

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
PUBLIC HEARING AGENDA
AUGUST 18, 2021
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. July 7, 2021 Work Session Draft Minutes
4. July 21, 2021 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 SIGNAGE, ARB #21-001**, to consider an application for coordinated freestanding signs within the Marker 20 commercial development located at 450, 455, 460, 470, 475, 480, 485 Springpark Place, Herndon, Virginia, approximately 400' west of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0162-54-0001, 0162-54-0002, 0162-54-0003, 0162-54-0004, 0162-54-0005, 0162-54-0006, 0162-54-0007 and 0162-54-0008. The properties are zoned PD-B, Planned Development-Business, and comprised of 8 lots. Owner: Springpark Place, LLC. Applicant: Gary Brent, MG Permits.
9. **APPLICATION FOR SIGNAGE, ARB #21-012**, to consider an application for coordinated building signage and minor building alterations located at 230 Herndon Parkway, Herndon, Virginia, approximately 300' north of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0171-02-0025A. The property is zoned CS, Commercial Service, and consists of 49,544

square feet of land. Owner: F and M Bank Northern VA. Applicant: Damiane' Handa, Expedite the Diehl.

10. **APPLICATION FOR SITE FEATURE, ARB #21-013**, to consider an application for the installation of electric vehicle charging stations and construction of an equipment enclosure located at 413 Elden Street, Herndon, Virginia, approximately 300' west of the intersection of Elden Street and Post Drive, and further identified as Fairfax County Tax Map 0162-02-0208B. The property is zoned CS, Commercial Service, and consists of 278,701 square feet of land. Owner: NAI Saturn Eastern, LLC. Applicant: Stephan Osborne, The Osborne Company.
11. **APPLICATION FOR BUILDING AND SITE ALTERATIONS, ARB #21-014**, to consider an application for coordinated building and site alterations within the Marker 20 commercial development located at 450, 455, 460, 470, 475, 480, 485 Springpark Place, Herndon, Virginia, approximately 400' west of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0162-54-0001, 0162-54-0002, 0162-54-0003, 0162-54-0004, 0162-54-0005, 0162-54-0006, 0162-54-0007 and 0162-54-0008. The properties are zoned PD-B, Planned Development-Business, and comprised of 8 lots. Owner: Springpark Place, LLC. Applicant: John Dalton, Penzance.
12. **APPLICATION FOR SIGNAGE, ARB #21-015**, to consider an application for wall signs on a proposed new Outback Steakhouse restaurant to be located at 365 Elden Street, Herndon, Virginia, approximately 400' west of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0171-02-0007A. The property is zoned CS, Commercial Service, and consists of 64,259 square feet of land. Owner: SRPF A Herndon DP, LLC. Applicant: Mike Pisa, Alliance Signs of VA.

ADJOURNMENT



MEMORANDUM

To: Chair Walker and Members of the Architectural Review Board

From: Bryce A. Perry, Deputy Director, Community Development 

Date: August 12, 2021

Subject: Public Hearing Dispatch – ARB#21-001

The applicant has submitted new information and revised drawings that address the issues raised by staff in the report.

A site plan was submitted that confirms all sign placement comply with the applicable zoning ordinance regulations. That plan is provided as attachment #2 to this memo.

A revised sign drawing packet was submitted showing a conversion from internally illuminated channel letters to halo-lit metal letters for the primary business park identification signs. Those drawings are provided as Attachment #3.

Based on the work session discussion, staff believes that the contemporary and simple geometric design of the freestanding signs are sufficiently compatible with the buildings' architecture and no longer believes a color change is necessary.

Staff has provided a draft resolution, as Attachment #1 to this memo, for approval of this case submitted.

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

August 18, 2021

Resolution- to approve ARB #21-001, installation of site signage within a business park located at 450, 455, 460, 465, 470, 475, 480, 485 Springpark Place, Fairfax County Tax Map Number 0162-54-0001, 0162-54-0002, 0162-54-0003, 0162-54-0004, 0162-54-0005, 0162-54-0006, 0162-54-0007 and 0162-54-0008.

WHEREAS, the applicant has submitted an application to install signage located the above referenced addresses; and

WHEREAS, the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on August 18, 2021.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #21-001, for a signage located at 450, 455, 460, 465, 470, 475, 480, 485 Springpark Place, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB.



THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKIA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKIA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

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PLAN STATUS	DATE
1st. Sub.	07/09/2020
2nd Sub.	10/28/2020
3rd Sub.	03/15/2021

POST-APPROVAL SHEET STATUS	DATE
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PROFESSIONAL SEAL



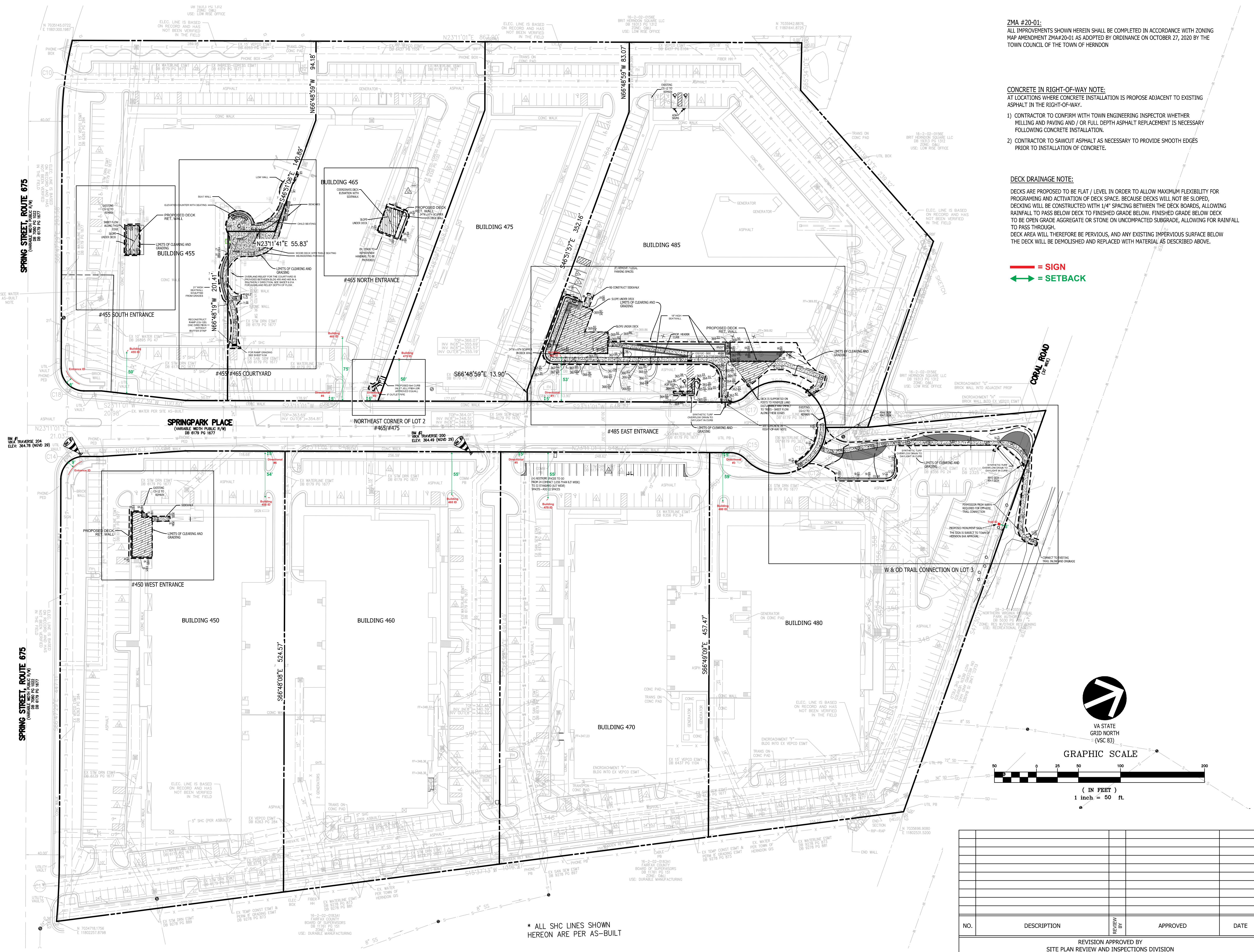
SPRING PARK

SITE PLAN

TOWN OF HERNDON, VIRGINIA

OVERALL SITE PLAN

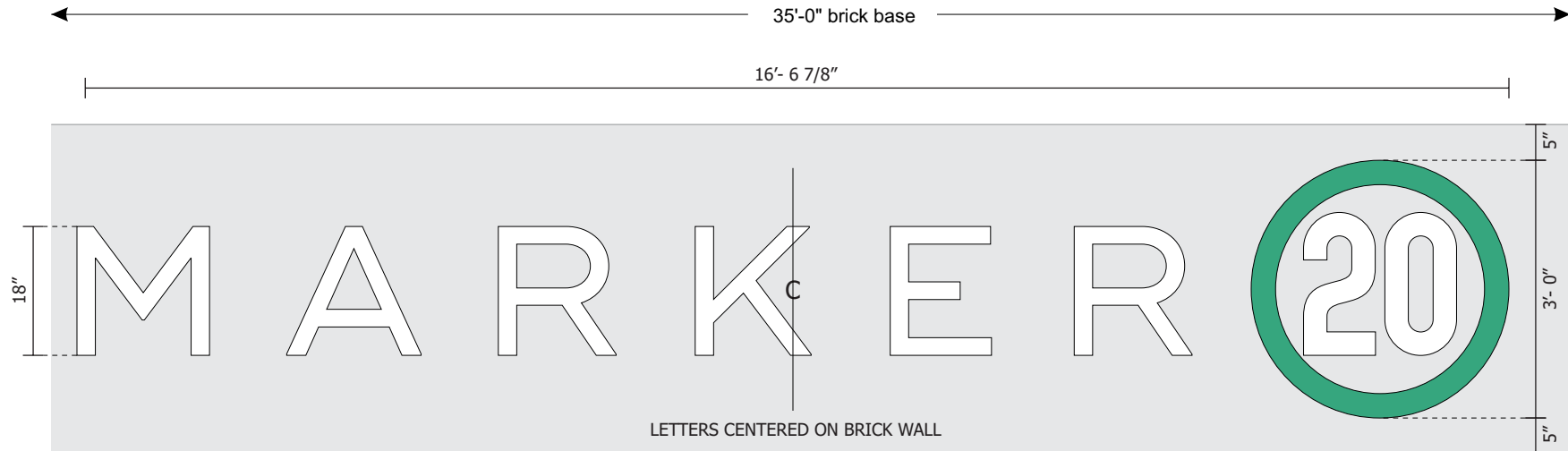
DRAWN BY:	KY
DESIGNED BY:	AC
DATE ISSUED:	05/05/2020
DWG. SCALE:	1"=50
V.I.K.A NO.	8142D
SHEET NO.	05.01



LAYOUT: 05.01 OVERALL SITE, Plotted By: Crowel

FILE: Q:\Projects\8142\8142D\CADD\ENGINEERING\CONSTRUCTION DRAWINGS\MSP\8142D - 05.01 OVERALL SITE.dwg USER: Crowell DATE: June 15, 2021 TIME: 10:01:35 AM LAYOUT: 05.01 OVERALL SITE

ATTACHMENT #3



Radius brick wall:
existing letters to be removed

Quantity: 2
Halo-lit LED letters & logo.
Returns painted per
customer colors.

 PMS 7473 C

 WHITE

*Survey wall to confirm install method

SCALE $1/2" = 1'-0"$
50.0 SF

This sign is intended to be installed in accordance with the requirements of Article 600 of the current National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

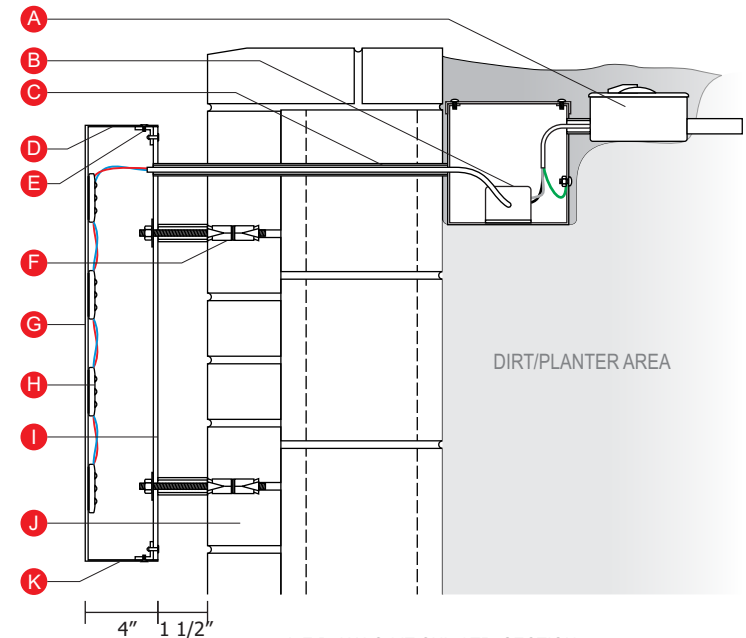
- A U.L. LISTED DISCONNECT SWITCH
- B POWER SOURCE IN METAL BOX BEHIND WALL
- C WIRING IN LIQUITITE TO ELECTRIC CIRCUIT
- D .063" WELDED ALUMINUM RETURNS PTD. WHITE & PMS 7473 C
- E COUNTERSINK SET SCREW
- F MOUNTING STUDS INTO DOUBLE EXPANDER ANCHORS w/ 1 1/2" SPACERS
- G 1/8" THICK ALUMINUM FACES PTD. WHITE & PMS 7473 C
- H WHITE LX-ECO3S 6500k NC LED
- I CLEAR LEXAN LETTER BACKS
- J RADIUS BRICK WALL
- K WEEP HOLES AS REQUIRED

POWER SUPPLY SPECIFICATIONS

Mean Well LPV-60-12
1.2A 50/60Hz Class 2 Power Supply
INPUT: 100-240V
OUTPUT: +12V 5.0A
SIZE: 9.5" x 1.7" x 1.2"h
WEIGHT: 1.5 lbs

L.E.D. SPECIFICATIONS

Brand: NC
Model #: LX-ECO3S-W65 White LED Modules
Type: SMD5050
Module: 3LED
Power Dissipation: 0.72W/module
Luminous Density: 58lm
Waterproof: IP68



L.E.D. HALO-LIT CNL. LTR. SECTION
REMOTE NTS

* ALL ELECTRICAL COMPONENTS UL LISTED

8/10/21 AM make letters halo-lit

LEFT ENTRY SIGN



PROPOSED

36" H x 200" W = **50 Sq ft**

NTS

RIGHT ENTRY SIGN

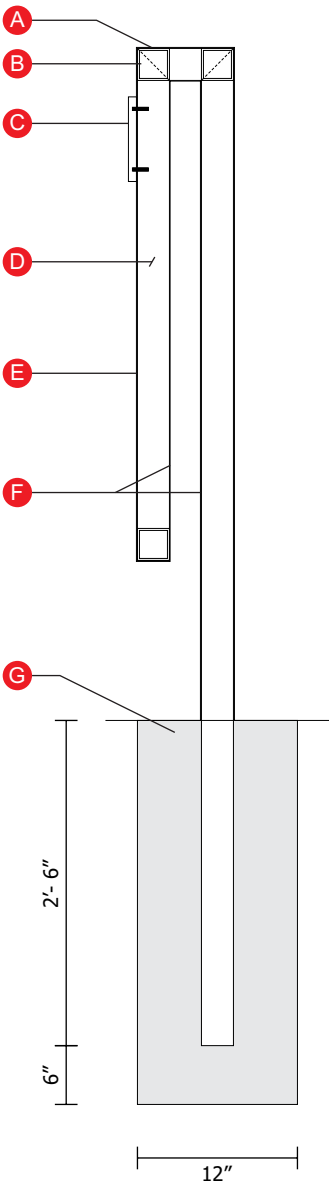
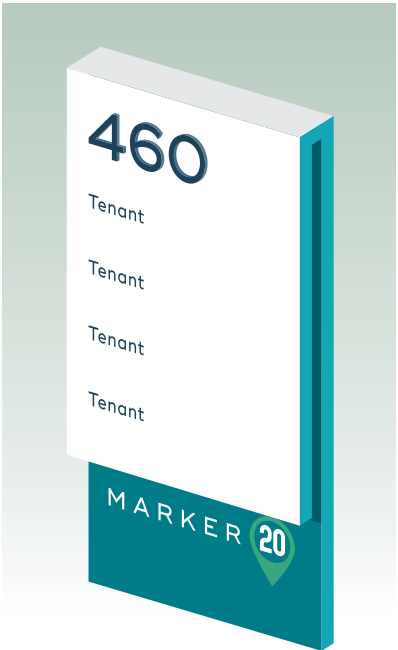
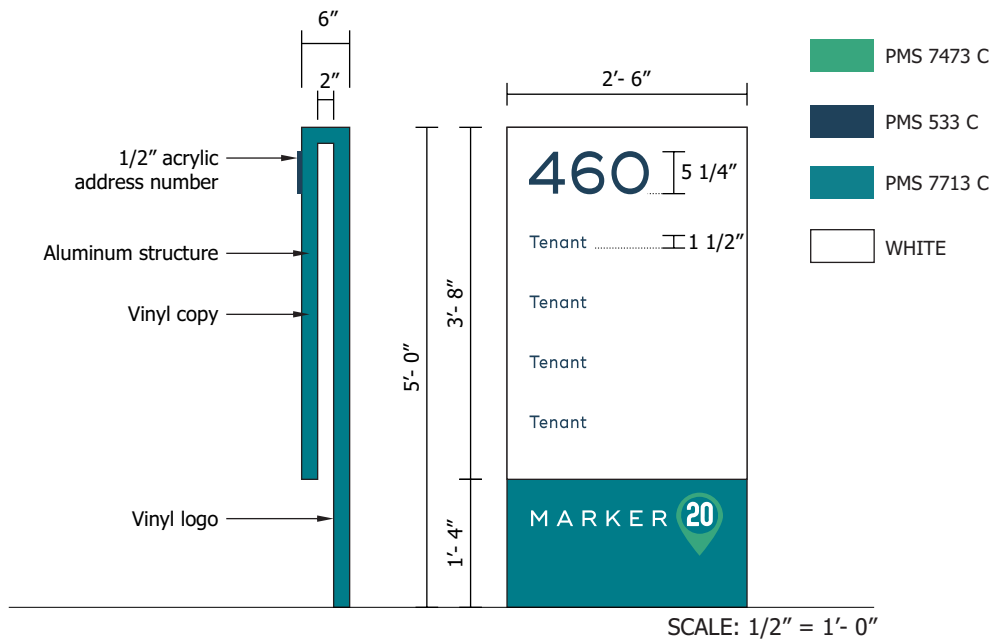


PROPOSED

36" H x 200" W = 50 Sq ft

NTS

Building ID



- A .063" THICK ALUMINUM SKIN
FRONT, TOP & BACK PTD. WHITE
B 2" x 2" x 1/8" ALUMINUM SQUARE TUBE FRAME
C 1/2" THICK ACRYLIC, PIN-MOUNT ADDRESS
D 2" RETURNS PTD. PMS 7713 C
E VINYL TENANT COPY
F INNER CABINET SKIN PTD. 7713 C
G CONCRETE FOOTING

SECTION

NTS

EXISTING



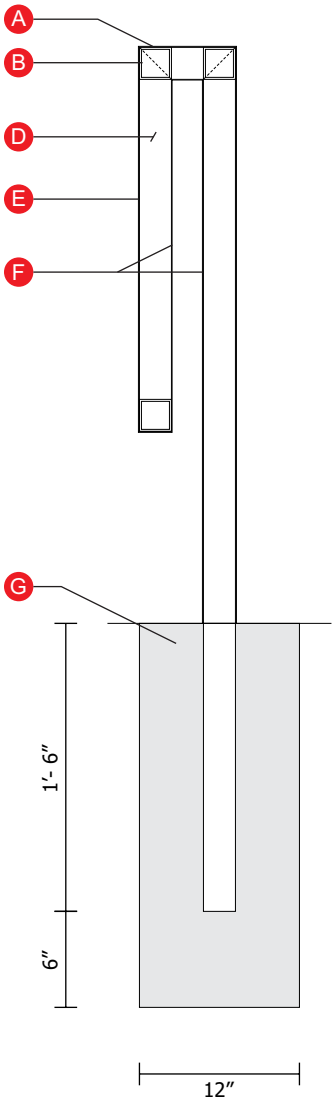
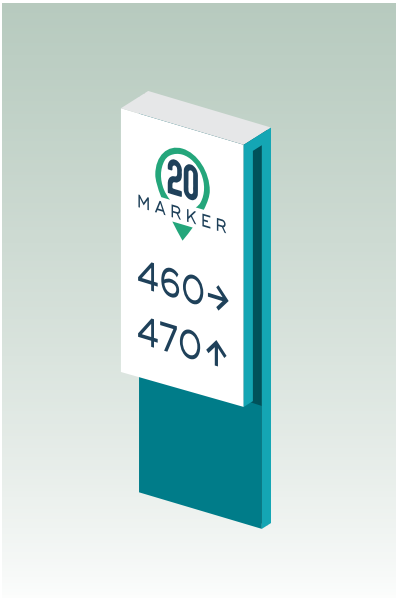
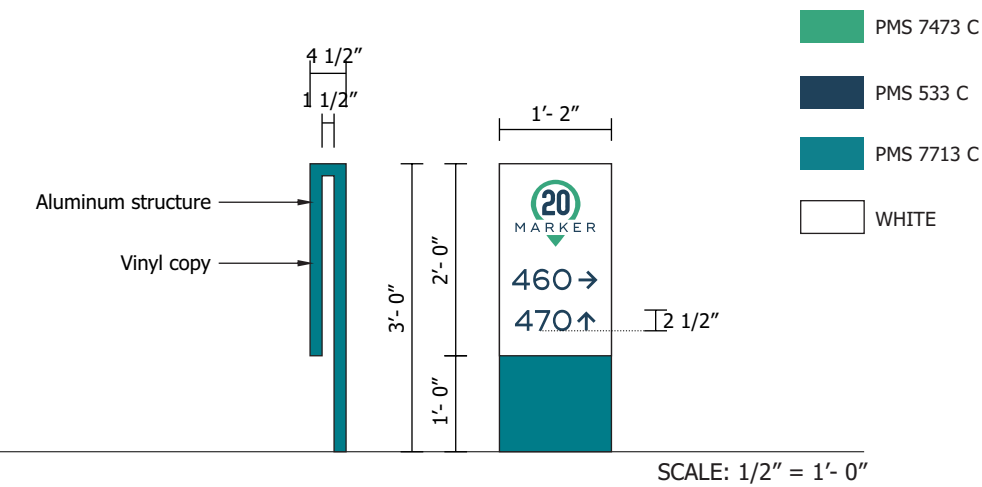
PROPOSED



OPENTYPE FONT: Ridley Grotesk Medium

***CLIENT TO PROVIDE CLEAN OUTLINE ART FOR "TEARDROP 20" LOGO**

Directional



- A .063" THICK ALUMINUM SKIN FRONT, TOP & BACK PTD. WHITE
- B 2" x 2" x 1/8" ALUMINUM SQUARE TUBE FRAME
- D 2" RETURNS PTD. PMS 7713 C
- E VINYL TENANT COPY
- F INNER CABINET SKIN PTD. 7713 C
- G CONCRETE FOOTING

SECTION SCALE: 1" = 1'-0"

EXISTING



PROPOSED



OPENTYPE FONT: Ridley Grotesk Medium

***CLIENT TO PROVIDE CLEAN OUTLINE ART FOR "TEARDROP 20" LOGO**

Building ID - Proofs

485

Health Club ↑

Mark Construction ↑

Wärtsilä ↑

Acuity Brands Lighting, Inc. →

MARKER 20

QTY: 1

450

Klas Telecom →

MARKER 20

QTY: 1

455

Diplomatic Language Services →

NVE, Inc. →

Cyberdata →

MARKER 20

QTY: 1

460

MARKER 20

QTY: 1

465

PCCW Global ↑

MARKER 20

QTY: 1

475

PCCW Global ↑

MARKER 20

QTY: 1

470

Windstream ↗

Creative Video of Washington DC Inc. ↗

Freeport Technologies ↖

IBM ↗

MARKER 20

QTY: 1

480

Artis, LLC ←

MARKER 20

QTY: 1

OPENTYPE FONT: Ridley Grotesk Medium

*CLIENT TO PROVIDE CLEAN OUTLINE ART FOR "TEARDROP 20" LOGO

Directional - Proofs

Directionals:

1

20

MARKER

485 ↑
475 ←

QTY: 1

2

20

MARKER

475 ↑

QTY: 1

3

20

MARKER

470 →
480 ↑

QTY: 1

4

20

MARKER

465 ↑
455 ←

QTY: 1

5

20

MARKER

460 →
470 ↑

QTY: 1

6

20

MARKER

450 →
460 ←

QTY: 1

OPENTYPE FONT: Ridley Grotesk Medium

*CLIENT TO PROVIDE CLEAN OUTLINE ART FOR "TEARDROP 20" LOGO

Bike Trail ID Sign



SCALE 1/2"= 1'-0"

Quantity: 1
4-sided aluminum sign w/ vinyl graphics

PMS 7473 C
PMS 533 C

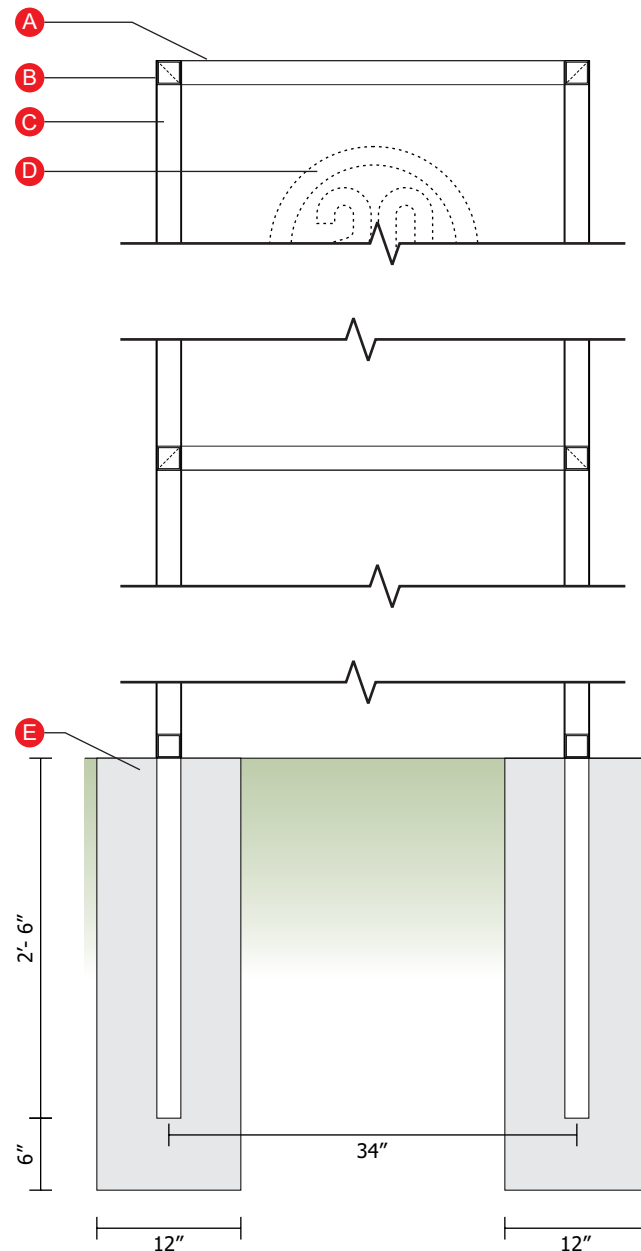
PMS 7713 C
WHITE

***CLIENT TO PROVIDE CLEAN OUTLINE ART FOR "TEARDROP 20" LOGO**

Bike Trail ID Sign

- A** TOP PTD. WHITE
- B** .063" THICK ALUMINUM SKIN:
 - UPPER PORTION PTD. WHITE
 - BOTTOM PORTION PTD. PMS 7713C
- C** 2" x 2" x 1/8" INTERNAL SQUARE ALUM. TUBE FRAME
- D** VINYL GRAPHICS
- E** CONCRETE FOOTING

SECTION NTS



2/24/21 LL close in base & top;
remove "Brewery"

Wayfinding Signage - Site Plan



MEMORANDUM

To: Chair Walker and Members of the Architectural Review Board

From: Bryce A. Perry, Deputy Director, Community Development 

Date: August 12, 2021

Subject: Public Hearing Dispatch – ARB#21-012

The applicant has submitted new information and revised drawings that address most of the issues raised by staff in the report.

A revised drawing packet (Attachment #2) was submitted clarifying the canopy installation height, confirming its fabric (Sunbrella), and modifying its shape to a more traditional sloped awning. The drawings also indicate that the two wall signs would have beige returns and trimcaps to match the color of the stucco surface on which the sign is mounted. Staff spoke with the applicant following the submission of the revised drawings to clarify the reason for the change in return and trimcap color and understood it to be a miscommunication on what staff was requesting. Staff reiterated the recommendation for the trimcaps to be purple to match the color of the sign faces and the applicant indicated that change would be acceptable.

Since the work session, the applicant also clarified that the shopping center freestanding sign would need to be replaced however that would be pursued with a separate application.

Staff has provided a draft resolution, as Attachment #1 to this memo, for approval of this case with one condition regarding the trimcap color.

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

August 18, 2021

Resolution- to approve ARB #21-012, installation of signage on a commercial building located at 230 Herndon Parkway, Fairfax County Tax Map Number 0171-02-0025A.

WHEREAS, the applicant has submitted an application to install signage located the above referenced addresses; and

WHEREAS, the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on August 18, 2021.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #21-012, for a signage located at 230 Herndon Parkway, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB and with the following condition:

1. The wall-mounted signs shall have purple trimcaps to match the color of the faces and the applicant shall submit revised drawings for the case file confirming this change prior to the submission of permits.



MEMORANDUM

To: Chair Walker and Members of the Architectural Review Board

From: Bryce A. Perry, Deputy Director, Community Development 

Date: August 12, 2021

Subject: Public Hearing Dispatch – ARB#21-013

No revisions have been made to this case since the work session. Staff is still recommending approval as submitted and in accordance with the draft resolution attached to the staff report.



MEMORANDUM

To: Chair Walker and Members of the Architectural Review Board

From: Bryce A. Perry, Deputy Director, Community Development 

Date: August 12, 2021

Subject: Public Hearing Dispatch – ARB#21-014

The applicant has submitted additional information in response to the work session discussion. Attached to this memo (Attachment #2) are photographs showing the proposed Trex material against the various building materials. Based on this new information and the discussion at the work session, staff has revised its recommendation to an approval as submitted. A draft of the revised resolution is also attached to this memo as Attachment #2.

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

August 18, 2021

Resolution- to approve ARB #21-014, for building and site alterations located at 450, 455, 460, 465, 470, 475, 480, 485 Springpark Place, Fairfax County Tax Map Numbers 0162-54-0001, 0162-54-0002, 0162-54-0003, 0162-54-0004, 0162-54-0005, 0162-54-0006, 0162-54-0007 and 0162-54-0008.

WHEREAS, the applicant has submitted an application for building and site alterations located the above referenced address; and

WHEREAS, the proposed building and site alterations comply with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance; and

WHEREAS, the Town of Herndon Architectural Review Board has determined that the proposed building and site alterations comply with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has reviewed this application and has held a duly advertised public hearing on August 18, 2021.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #21-014, for building and site alterations located at 450, 455, 460, 465, 470, 475, 480, 485 Springpark Place in Herndon, VA in substantial conformance with the design as shown in case materials reviewed by the ARB.

MATERIAL LEGEND



1 TREX DECKING



2 LATTI SLIDING RAIL, S.S. LARGE CO. INC. SURFACE MOUNT CABLE RAILING, COLOR TBD



3 WOOD TACKLING EDGE, TREATED WOOD, COLOR TBD



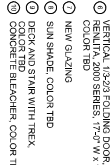
4 CORRUGATED METAL PANEL SYSTEM COLOR: MATTEN COLOR TBD



5 STONE VENEER, EL DORADO STONE, BLUSTON STONE COLOR TBD



6 NEW GLAZING
HEATIT, 2000 SERIES, 17'-0" X 11'-0" H, COLOR TBD



7 SUN SHADE, COLOR TBD



8 DECK AND STAIR WITH TREX, COLOR TBD



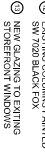
9 COMPOSITE BENCHES, COLOR TBD



10 EXISTING BRICK WATER TABLE PAINTED SW 7000 BLACK FOX



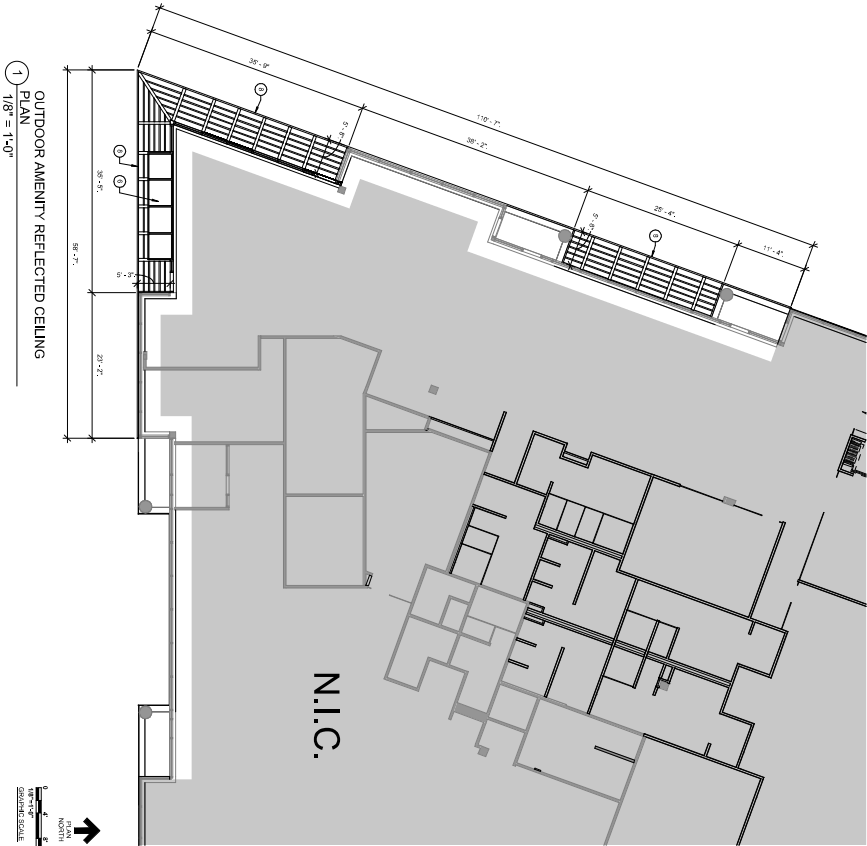
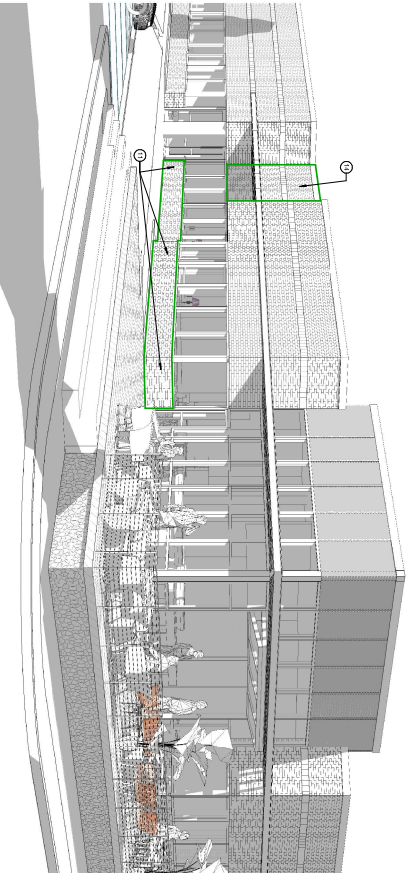
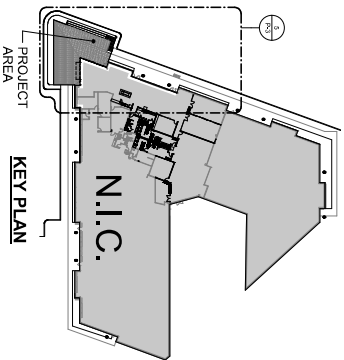
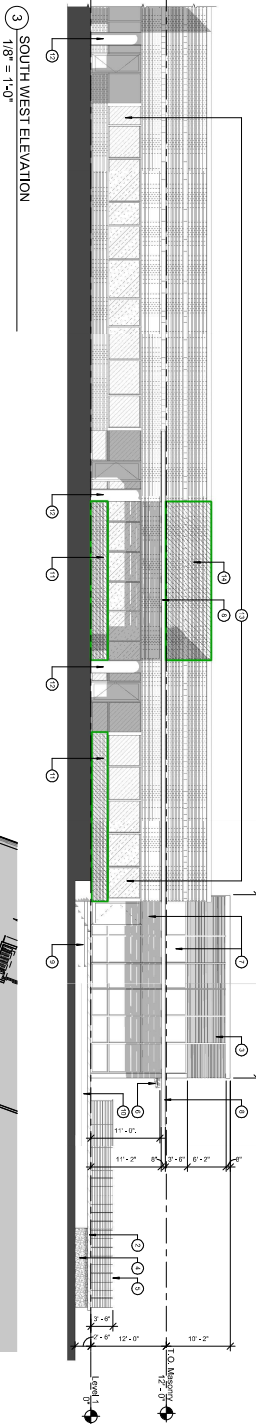
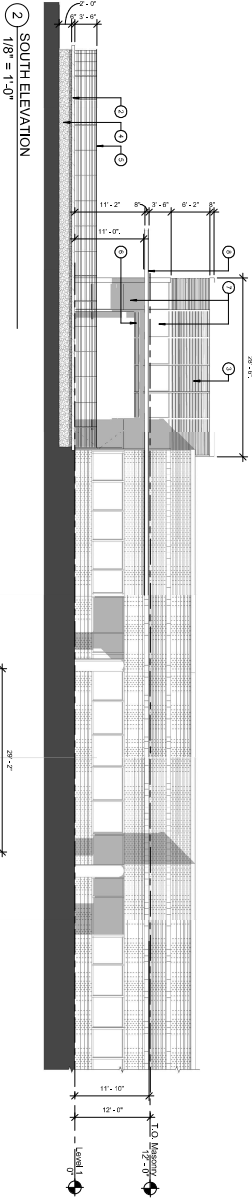
11 EXISTING COLUMNS PAINTED SW 7000 BLACK FOX



12 NEW GLAZING TO EXISTING STONEFRONT WINDOWS



13 EXISTING BRICK WALL PAINTED SW 7000 BLACK FOX



Proposed Trex Deck Against Storefront



Proposed Trex Deck, Storefront and Brick





MEMORANDUM

To: Chair Walker and Members of the Architectural Review Board

From: Bryce A. Perry, Deputy Director, Community Development 

Date: August 12, 2021

Subject: Public Hearing Dispatch – ARB#21-015

No revisions have been made to this case since the work session. Staff is still recommending approval as submitted and in accordance with the draft resolution attached to the staff report.