 MATERIAL:	3/16" TRANSLUCENT ACRYLIC
VINYL / COLOR:	PERFORATED VINYL PAINTED PANTONE ® COOL GREY (P2)
(B) RETURNS	
DEPTH:	4 1/2"
B-1 MATERIAL / COLOR:	0.040" ALUMINUM / PANTONE ® 180C RED / SATIN
B-2 MATERIAL / COLOR:	0.040" ALUMINUM / PANTONE ® COOL GREY 10C / SATIN
(C) BACKS:	
MATERIAL:	0.063" THK. ALUM.
COLOR:	WHITE
FINISH:	N/A
(D) ILLUMINATION:	
L.E.D.:	WHITE L.E.D. MODULES
COLOR:	(6500) WHITE
(E) TRIM-CAPS:	
TYPE:	PLASTIC 1/4" thk. X 1"high
E-1 MATERIAL / COLOR	GEM® JEWELITE #6366 COPPER
E-2 MATERIAL / COLOR	GEM® JEWELITE #4310 DOVE GREY
(F) WIRING	
F-1	LOW GAUGE WIRING TO ELECTRICAL FEED
F-2	LOW GAUGE WIRING
F-3	DISCONNECT SWITCH
(G) POWER SUPPLY:	
TYPE:	CLASS 2 / VAS -100-12 100watts
VOLTAGE:	120V IMPUT: 100-277VAC 50/60Hz, 2A MAX
(R) REMOTE WIRE BOX / RACEWAY	
TYPE / MATERIAL:	METAL / 5"dp x 8"h. x 24"w.
R1	DISCONNECT SWITCH ON RIGHT END OF WIRE BOX
R2	CEMENTSCREWS
(S) CONDUIT	
TYPE:	1/2"dia. PVC
NOTE:	
120V ELECTRICAL FEED TO BE WITHIN 6" TO SIGN AREA	
BY OTHERS (NUMBER OF CIRCUITS)	
(M) INSTALL / MOUNTING	
M-1:	3/8" DIA. THREADED BOLTS w/ EPOXY SYSTEM
M-2:	STANDARD PRECAST CONCRETE FACADE (6" DEEP)
(W) WEEP HOLES	
TYPE:	1/4" DIA. HOLE w/ COVER
NOTES:	
SEAL ALL PENETRATIONS WATERTIGHT CONDITIONS	

ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

" Channel letters are intended to be installed in accordance w/ the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, including proper grounding and bonding of the entire sign"

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.

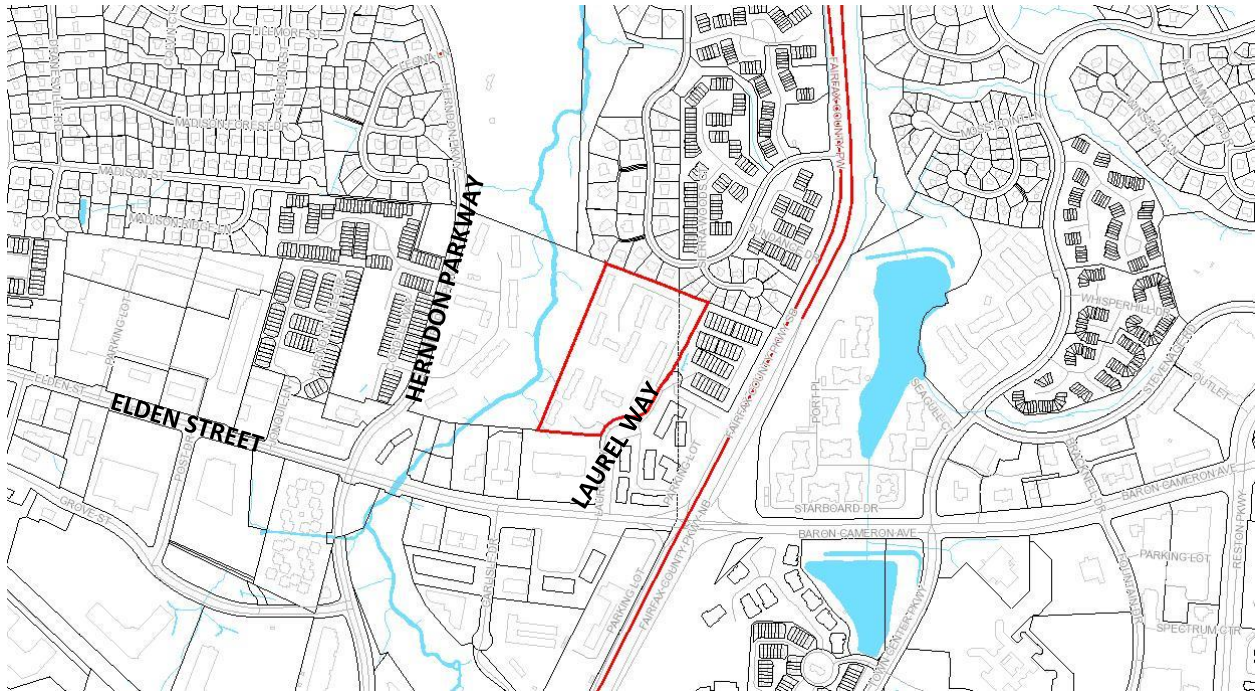
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

- (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)

Case Number & Type: ARB #19-40; Freestanding Sign
Case Summary: Construct a new monument sign near an existing vehicle entrance to a multi-family residential property
Case Location: 140-A Laurel Way, Stuart Woods Apartment Complex

Location Map



Property Information

Owner / Applicant:	Stuart Woods Project, LLC c/o Albert Dwoskin, A.J. Dwoskin & Associates		
Representative:	Matt Higgins, Concepts Unlimited and Lindsay Gilbert, A.J. Dwoskin & Associates		
Business/Organization:	N/A		
Property Use:	Multi-family residential, multi-story		
Zoning District:	RM, Residential, Multi-Family		
Adjacent Zoning:	North: Residential, Out of Town of Herndon corporate limits South: CS, Commercial Services / CO, Commercial Office East: Residential, Out of Town of Herndon corporate limits West: RM, Residential Multi-family		
Associated Cases:	ARB #19-11		
Building Type(s):	Single-story and three-story CMU structures with composite exterior materials	Date of Construction:	circa 1974
Architectural Style(s):	Post-modern, typical suburban multi-family expression		

Exterior Material(s):	Composite – CMU structure, stucco / EIFS exterior wall cladding, simulated mansard parapet roof will be standing seam metal panels
Neighborhood Design Profile:	Existing commercial uses with medium density residential uses adjacent to the subject property

Case Details

Case Description:

The proposed monument sign would display the apartment complex name, *Stuart Woods Apartments*. The proposed freestanding sign is to be located at the property's southern vehicle entrance along Laurel Way.

The proposed non-illuminated sign would have overall dimensions of 5'-4" in length, 5'-0" in height and 1'-6" in width. The base will be constructed of 0.09" thick aluminum panels painted green (PMS #448c Green) with a heavy stipple finish. A 2" X 1/2" aluminum flat bar band painted with an orange color (PMS 7526c Orange) will be affixed to the lower/upper sign panels. The sign panel will be made of 0.09" thick aluminum panels painted white with a medium stipple finish and the words "*Stuart Woods*" routed out in 5 1/2" letters contrasted with a 1/4" thick aluminum relief panel to be painted green (PMS #448c Green) to match the sign base color and top (crown). In addition, the word "*Apartments*" will be routed out of the sign panel with 2 5/8" capital letters contrasted with a 1/4" thick aluminum relief panel to be painted orange (PMS 7526c Orange) to match the aluminum flat bar band. The sign cap will be constructed of 0.09" thick aluminum forms and painted green to match the sign base. In addition, vinyl accent graphics will be applied to the white sign panel in colors to match the green and orange of the other sign components.

Using the method for calculating the freestanding sign area found in the Town's Zoning Ordinance, the sign panel will cover 15.83 square feet of surface area on one elevation (Attachments #1, #2, and #3).

Case Background:

This property was the subject of a recent ARB case, ARB #19-11, which approved a new awning and signage over the leasing office entrance within the subject property's boundary.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs
- Town Zoning Ordinance Section 78-141.4. - Sign standards for commercial districts
- Town Code of Ordinances, Section 58-96 Design criteria

Staff Analysis

1. The application proposes a total of 15.83 square feet of signage to be placed on frontage along Laurel Way; and places the sign in a position visible to oncoming traffic

from Elden Street on Laurel Way, and amongst landscape features at the southern entrance to the apartment complex. Section 78-141.2. - Sign standards for multi-family residential districts, Table 141.2(a) specifies that one (1) freestanding sign per street frontage with a maximum of 24 square per sign is permitted in the RM zoning district. In this case, the proposed freestanding sign meets the sign area, number of signs and overall dimensions of the referenced zoning ordinance section.

However, in the site plan and the photographic rendition of the installed sign, the freestanding sign appears to be less than 5' from the property line/right-of-way of the adjacent street. Table 141.2(a) specifies that freestanding sign must be place a minimum of 5' from right-of-way. In this case, the proposed sign appears non-compliant with the zoning ordinance. The applicant will be required to revise the site plan and any renditions that appear to show the sign less than 5'-0" from the adjacent right-of-way. Since this application does not conform to the zoning ordinance, the Board may not act on this case.

If the applicant can revise the site plan and photographic renditions to clearly meet the zoning ordinance and resubmit design materials to staff no later than October 9, 2019, staff may have the opportunity to review and update its recommendations potentially enabling the Board to act on the case at the October 16, 2019 ARB Public Hearing.

2. The proposed sign meets the Town Zoning Ordinance, Section, 78-140.6. - General Standards for All Signs regarding, the sign types, design, and illumination.
3. The proposed sign generally complies 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 #4). Staff finds that the proposed signage will serve its purpose for wayfinding to this apartment complex and will not detract from the architecture or site design of this property, presuming zoning compliance is achieved in the required revisions.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 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 continuance of ARB #19-40, in accordance with Alternative #4, to address the following:

	1. Revise the ARB #19-40 application, as needed, and the staff recommendations upon resolution of the compliance with the referenced zoning ordinance standard(s).
--	--

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Plan and Site Photos of Existing Conditions; Sign Elevations and Details
4.	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 © 2018

A.J. DWOSKIN

& ASSOCIATES, INC.

September 6, 2019

By Hand

Christopher Garcia,
Community Development and Planning
Town of Herndon
777 Lynn Street
Herndon, VA 20170-4602

Re: Stuart Woods Apartments-Architectural Review Board Application
for a New Freestanding Sign, 140-A Laurel Way, Hendon, VA 20170

Dear Mr. Garcia,

A.J. Dwoskin and Associates, Inc. manages the Stuart Woods Apartments that are owned by the Stuart Woods Project LLC and the Stuart Woods II Project LLC. The development Stuart Woods contains two sections. Stuart Woods, Section I, is accessed from Laurel Way. Stuart Woods II is accessed from Herndon Parkway. The leasing office for both sections is accessible from the Laurel Way entrance only. The Laurel Way entrance does not have a monument sign to identify the location of the main entrance to the development's leasing office. Visitors to the property have commented that the lack of signage at the development's Laurel Way entrance has made access to the leasing office confusing.

This application requests ARB approval for a new monument sign be installed at the Laurel Way property entrance that is closest to the leasing center and its associated parking. The proposed monument sign is a non-illuminated single faced sign is compatible with other property signage. Enclosed with this application are the following:

- a completed application form with required signatures
- 6 collated sets of a scalable detailed drawing depicting the sign design and specs, a photomontage with the sign shown in situ and a partial site plan depicting the sign's location and
- samples of all exterior materials and colors of the sign.

As indicated on the enclosed drawing, the proposed sign will be constructed of heavy-duty aluminum construction. The proposed graphics will consist of raised aluminum letters mounted into the aluminum background. The background is to be painted white with copy, decorative accents, the cap and the base are to be painted PMS 448 green and PMS 7526C orange where shown. This color scheme and sign design is consistent with other signage at the property. The sign will be installed in existing landscaped area as shown on page 2 of the attached drawing.

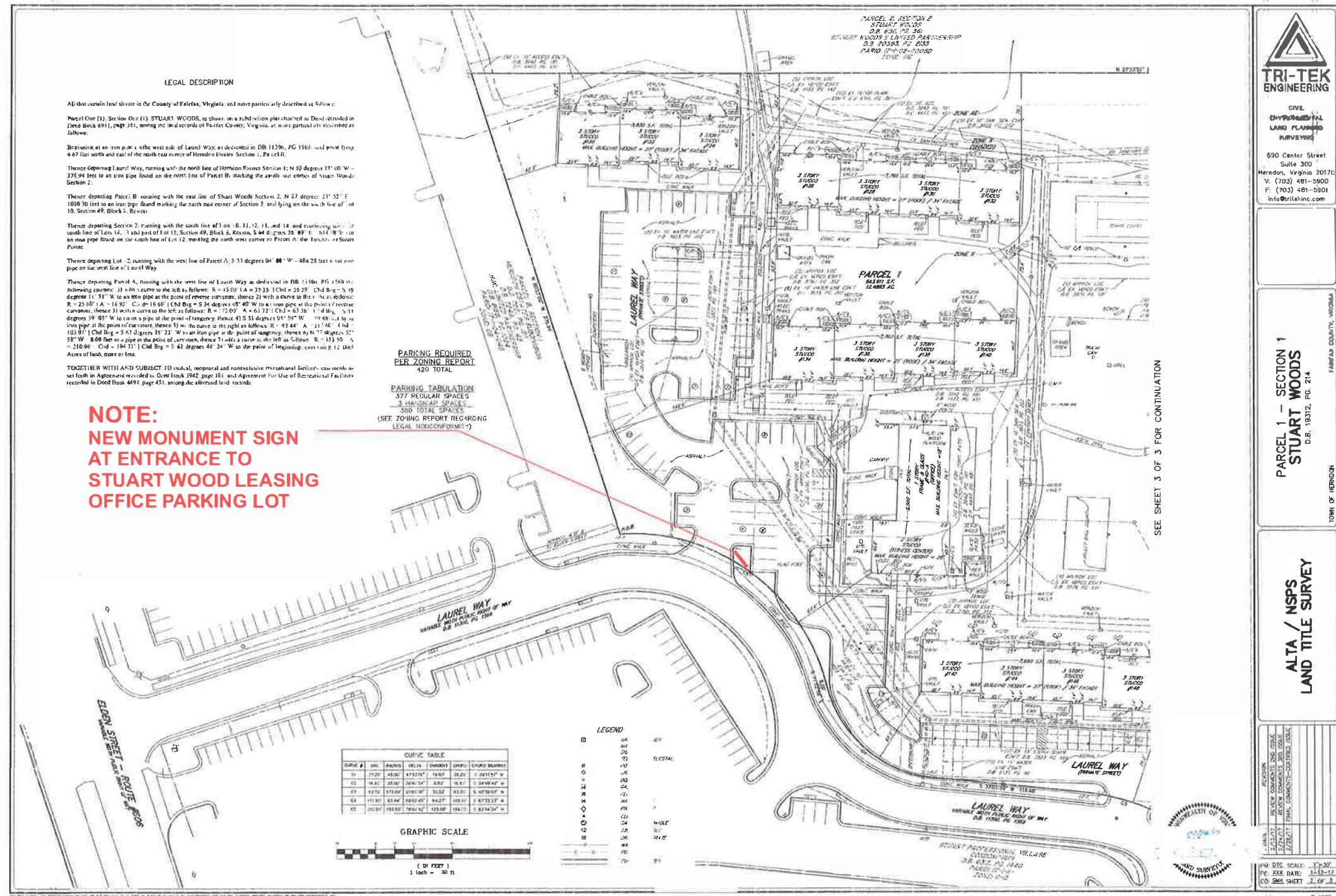
An electronic copy will be sent via email on the day the application is submitted. The application fee will be paid with the submission. may contact Matt Higgins, Lindsay Gilbert or me as indicated on the application is you have any questions or concerns.

Sincerely



Roni Robins, VP of Development
A.J. Dwoskin and Associates, Inc., agent
for Stuart Woods LP and Stuart Woods II LP

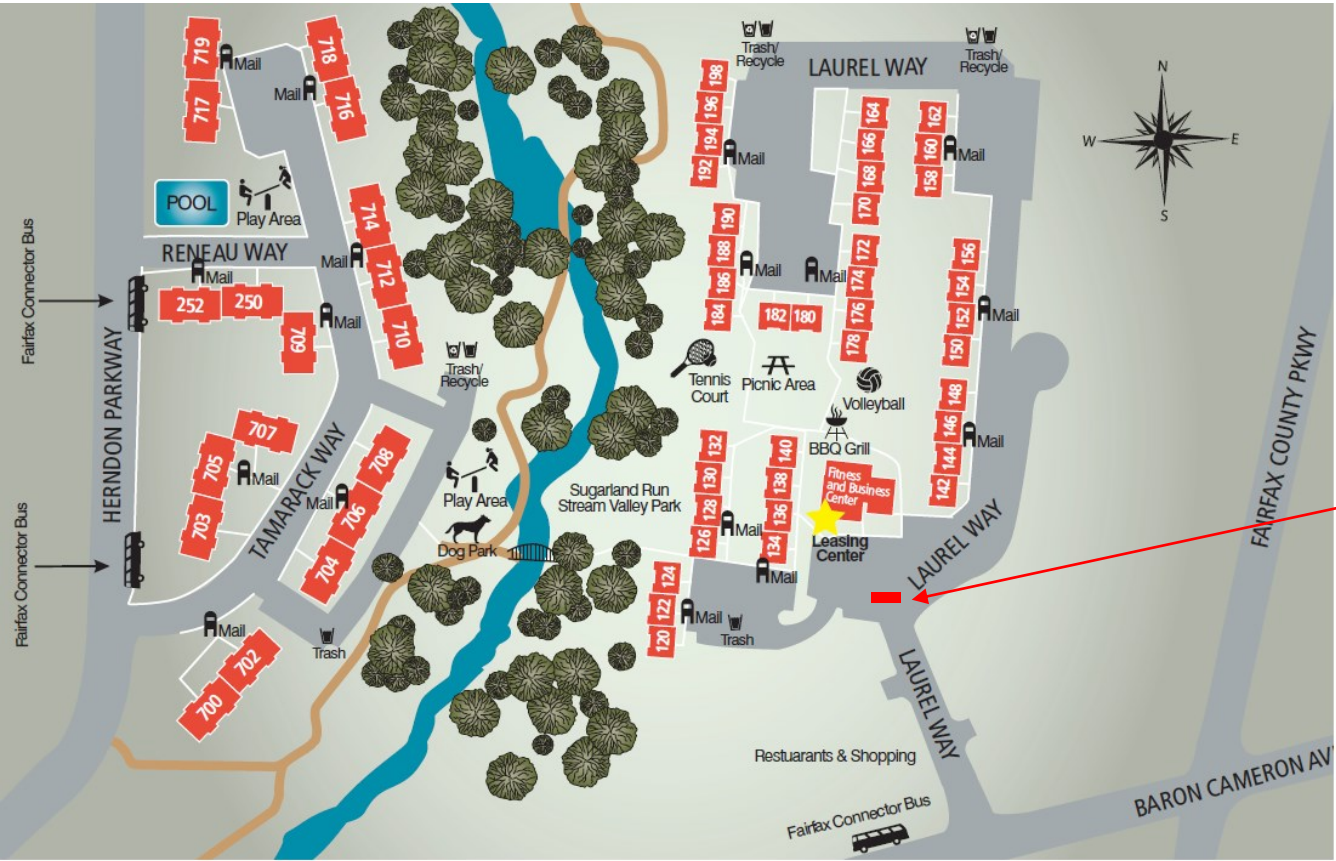
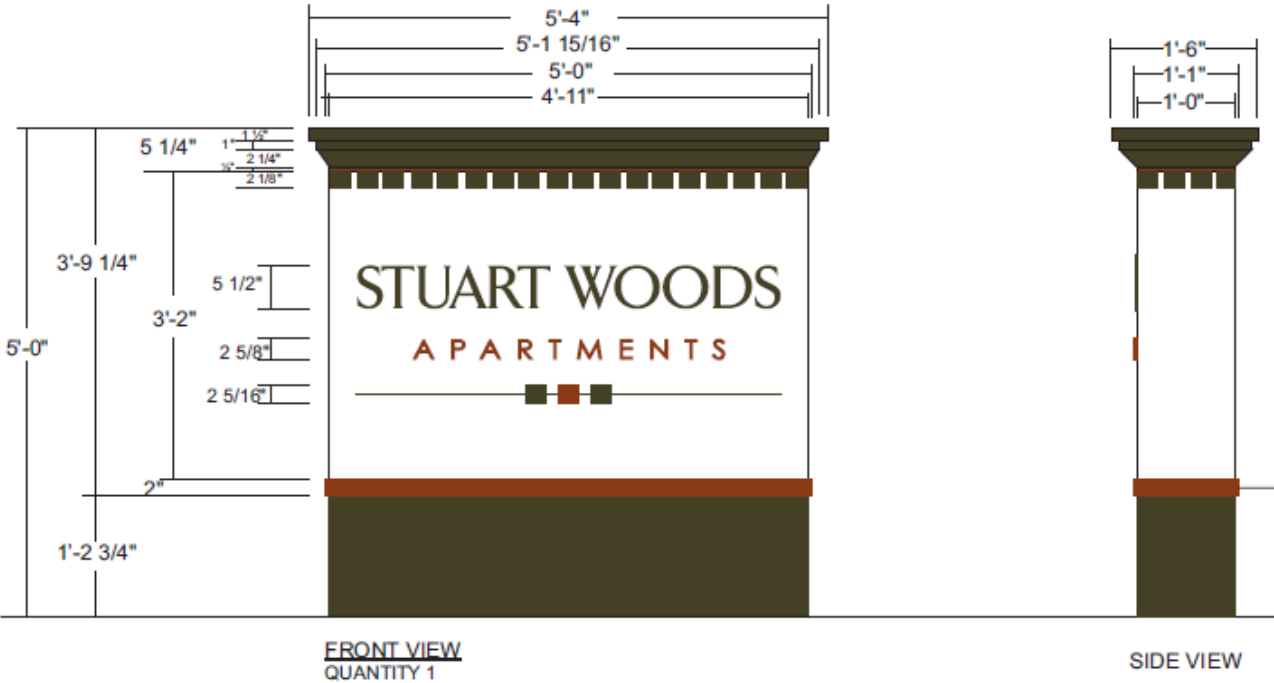
Enclosures



Existing Sign at Laurel Way



Proposed Sign at Laurel 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: **A13160**
Pg. 2 of 3

GENERAL NOTES:

S/F NONILLUMINATED MONUMENT SIGN

SIGN TO BE CONSTRUCTED FROM .090" THK. ALUMINUM AND PAINTED MP WHITE WITH A MEDIUM STIPPLE FINISH.

TOP CAP IS .090" ALUMINUM PAINTED TO MATCH PMS #448c GREEN WITH A MEDIUM STIPPLE FINISH.

(DENTAL CROWN MOLDING LOOK) TO BE DIGITALLY PRINTED VINYL. **STRIPE** TO MATCH PMS #7526c ORANGE AND THE **"SQUARES"** TO BE PMS # 448c GREEN.

"STUART WOODS" TO BE ROUTED OUT 1/4" THK. ALUMINUM PLATE 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.

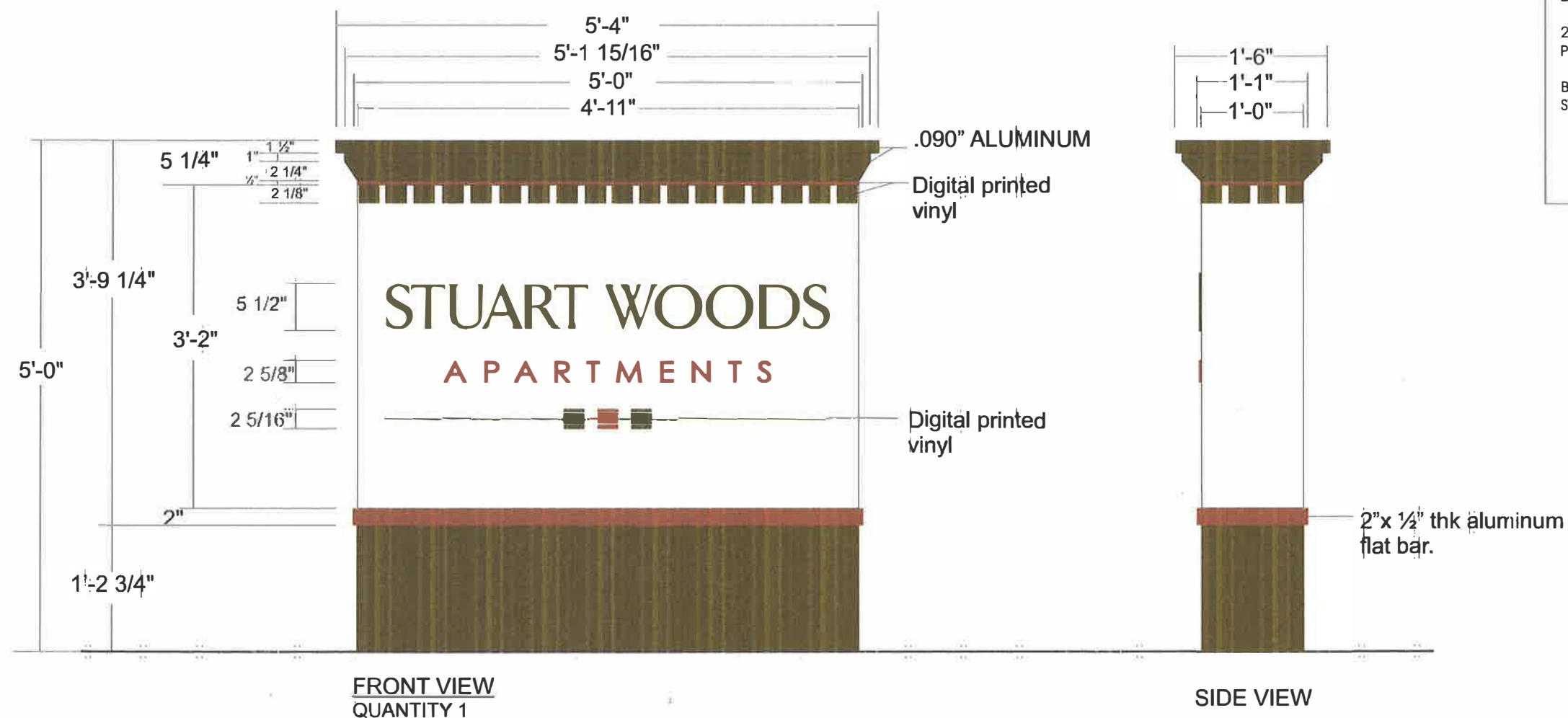
DECORATIVE ACCENT GRAPHICS TO BE DIGITALLY PRINTED ON HP VINYL.

2" X 1/2" THK. ALUMINUM FLAT BAR "LOWER BAND" PAINTED TO MATCH PMS7526c ORANGE.

BASE TO BE .090" THK. ALUMINUM PAINTED PMS #448c GREEN WITH A HEAVY STIPPLE FINISH

ACCEPTED BY: _____

DATE: _____



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

SCALE 3/4" = 1'-0"



**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1 8/26/19 Changed the "dental" crown molding to be
digitally printed vinyl.
R2 8/27/19 Added square footage calculation.

**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: **A13160**
Pg. 1 of 3

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/Deputy Zoning Administrator 

Date: October 2, 2019

Subject: Discussion Item – 525 Grove Street, New Telecommunications Tower and Site Improvements

Please consider the following memo as a report on the above referenced discussion item.

The national wireless telecommunications provider, T-Mobile, has plans to construct a 125' telecommunications monopole within a new 100' X 15' fence to enclose a compound for the monopole and associated equipment to include:

- 1) Tower mounted antennas and equipment;
- 2) Ground-mounted telecommunications equipment cabinets;
- 3) Ground-mounted utility backboard; and
- 4) New emergency backup power generator.

The applicant intends to enclose the compound, that is immediately west of an existing electrical substation, with a 7' black decorative metal fence and use existing and new plantings along the western fence line to screen the communications and utility equipment from view along the W&OD Trail. The project is the subject of a site plan review process, TP #19-07, which is currently being reviewed by Town staff.

Staff's initial review of this proposal recognizes that previous ARB reviews of this facility type have been limited to recommending and requiring monochromatic applications of color to the monopoles, mounted antennas and cabling. Further, reviews have also been limited to on-site equipment enclosures and design qualities of perimeter. In this case, staff has concerns and questions about the following features:

- 1) Color of the proposed monopole tower, mounted antennas and cabling; and
- 2) Industrial visual appearance of the metal fence adjacent to the W&OD Trail.

While staff recognizes the adjacent land uses surrounding the site, the design should consider a more architecturally appealing fence that still meets previous proffer condition amendments for the site through PCA #19-01.

As such, staff suggests that the Board and applicant should focus its discussion on:

- 1) Complementary or monochromatic color application for the monopole, antennas and cabling; and
- 2) Potential for using a more decorative metal fence design that that will be highly visible from the W&OD Trail and the extensive daily pedestrian and bicycle traffic.

For the Board's general information, the applicant is proceeding with the required site plan review through the Town's site plan review process, which must be completed prior to submission of a formal application to the ARB. The Board can expect this case to be brought forward for formal consideration within the next 30 to 60 days (estimated), pending resolution of the site plan review process.

Thank you.

Attachment:

1. Applicant Letter, Fence Examples, Site Plan, Architectural Plan(s), and Elevations.