

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
PUBLIC HEARING AGENDA
SEPTEMBER 18, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

ADOPTION OF MINUTES

3. August 7, 2019 Work Session Draft Minutes
4. August 21, 2019 Public Hearing Draft Minutes

COMMENTS

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

PUBLIC HEARINGS

8. **APPLICATION FOR AN AMENDMENT TO AN APPROVED APPLICATION, ARB #19-32**, to consider an application to revise approved façade materials and treatments on the commercial building at 533 Herndon Parkway, Herndon, Virginia, located south of the intersection of Herndon Parkway and Exchange Place, and further identified as Fairfax County Tax Map 0164-10-0004. The property is zoned PD-TOC, Planned Development – Transit-Oriented Core, and consists of 190, 184 square feet of land. Owner/Applicant: CMP I Herndon Owner, LLC. Applicant's Representative: Dan Norwood, Beacon Bay Project Management. *(Continued from the August 21, 2019 public hearing.)*
9. **APPLICATION FOR NEW CONSTRUCTION, ARB #19-33**, to consider an application to install a new gateway clearance bar and an overhead drive-thru canopy for the restaurant business located on the commercial property located at 1071 Elden Street, Herndon, Virginia, located northeast of the intersection of Elden Street and Alabama Drive, southwest of the intersection of Elden Street and Sterling Road and further identified as Fairfax County Tax Map 0161-07-0002. The property is zoned

CS, Commercial Services, and consists of 65,127 square feet of land. Owner/Applicant: McDonald's Corporation c/o Thomas Hughes, Construction Manager. Applicant's Representative/Agent: Ken Padgett, Mid-Atlantic Permitting Services.

10. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-34**, to consider an application to install new walls signs on the commercial building for the restaurant business located at 1071 Elden Street, Herndon, Virginia, located northeast of the intersection of Elden Street and Alabama Drive, southwest of the intersection of Elden Street and Sterling Road and further identified as Fairfax County Tax Map 0161-07-0002. The property is zoned CS, Commercial Services, and consists of 65,127 square feet of land. Owner/Applicant: McDonald's Corporation c/o Thomas Hughes, Construction Manager. Applicant's Representative/Agent: Ken Padgett, Mid-Atlantic Permitting Services.
11. **APPLICATION FOR A FREESTANDING SIGN, ARB #19-35**, to consider an application to install a new freestanding sign on the commercial property for a restaurant business located at 1071 Elden Street, Herndon, Virginia, located northeast of the intersection of Elden Street and Alabama Drive, southwest of the intersection of Elden Street and Sterling Road and further identified as Fairfax County Tax Map 0161-07-0002. The property is zoned CS, Commercial Services, and consists of 65,127 square feet of land. Owner/Applicant: McDonald's Corporation c/o Thomas Hughes, Construction Manager. Applicant's Representative/Agent: Ken Padgett, Mid-Atlantic Permitting Services.
12. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-36**, to consider an application to install new tenant business signs on the multi-tenant commercial building located at 494 Elden Street, Herndon, Virginia, located southeast of the intersection of Elden Street and Grant Street and northwest of the intersection of Elden Street and Post Drive, and further identified as Fairfax County Tax Map 0162-24-A. The property is zoned PD-B, Planned Development – Business, and consists of 331,041 square feet of land. Owner/Applicant: SVAP II Herndon Centre, LLC. Applicant's Representative: Charles M. Lancto, Titan Sign Corporation.

ADJOURNMENT

Future ARB Meetings

October 2, 2019	ARB Work Session	7:30 p.m.
October 16, 2019	ARB Public Hearing	7:30 p.m.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: September 18, 2019

Subject: September 2019 ARB Case Updates, ARB #19-32, 533 Herndon Parkway

This memo serves as an update for ARB #19-32, 533 Herndon Parkway which was continued by the Board on August 21, 2019 and is scheduled to be heard at the September 18, 2019 ARB Public Hearing.

As of the date of this memo, staff has not received any updated submission materials from the applicant in response to the staff recommendations and the Board's work session and public hearing discussions in August 2019.

As such, staff has no updates for the Board on this public hearing item. Staff's recommendation for denial due to the design issues related to the decrease in the use of the faux wood metal panel system and increase in the less appropriate EIFS on the exterior facades of the commercial building on the subject property remains as presented at the August 21, 2019 ARB Public Hearing.

MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: September 18, 2019

Subject: September 2019 ARB #19-33, 1071 Elden Street Updates

This memo serves as an update for ARB #19-33 scheduled to be heard at the September 18, 2019 ARB Public Hearing.

Staff has received an updated design for the proposed site features to support the drive-thru food service to be located at the subject property/address. Section 78-140.5. - *Sign license required* (n)(6) limits the area of minor signs to 2 square feet or less and not more than 2 signs in order to conform to the minor sign requirements. In this case, the applicant proposed 8" aluminum channel "*Drive-Thru*" letters that met the definition of a sign and would have a sign area of approximately 3.1 square feet. Consequently, proposed signage did not meet the sign area requirements of the referenced zoning ordinance section as noted in the staff report. At the September 4, 2019 Work Session, the applicant agreed to modify the design by removing the noted channel letters in a new submission.

The updated design now shows the removal of the "*Drive-Thru*" channel letters. As such, the proposed site improvements now comply with the Zoning Ordinance standard related to signs and the Board may now act on this case.

In addition, the applicant has also modified the site plan to include the removal of two existing electronic ordering stations and add a second canopy to serve as second ordering station. In this case, staff has no issues with the proposed modifications and finds that one additional canopy will be in keeping with the form and character of the overall project to update and modernize the antiquated design of the site and building.

As such, staff is recommending approval ARB #19-33 with the condition of substantial conformance to the updated site feature(s) design, size and placement as received by staff of September 10, 2019.

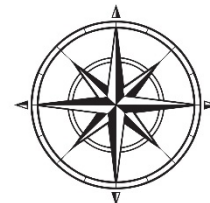
Attachment:

- 1) ARB #19-33, 1071 Elden St. Revised Design

Mid-Atlantic Permitting Services, LLC

Permit Process Management

6 Baffin Bay Ct. Rockville, MD 20853
301-591-4002



September 9, 2019

Town of Herndon
Architectural Review Board
777 Lynn Street
Herndon, VA 20170
Attn: Mr. Christopher Garcia

Ref:
McDonald's
1701 Elden St.
Herndon Va. 20170
ARB #19-33

Mr. Garcia,

Per your staff report dated August 30, 2019 please find attached our revisions to your recommendation that the lettering on the Gateway Clearance Bar be reduced in size to become compliant with the Town zoning ordinance. McDonald's has decided to remove the "Drive-Thru" letter entirely as the manufacture of this Clearance Bar does not offer a smaller size set of letters.

In addition to revising the lettering on the Clearance Bar, McDonald's would also like to revise the original request on the application to include replacing both existing order points with (2) new Springboard Canopy order stations. These canopies will replace the existing speaker order posts in the same general locations. I have attached photos of the existing conditions of the drive-thru lane as well as the renderings of the proposed Springboard order canopies and an updated copy of the site plan.

Please let me know if you have any questions about this slight modification in the request.

Kind regards,

Ken Padgett
301-370-2126



C:\USERS\BOHLER\APP\LOCAL\TEMP\PROJECTS\12825\12825_1001_LAYOUT.dwg --LAYOUT: SEE IMPROVEMENT

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS AND CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS SHOWN ON THE DRAWINGS AND IN THIS CONFORMANCE WITH LOCAL, STATE AND FEDERAL.

ISSUED FOR CONSTRUCTION

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

THIS DOCUMENT IS NOT ISSUED BY BOHLER ENGINEERING FOR CONSTRUCTION WITHOUT THREE (3) SIGNATURES

PROJECT #: S1350011

REVISION DATE: 04/26/18



BOHLER
ENGINEERING

12825 WORLDGATE DRIVE, SUITE 700, HERNDON, VA 20170
PHONE: (703) 709-9500 FAX: (703) 709-9501



SITE IMPROVEMENT PLANS		
PLAN SCALE: AS SHOWN		
STREET ADDRESS 1071 ELDEN STREET		
TAX MAP NUMBER 0161-07-0002		
DISTRICT DRANESVILLE	COUNTY TOWN OF HERNDON	STATE VA
REGIONAL DWG. NO	PLAN DESCRIPTION SITE IMPROVEMENT PLAN	
CAD FILE: S1350011		

STATUS	DATE	BY
PRELIMINARY	01/30/18	ZM
PLAN CHECKED	01/30/18	KS
AS-BUILT		

C-101

PAVING SPECIFICATION				
ASPHALT PAVING 1.5" SURFACE COURSE 1.5" BASE COURSE 8.0" STONE SUBBASE				
CONCRETE PAVING 4.0" CONCRETE (4,000 PSI) 6.0" STONE SUBBASE				
NOTE: MCDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF MCDONALD'S, OTHERWISE, G.C. WILL BE CHARGED. FOLLOW MINIMUM STANDARDS ABOVE OR MATCH EXISTING DEPTHS; WHICHEVER IS LARGER.				
PARKING INFORMATION				
72*	3 ADA	SPACES	8' X 18'	@ 90°
	3	SPACES	9' X 18'	@ 60°
	66	SPACES	9' X 18'	@ 90°
	* SEE "SITE NOTES" NOTE 2 AND 3.			
UTILITY INFORMATION				
	SIZE	TYPE	LOCATION	
WATER	TOWN OF HERNDON			
SANITARY SEWER	TOWN OF HERNDON			
STORM SEWER	TOWN OF HERNDON			
ELECTRIC	DOMINION ENERGY			
SURVEY INFORMATION				
PREPARED BY: BOHLER ENGINEERING ENTITLED: "PARTIAL TOPOGRAPHIC SURVEY, MCDONALD'S USE, LLC, 1017 ELDEN STREET, TOWN OF HERNDON, DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA." PROJECT NUMBER: SS1350011. DATED: 10/18/17				
LEGEND				
SANITARY SEWER == WATER --W-- STORM SEWER == ELECTRIC --E--		GAS --G--G--G-- LOT LIGHT ⊗ EXISTING ELEVATION TC 516.4 PROPOSED ELEVATION TC 516.00		
SITE TABULATIONS				
	REQUIRED	PROPOSED		
LOT AREA	N/A	NO CHANGE		
BUILDING COVERAGE	N/A	NO CHANGE		
PARKING REQUIREMENT	SEE SHEET C-500 FOR APPROVED SITE PLAN SHEET	72 SPACES (3 VAN ADA SPACES)		
IMPERVIOUS SURFACE COVERAGE	REQUIRED: 25% OPEN SPACE EXISTING: 35%	35%		

PROJECT NARRATIVE

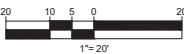
THE PROPOSED IMPROVEMENTS TO THIS SITE INCLUDE UPDATING THE ADA SPACES, RAMP AND ACCESS PATH TO MEET ADA REGULATIONS AND REPLACING THE DRIVE-THRU FEATURES INCLUDING DIGITAL MENU BOARDS.

SITE NOTES

- BOLLARDS TO BE PLACED AROUND DIGITAL MENU BOARD.
- ALTHOUGH ONLY TWO (2) ADA SPACES EXIST ON SITE, THREE (3) ADA SPACES ARE REQUIRED IN ORDER TO MEET THE MINIMUM ADA STANDARDS AND REGULATIONS. THE DECREASE IN ONE (1) PARKING SPACES PROPOSED UNDER THIS PLAN ARE TO PROVIDE ADA ACCESS AND DOES NOT IMPACT THE NUMBER OF REQUIRED SPACES.
- THREE (3) ADDITIONAL SPACES LOCATED IN FRONT OF THE EXISTING DUMPSTER ON APPROVED PLAN DO NOT EXIST TODAY IN ORDER TO PROVIDE CLEARANCE FOR TRASH PICK-UP. NO CHANGE HAS BEEN PROPOSED WITH THIS PLAN.

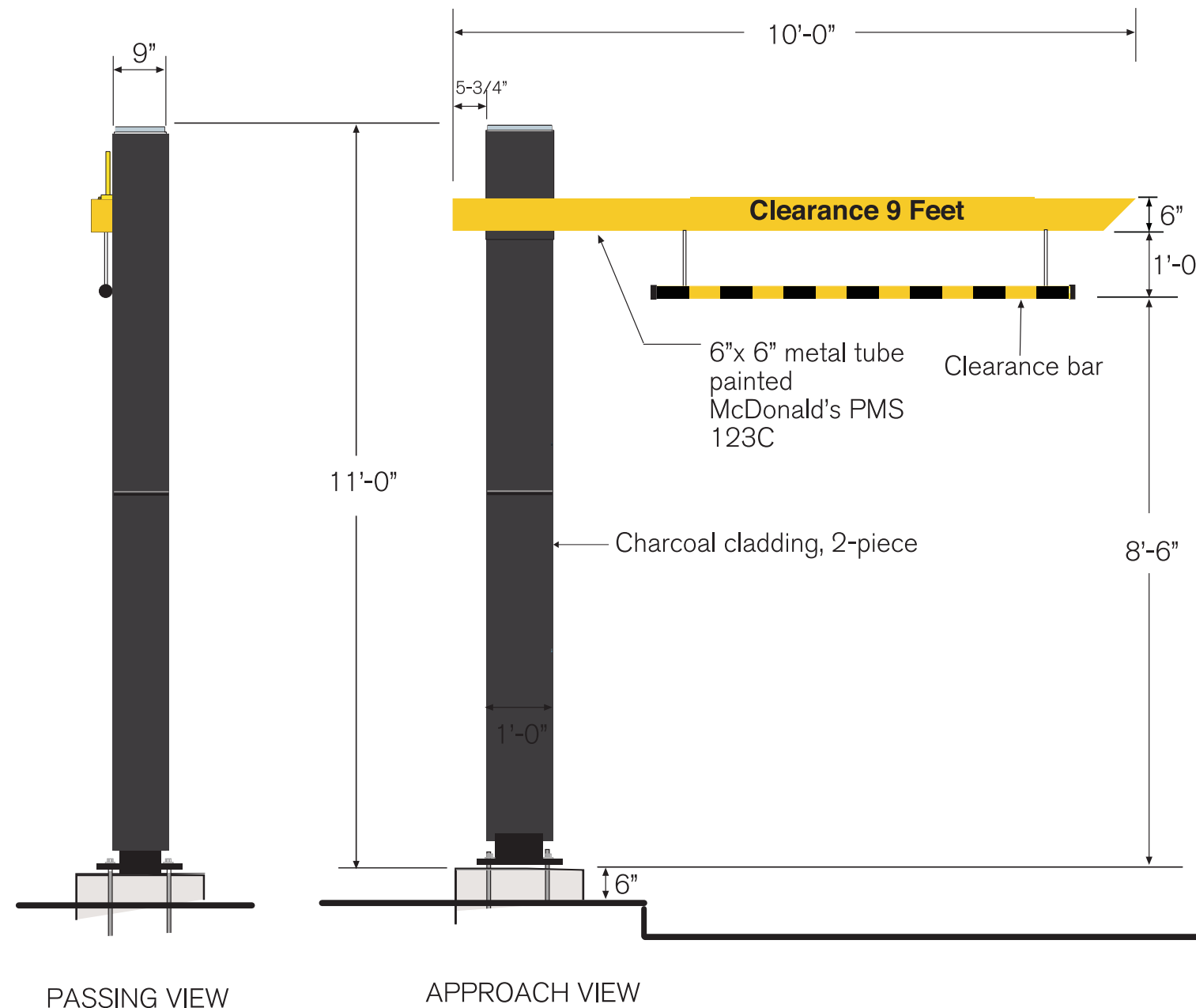
SITE LEGEND

- | | |
|--|--|
| 1 EXISTING MENU BOARD TO BE REPLACED WITH DIGITAL MENU BOARD | 13 PROPOSED "DO NOT ENTER" SIGN |
| 2 PROPOSED COD | 14 PROPOSED "STOP/DO NOT ENTER" SIGN |
| 3 PROPOSED PRE-SELL BOARD* (NOT USED) | 15 PROPOSED CG-12B ADA RAMP |
| 4 PROPOSED CLEARANCE BAR | 16 PROPOSED ADA COMPLIANT CROSSWALK |
| 5 EXISTING CASH WINDOW | 17 PROPOSED ADA COMPLIANT SIDEWALK |
| 6 EXISTING PICK-UP WINDOW | 18 PROPOSED BOLLARD MOUNTED "ADA" PARKING SIGN |
| 7 PROPOSED BOLLARD TO BE INSTALLED IF NO EXISTING BOLLARD, OR IF EXISTING BOLLARD IS DAMAGED | 19 PROPOSED VAN ACCESSIBLE ADA SPACE |
| 8 PROPOSED PULL FORWARD PARKING SIGNS | 20 SAW CUT LINE |
| 9 PROPOSED PAVEMENT MARKINGS | 21 PROPOSED ADA COMPLIANT HANDRAIL |
| 10 PROPOSED "STOP" SIGN | |



PLAN APPROVALS			
SIGNATURE (2 REQUIRED)	DATE		
REGIONAL MGR			
CONST. MGR			
OPERATIONS DEPT.			
REAL ESTATE DEPT.			
CO-SIGN SIGNATURES			
CONTRACTOR			
OWNER			

Welcome Point Gateway - Charcoal 2PC

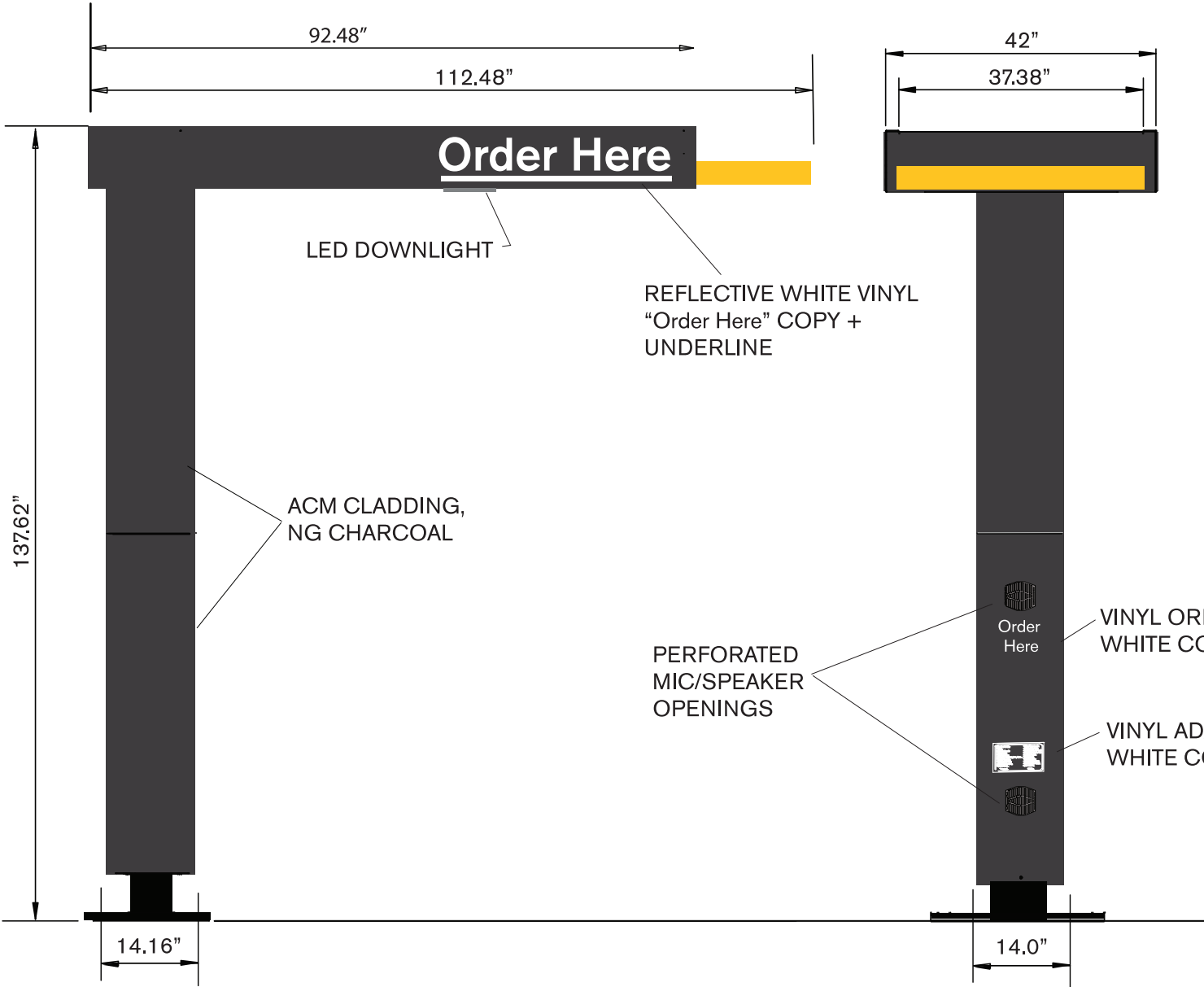


Illumination: N/A

Ship Weight: 790 lbs.

- Other:**
- Non-illuminated clearance sign with spring loaded break away clearance arm.
 - Adjustable bang bar.

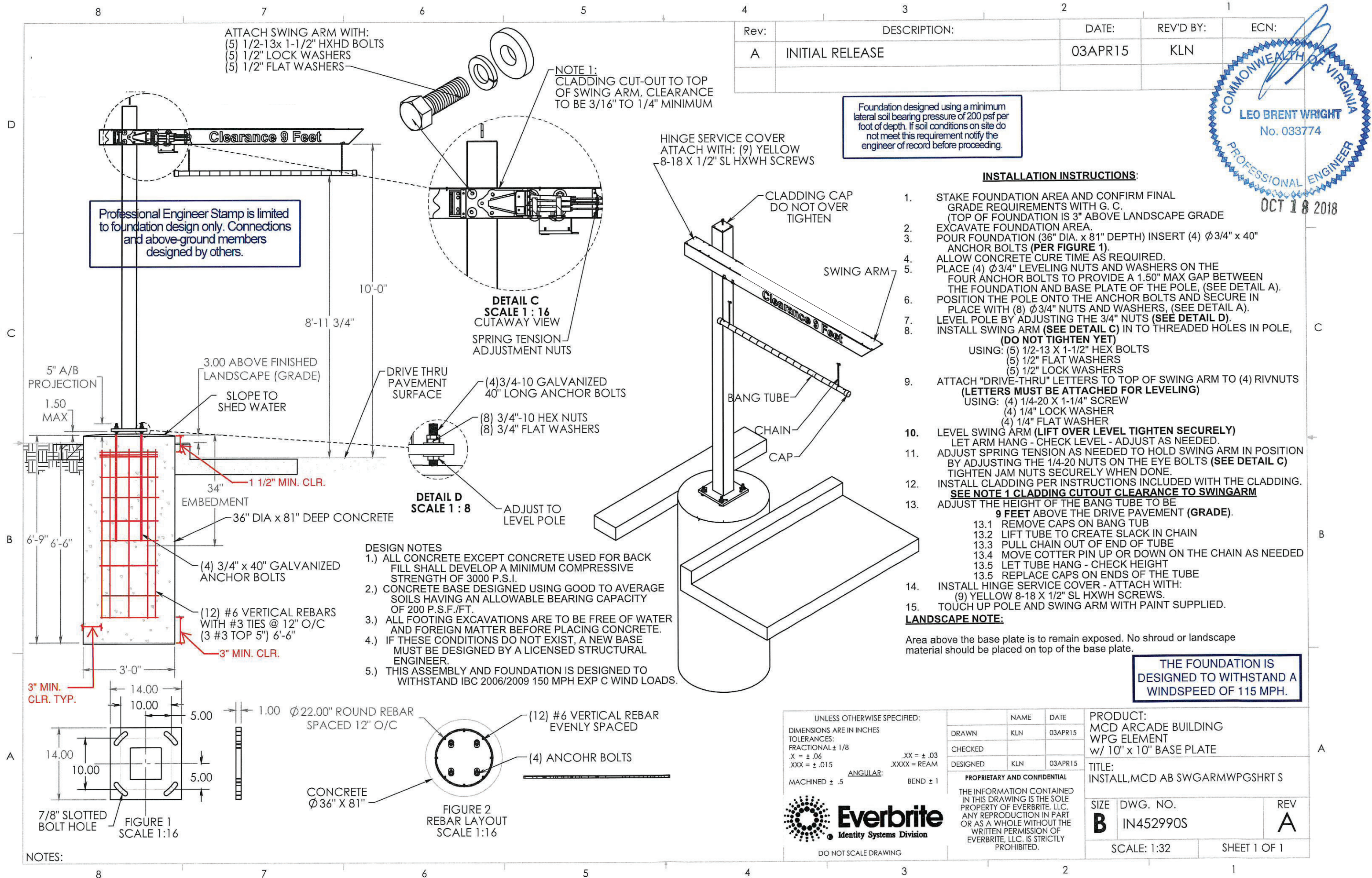
Slim Springboard Canopy w/Audio Only - Yellow



- Illumination:** LED Downlighting
- Electrical:** 1.5 Amps 120 volt, 60 Hz
- Color:** PMS 425 Charcoal; PMS 123 Yellow
- Material:** Steel structure with aluminum cladding; Reflective vinyl copy

QTY. 2

5/12/2016 S:\SECURE\ISD\Engineering\Drawings\1 Production Released Drawings\Signature Elements\WPG\Sintra Design\IN452990S





MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: September 18, 2019

Subject: September 2019 ARB #19-34, 1071 Elden Street, Wall Signs Updates

This memo serves as an update for ARB #19-34, which is scheduled to be heard at the September 18, 2019 ARB Public Hearing.

Staff has received an updated design for the proposed signs to support the planned modernization and design updates to the commercial building at the subject property/address. In the original application, the applicant proposed two awning signs on the east and south elevation that would read “Welcome” and be constructed of $\frac{3}{4}$ ” aluminum cutouts for each letter in a silver (PMS 429 Silver) color on an aluminum mounting bar to sit upright on two awnings. Each “Welcome” sign was to occupy 2.25 square feet of area. Staff noted in its report to the Board that the two awning signs are not a sign type that is authorized under the Town’s Zoning Ordinance Section 141.4, Tables 141.4(a) and (b). In addition, both awning signs exceed the maximum allowable sign area for minor signs that would not require a sign license, in accordance with Zoning Ordinance Section 78-140.5. - *Sign license required*. Thus, the awning signs are not permitted by Zoning Ordinance. At the September 4, 2019 Work Session, the applicant agreed to modify the design by removing the noted channel letters on the awnings in a new submission.

The updated design now shows the removal of the “Welcome” channel letters on both elevations. As such, the proposed signage now complies with Zoning Ordinance Section 78-141.4. - *Sign standards for commercial districts* standards related to permitted sign types in the CS, Commercial Services zoning districts. With zoning compliance achieved, the Board may now act on this case.

As such, staff is recommending approval ARB #19-34 with the condition of substantial conformance to the updated sign design, size and placement as received by staff on September 10, 2019 and to the construction and installation details submitted with the original application materials on August 29, 2019.

Attachment:

- 1) ARB #19-34, 1071 Elden St. Revised Sign Design

Color Legend:

- 1
EIFS - Benjamin Moore
#HC-80 "Bleeker Beige"
- 2
EuroWest Tile
E Wood "Black"
- 3
Corrugate Metal Panel
City Scope Metal - ERA
- 4
Prefinished Metal -
White
- 5
Prefinished Metal -
Cityscape Grey
- 6
Prefinished Metal -
Charcoal
- 7
Nichiha Vintage Wood - Fiber
Cement Clap Boarding
- 8
Existing Brick



Non-Drive-Thru Elevation
Scale: 1/4" = 1'-0"



Front Elevation
Scale: 1/4" = 1'-0"



McDonald's 024-0275
1071 Elden St.
Herndon, Va 20170

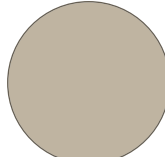
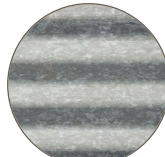
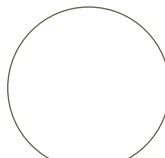
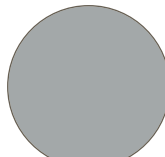
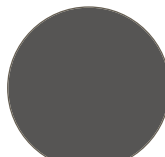


Drive-Thru Elevation
Scale: 1/4" = 1'-0"



Rear Elevation
Scale: 1/4" = 1'-0"

Color Legend:

-  1
EIFS - Benjamin Moore
#HC-80 "Bleeker Beige"
-  2
EuroWest Tile
E Wood "Black"
-  3
Corrugate Metal Panel
City Scope Metal - ERA
-  4
Prefinished Metal -
White
-  5
Prefinished Metal -
Cityscape Grey
-  6
Prefinished Metal -
Charcoal
-  7
Nichiha Vintage Wood - Fiber
Cement Clap Boarding
-  8
Existing Brick



McDonald's 024-0275
1071 Elden St.
Herndon, Va 20170



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: September 18, 2019

Subject: September 2019 ARB #19-35, 1071 Elden Street, Wall Signs Updates

This memo serves as an update for ARB #19-35, which is scheduled to be heard at the September 18, 2019 ARB Public Hearing.

Staff has received an updated design for the proposed signs to support the planned modernization and design updates to the commercial building at the subject property/address. The original application proposed a total of 30 square feet of freestanding signage to be distributed along the rear (east) elevation to provide menu information for the business' food service drive-thru operations. Section 78-141.4. - *Sign standards for commercial districts*, Table 141.4(a) specifies that one (1) freestanding sign per street frontage is authorized in the CS, Commercial Services, zoning district with one (1) square foot of sign area per linear foot of street frontage permitted and maximum of 50 square feet per sign. In this case, the property already retains one freestanding business identification sign along Elden Street, which complies with the referenced zoning ordinance section. There is a static-image, three-panel menu board that exists on site supporting the current drive-thru food service and is deemed to be legally non-conforming. The signage originally proposed did not meet the number, sign area, and overall sign dimensions of the referenced zoning ordinance section.

Staff had determined that the non-conforming sign currently serving the business' drive-thru service may remain or be replaced with one freestanding sign of equal or lesser sign area. Thus, the applicant may retain the existing identity freestanding sign along the street facing façade and may install one new menu board sign to replace the existing menu board sign, but a third freestanding sign would not be permitted. At the September 4, 2019 work session, the applicant agreed to modify the design by removing the noted, second "pre-order" menu board, retaining one new replacement menu board of equivalent or less sign area to the existing menu board, and redesign the sign base in response to the staff and Board comments in a new submission to meet the Zoning Ordinance standards cited.

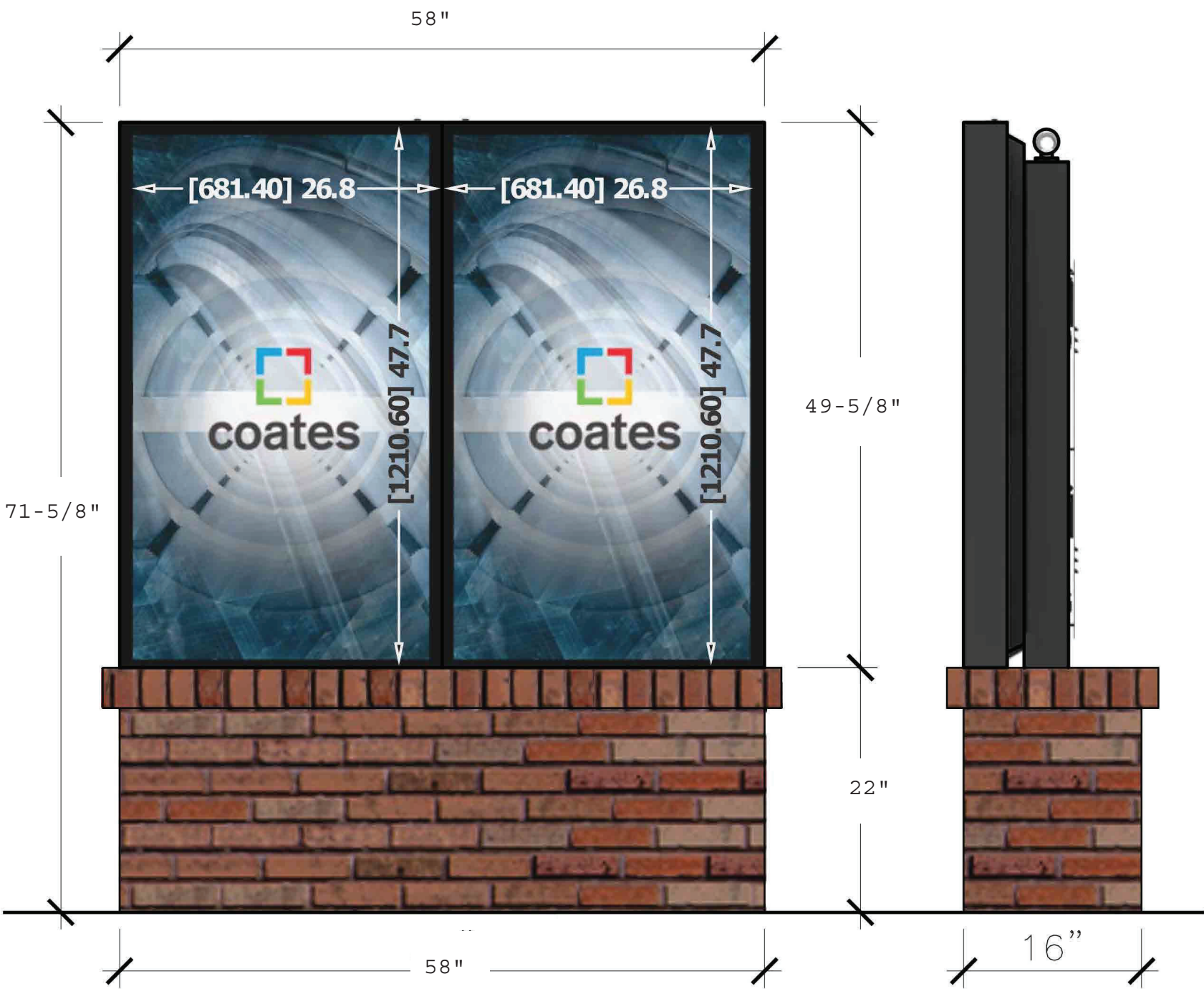
The updated design now shows the removal of the second "pre-order" menu board and illustrates a new sign design with a sign base faced with brick veneer to match the existing façade material on the commercial building. As such, the proposed signage now complies with Zoning Ordinance Section 78-141.4. - *Sign standards for commercial districts* related to permitted sign types in the CS, Commercial Services zoning district and complies with Zoning Ordinance, Section, 78-140.6. - *General standards for all signs*, as well as Zoning Ordinance Section 78-140.4. - *Prohibited signs*. With zoning compliance achieved, the Board may now act on this case.

As such, staff is recommending approval of ARB #19-35 with the condition of substantial conformance to the updated sign design, size and placement as received by staff on September 10, 2019 and the site plan sign location and configuration submitted with the original application materials on August 7, 2019.

Attachment:

- 1) ARB #19-35, 1071 Elden St. Revised Sign Design

ODMB Screens with brick base.
Brick base to match building in color and size.
GC to verify color and size in field.



ODMB Elevations



McDonald's 024-0275
1071 Elden St.
Herndon, Va 20170





MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

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

Date: September 18, 2019

Subject: September 2019 ARB Case Update, ARB #19-36, 494 Elden St.

This memo serves as an update for the referenced ARB case scheduled for the September 18, 2019 ARB Public Hearing.

As stated in the staff report for ARB #19-36 published on August 30, 2019 and as discussed at the work session, no revisions were required or requested of the applicant and the staff recommendation for approval with conditions remains as previously presented.