TOWN OF Herndon VIRGINIA

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ARCHITECTURAL REVIEW BOARD
Work Session
August 7, 2019

The Architectural Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, August 7, 2019 at 8:37 p.m. in the Herndon Municipal Center Building, 777 Lynn Street, Herndon, Virginia. In attendance were: Board Members: Leslie Blaker-Glass, Hiren Shah, Vice Chair Eric Fielding and Chairman Robert B. Walker. Board Member Eric Boll 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**

Chairman Walker stated that there were four members present, which constituted a quorum.

PUBLIC HEARINGS

2. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-29,** to consider an application to install two new wall signs for a tenant business located on the commercial building at 1040 Elden Street, Herndon, Virginia, located northeast of the intersection of Elden Street and Alabama Drive, southwest of the intersection of Elden Street and Locust Street and further identified as Fairfax County Tax Map 0161-02-0026B. The property is zoned CS, Commercial Services, and consists of 21,993 square feet of land. Owner/Applicant: Dulles Park Shopping Center, LLC c/o JBG Smith Properties. Applicant's Representative: James Sung, Signs To Go.

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 2, which is on file in the office of Community Development.

Staff recommended approval of ARB #19-29 in accordance with the following conditions:

1. The applicant shall revise the drawings to a common architectural/engineering scale with accurate and complete dimensions for staff zoning compliance review prior to issuance of a building permit; and
2. The proposed sign shall be constructed/installed in substantial conformance with the application and supporting materials as submitted June 18, 2019 and subsequent updates required to meet Condition #1.

The applicant was not in attendance to discuss the case. The Board and staff discussed that if the applicant could revise the drawings to address staff concerns about the overall dimensions and sign area on or before August 14, 2019, staff could revise its recommendation. The Board had no comments or requests for additional information for staff or the applicant.

3. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, ARB #19-30,** to consider an application to install new awnings for a tenant business on the commercial building located at 1040 Elden Street, Herndon, Virginia, located northeast of the intersection of Elden Street and Alabama Drive, southwest of the intersection of Elden Street and Locust Street and further identified as Fairfax County Tax Map 0161-02-0026B. The property is zoned CS, Commercial Services, and consists of 21,993 square feet of land. Owner/Applicant: Dulles Park Shopping Center, LLC c/o JBG Smith Properties. Applicant's Representative: James Sung, Signs To Go.

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 2, which is on file in the office of Community Development.

Staff recommended approval of ARB #19-30 in accordance with the following condition:

1. The applicant shall revise the submission to reflect *Black Cherry* or *Burgundy* colors offered by the awning fabric manufacturer to be more complementary to the building materials and/or proposed sign color; and
2. The proposed sign shall be constructed /installed in substantial conformance with the application and supporting materials as submitted June 18, 2019 and subsequent updates required to meet Condition #1.

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.

4. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-31,** to consider an application to install new tenant business signs on the multi-tenant commercial building located at 360 Herndon Parkway, Suite 2150, Herndon, Virginia, located on the southwest corner of the intersection of Herndon Parkway and Grove Street, and further identified as Fairfax County Tax Map 0171-06-F4. The property is zoned O&LI, Office and Light

Industrial, and consists of 226,639 square feet of land. Owner/Applicant: North Washington, LLC c/o Borger Management, Inc. Applicant's Representative: Anthony Bashorun, Signorama.

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 2, which is on file in the office of Community Development.

Staff recommended **continuance** of ARB #19-31 in accordance with the following condition:

1. Compliance with Section 78-141.4. - Sign standards for commercial districts, Table 141.4(a).

The Board, staff and the applicant discussed that if the applicant could revise the drawings to address staff concerns about the overall dimensions and sign area on or before August 14, 2019, staff could revise its recommendation. The Board had no comments or requests for additional information for staff or the applicant.

5. **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.

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 2, which is on file in the office of Community Development.

Staff recommended denial of ARB #19-32, in accordance with Alternative #1 due to design issues articulated in the Staff Analysis.

There was a brief discussion between the Board, staff and the applicant regarding drawing discrepancies regarding drawings attached to the proposed application. Two Board members stated that they agreed with the staff recommendations. Mr. Garcia informed applicant that updated elevation drawings would have to be provided before the public hearing.

COMMENTS

6. **Comments from the Staff Members**

   Mr. Garcia advised the Board of the Monthly outlook for the meetings in September 2019. Mr. Garcia stated that there are three new ARB applications received to date.

7. **Comments from the Board Members**

   There were no comments from the Board Members.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:24 p.m.

Robert B. Walker, Chairman
Architectural Review Board

Erika Orellana
Clerk of Boards and Commissions

Minutes approved by the Architectural Review Board: September 18, 2019