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**ARCHITECTURAL REVIEW BOARD
Work Session
September 4, 2019**

The Architectural Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, September 4, 2019 at 8:37 p.m. in the Herndon Municipal Center Building, 777 Lynn Street, Herndon, Virginia. In attendance were: Board Members: Eric Boll, Leslie Blaker-Glass, Hiren Shah, Vice Chair Eric Fielding. Chairman Robert B. Walker was absent.

Others present during the meeting: Lauri Sigler, Deputy Town Attorney; Christopher Garcia, Community Design Planner and Erika Orellana, Clerk to Boards and Commissions.

1. DETERMINATION OF QUORUM

Vice Chair Fielding stated that there were four members present, which constituted a quorum.

PUBLIC HEARINGS

- 2. 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.)*

Note: This item was continued from the August 21, 2019 Public Hearing.

Vice Chair Fielding opened the work session and called on Christopher Garcia, Community Design Planner, for staff update. Mr. Garcia presented the staff memo dated August 30, 2019, which is on file in the office of Community Development.

Staff recommended denial of ARB #19-32 in accordance with the following condition:

**September 4, 2019
(Work Session)**

1. Due to design issues articulated in the staff analysis found in the original staff report dated August 2, 2019.

Mr. Garcia informed the Board that there had not been any updates provided by the applicant since the item had been continued in August's public hearing.

The applicant was not in attendance to discuss the case. The Board had no comments or requests for additional information for staff or the applicant.

3. **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.

Vice Chair Fielding opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated August 30, 2019 which is on file in the office of Community Development.

Staff recommended **continuance** of ARB #19-33 in accordance with the following condition:

1. Revise the ARB #19-33 application, as needed, and the staff recommendations upon resolution of the compliance with the referenced zoning ordinance standards.

The applicant's representative informed the Board and Mr. Garcia that the sign above the drive thru post would be removed from the design in order to comply with the zoning ordinance requirements stated in the staff report. The applicant's representative stated that he will be providing updated drawings to Mr. Garcia before the public hearing.

The Board had no comments or requests for additional information for staff or the applicant's representative.

4. **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.

**September 4, 2019
(Work Session)**

Owner/Applicant: McDonald's Corporation c/o Thomas Hughes, Construction Manager.
Applicant's Representative/Agent: Ken Padgett, Mid-Atlantic Permitting Services.

Vice Chair Fielding opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated August 30, 2019 which is on file in the office of Community Development.

Staff recommended **continuance** of ARB #19-34 in accordance with the following condition:

1. Revise ARB #19-34 to include only the sign types permitted in the CS zoning district.

The applicant's representative informed the Board and Mr. Garcia that the awning signs would be removed from the design in order to comply with the zoning ordinance requirements stated in the staff report. The applicant's representative stated that he will be providing updated drawings to Mr. Garcia before the public hearing.

There was brief discussion amongst the Board, staff and applicant's representative on this item. The Board had no major issues or requests for additional information for staff or the applicant's representative.

5. **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.**

Vice Chair Fielding opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated August 30, 2019 which is on file in the office of Community Development.

Staff recommended **continuance** of ARB #19-35 in accordance with the following conditions:

1. Address the Town's Zoning Ordinance sign standards that do not permit the signs proposed in the application, and
2. Revise the ARB #19-35 application, as needed, and the staff recommendations upon resolution of the referenced zoning ordinance sign standards and the proposed freestanding sign(s).

**September 4, 2019
(Work Session)**

There was a brief discussion between the Board, staff and the applicant. The applicant agreed to revise the proposed design by removing the pre-order menu board and provided a new sign base design to comply with the zoning ordinance requirements stated in the staff report. The applicant's representative stated that he will be providing updated drawings to Mr. Garcia before the public hearing.

6. **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.

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated August 30, which is on file in the office of Community Development.

Staff recommended approval of ARB #19-36 in accordance with the following condition:

1. The proposed wall sign shall be constructed/installed in substantial conformance with the application and supporting materials as submitted August 13, 2019, and August 16, 2019.

There were no comments from the Board.

DISCUSSION ITEM

7. **ADDITION OF AN OUTDOOR POOL ENCLOSURE AT 13101 WORLDGATE DRIVE, HERNDON, VIRGINIA**, property owner's representative has requested discussion of the design of a new outdoor pool enclosure on the existing multi-story hotel building pending a minor site plan revision.

There was brief discussion amongst the Board, staff and applicant on this item regarding the form, exterior materials, and visibility of the proposed addition from adjacent streets and adjacent outdoor spaces.

COMMENTS

8. **Comments from the Staff Members**

There were no comments from staff.

9. **Comments from the Board Members**

**September 4, 2019
(Work Session)**

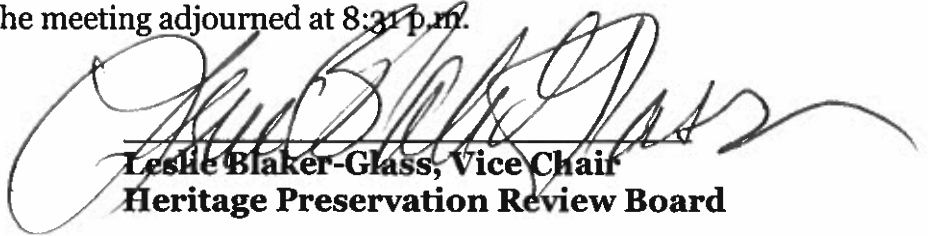
There were no comments from the Board Members.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:31 p.m.



**Erika Orellana
Clerk of Boards and Commissions**



**Leslie Blaker-Glass, Vice Chair
Heritage Preservation Review Board**

Minutes approved by the Architectural Review Board: October 16, 2019