TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA
AUGUST 4, 2021
HERNDON MUNICIPAL CENTER
LARGE CONFERENCE ROOM, 2nd Floor
777 LYNN STREET
7:30 P.M.

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **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, 465, 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.

3. **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.

4. **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, in the southwest corner 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.

5. **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, 465, 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.

6. **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.

DISCUSSIONS

7. Parkview Development Plan

8. Pollo Campero-Preliminary review, new construction, to be located at 1131 Elden Street

COMMENTS

9. Comments from the Staff Members

10. Comments from the Board Members

ADJOURNMENT

Title: ARB #21-001; Signage; 450, 455, 460, 465, 470, 475, 480, 485 Springpark Place

Staff Contact: Bryce A. Perry
Deputy Director of Community Development
bryce.perry@herndon-va.gov
(703) 787-7380

Summary Information

Applicant Request	Coordinated Site Signage		
Address	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		
Owner	Springpark Place, LLC.		
Applicant	Gary Brent, MG Permits.		
Business/Organization	Penzance/Marker 20		
Property Use	Office		
Zoning District	PD-B; Planned Development-Business		
Adjacent Zoning	**North:** O&LI; Office & Light Industrial **South:** RTC; Residential Townhouse Cluster; PD-B; Planned Development-Business	**East:** O&LI; Office & Light Industrial **West:** O&LI; Office & Light Industrial	
Building Type(s)	Low-rise brick building	**Date of Construction:**	1986
Architectural Style(s)	Post-modern		
Exterior Material(s)	Brick		
Neighborhood Design Profile	Office buildings with nearby single family attached and detached residences		
Comprehensive Plan Land Use Designation	Office Parks & Flexible Space		

Staff Recommendation	Staff is withholding its recommendation until the requested information has been provided.

Case Details

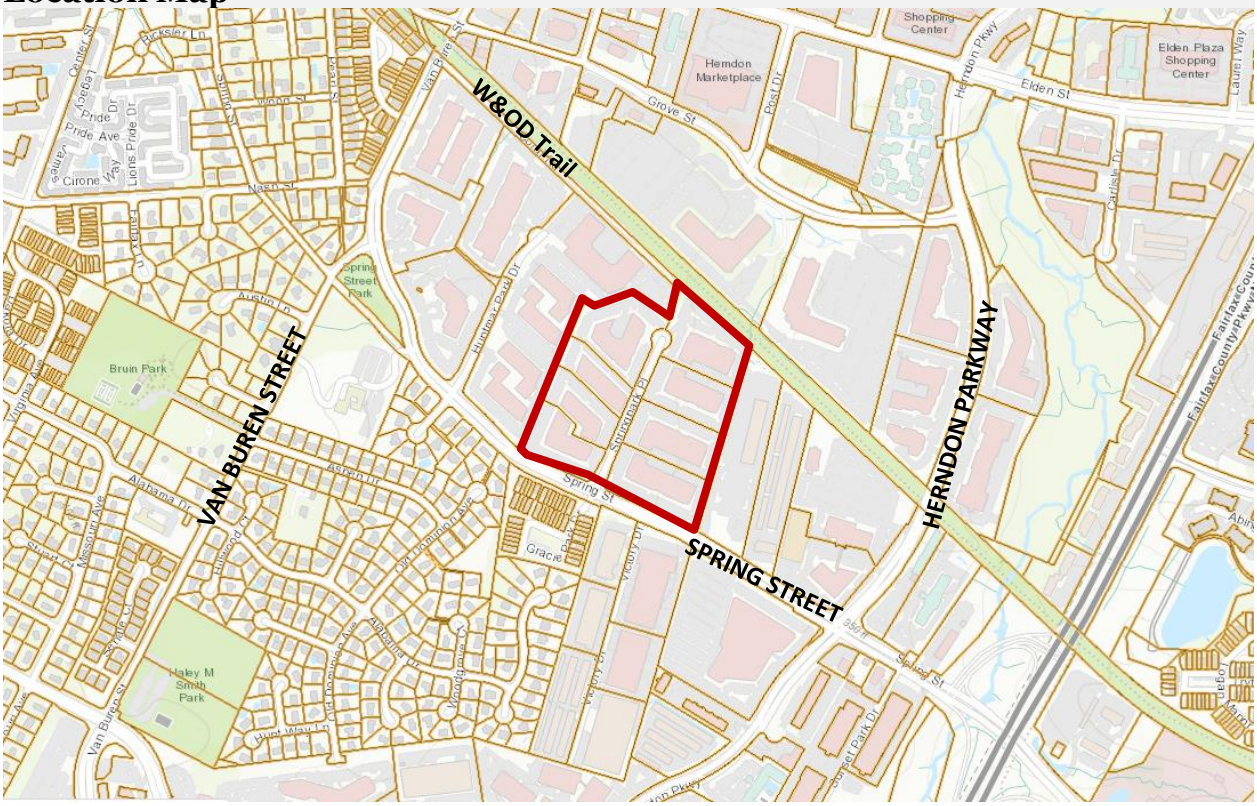
Proposal:

This application is for a coordinated site signage package for a newly subdivided unified commercial subdivision. The signage proposed is all freestanding and includes:

- Two primary development identification signs installed on existing brick wall features constructed of internally illuminated, individually pin-mounted channel letters with white returns and white faces. Trimcaps are not specified. These signs are 3' tall by 16.5' long.
- Eight single-sided non-illuminated building identification signs constructed of aluminum cabinets wrapped in vinyl graphics and lettering. These would be 5' tall by 2'-6" wide and 6" thick.
- Six single-sided non-illuminated directional signs constructed of aluminum cabinets wrapped in vinyl graphics and lettering. These would be 3' tall by 1'-2" wide and 6" thick.
- One four-sided non-illuminated bicycle trail sign constructed of aluminum cabinets wrapped in vinyl graphics and lettering. It would be 10' tall by 3' wide.

Site Description:
This development includes eight parcels each with a low-rise office building, surface parking, and mature landscaping. Access to the lots is gained from Springpark Place, which is a public street. The site immediately abuts the W&OD Regional Trail and is across Spring Street from single family attached residences. The map below outlines the site location and context.

Location Map



Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria* (Attachment #4)

Staff Analysis

1. Staff has identified some details that must be clarified and possibly modified to verify compliance with the applicable standards and requirements of the Town of Herndon Zoning Ordinance. The areas that must be addressed before the HDRB will be able to render a decision on this case includes:

   - The zoning ordinance allows one primary freestanding sign per parcel per frontage. These signs must be placed at least 5' from the right-of-way. A sign location exhibit, drawn to scale, showing exactly where these signs are to be placed in relation to the property lines and other major features on the site must be submitted for verification that this 5' requirement is met, and site distance requirements are met.

     Similarly, internal freestanding signs are allowed but they must be 50' from the right-of-way. It appears that the intent is to meet these distances from right-of-way requirements however staff cannot confirm that until a scaled plan is provided as part of this case for review.

   - The proposed bicycle trail sign is proposed to be installed near the W&OD Regional Trail on property owned by NOVA Parks. The zoning ordinance does not permit off-site signage. For this sign to be permitted it would need to be placed at least 5' back from the property line within the applicant's property. The application must be amended to show that change in location or the sign must be removed from the sign package.

2. Staff has evaluated against the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #2) and has made the following findings.

   a. The new signage seems to have been specifically designed as a strong contrast to the darker and more textured architectural palette of the buildings. The proposed signs are mostly white and have a smooth contemporary finish and design. This approach maximizes their presence but fails to relate to the architecture of the unified commercial subdivision. The property owners are intending to infuse a new aesthetic into the development and tie each parcel together with a easily identifiable brand however staff questions how well the turquoise and white signage works with the color and materials of the buildings. As designed, they appear much more as a commercial display and not an architectural feature. Staff recommends that signage compatibility on the site is considered.

   b. The two primary development identification signs face a townhouse development across spring street. The internally illuminated signage will be directly visible from the residences. The existing signage at this location are indirectly lit with a ground-mounted spotlight. Staff believes that the change to internal illumination, especially with white channel letters, will increase the visual impact of the signage. Spring Street in this area is mostly comprised of residences and offices and signage along the street has been carefully managed to limit their impacts. Internally illuminated channel letters are more appropriate for shopping centers and other

commercial uses along business corridors. Staff recommends to mitigate the visual impact to the residences across the street, the two development identifications signs be converted to indirect illumination or halo illumination.

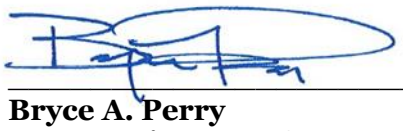
Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is withholding its recommendation until the requested information has been provided.

Report Attachments

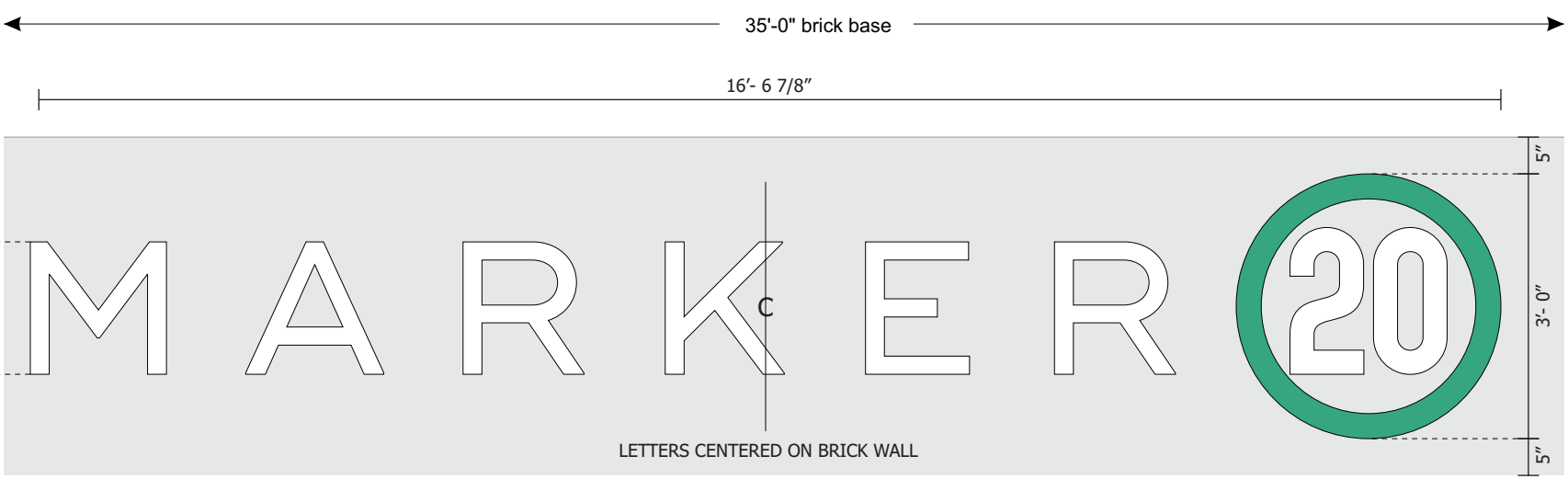
1.	Drawings and Details
2.	Town Code Section 58-96

Staff Signatures



Bryce A. Perry
Deputy Director of Community Development

Atachment #1



Radius brick wall:
existing letters to be removed

Quantity: 2
Trim-less, face-lit LED letters & logo. Returns painted per customer colors.

PMS 7473 C

WHITE

*Survey wall to confirm install method

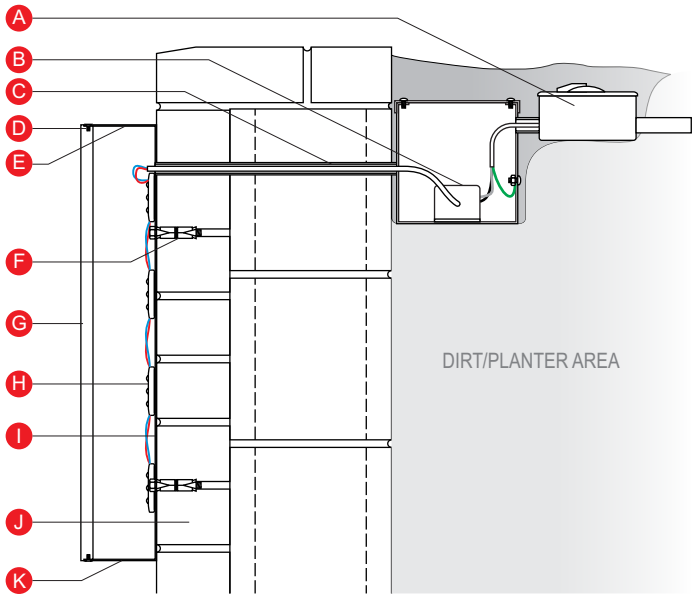
SCALE 1/2"= 1'-0"

50.0 SF

- **A** U.L. LISTED DISCONNECT SWITCH
- **B** POWER SOURCE IN METAL BOX BEHIND WALL
- **C** WIRING IN LIQUITITE TO ELECTRIC CIRCUIT
- **D** COUNTERSINK SET SCREW
- **E** .063" WELDED ALUMINUM RETURNS PTD. WHITE & PMS 7473 C
- **F** DOUBLE EXPANDER BOLTS
- **G** 1/2" THICK 7328 WHITE ACRYLIC FACES w/ STEP ROUTED EDGES TO ACCOMMODATE RETURNS
- **H** WHITE LX-ECO3S 6500k NC LED'S
- **I** ALUMINUM 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-EC03S-W65 White LED Modules
Type: SMD5050
Module: 3LED
Power Dissipation: 0.72W/module
Luminous Density: 58im
Waterproof: IP68



TRIMLESS L.E.D. FACE-LIT CNL. LTR. SECTION
REMOTE NTS

* ALL ELECTRICAL COMPONENTS UL LISTED

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.

JackStoneSigns JACKSTONESIGNS.COM
3131 Pennsy Drive, Landover, MD 20785 / phone (301) 322-3323 / fax (301) 322-8407

CUSTOMER	Penzance/Marker 20
ADDRESS	450-485 Spring Park Place
CITY	Herndon
STATE	VA
FILE NAME	Marker 20_Herndon (ext.pkg)

DWG. NO.	9467
SCALE	Noted
DATE	4/23/20
DESIGNER	AM
CONTACT	Justin

REVISIONS
6/24/21 AM final letter option
2/24/21 LL reduce to 50 SF
6/22/20 AM trimless, illum. + add section
5/4/20 LL correct logo green color spec
4/28/20 LL correct ltr. color

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REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS

LEFT ENTRY SIGN



PROPOSED | 36″ H x 200″ W = **50 Sq ft** | NTS

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6/24/21 AM final letter option
2/24/21 LL reduce to 50 SF

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RIGHT ENTRY SIGN



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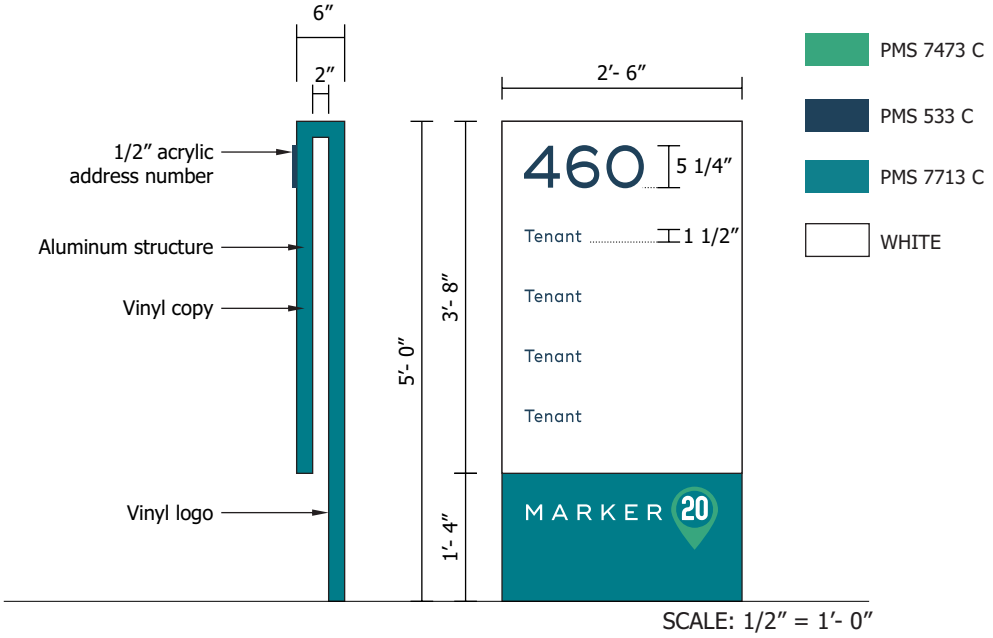
REVISIONS

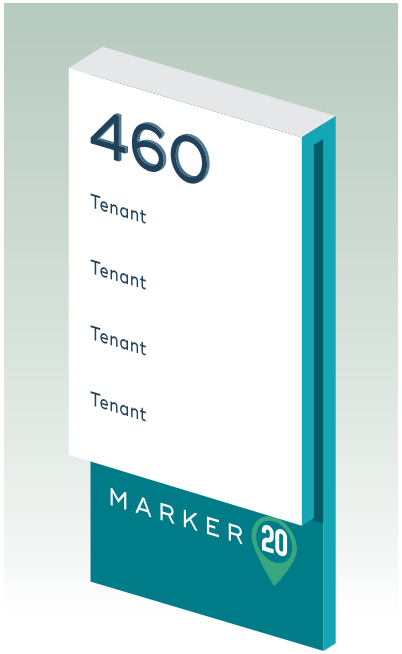
6/24/21 AM final letter option
2/24/21 LL reduce to 50 SF
6/22/20 AM show right ent. letters

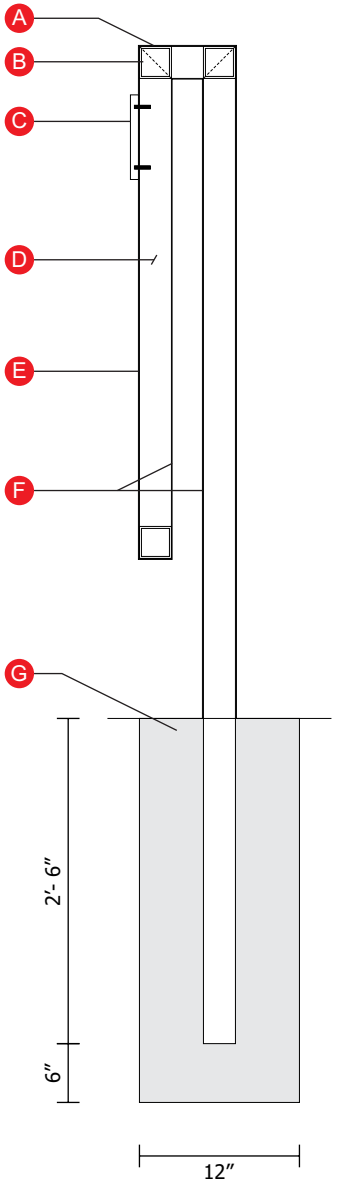
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Building ID







EXISTING



PROPOSED



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

OPENTYPE FONT: Ridley Grotesk Medium

***CLIENT TO PROVIDE CLEAN OUTLINE ART FOR “TEARDROP 20” LOGO**

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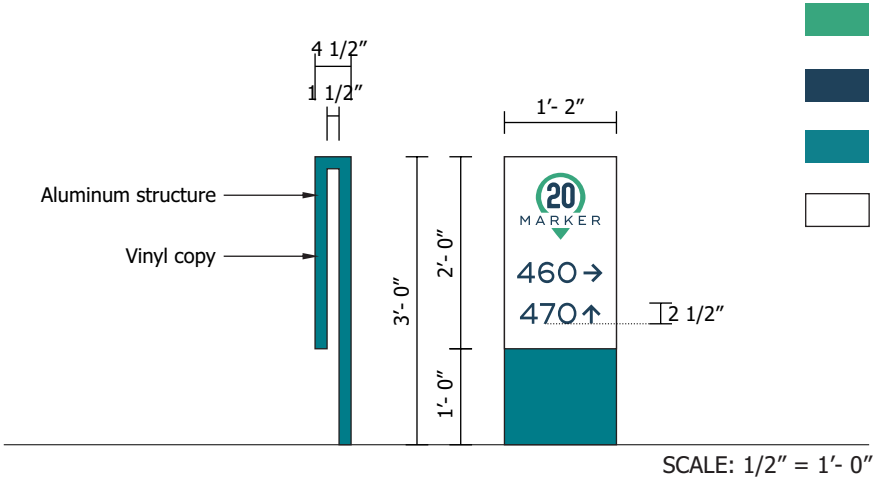
REVISIONS

- 6/22/20 AM increase leg thickness
- 5/21/20 LL sq. corners; swap logo & address locations
- 5/4/20 LL correct color specs
- 4/28/20 LL correct scale

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Directional

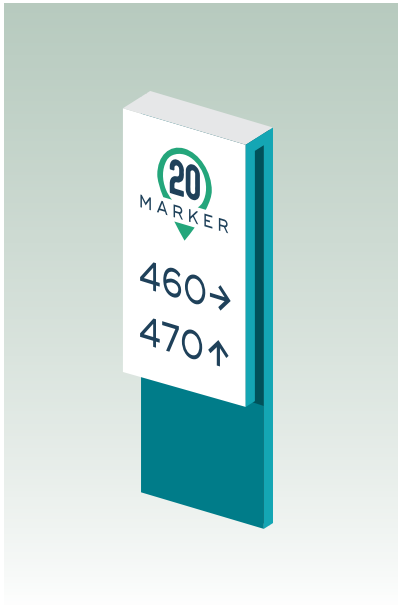


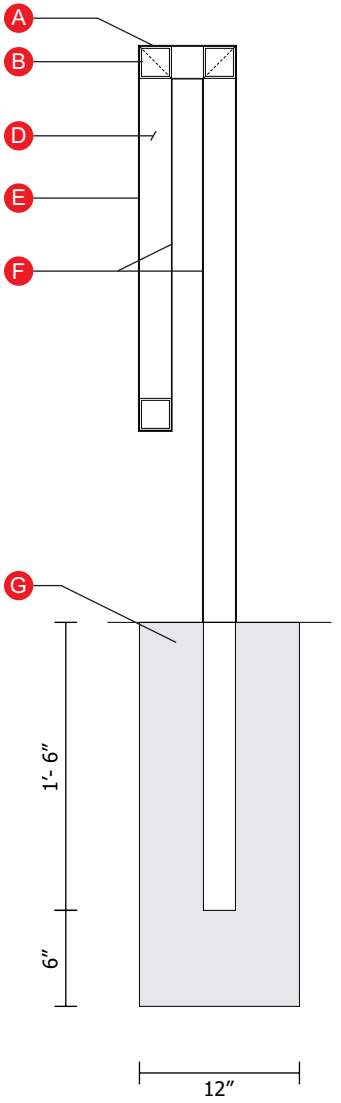
PMS 7473 C

PMS 533 C

PMS 7713 C

WHITE





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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″

OPENTYPE FONT: Ridley Grotesk Medium

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FILE NAME	Marker 20_Herndon (ext.pkg)

DWG. NO.	9467
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DATE	4/23/20
DESIGNER	AM
CONTACT	Justin

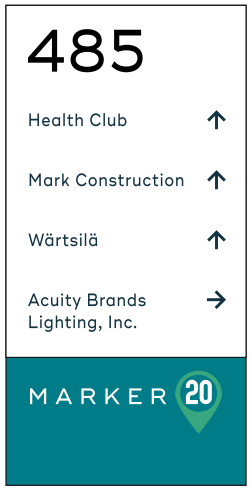
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- 4/28/20 LL correct scale

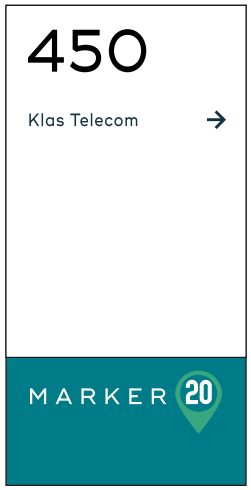
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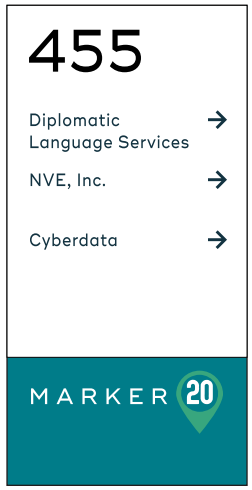
Building ID - Proofs



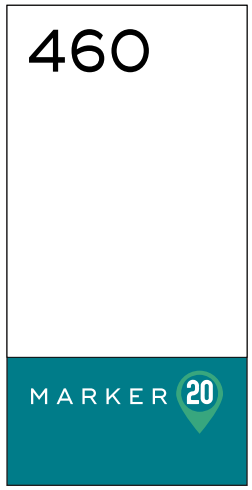
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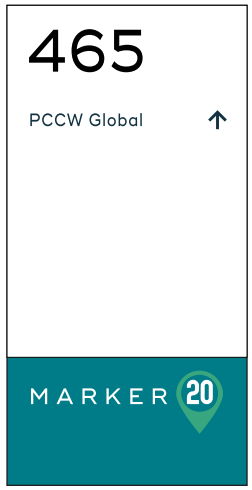
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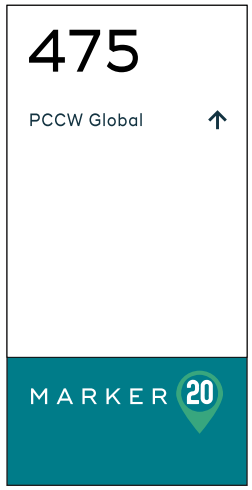
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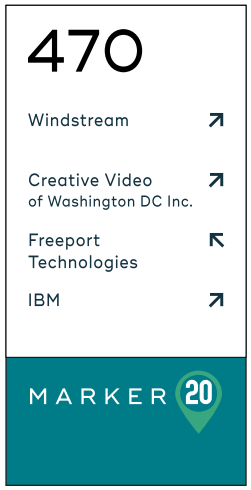
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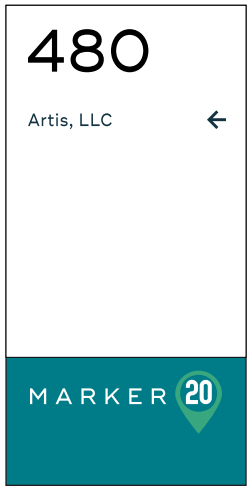
QTY: 1



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OPENTYPE FONT: Ridley Grotesk Medium

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DWG. NO.	9467
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DESIGNER	AM
CONTACT	Justin

REVISIONS

6/22/20 AM way-finding proofs
5/4/20 LL correct color specs
4/28/20 LL correct scale

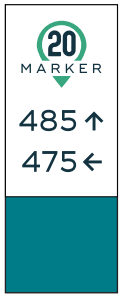
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Directional - Proofs

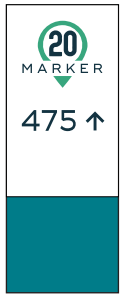
Directionals:

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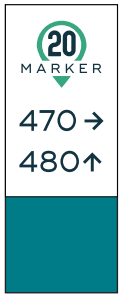
QTY: 1

2



QTY: 1

3



QTY: 1

4



QTY: 1

5



QTY: 1

6



QTY: 1

OPENTYPE FONT: Ridley Grotesk Medium

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

JackStoneSigns JACKSTONESIGNS.COM

3131 Pennsy Drive, Landover, MD 20785 / phone (301) 322-3323 / fax (301) 322-8407

CUSTOMER	Penzance/Marker 20
ADDRESS	450-485 Spring Park Place
CITY	Herndon
STATE	VA
FILE NAME	Marker 20_Herndon (ext.pkg)

DWG. NO.	9467
SCALE	Noted
DATE	4/23/20
DESIGNER	AM
CONTACT	Justin

REVISIONS

6/22/20 AM way-finding proofs

5/4/20 LL correct color specs

4/28/20 LL correct scale

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REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS

Bike Trail ID Sign





SCALE 1/2"= 1'-0"

Quantity: 1

4-sided aluminum sign w/ vinyl graphics

PMS 7473 C

PMS 7713 C

PMS 533 C

WHITE

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

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

OPENTYPE FONT: Ridley Grotesk Medium

JackStoneSigns JACKSTONESIGNS.COM
3131 Pennsy Drive, Landover, MD 20785 / phone (301) 322-3323 / fax (301) 322-8407

CUSTOMER	Penzance/Marker 20
ADDRESS	450-485 Spring Park Place
CITY	Herndon
STATE	VA
FILE NAME	Marker 20_Herndon (ext.pkg)

DWG. NO.	9467
SCALE	Noted
DATE	4/23/20
DESIGNER	AM
CONTACT	Justin

REVISIONS

- 7/7/20 AM revise trail ID sign
- 7/2/20 AM revise trail ID sign
- 6/22/20 AM add trail ID sign
- 5/4/20 LL correct color specs
- 4/28/20 LL correct scale

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REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS

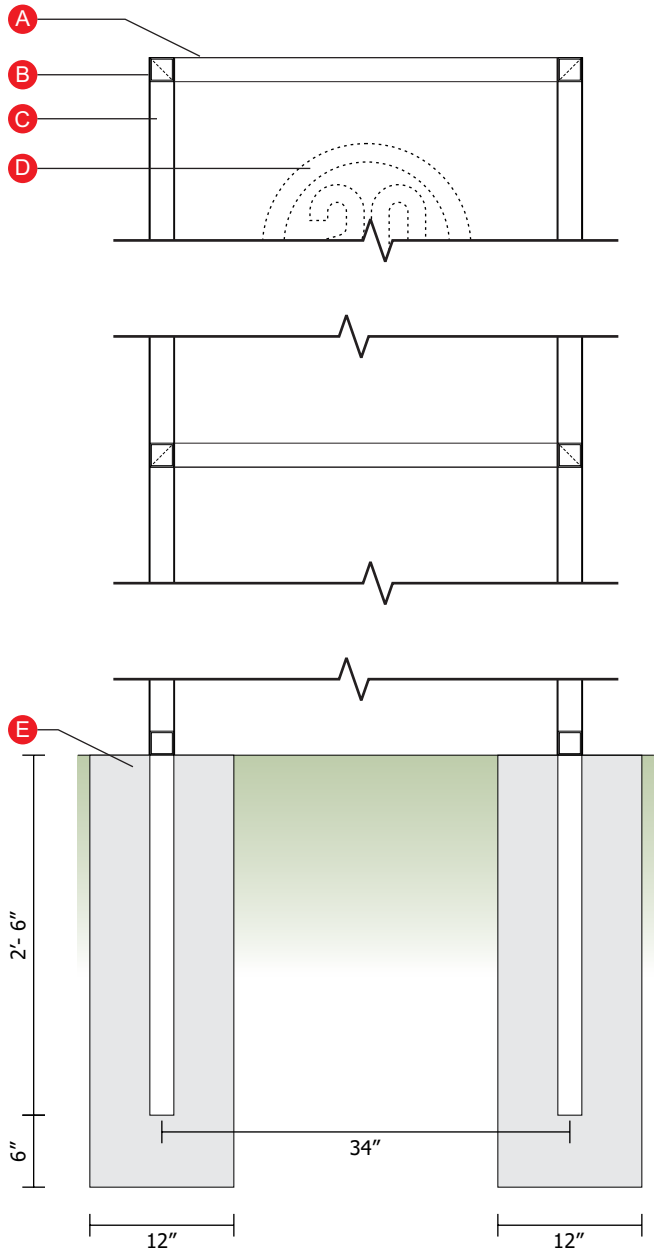
Bike Trail ID Sign

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"

JackStoneSigns JACKSTONESIGNS.COM
3131 Pennsy Drive, Landover, MD 20785 / phone (301) 322-3323 / fax (301) 322-8407

CUSTOMER	Penzance/Marker 20
ADDRESS	450-485 Spring Park Place
CITY	Herndon
STATE	VA
FILE NAME	Marker 20_Herndon (ext.pkg)

DWG. NO.	9467
SCALE	Noted
DATE	4/23/20
DESIGNER	AM
CONTACT	Justin

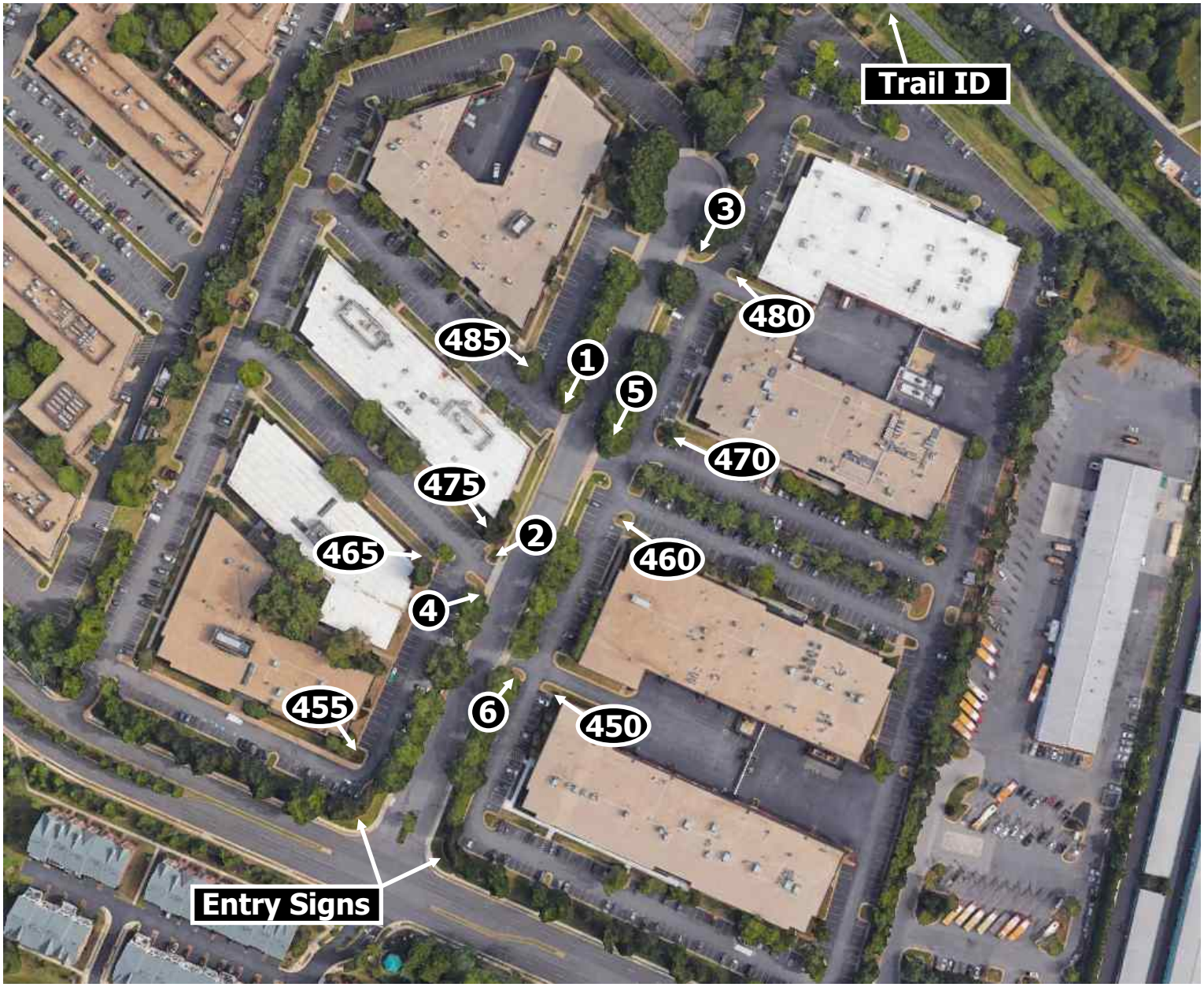
REVISIONS

6/22/20 AM increase leg thickness
5/21/20 LL sq. corners; swap logo & address locations
5/4/20 LL correct color specs
4/28/20 LL correct scale

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REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS

Wayfinding Signage - Site Plan



JackStoneSigns JACKSTONESIGNS.COM
3131 Pennsy Drive, Landover, MD 20785 / phone (301) 322-3323 / fax (301) 322-8407

CUSTOMER	Penzance/Marker 20
ADDRESS	450-485 Spring Park Place
CITY	Herndon
STATE	VA
FILE NAME	Marker 20_Herndon (ext.pkg)

DWG. NO.	9467
SCALE	Noted
DATE	4/23/20
DESIGNER	AM
CONTACT	Justin

REVISIONS

6/22/20 AM add site plan
5/4/20 LL correct color specs
4/28/20 LL correct scale

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REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS

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)

Title: ARB #21-012; Signage; 230 Herndon Parkway

Staff Contact: Bryce A. Perry
Deputy Director of Community Development
bryce.perry@herndon-va.gov
(703) 787-7380

Summary Information

Applicant Request	Building re-branding		
Address	230 Herndon Parkway		
Fairfax County Tax Map Number	0171-02-0025A		
Owner	F AND M Bank Northern VA		
Applicant	Damiane' Handa		
Business/Organization	BB&T/Truist		
Property Use	Office/Bank		
Zoning District	CS; Commercial Service		
Adjacent Zoning	**North:** RTC; Residential Townhouse Cluster **South:** CS; Commercial Service	**East:** C-O; Commercial Office **West:** RTC, Residential Townhouse Cluster	
Building Type(s)	Multi-story brick and masonry building	**Date of Construction:**	1988
Architectural Style(s)	Post-modern		
Exterior Material(s)	Brick		
Neighborhood Design Profile	Mixed use with shopping centers, office condos, multi-family, and single family attached residences.		
Comprehensive Plan Land Use Designation	Business Corridor		

Staff Recommendation	Staff is withholding its recommendation until the additional requested information has been provided.

Case Details

Proposal:

This application proposes to replace two tenant identification wall signs, replace a canopy, and replace an existing ATM. These changing are part of a re-branding effort for the business and includes numerous other minor changes to the site and building including but not limited to minor window signage and parking space signage. The ARB review is limited to the wall signs, canopy and ATM.

The wall signs will replace two existing wall signs on the east and south sides of the building tower. They will be centered bother vertically and horizontally within the towers'

stucco panels. The signs are constructed of individually pin-mounted, internally illuminated channel letters with 3" white returns, white trimcaps, and purple vinyl applied faces that show white at night. They will be 11' – 1¾" long and 2'-7½" high.

The new ATM will replace the existing ATM at the same location. It will be reduced in size to almost a third of the existing ATM. It will be wrapped and topped with the new Truist brand that include a solid purple color with the business name in white at the top. The new canopy would be installed on the wall above the ATM to provide coverage for ATM users. It would be 1'-8" tall and 10' long and replaces a fabric, quarter round awning. The material of the canopy was not specified in the provided information.

Site Description:
This parcel is part of a multi-building and multi-parcel office and retail center with coordinated buildings and shared parking. The front of the building is improved with a surface parking lot and shared access is gained from the parcels on either side. A townhouse development immediately abuts the rear of the property. The location of the site is shown in the map below.

Location Map



Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria* (Attachment #4)

Staff Analysis

1. Staff has found that the proposed signage and alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.

2. With the findings expressed below, staff believes the proposed signage and alterations 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 #5).

   a. The new signage is replacing existing signage in the same locations. No additional signage is proposed. This limits visual impact allows continuity in how the signage works with the building and site. The new wall signs are designed at a smaller scale than the existing signs and appear to have improved proportionality with the signage fascia on which they would be attached. Staff's only concern with the wall signs is the use of white trimcaps against the purple faces of the channel letters. Trimcaps that are lighter than the color of the face or a different color are very visible. A white outline around the purple letters, staff believes, would reduce the quality of design by highlighting the plastic trimcaps. It should be noted that the drawings do not show the white trimcaps, and are therefore inaccurate from what is proposed. Staff recommend that the trimcaps be colored to match the purple color of the faces.
   b. The ATM size would be reduced significantly and though the purple wrap is more vibrant, the overall presence is reduced compared to the existing ATM. Similarly, the new canopy is less massive than the existing awning and scaled more appropriately for the wall on which it is attached. The material of the canopy though is uncertain. Clarity on the material should be made prior to full review of the canopy.

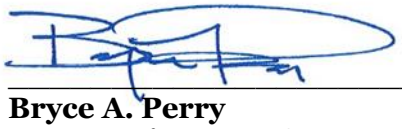
Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is withholding its recommendation until the additional requested information has been provided.

Report Attachments

1.	Drawings and Details
2.	Town Code Section 58-96

Staff Signatures



Bryce A. Perry
Deputy Director of Community Development

TRUIST

principle
GLOBAL BRAND IMPLEMENTATION

LOB
Corporate, Retail, Wealth, Tier 1

Tranche
2

Document Type
Exterior Recommendation Book

Building Type
Branch/Office

Property ID
152600

Property Name
Herndon Parkway Main

Property Address
230 Herndon Pkwy, Herndon, VA 20170

Project Manager
Kris Holt

Bi-Lingual
No

Entry Control
No

Drawn By
OD

Date
06/25/2021

Revision
D



Signature of (Owner/Lessor/Mortgage or security interest holder)

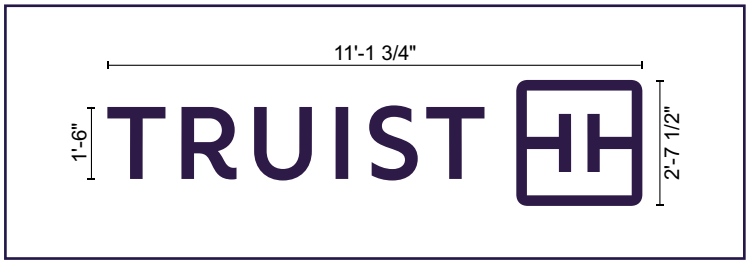
Print Name

Date

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LOCATION **E01**
PROPOSED





Action:	Remove and replace with new letterset.
Sign Type:	LILPFTC18
Description:	Illuminated purple face, trimcap letters, Illuminates white at night. Flush mount, linear.
Repair Action:	Patch and repair wall, top to bottom and edge to edge.
Signage Text:	Truist with monogram logo.
Comments:	N/A

EXISTING

Quantity:	1



Height:	3'-0"	Available Height:	13'-8"
Width:	9'-0"	Available Width:	13'-8"

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T +865 692 4058 **F** +865 692

NOTE:
Supplier must validate via technical survey that the proposed sign fits the existing space, is depicted properly, and can be installed as shown in the rendering.

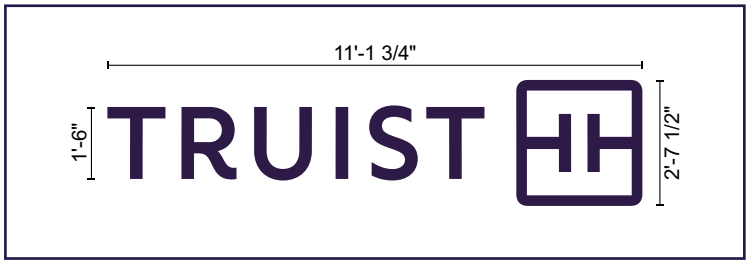
TRUIST

Site ID:	152600	Drawn By:	OD
Client:	Truist	Checked By:	EP
Project:	Re-brand	Scale:	N/A
Title:	Herndon Parkway Main	Revision:	D
Date:	06/25/2021	Page:	7

LOCATION **E02**

PROPOSED





Action:	Remove and replace with new letterset.
Sign Type:	LILPFTC18
Description:	Illuminated white face, trimcap letters, Illuminates white at night. Flush mount, linear.
Repair Action:	Patch and repair wall, top to bottom and edge to edge.
Signage Text:	Truist with monogram logo.
Comments:	N/A

EXISTING

Quantity:	1



Height:	3'-0"	Available Height:	13'-8"
Width:	9'-0"	Available Width:	13'-8"

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NOTE:
Supplier must validate via technical survey that the proposed sign fits the existing space, is depicted properly, and can be installed as shown in the rendering.

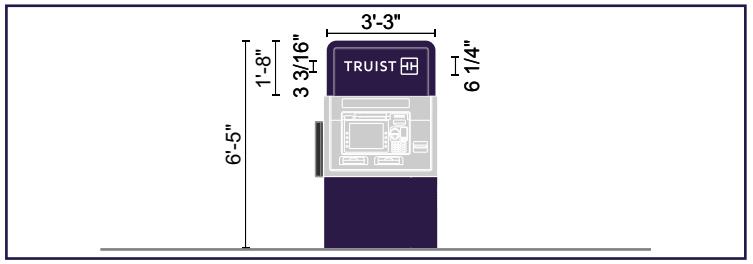
TRUIST

Site ID:	152600	Drawn By:	OD
Client:	Truist	Checked By:	EP
Project:	Re-brand	Scale:	N/A
Title:	Herndon Parkway Main	Revision:	D
Date:	06/25/2021	Page:	8

LOCATION **E21 - Front**

PROPOSED





Action:	Remove existing surround replace with new topper and wrap. ATM will be replaced by others.
Sign Type:	Topper-DT
Description:	ATM-3, Advert Decal N, NCR 6688 DU
Repair Action:	Dispose of old branding, clean area
Signage Text:	Truist with monogram logo
Comments:	Existing ATM is DBD D/U Kiosk Opt 740 will be replaced with NCR 80 Series

EXISTING

Quantity:	1



Height:	7'-11 1/2"	Available Height:	N/A
Width:	9'-6 1/2"	Available Width:	N/A

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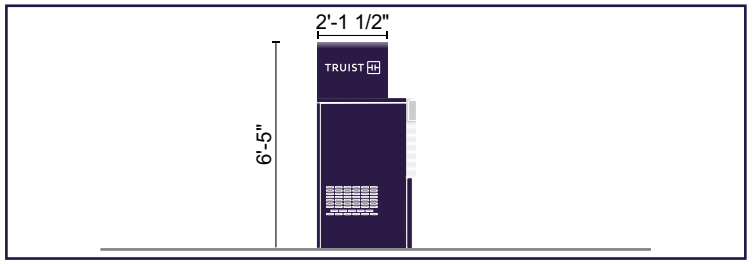
TRUIST

Site ID:	152600	Drawn By:	OD
Client:	Truist	Checked By:	EP
Project:	Re-brand	Scale:	N/A
Title:	Herndon Parkway Main	Revision:	D
Date:	06/25/2021	Page:	28

LOCATION **E21 - Left**

PROPOSED





Action:	Remove existing surround replace with new topper and wrap. ATM will be replaced by others.
Sign Type:	Topper-DT
Description:	ATM-3, Advert Decal N, NCR 6688 DU
Repair Action:	Dispose of old branding, clean area
Signage Text:	Truist with monogram logo
Comments:	Existing ATM is DBD D/U Kiosk Opt 740 will be replaced with NCR 80 Series

EXISTING

Quantity:	1



Height:	7'-11 1/2"	Available Height:	N/A
Width:	3'-4"	Available Width:	N/A

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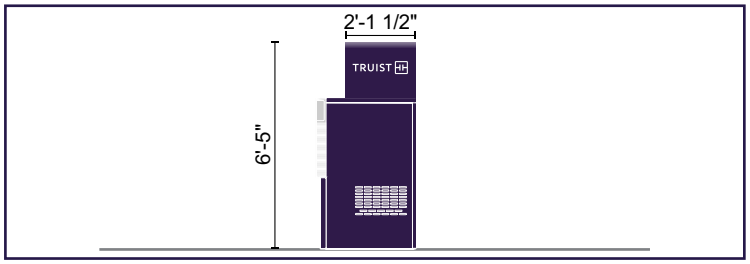
TRUIST

Site ID:	152600	Drawn By:	OD
Client:	Truist	Checked By:	EP
Project:	Re-brand	Scale:	N/A
Title:	Herndon Parkway Main	Revision:	D
Date:	06/25/2021	Page:	29

LOCATION **E21 - Right**

PROPOSED





Action:	Remove existing surround replace with new topper and wrap. ATM will be replaced by others.
Sign Type:	Topper-DT
Description:	ATM-3, Advert Decal N, NCR 6688 DU
Repair Action:	Dispose of old branding, clean area
Signage Text:	Truist with monogram logo
Comments:	Existing ATM is DBD D/U Kiosk Opt 740 will be replaced with NCR 80 Series

EXISTING

Quantity:	1



Height:	7'-11 1/2"	Available Height:	N/A
Width:	3'-4"	Available Width:	N/A

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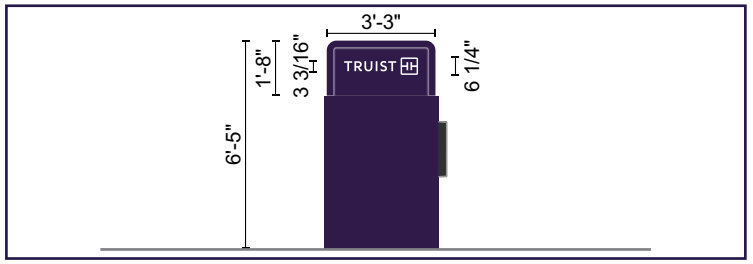
TRUIST

Site ID:	152600	Drawn By:	OD
Client:	Truist	Checked By:	EP
Project:	Re-brand	Scale:	N/A
Title:	Herndon Parkway Main	Revision:	D
Date:	06/25/2021	Page:	30

LOCATION **E21 - Back**

PROPOSED





Action:	Remove existing surround replace with new topper and wrap. ATM will be replaced by others.
Sign Type:	Topper-DT
Description:	ATM-3, Advert Decal N, NCR 6688 DU
Repair Action:	Dispose of old branding, clean area
Signage Text:	Truist with monogram logo
Comments:	Existing ATM is DBD D/U Kiosk Opt 740 will be replaced with NCR 80 Series

EXISTING

Quantity:	1



Height:	7'-11 1/2"	Available Height:	N/A
Width:	9'-6 1/2"	Available Width:	N/A

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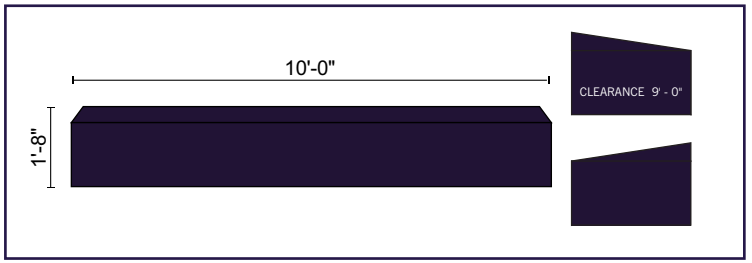
NOTE:
Supplier must validate via technical survey that the proposed sign fits the existing space, is depicted properly, and can be installed as shown in the rendering.

TRUIST

Site ID:	152600	Drawn By:	OD
Client:	Truist	Checked By:	EP
Project:	Re-brand	Scale:	N/A
Title:	Herndon Parkway Main	Revision:	D
Date:	06/25/2021	Page:	31

LOCATION **E22**
PROPOSED





Action:	Remove and replace with new awning.
Sign Type:	AWN1
Description:	Purple awning on new frame
Repair Action:	Patch and repair wall, top to bottom and edge to edge.
Signage Text:	Clearance 11'-0"
Comments:	N/A

EXISTING

Quantity:	1



Height:	4'-0"	Available Height:	6'-0"
Width:	10'-0"	Available Width:	21'-0"

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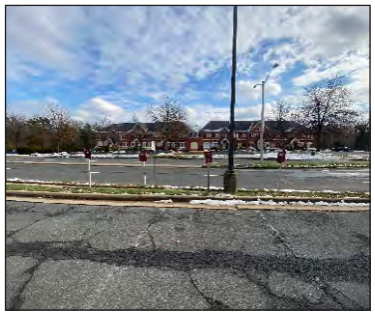
NOTE:
Supplier must validate via technical survey that the proposed sign fits the existing space, is depicted properly, and can be installed as shown in the rendering.

TRUIST

Site ID:	152600	Drawn By:	OD
Client:	Truist	Checked By:	EP
Project:	Re-brand	Scale:	N/A
Title:	Herndon Parkway Main	Revision:	D
Date:	06/25/2021	Page:	32

ADDITIONAL PHOTOS

















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TRUIST

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ADDITIONAL PHOTOS
















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TRUIST

Site ID:	152600	Drawn By:	OD
Client:	Truist	Checked By:	EP
Project:	Re-brand	Scale:	N/A
Title:	Herndon Parkway Main	Revision:	D
Date:	06/25/2021	Page:	41

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)

TOWN OF Herndon VIRGINIA

STAFF REPORT
Architectural Review Board
August 4, 2021

Title: ARB #21-013; EV Charing Station; 413 Elden Street

Staff Contact: Bryce A. Perry
Deputy Director of Community Development
bryce.perry@herndon-va.gov
(703) 787-7380

Summary Information

Applicant Request	Installation of an EV Charging Station		
Address	413 Elden Street		
Fairfax County Tax Map Number	0162-02-0208B		
Owner	NAI Saturn Eastern, LLC.		
Applicant	Stephan Osborne		
Property Use	Shopping Center, Grocery Store		
Zoning District	CS; Commercial Service		
Adjacent Zoning	**North:** PD-B; Planned Development-Business **South:** O&LI; Office & Light Industrial	**East:** C-O; Commercial Office **West:** CS; Commercial Service	
Building Type(s)	Brick and masonry building	**Date of Construction:**	2004
Architectural Style(s)	Post-modern		
Exterior Material(s)	Brick		
Neighborhood Design Profile	Commercial corridor with shopping centers and office buildings.		
Comprehensive Plan Land Use Designation	Business Corridor		

Staff Recommendation	Staff is recommending approval in accordance with the draft resolution (Attachment #1).

Case Details

Proposal:

This application proposes to install an electric vehicle (EV) charging station within the parking lot of the Safeway grocery store. There would be four charging stations two masonry enclosures screening the necessary ground-mounted equipment cabinets supporting the charging stations. The stations will have white housing cabinets. No lighting was specified for the stations. Blue and white bollards would be installed around each of the stations as barriers from vehicles. The enclosures will be built with a block and brick wall and an opaque metal gate. The material and design of the walls is intended to match the design of the shopping center walls.

Site Description:

The station would be installed within the surface parking lot in front of the Safeway shopping center near Elden Street. There is a landscape perimeter around the parking lot that will serve as a visual buffer between the street and the charging station. Access to the station can be gained from Elden Street, Post Drive, and Grove Street. The parcel covers a full block with access on three streets.

Location Map



Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria* (Attachment #4)

Staff Analysis

1. Staff has found that the proposed site alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.

2. With the findings expressed below, staff believes the proposed site alterations generally comply 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).

   a. The enclosure was specifically designed with brick, concrete block, and precast concrete to match the architecture of the building for a coordinated and consistent architectural narrative across the site. It was also designed to fully screen the enclosed equipment.

b. The stations have a minimalist design and profile and, though a stark white color, should not have a major visual impact on the site. Attachment #3 includes photos of an existing station that uses the proposed chargers.

Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is recommending approval in accordance with the draft resolution (Attachment #1).

Report Attachments

1.	Draft Resolution
2.	Drawings and Details
3.	Precedent Images
4.	Town Code Section 58-96

Staff Signatures



Bryce A. Perry
Deputy Director of Community Development

TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD

DRAFT RESOLUTION

August 18, 2021

Resolution- to approve ARB #21-013, for an EV charging station located at 403 Elden Street, Fairfax County Tax Map Number 0162-02-0208B.

WHEREAS, the applicant has submitted an application for an electric vehicle charging station and equipment enclosure located the above referenced address; and

WHEREAS, the proposed 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 site alterations comply with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

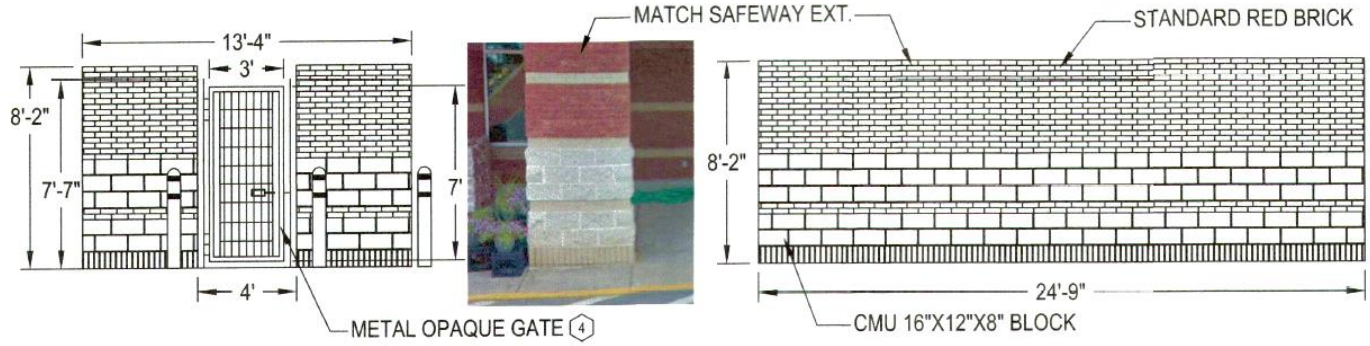
WHEREAS, the Town of Herndon Architectural Review Board has reviewed this application and has held a duly advertised public hearing on August 18, 2021.

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

Approves ARB #21-013, for an electric vehicle charging station and equipment enclosure located at 413 Elden Street in Herndon, VA in substantial conformance with the design as shown in case materials reviewed by the ARB.


EV
CHARGING
ONLY
EV
CHARGING
ONLY
EV
CHARGING
ONLY

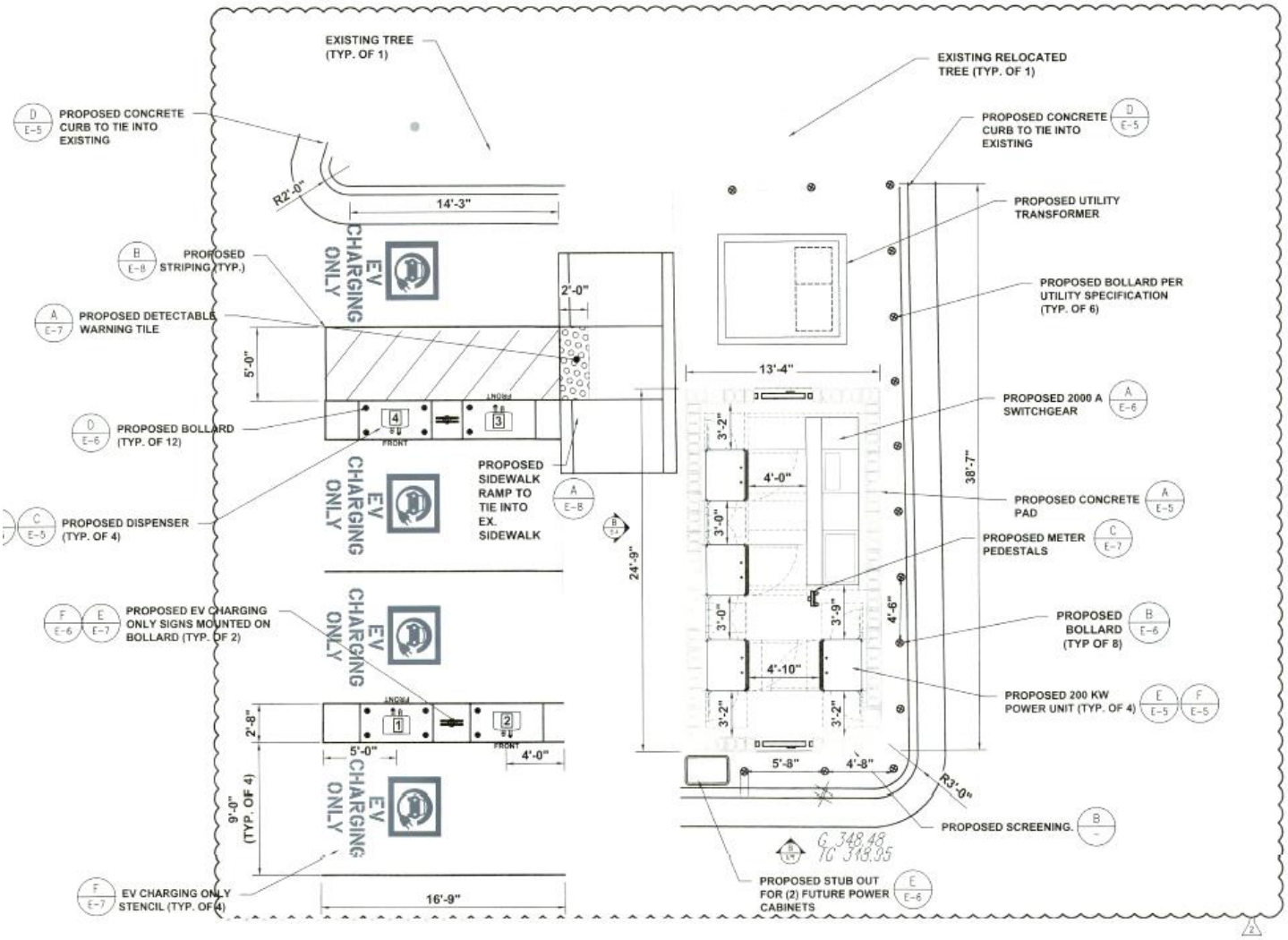

EV
CHARGING
ONLY



B / E-4 ENCLOUSRE DETAILS 6

SCALE: 1" = 5'-0"

0 5' 10'






EV
CHARGING
ONLY

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)

TOWN OF Herndon VIRGINIA

STAFF REPORT
Architectural Review Board
August 4, 2021

Title: ARB #21-014; Building and Site Alterations; 450, 455, 460, 465, 470, 475, 480, 485 Springpark Place

Staff Contact: Bryce A. Perry
Deputy Director of Community Development
bryce.perry@herndon-va.gov
(703) 787-7380

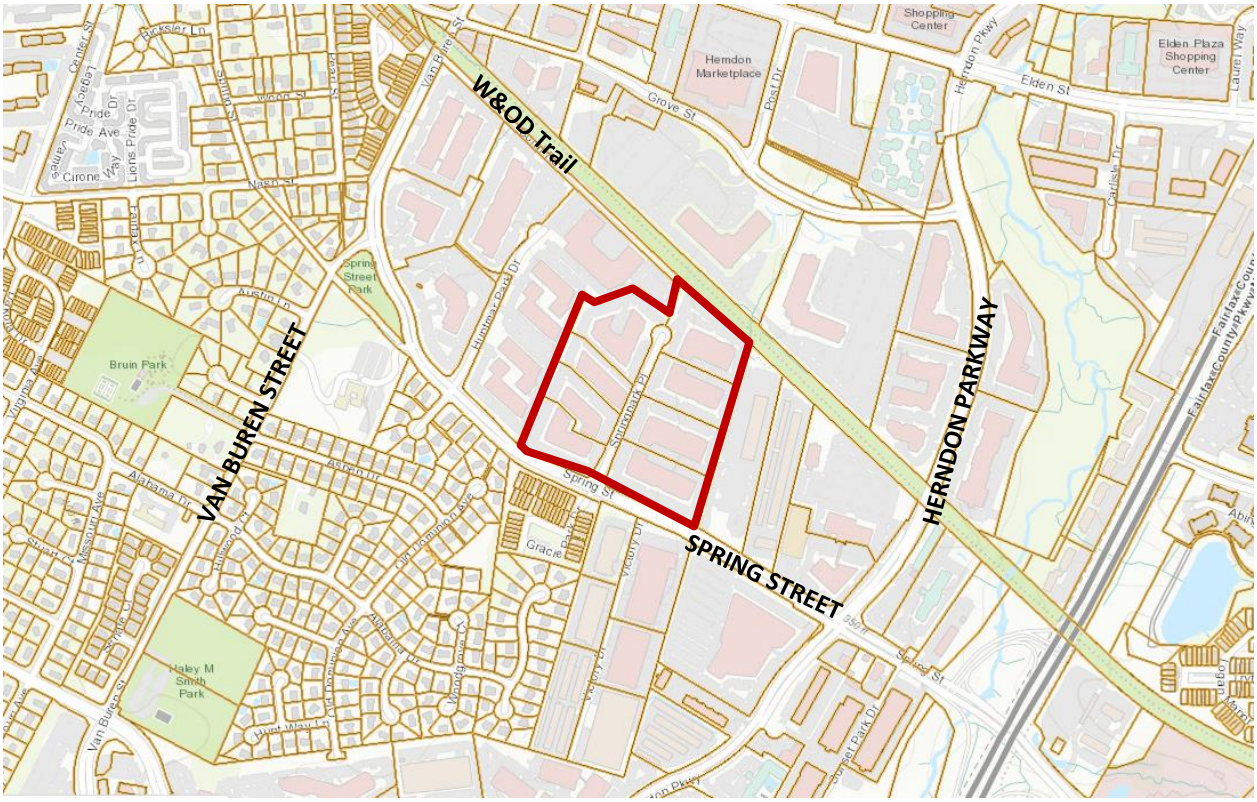
Summary Information

Applicant Request	Building and Site Alterations		
Address	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		
Owner	Springpark Place, LLC.		
Applicant	John Dalton, Penzance		
Business/Organization	Penzance/Marker 20		
Property Use	Office		
Zoning District	PD-B; Planned Development-Business		
Adjacent Zoning	**North:** O&LI; Office & Light Industrial **South:** RTC; Residential Townhouse Cluster; PD-B; Planned Development-Business	**East:** O&LI; Office & Light Industrial **West:** O&LI; Office & Light Industrial	
Building Type(s)	Low-rise brick building	**Date of Construction:**	1986
Architectural Style(s)	Post-modern		
Exterior Material(s)	Brick		
Neighborhood Design Profile	Office buildings with nearby single family attached and detached residences		
Comprehensive Plan Land Use Designation	Office Parks & Flexible Space		

Staff Recommendation	Staff is recommending approval in accordance with the draft resolution (Attachment #1).

Site Description :
This development includes eight parcels each with a low-rise office building, surface parking, and mature landscaping. Access to the lots is gained from Springpark Place, which is a public street. The site immediately abuts the W&OD Regional Trail and is across Spring Street from single family attached residences. The map below outlines the site location and context.

Location Map



Case Details

Proposal:

This application proposes numerous coordinated facade and entrance upgrades and site amenity improvements for four of the development's buildings and on five of the parcels. The alterations include:

- The addition of several decks comprised of composite decking and metal railings where required;
- Painting of existing columns and brick at entrances;
- The addition of cultured stone veneer retaining walls;
- New storefront systems with curtain walls, corrugated metal panels, cantilevered metal canopy screens, and bi-fold overhead doors;
- New exterior surface materials included as part of outdoor amenity space to include river rock, synthetic turf, and concrete pavers; and
- New lights integrated into the proposed canopies and wall-mounted.

The exhibit provided by the applicant provides colored renderings of these updates and information on all the various materials proposed (Attachment #2). Note that there are several site furnishings proposed that include tables, chairs, hammocks, movable planters, and a fire pit. These features are not considered permanent elements and therefore not part of this review. The applicant has also provided material samples which will be available for the ARB to review at the work session.

Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria* (Attachment #3)

Staff Analysis

1. Staff has found that the proposed changes comply with applicable regulations and standards of the Town of Herndon Zoning Ordinance. This verification was also achieved with the previous approval of the site plan revision for the changes as proposed with this case.

2. With the findings expressed below, staff believes the proposed site and building alterations generally comply 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 #3).

   a. The proposed building alterations are compatible with the original architecture of the building and reinforce their contemporary simplistic forms and clean lines. While painting brick may be inappropriate in some instances, the strategic painting of brick at entrance works well as an accent while the field of the building cladding remains predominately unpainted brick.

   b. The proposed site alterations seem to successfully reflect the contemporary design of the buildings. The only proposed feature that seems more at odds with the overall architectural narrative are the stacked stone walls. The cut and color of this veneer executes a much more traditional and natural image. Staff questions whether the contrast is too great and whether a stone veneer with cleaner cuts and edges might be more appropriate. Also, staff believes the decking materials, a Trex product which has a golden-brown color, may clash with the red brick of the building. Staff recommends that another color option is considered that may present more complementary and better contrast to the building.

Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is recommending approval in accordance with the draft resolution (Attachment #1).

Report Attachments

1.	Draft Resolution
2.	Drawings and Details
3.	Town Code Section 58-96

Staff Signatures



Bryce A. Perry
Deputy Director of Community Development

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 and with the following conditions:

1. The applicant shall submit stone veneer and decking material alternatives to staff for review and administrative approval prior to permitting.

SPRING PARK

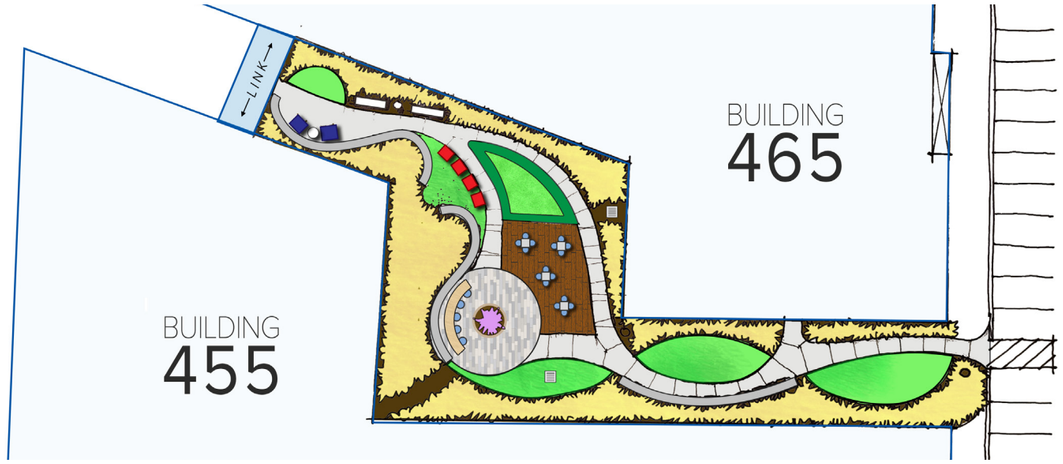
HERNDON, VIRGINIA



BUILDING 450 WEST CORNER



BUILDING 485 AMENITY



BUILDING 455-465 COURTYARD



BUILDING 455 MAIN ENTRANCE



BUILDING 465 MAIN ENTRANCE

ARCHITECTURAL REVIEW BOARD PRESENTATION

PENZANCE
Building Value, Creating Communities

ARCHITECT:	MGMA
CIVIL ENGINEER:	VIKA VIRGINIA, LLC
LANDSCAPE ARCHITECT:	KCS

PROJECT NARRATIVE

Following the September 2019 acquisition of Spring Park Technology Center (“Spring Park”), Penzance has been planning a rebranding to revitalize the park and enhance its connection to the W&OD Trail. The plan encompasses enhancement to four of the seven buildings, owned by Penzance, utilizing similar materials and levels of finish to create and maintain uniformity across the park. The enhancements would incorporate entrance patios or decks with synthetic wood flooring, metal rails (where appropriate) with cable infill and retaining walls finished in a buff or cultured stone. The brick at the entrances would receive a dark paint to match the window mullion color, which is black. Penzance also plans to paint all the white perimeter columns on all seven buildings throughout the park to match the black window mullion color. The whole park would receive new signage and wayfinding as well as a new monument sign at the main entrance. The new signage details will be provided in a separate submission.

Building 450 West Corner: The Southwest corner closest to the main entrance off Spring Street would receive a new deck, as well as new metal cladding storefront at the corner and a vertical bifold garage door capped off with a metal awning - significantly enhancing the presence of the corner and first impression of the property. The bifold door is designed to allow better flow and connectivity between the office and outdoor terrace. The deck would have a cultured stone retaining wall where the grade drops off.

Building 455 Main Entrance: The main entrance will receive a modest upgrade. Planned improvements include a new deck and new black paint at the recessed brick base, columns, and brick over the entrance.

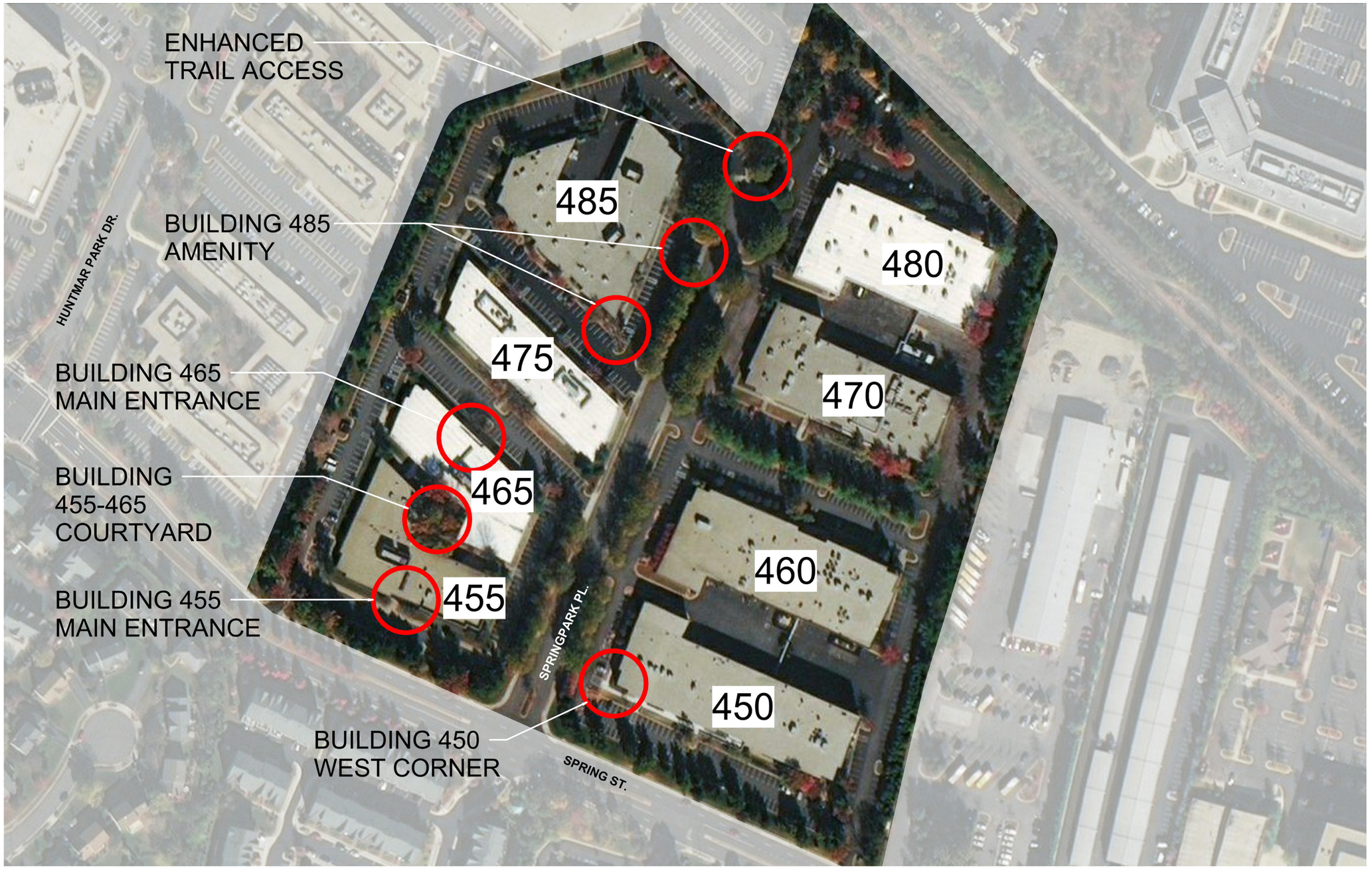
Building 465 Main Entrance: The main entrance will receive a modest upgrade. Planned improvements include a new deck and new black paint at the recessed brick base, columns, and brick over the entrance. Further, because of grade differences, the deck will have a metal railing and cultured stone retaining wall.

Building 455-465 Courtyard: A new outdoor courtyard will be created in the under-utilizedspace between building 455 and 465 to connect the two buildings. A new paved walkway will be accented by stone seat walls leading to small gathering places. The center space will receive a new stone and wood deck with a putting green and hightop seating.

PROJECT NARRATIVE (CONT.):

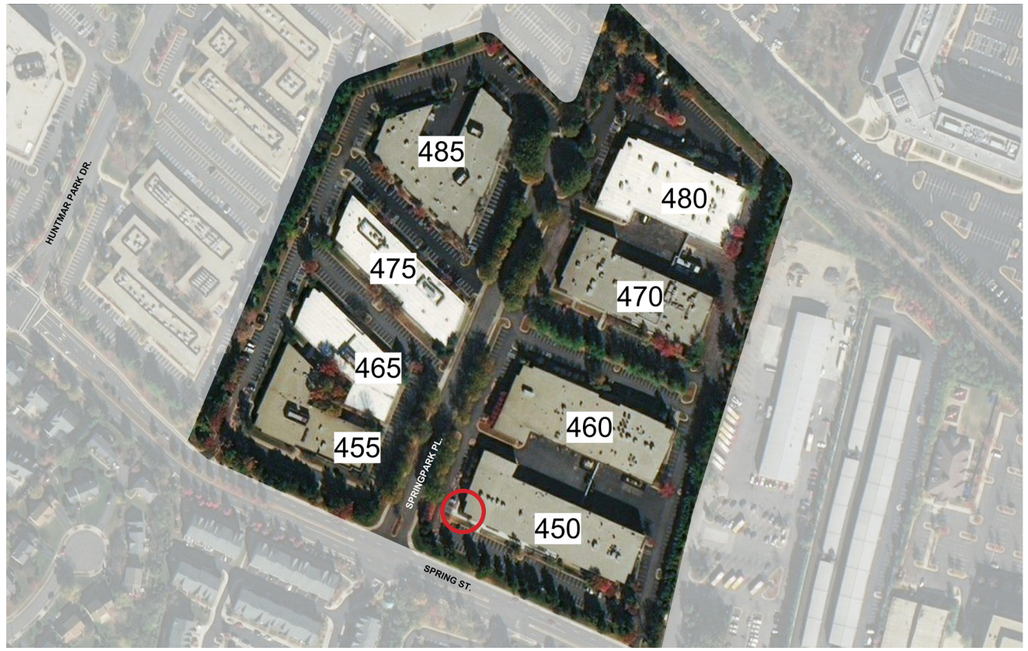
Building 485 Amenity: Work on this building will be concentrated on the Northeast and Southeast corners of the building. At the Southeast corner, a new outdoor amenity space will be created that will serve the entire park. All the glass and frame at the corner would be removed and replaced with a new vertical bifold door, new floor-to-ceiling glass storefront, and new metal cladding - like what has been proposed for the building 450 West Corner. The Southeast corner will open to a large deck of synthetic wood framed by cultured stone retaining walls with a metal railing. The lower and recessed brick on the building would be painted black to match the window frames as well as the recessed columns. A metal awning at the corner will enhance the presence of this outdoor amenity space as well as provide some sun screening. The entrance into Building 485, a little to the West of the Southeast corner, would receive the same awning and the brick in that recessed area would also receive paint of black color. A new ADA accessible sidewalk bordered by seat walls will connect to a second outdoor amenity space at the Northeast end of the building. This will have a synthetic wood deck supported on black painted columns, so it will appear to float within the existing trees. It will be connected to the new sidewalk paths by a new synthetic grass gathering space. From this building, there would be enhanced access to the W&OD trail.

Enhanced Trail Access: A path toward the W&OD trail will be created at the North end of Spring Park. The path will include a putting green flanked by Adirondack chairs, a hammock grove, and bike repair station. Final connection to the W&OD trail, should ownership choose to pursue, would need to be submitted and approved by Northern Virginia Regional Park Authority (NVRPA).


ENHANCED
TRAIL ACCESS
BUILDING 485
AMENITY
HUNTMAR PARK DR.
BUILDING 465
MAIN ENTRANCE
BUILDING
455-465
COURTYARD
BUILDING 455
MAIN ENTRANCE
BUILDING 450
WEST CORNER
485
480
475
470
465
460
455
450
SPRINGPARK PL.
SPRING ST.



ENTRANCE TO CAMPUS


HUNTMAR PARK DR.
485
480
475
470
465
460
455
SPRINGPARK PL.
450
SPRING ST.


450
PENALTY




450



06.24.21

MGMA

SPRING PARK - BUILDING 450 WEST CORNER
RENDERING OF PLANNED IMPROVEMENTS

NOTE:
PLEASE REFER TO MATERIAL LEGEND
ON PAGE 9 FOR MORE DETAILS.



MATERIAL LEGEND



① WOOD DECKING, MANF: TREX
PRODUCT: TRANSCEND
COLOR: HAVANA GOLD



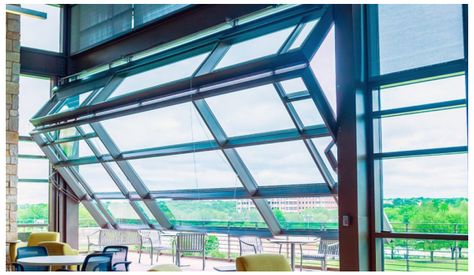
② WOOD DECK EDGING, MANF: TREX
PRODUCT: TRANSCEND
COLOR: HAVANA GOLD



③ STONE VENEER, MANF: ELDORADO
PRODUCT: BLUFFSTONE
COLOR: PRESCOTT



④ CORRUGATED METAL PANEL WITH
CONCEALED FASTENERS, MANF: ATLAS
INTERNATIONAL,
PRODUCT: CORRA-LOK, COLOR: BLACK



⑤ VERTICAL 1/3-2/3 FOLDING GARAGE DOOR
MANF: RENLITA
PRODUCT: S-2000
COLOR: BLACK



⑥ PAINT @ BRICK & COLUMNS,
MANF: SHERWIN WILLIAMS,
PRODUCT: EXTERIOR PAINT,
COLOR: SW7020 BLACK FOX



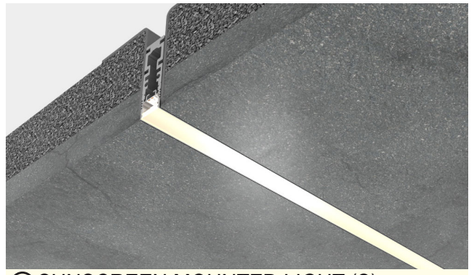
⑦ METAL GUARDRAIL / HANDRAIL,
MANF: C.R. LAWRENCE, PRODUCT: ARS
200 SERIES WITH GR 16 CAP,
COLOR: STAINLESS STEEL



⑧ METAL SUNSCREEN, MANF: PEACHTREE
PRODUCT: CANTALEVERED METAL
SUNSCREEN, COLOR: DARK BRONZE



⑨ CAST STONE WALL CAP & BASE,
MANF: ROCKCAST, PRODUCT:
CASTSTONE, COLOR: BROWNSTONE



⑩ SUNSCREEN MOUNTED LIGHT (S)
MANF: LUMINII
PRODUCT: SENSO, COLOR: BLACK



⑪ WALL MOUNTED LUMINAIRE (M)
MANF: BEGA
PRODUCT: WALL MOUNTED LUMINAIRE
COLOR: BLACK



⑫ RECESSED GUARDRAIL / HANDRAIL
LIGHT (U), MANF: ILIGHT TECHNOLOGIES,
PRODUCT: HANDRAIL LIGHTING SYSTEM,
COLOR: N/A RECESSED

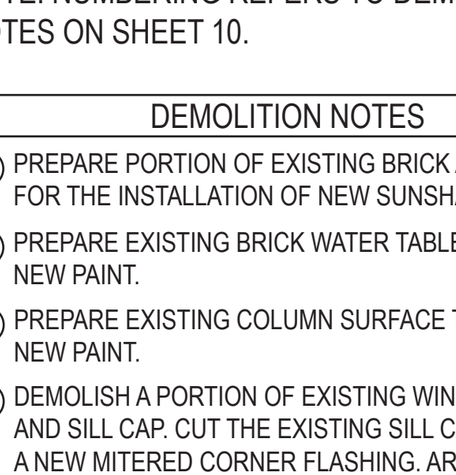


⑬ WINDOW SYSTEM
MANF: KAWNEER
PRODUCT: CUTAINWALL
COLOR: BLACK

NOTE: NUMBERING REFERS TO DEMOLITION NOTES ON SHEET 10.

DEMOLITION NOTES

1. PREPARE PORTION OF EXISTING BRICK AS REQUIRED FOR THE INSTALLATION OF NEW SUNSHADE.
2. PREPARE EXISTING BRICK WATER TABLE TO RECEIVE NEW PAINT.
3. PREPARE EXISTING COLUMN SURFACE TO RECEIVE NEW PAINT.
4. DEMOLISH A PORTION OF EXISTING WINDOW SYSTEM AND SILL CAP. CUT THE EXISTING SILL CAP, PROVIDE A NEW MITERED CORNER FLASHING. AREA TO RECEIVE NEW WINDOW SYSTEM AND GARAGE DOOR.
5. DEMOLISH SIDEWALK, STONE, AND PLANTINGS AS REQUIRED TO PREPARE AREA TO INSTALL NEW DECK. DEMOLISH SIDEWALK TO NEAREST CONTROL JOINT, AND INFILL AS NEEDED.
6. DEMOLISH EXISTING BRICK WATER TABLE AS REQUIRED FOR NEW WINDOW SYSTEM. SAW CUT BRICK AT THE CLOSEST FULL BRICK. FILL JOINT WITH CAULK UP TO 1".



KEY PLAN



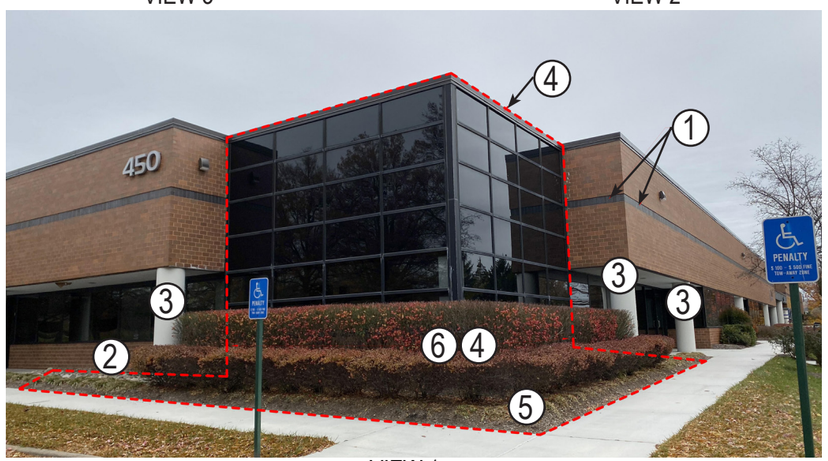
VIEW 4



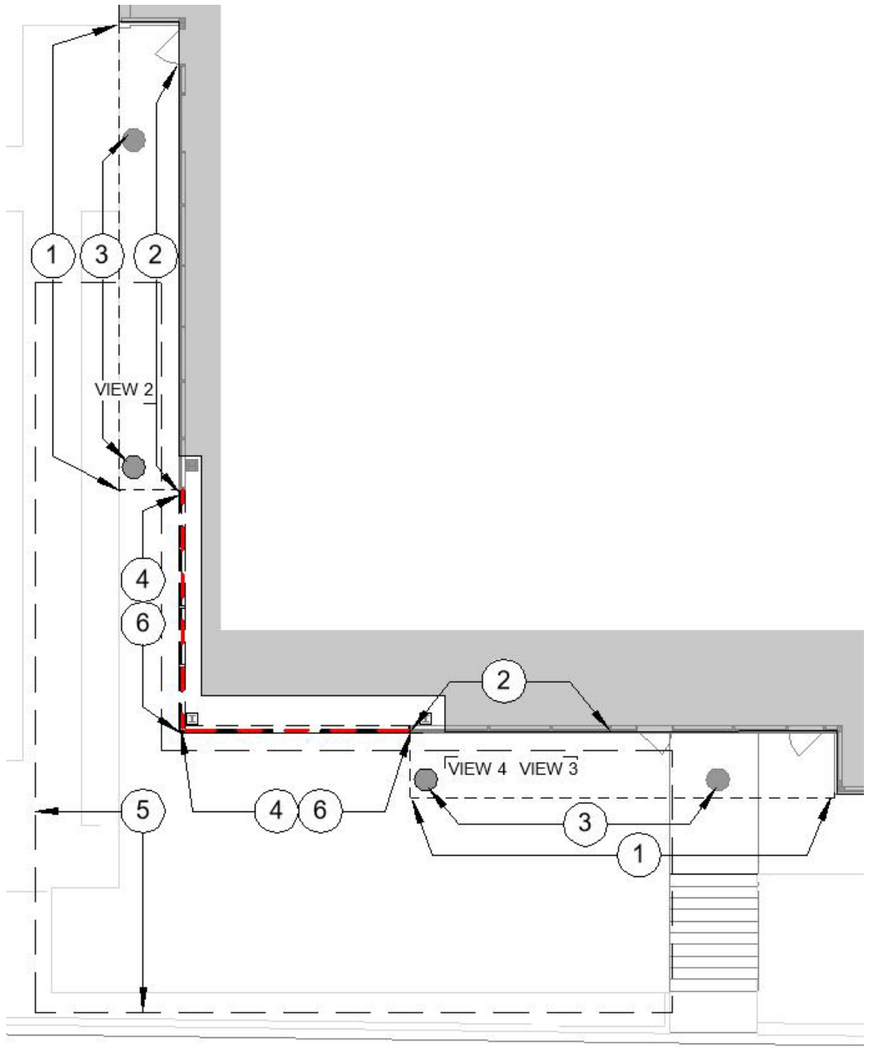
VIEW 3



VIEW 2



VIEW 1

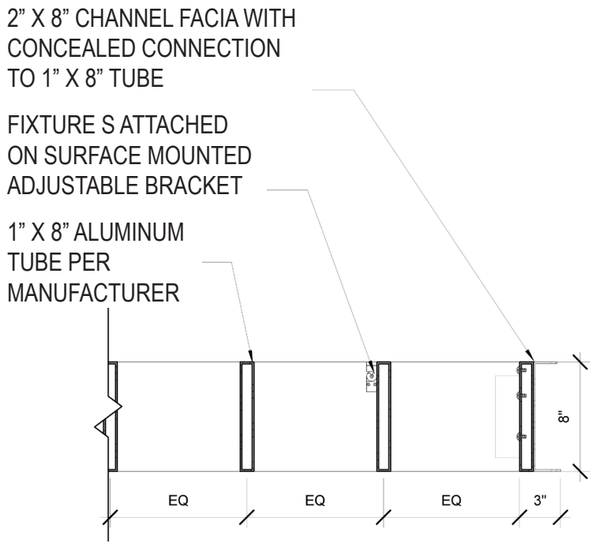


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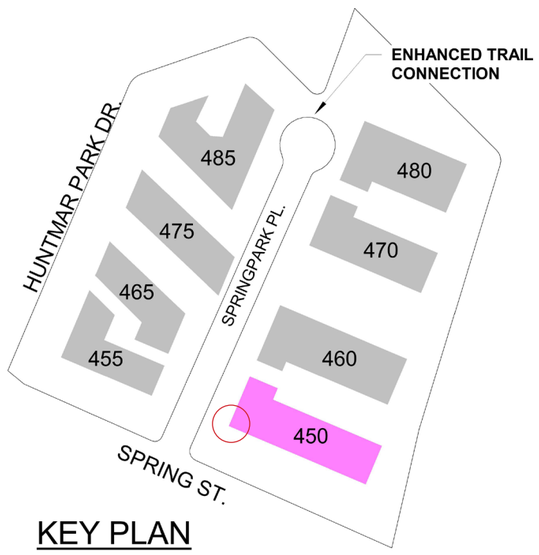
MGMA

SPRING PARK - BUILDING 450 WEST CORNER DEMOLITION PLAN

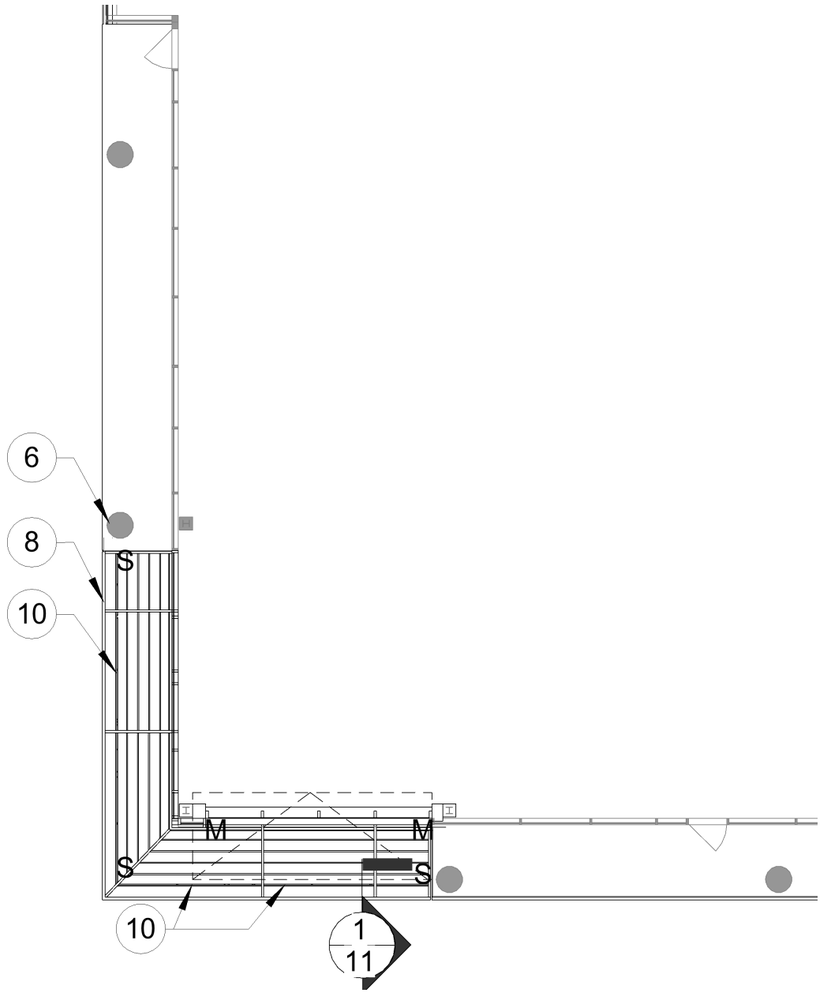
NOTE:
PLEASE REFER TO MATERIAL LEGEND
ON PAGE 9 FOR MORE DETAILS.



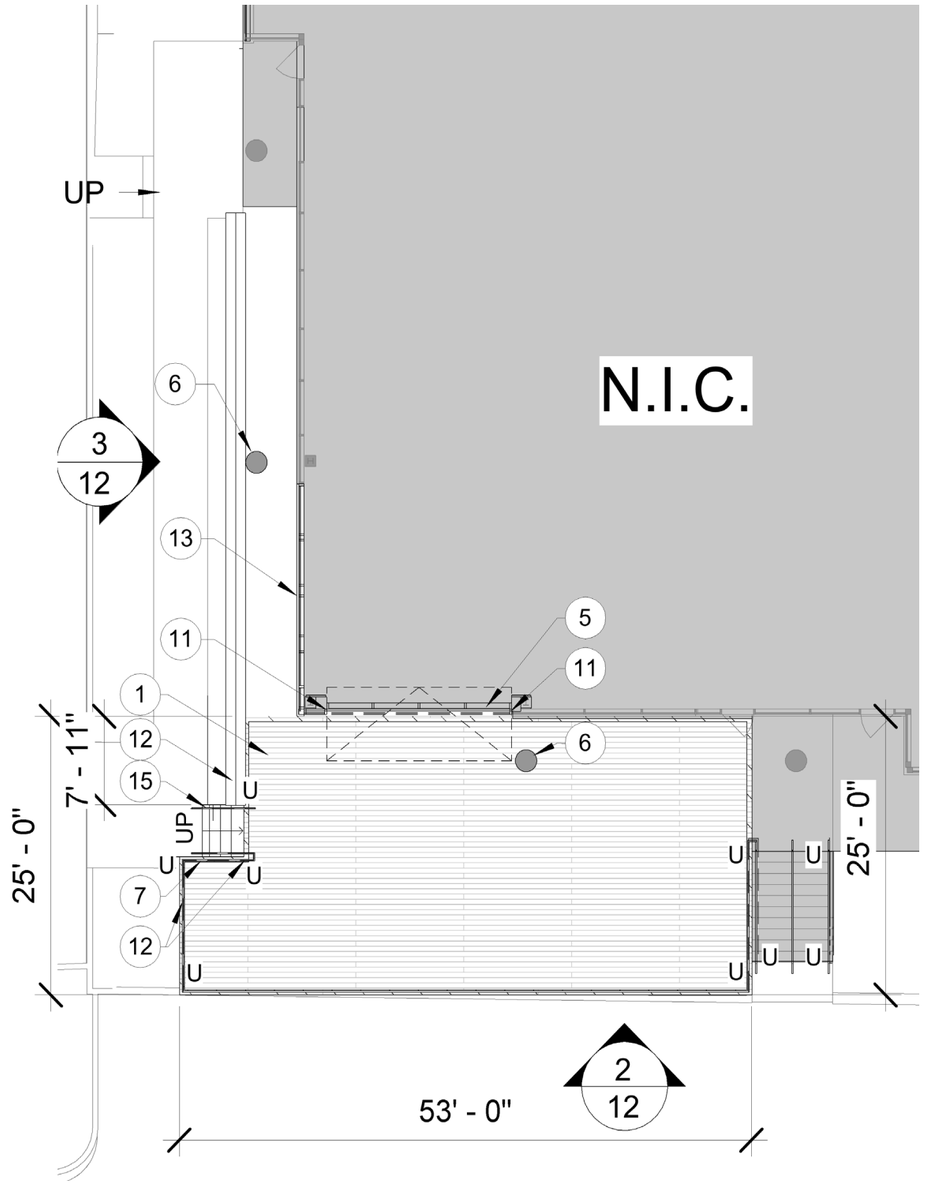
1 DETAIL AT SUNSHADE LIGHT



KEY PLAN



2 REFLECTED CEILING PLAN

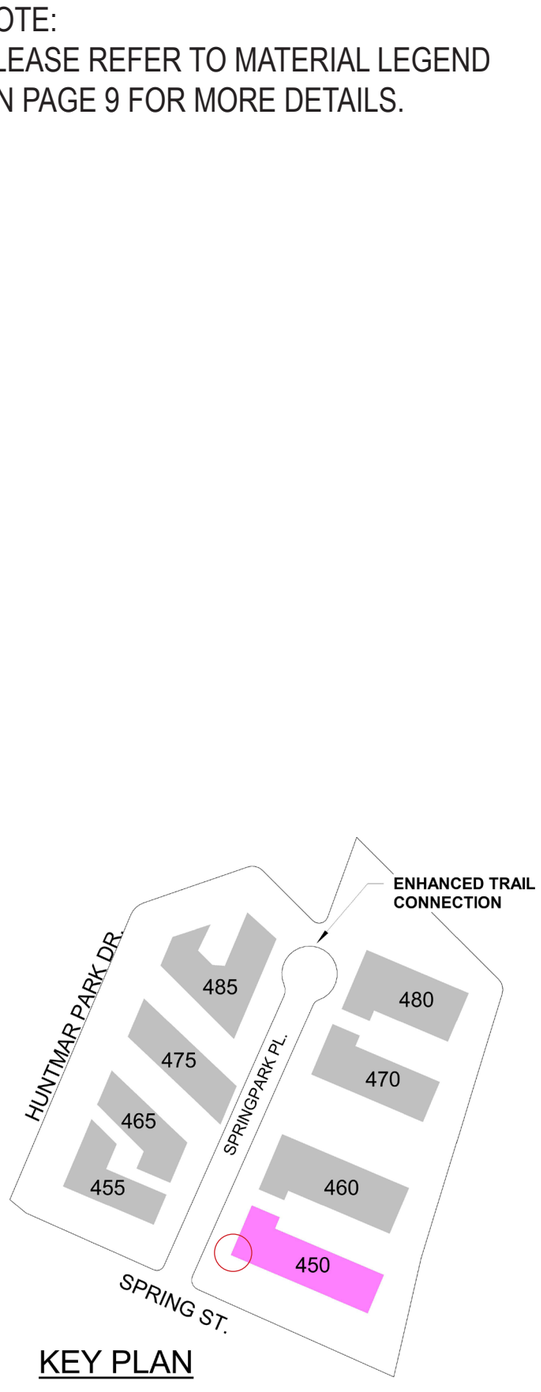


3 OUTDOOR DECK PLAN

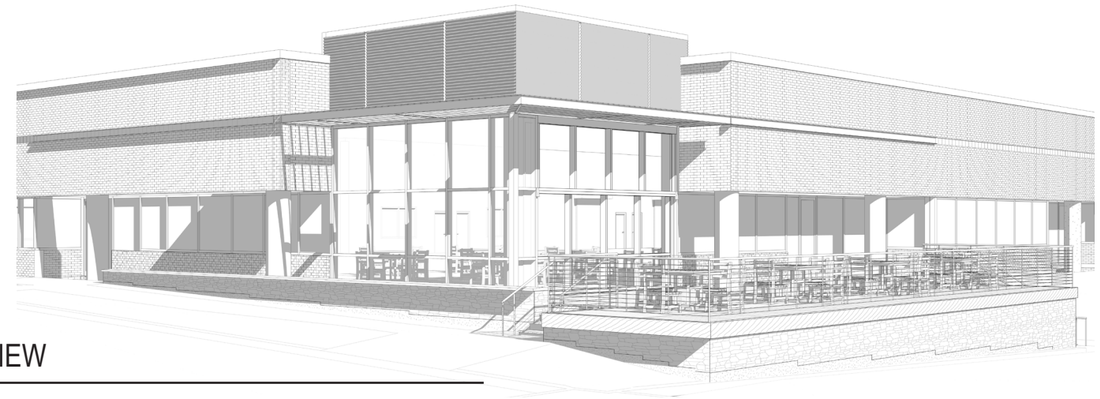
06.24.21

SPRING PARK - BUILDING 450 WEST CORNER
SUNSHADE LIGHT DETAIL, REFLECTED CEILING AND OUTDOOR DECK PLAN

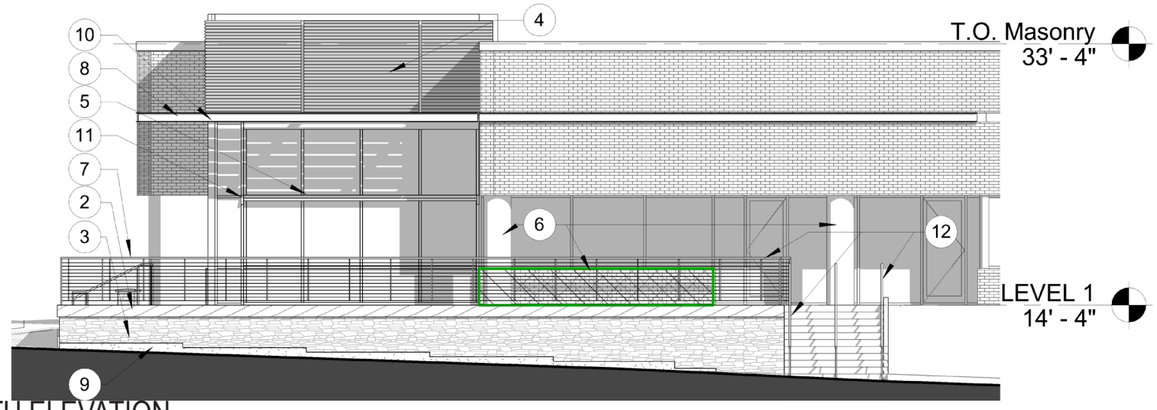
NOTE:
PLEASE REFER TO MATERIAL LEGEND
ON PAGE 9 FOR MORE DETAILS.



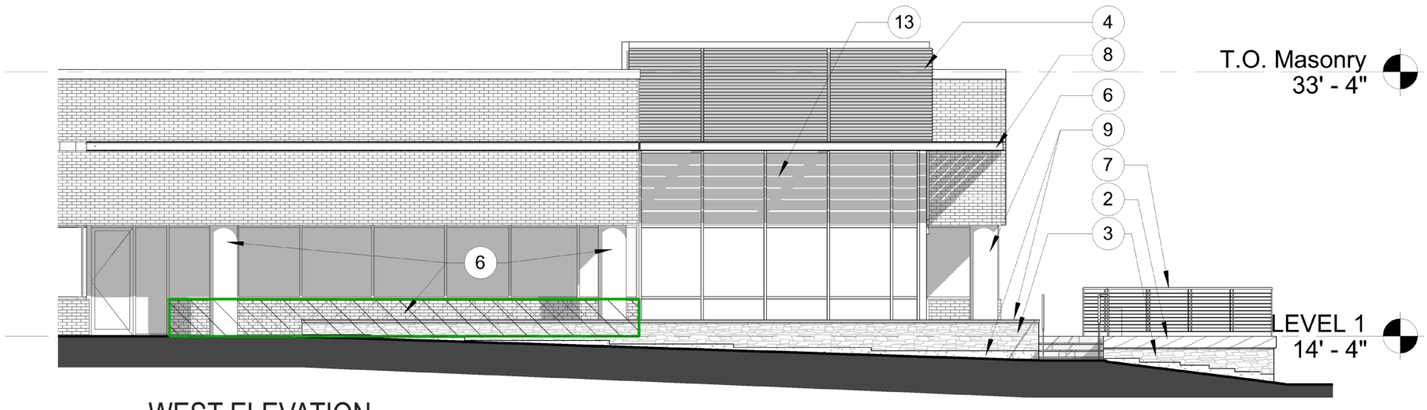
KEY PLAN



1 VIEW



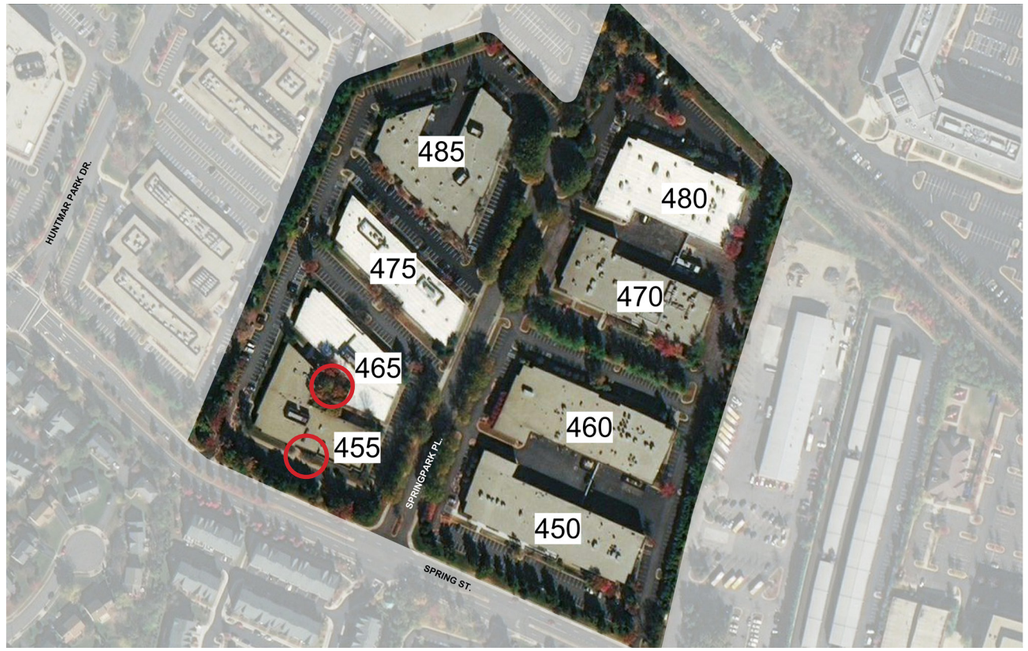
2 SOUTH ELEVATION



3 WEST ELEVATION

06.24.21 MGMA

SPRING PARK - BUILDING 450 WEST CORNER ELEVATIONS


HUNTMAR PARK DR.
485
480
475
470
465
460
455
SPRINGPARK PL.
450
SPRING ST.









NOTE:
PLEASE REFER TO MATERIAL LEGEND
ON PAGE 16 FOR MORE DETAILS.



MATERIAL LEGEND



①WOOD DECKING, MANF: TREX
PRODUCT: TRANSCEND
COLOR: HAVANA GOLD



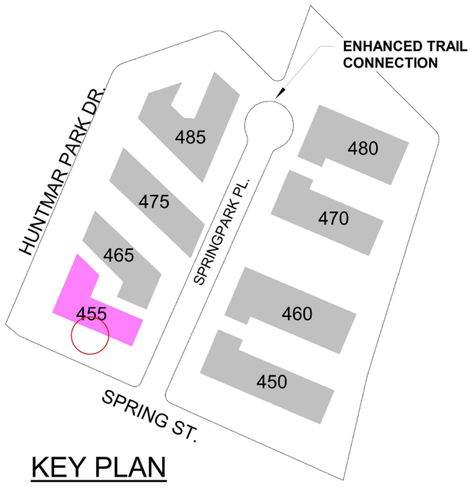
②PAINTED BRICK, MANF: SHERWIN WIL-
③LIAMS, PRODUCT: EXTERIOR PAINT
COLOR: SW7020 BLACK FOX



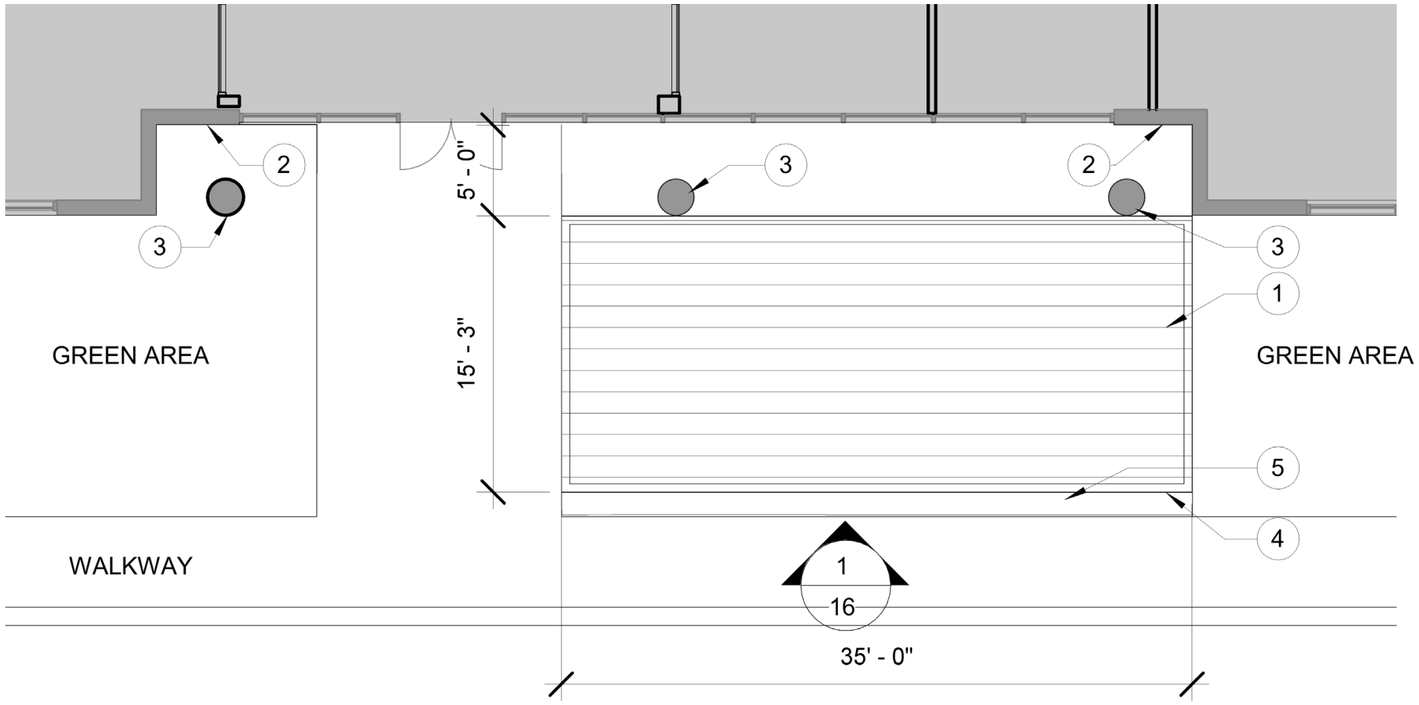
④WOOD DECK EDGING, MANF: TREX
PRODUCT: TRANSCEND
COLOR: HAVANA GOLD



⑤RIVER ROCK, MANF: TBD
PRODUCT: 3/4” - 2” RIVER ROCK
COLOR: SMOOTH DECORATIVE ROCK



KEY PLAN

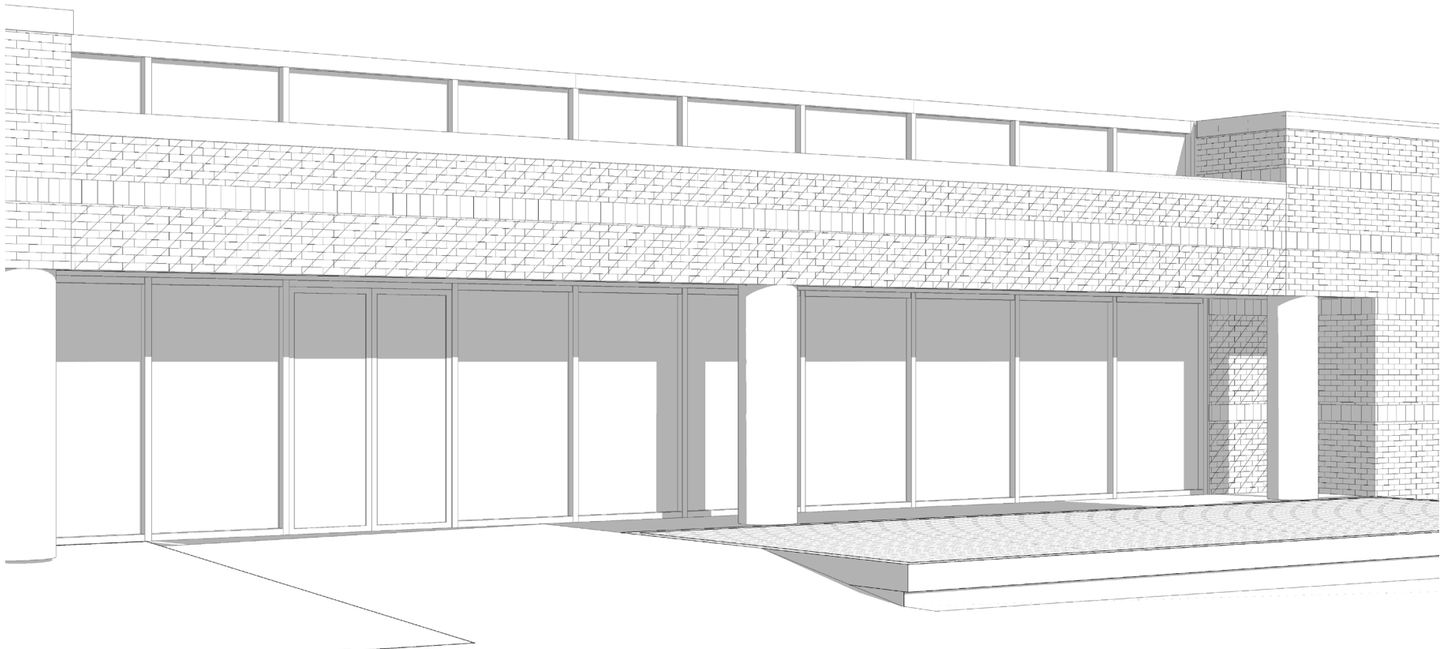


1 OUTDOOR DECK PLAN

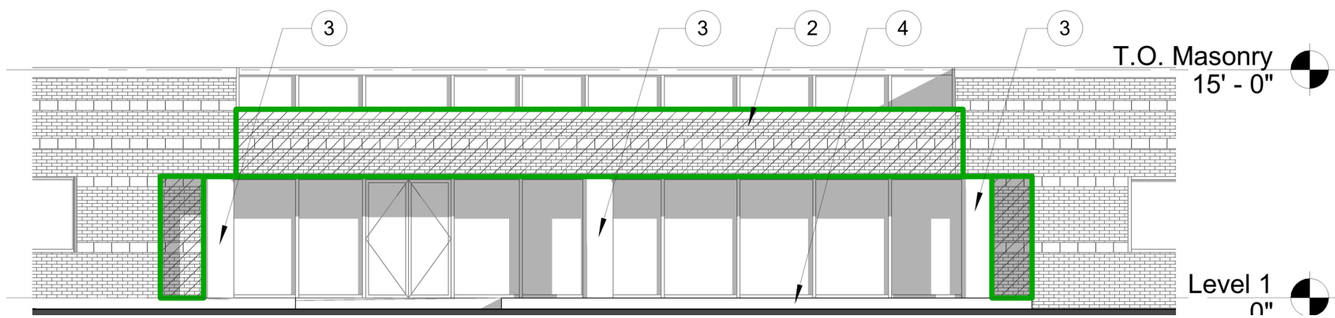
06.24.21 MGMA

SPRING PARK - BUILDING 455 MAIN ENTRANCE
OUTDOOR DECK PLAN

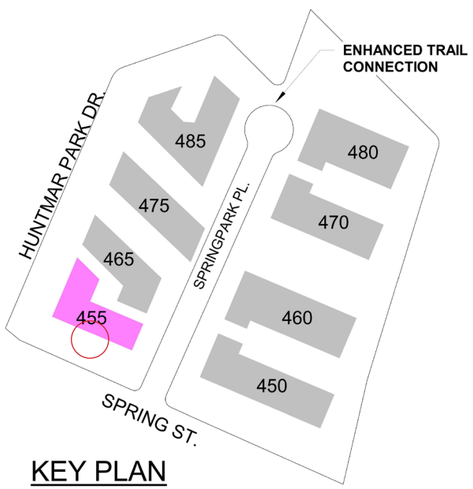
NOTE:
PLEASE REFER TO MATERIAL LEGEND
ON PAGE 16 FOR MORE DETAILS.



1 VIEW



2 SOUTH ELEVATION

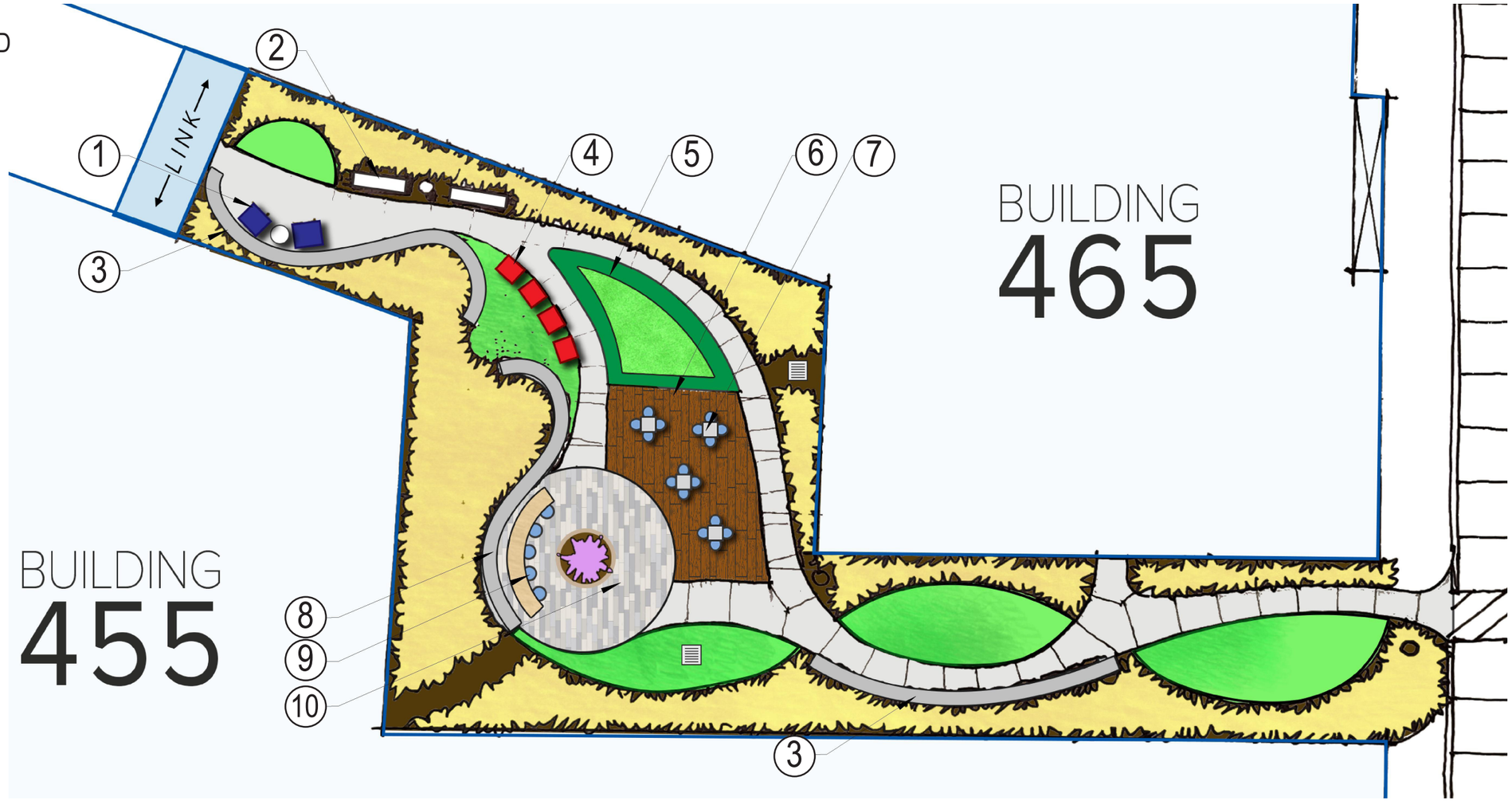


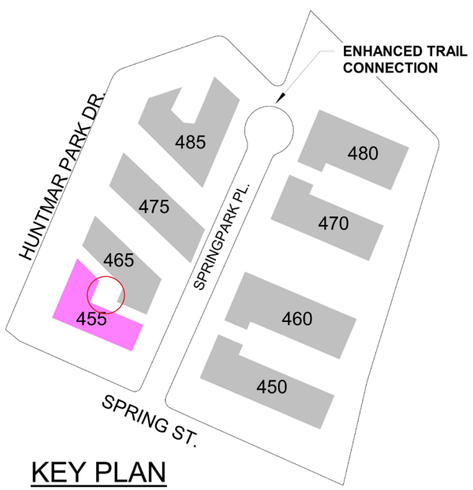
KEY PLAN

06.24.21 MGMA

SPRING PARK - BUILDING 455 MAIN ENTRANCE
ELEVATIONS

NOTE:
PLEASE REFER TO MATERIAL LEGEND
ON PAGE 19 FOR MORE DETAILS.





KEY PLAN

FURNITURE & MATERIAL LEGEND



① LOUNGE CHAIR, MANF: LANDSCAPE FORMS, PRODUCT: HARPO LOUNGE CHAIR, COLOR: IPE WOOD/DARK GRAY



② BENCH, MANF: LANDSCAPE FORMS PRODUCT: HARPO BENCH, COLOR: IPE WOOD/DARK GRAY



③ ENGINEERED BLOCK WALL, MANF: TECHO-BLOC, PRODUCT: G FORCE COLOR: CHAMPLAIN GRAY



④ ADIRONDACK SEATING, MANF: ROOM+BOARD, PRODUCT: EMMET LOUNGE CHAIR, COLOR: GRAY



⑤ SYN. LAWN - PUTTING GREEN, MANF: GLOBAL SYN TURF, PRODUCT: PRO PUTT 44, COLOR: FIELD/OLIVE GREEN



⑤ SYN. LAWN - PUTTING GREEN, MANF: GLOBAL SYN TURF, PRODUCT: ALL NATURAL PRO 75, COLOR: FIELD/OLIVE GREEN



⑥ WOOD DECKING, MANF: TIMBERTECH AZEK, PRODUCT: VINTAGE COLLECTION, COLOR: MOHAGANY



⑦ DINING TABLE, MANF: LANDSCAPE FORMS PRODUCT: CHIPMAN TABLE - 32” X 32” COLOR: OBSIDIAN



⑦ DINING CHAIR, MANF: LANDSCAPE FORMS PRODUCT: CHIPMAN CHAIR COLOR: NUTMEG



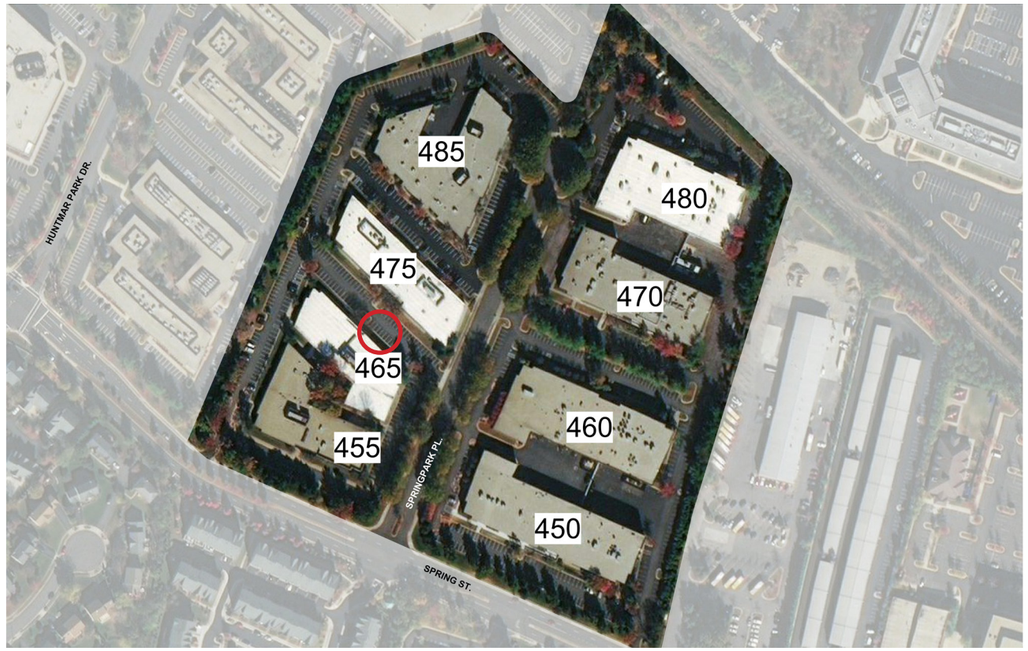
⑧ PRECAST ARCBAR, MANF: CUSTOM, PRODUCT: CUSTOM COLOR: LIGHT TAN/CREAM



⑨ BARSTOOL SEATING, MANF: LANDSCAPE FORMS, PRODUCT: CHIPMAN STOOL, COLOR: NUTMEG



⑩ PAVERS, MANF: TECHO BLOC PRODUCT: PARA - 19.7” X 29.5” COLOR: ONYX BLACK (SLATE/DARK GRAY)









06.24.21

MGMA

SPRING PARK - BUILDING 465 MAIN ENTRANCE
EXISTING SITE IMAGES



06.24.21

MGMA

SPRING PARK - BUILDING 465 MAIN ENTRANCE
RENDERING OF PLANNED IMPROVEMENTS

NOTE:
PLEASE REFER TO MATERIAL LEGEND
ON PAGE 23 FOR MORE DETAILS.



MATERIAL LEGEND



①WOOD DECKING, MANF: TREX
PRODUCT: TRANSCEND
COLOR: HAVANA GOLD



②WOOD DECK EDGING, MANF: TREX
PRODUCT: TRANSCEND
COLOR: HAVANA GOLD



③STONE VENEER, MANF: ELDORADO
PRODUCT: BLUFFSTONE
COLOR: PRESCOTT



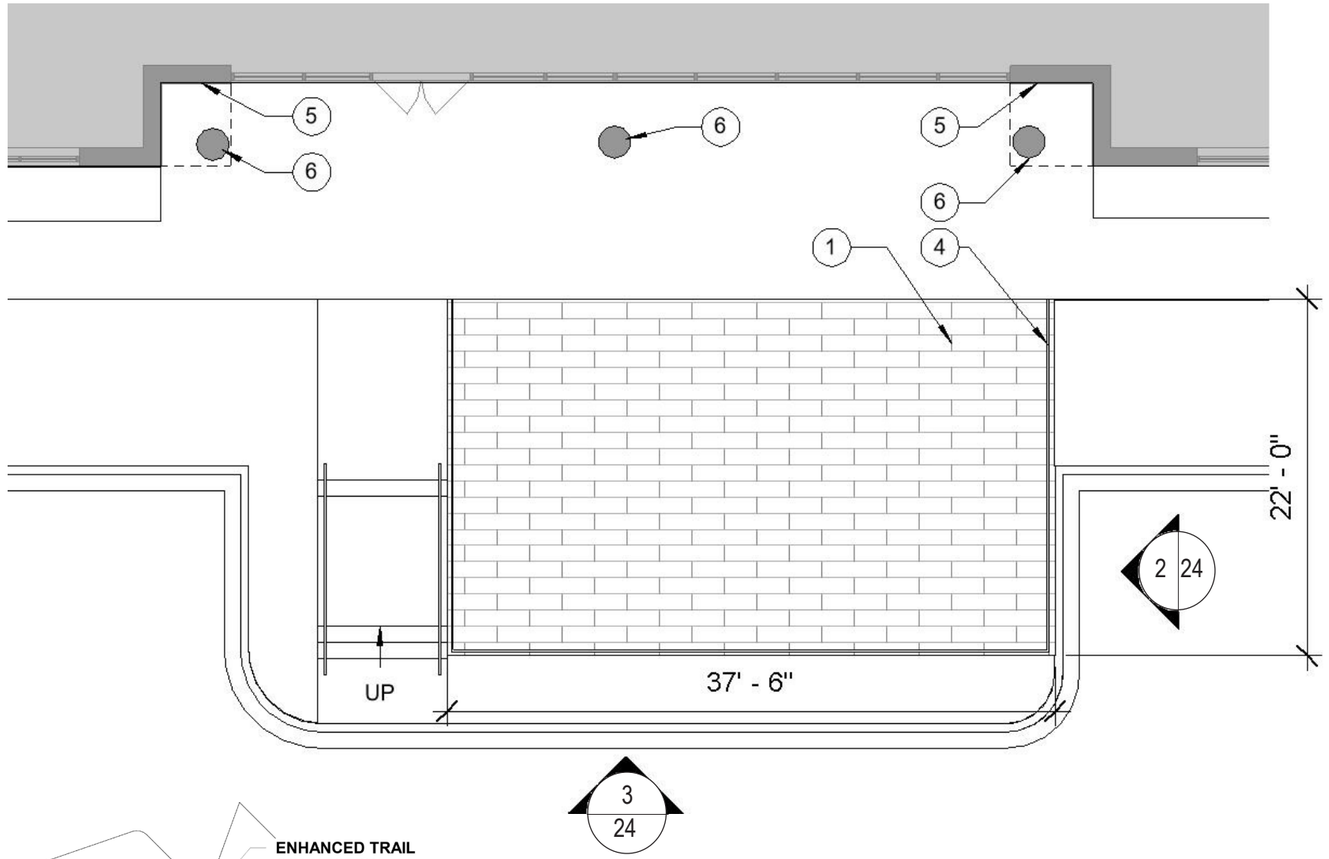
④METAL GUARDRAIL / HANDRAIL,
MANF: C.R. LAWRENCE, PRODUCT: ARS
200 SERIES WITH GR 16 CAP,
COLOR: STAINLESS STEEL



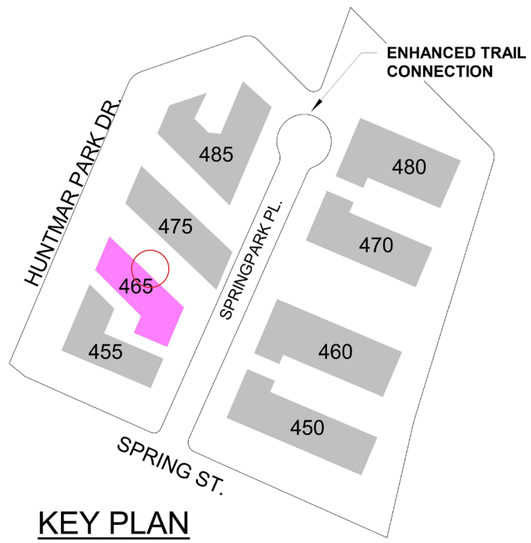
⑤PAINTED BRICK, MANF: SHERWIN
⑥WILLIAMS, PRODUCT: EXTERIOR PAINT
COLOR: SW7020 BLACK FOX



⑦CAST STONE WALL BASE,
MANF: ROCKCAST, PRODUCT: CAST-
STONE, COLOR: BROWNSTONE



1 OUTDOOR DECK PLAN

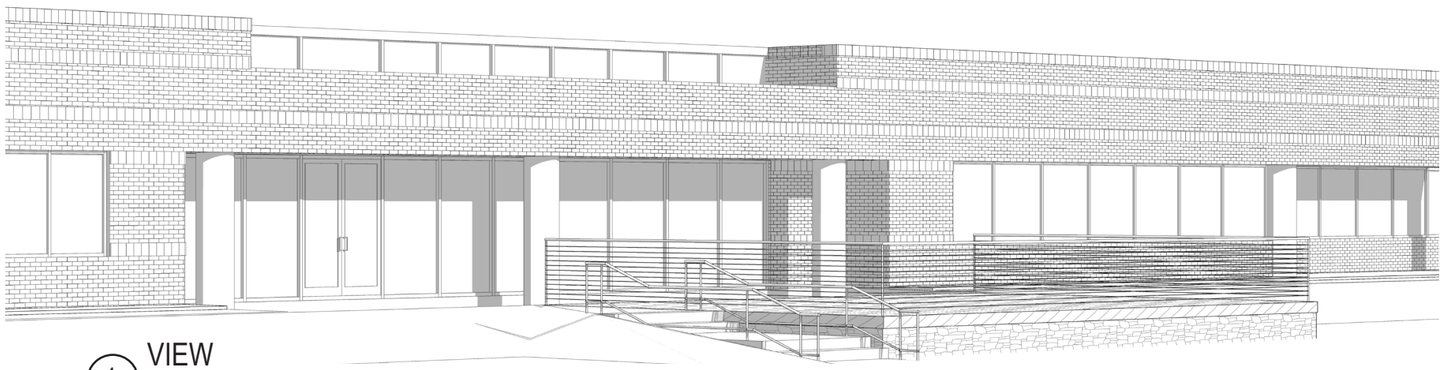


KEY PLAN

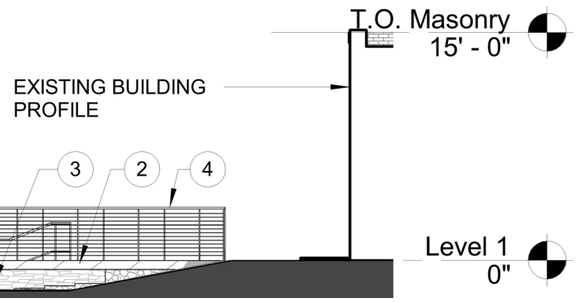
06.24.21 MGMA

SPRING PARK - BUILDING 465 MAIN ENTRANCE
OUTDOOR DECK PLAN

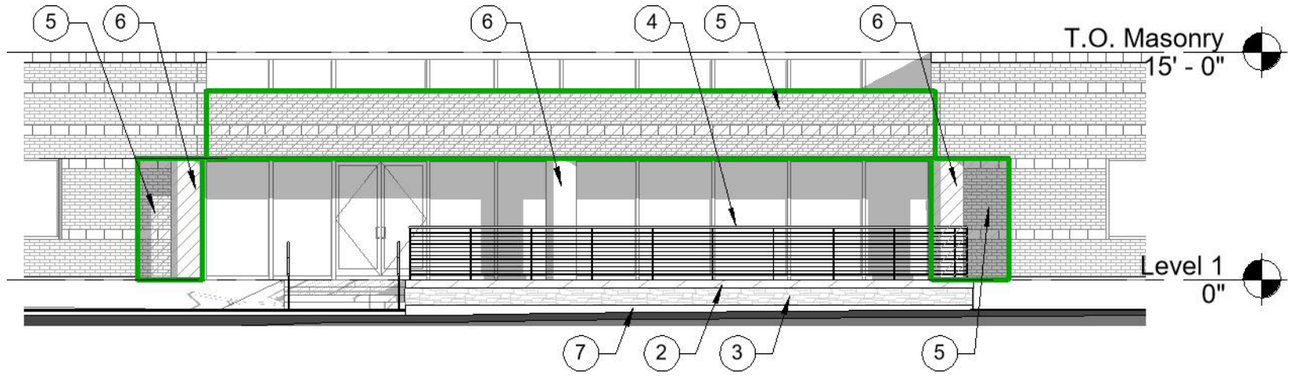
NOTE:
PLEASE REFER TO MATERIAL LEGEND
ON PAGE 23 FOR MORE DETAILS.



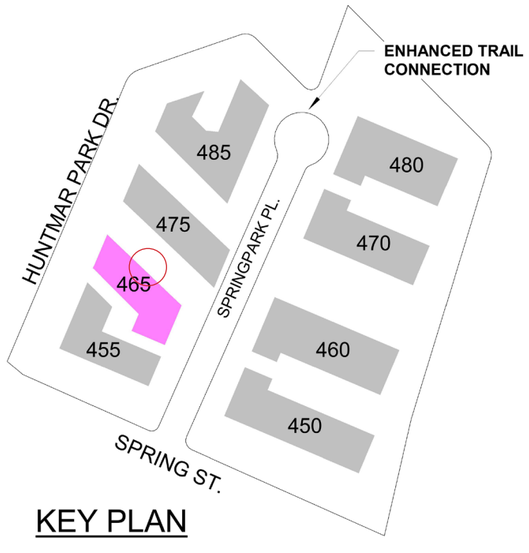
1 VIEW



2 EAST ELEVATION



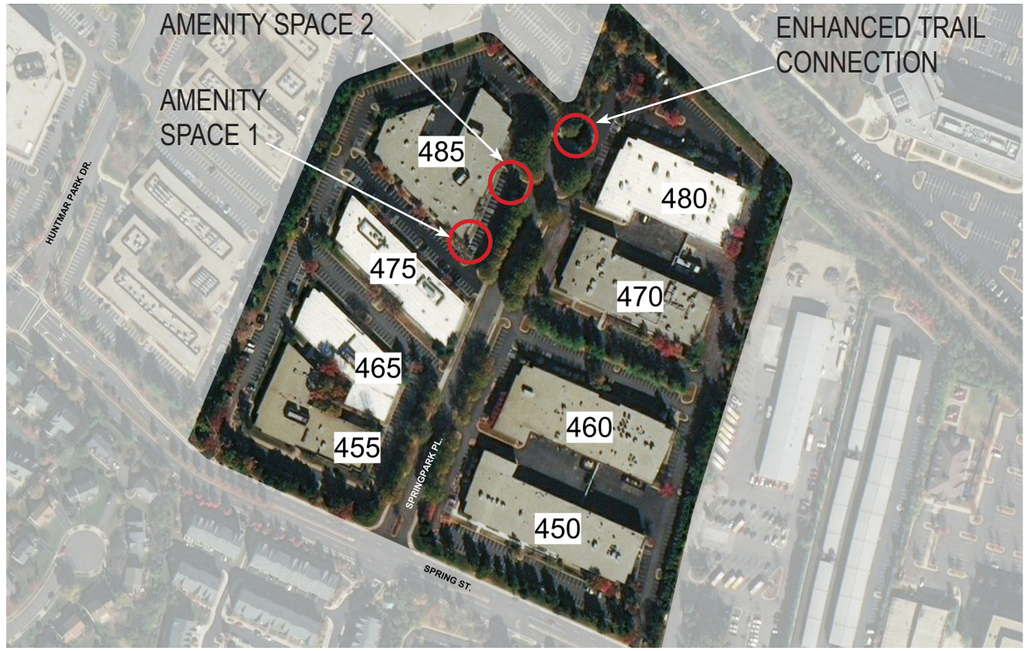
3 SOUTH ELEVATION



KEY PLAN

06.24.21 MGMA

SPRING PARK - BUILDING 465 MAIN ENTRANCE
ELEVATIONS





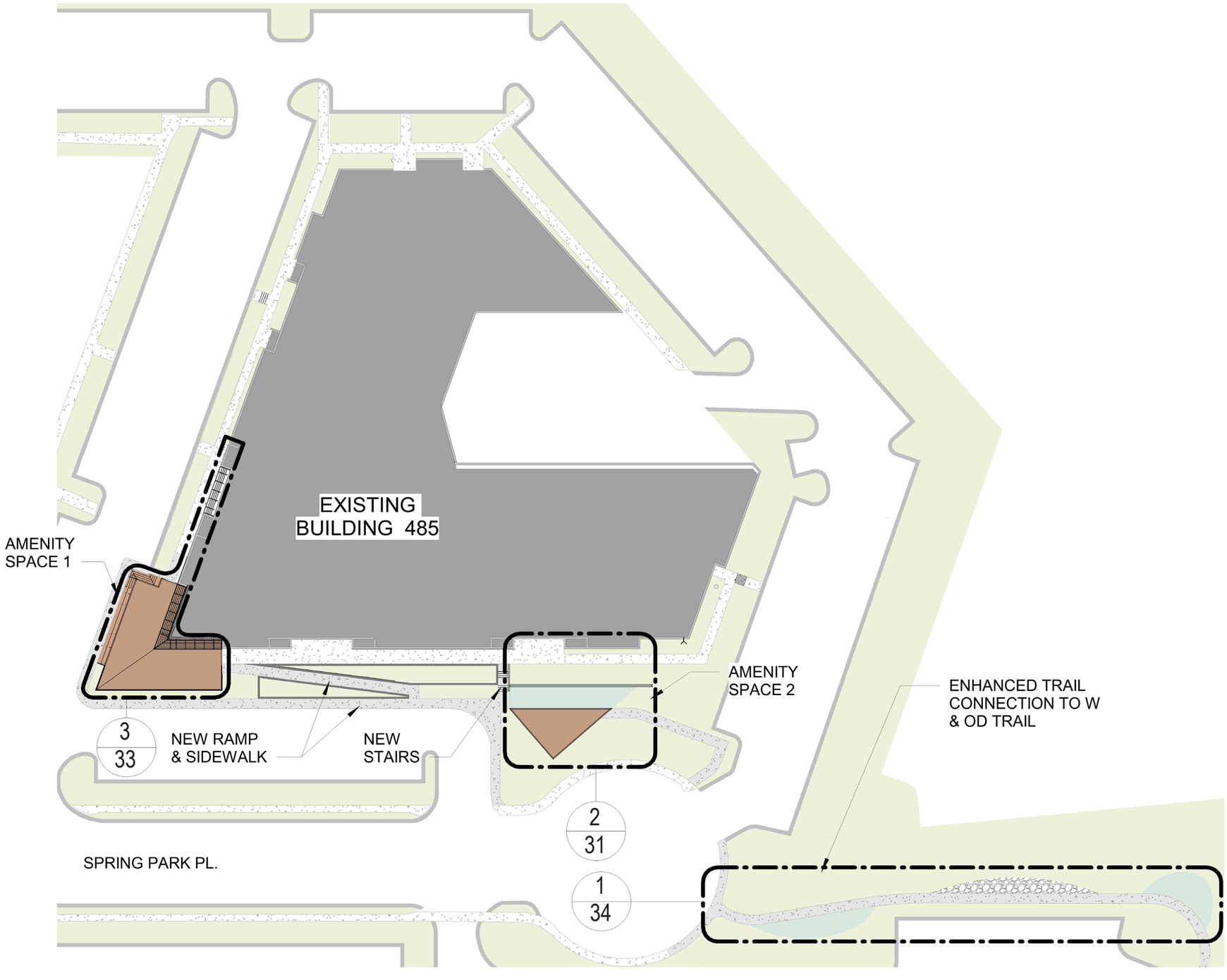




06.24.21

MGMA

SPRING PARK - BUILDING 485 AMENITY
EXISTING SITE IMAGES



06.24.21

MGMA

SPRING PARK - BUILDING 485 AMENITY
KEY PLAN OF SCOPE OF WORK

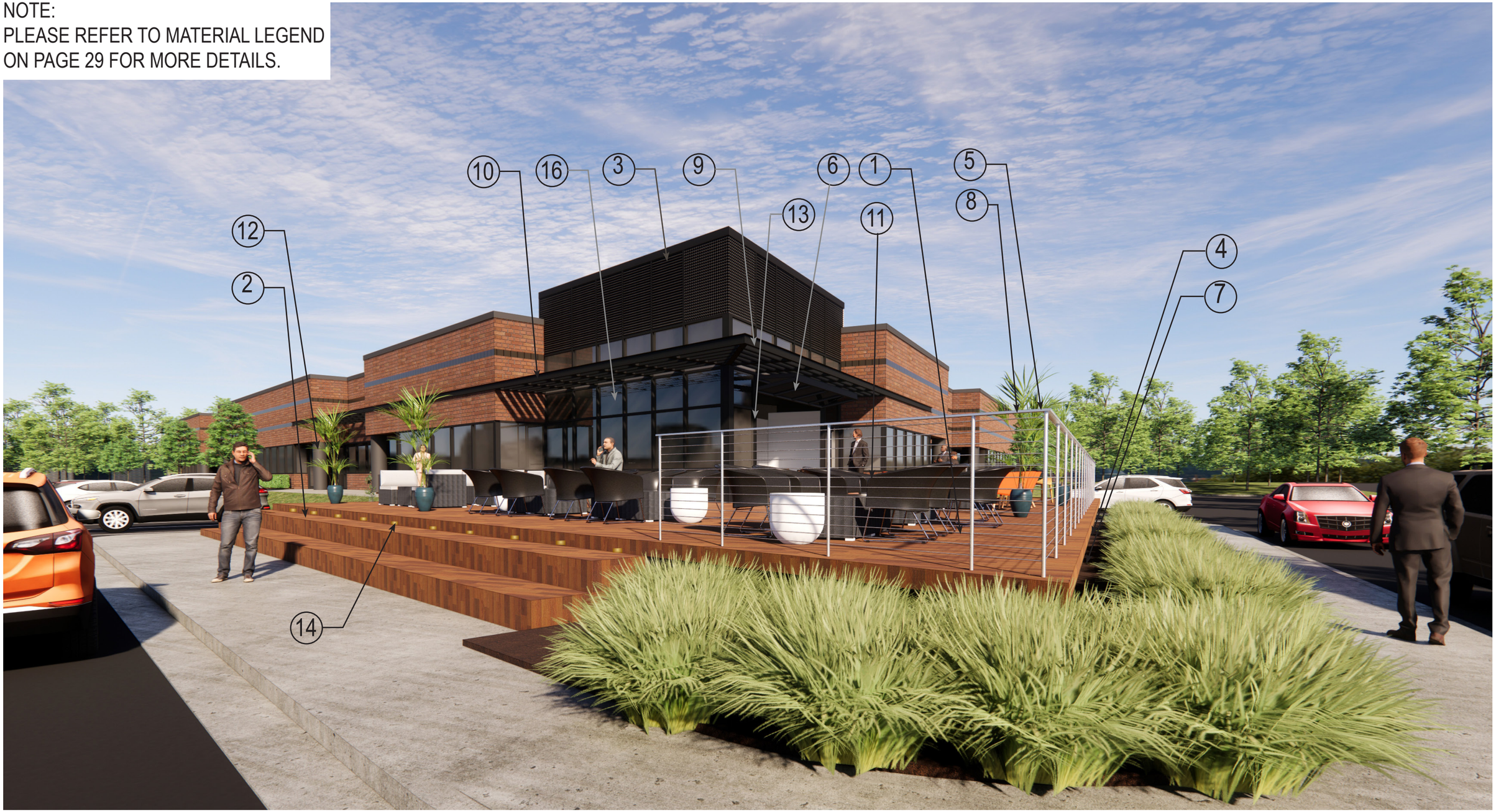


06.24.21

MGMA

SPRING PARK - BUILDING 485 AMENITY
RENDERING OF PLANNED IMPROVEMENTS

NOTE:
PLEASE REFER TO MATERIAL LEGEND
ON PAGE 29 FOR MORE DETAILS.



MATERIAL LEGEND



① WOOD DECKING, MANF: TREX
PRODUCT: TRANSCEND
COLOR: HAVANA GOLD



② WOOD DECK EDGING, MANF: TREX
PRODUCT: TRANSCEND
COLOR: HAVANA GOLD



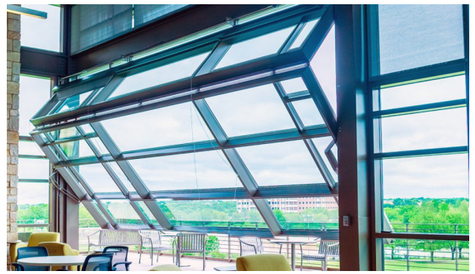
③ CORRUGATED METAL PANEL WITH CONCEALED FASTENERS, MANF: ATLAS INTERNATIONAL, PRODUCT: CORRA-LOK, COLOR: BLACK



④ STONE VENEER, MANF: ELDORADO
PRODUCT: BLUFFSTONE
COLOR: PRESCOTT



⑤ METAL GUARDRAIL / HANDRAIL,
MANF: C.R. LAWRENCE, PRODUCT: ARS 200 SERIES WITH GR 16 CAP,
COLOR: STAINLESS STEEL



⑥ VERTICAL 1/3-2/3 FOLDING GARAGE DOOR
MANF: RENLITA
PRODUCT: S-2000
COLOR: BLACK



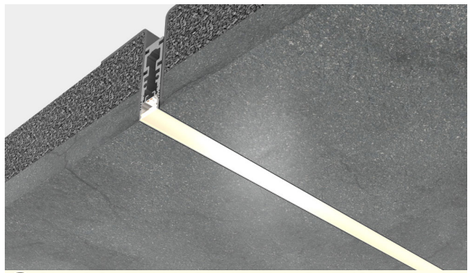
⑦ CAST STONE WALL BASE,
MANF: ROCKCAST, PRODUCT: CAST-STONE, COLOR: BROWNSTONE



⑧ RECESSED GUARDRAIL / HANDRAIL LIGHT (U), MANF: ILIGHT TECHNOLOGIES, PRODUCT: HANDRAIL LIGHTING SYSTEM, COLOR: N/A RECESSED



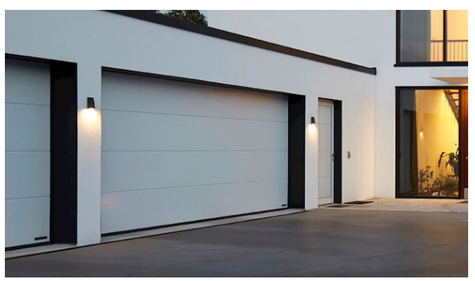
⑨ METAL SUNSCREEN, MANF: PEACHTREE
PRODUCT: CANTALEVERED METAL SUN-SCREEN, COLOR: DARK BRONZE



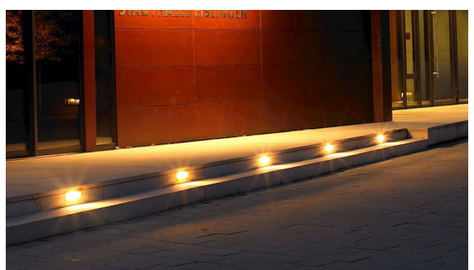
⑩ SUNSCREEN MOUNTED LIGHT (S)
MANF: LUMINII
PRODUCT: SENSO, COLOR: BLACK



⑪ PAINTED BRICK, MANF:
⑫ SHERWIN WILLIAMS, PRODUCT: EXTERI-OR PAINT, COLOR: SW7020 BLACK FOX



⑬ WALL MOUNTED LUMINAIRE (M)
MANF: BEGA
PRODUCT: WALL MOUNTED LUMINAIRE
COLOR: BLACK



⑭ RECESSED LIGHT FIXTURE (T)
MANF: BEGA
PRODUCT: SS SHIELDED RECESSED WALL LUMINAIRE, COLOR: STAINLESS STEEL



⑮ SYNTHETIC LAWN
MANF. : GLOBAL SYNTURF
PRODUCT: PRO PUTT 44
COLOR: FIELD/OLIVE GREEN

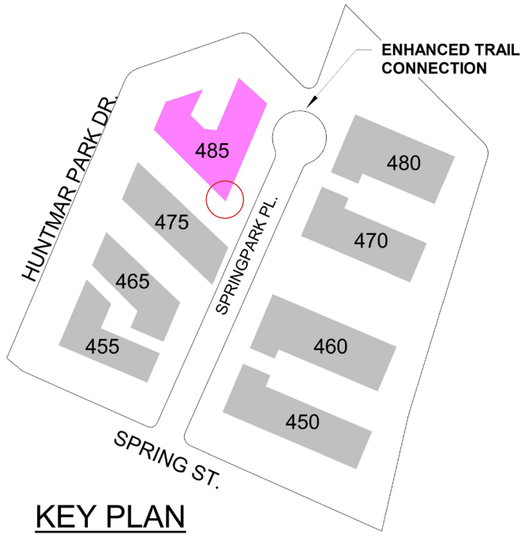


⑯ WINDOW SYSTEM
MANF: KAWNEER
PRODUCT: STOREFRONT
COLOR: BLACK

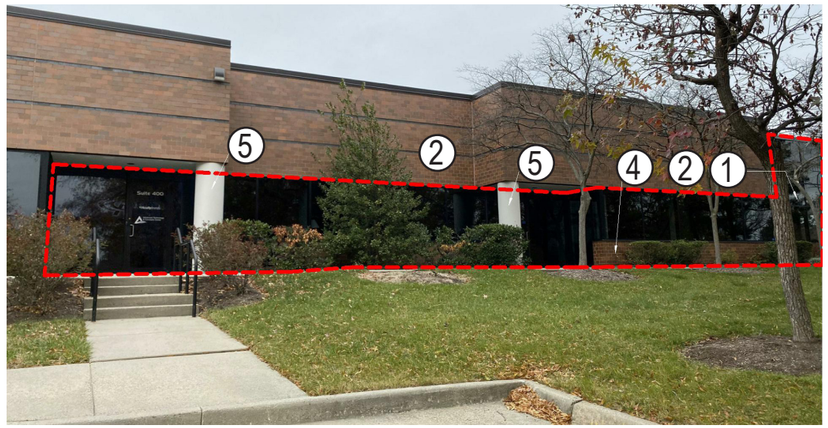
NOTE: NUMBERING REFERS TO DEMOLITION NOTES ON PAGE 30.

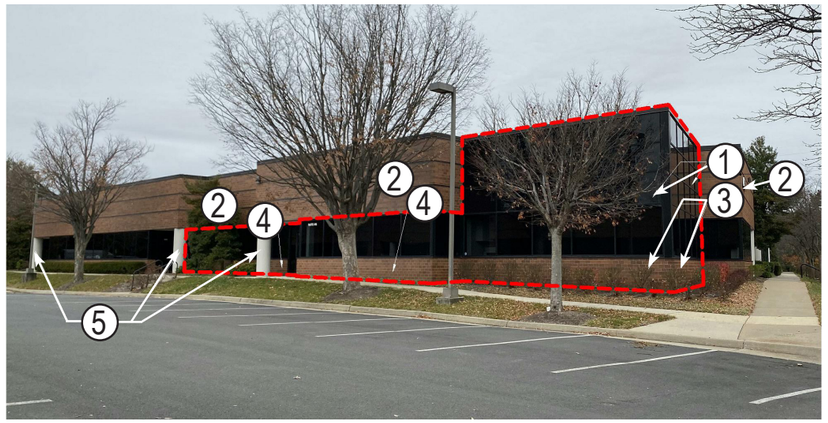
DEMOLITION NOTES

1. DEMOLISH EXISTING CURTAINWALL SYSTEM.
2. PREPARE PORTION OF EXISTING BRICK AS REQUIRED FOR THE INSTALLATION OF NEW SUNSHADE.
3. DEMOLISH EXISTING BRICK WATER TABLE AS REQUIRED FOR NEW WINDOW SYSTEM. SAW CUT BRICK AT THE CLOSEST FULL BRICK. FILL JOINT WITH CAULK UP TO 1".
4. PREPARE EXISTING BRICK WATER TABLE TO RECEIVE NEW PAINT.
5. PREPARE EXISTING COLUMN SURFACE TO RECEIVE NEW PAINT.

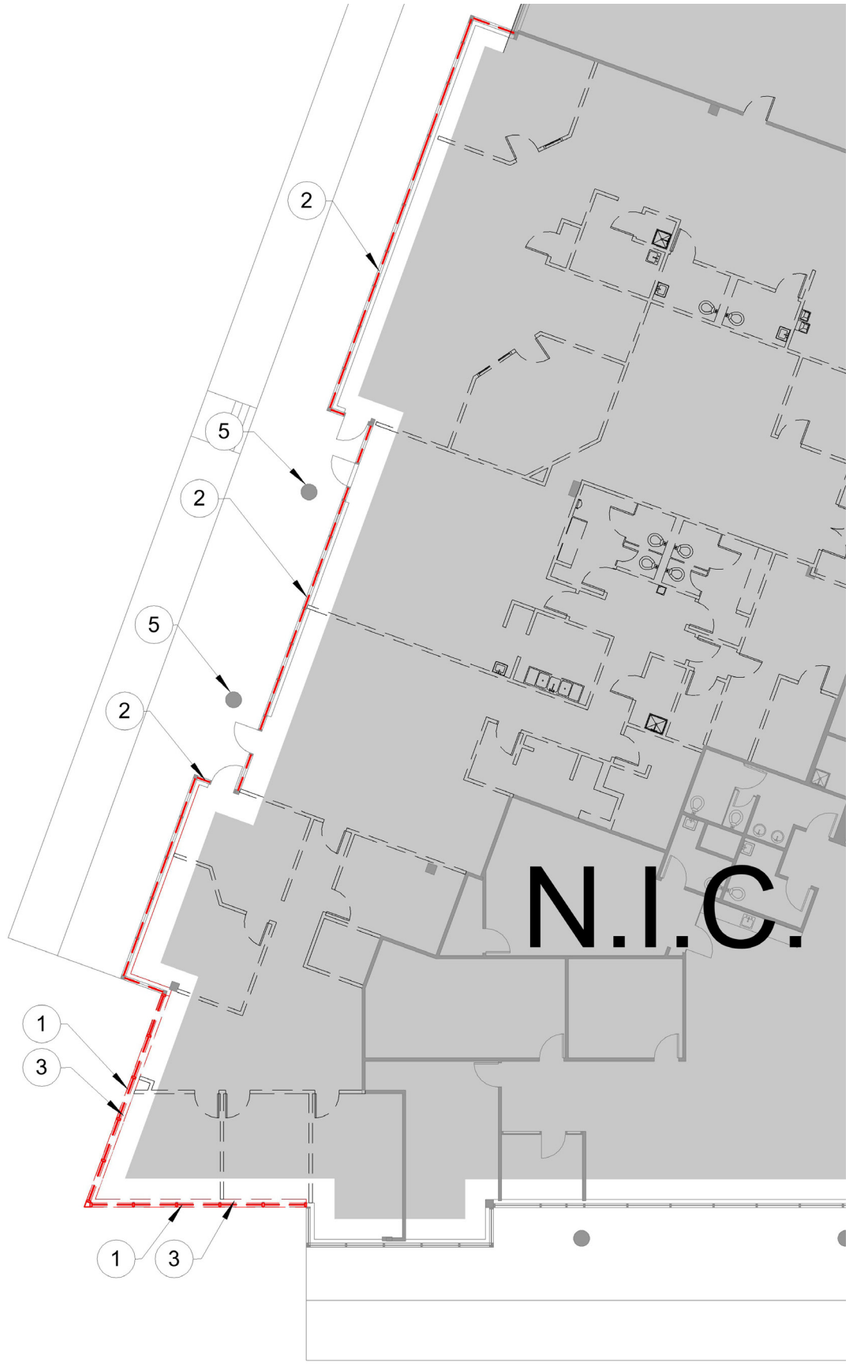


KEY PLAN





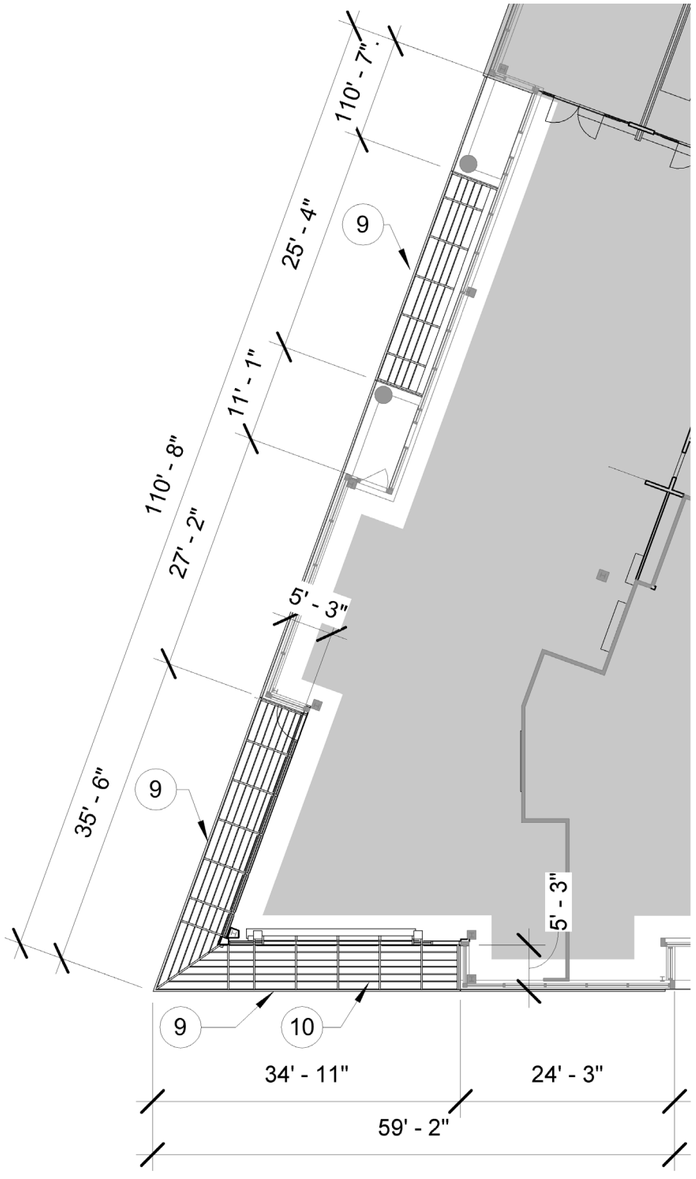


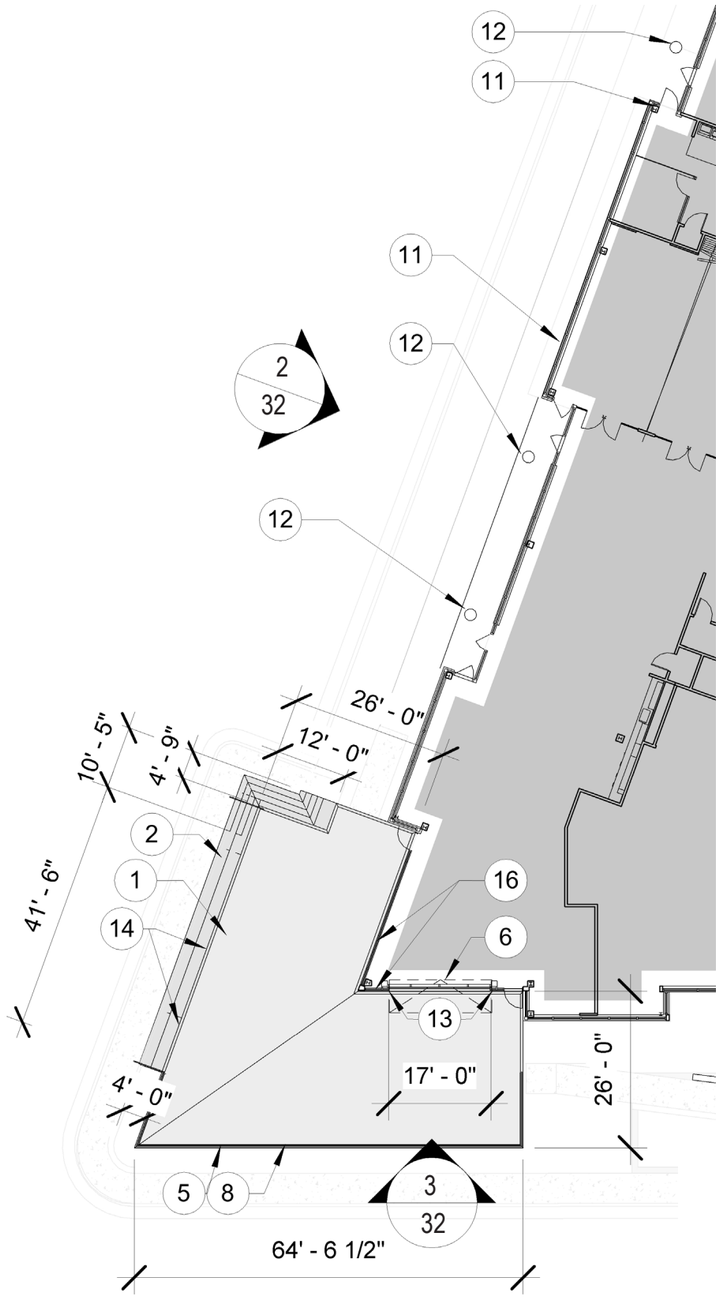


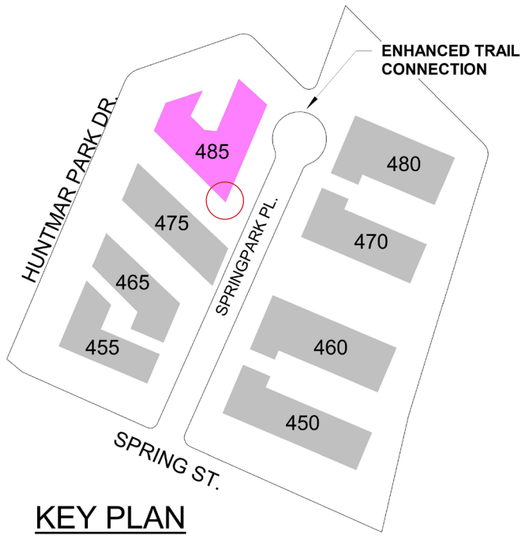
06.24.21 MGMA

SPRING PARK - BUILDING 485 AMENITY
DEMOLITION PLAN AT AMENITY SPACE 1

NOTE:
PLEASE REFER TO MATERIAL LEGEND
ON PAGE 29 FOR MORE DETAILS.







KEY PLAN

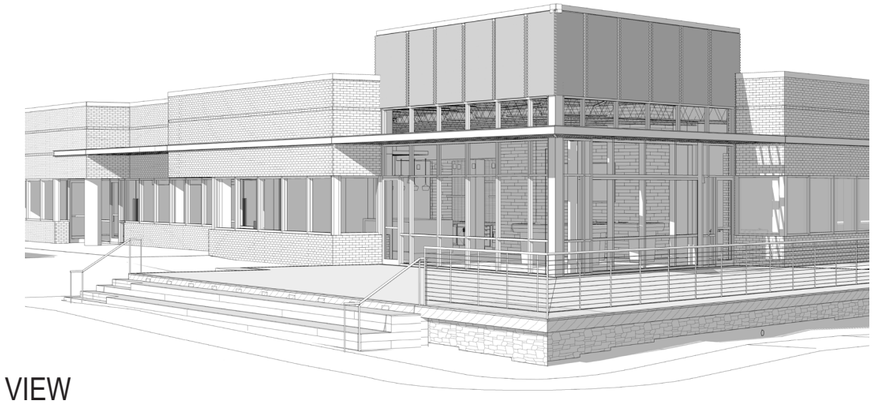
1 REFLECTED CEILING PLAN

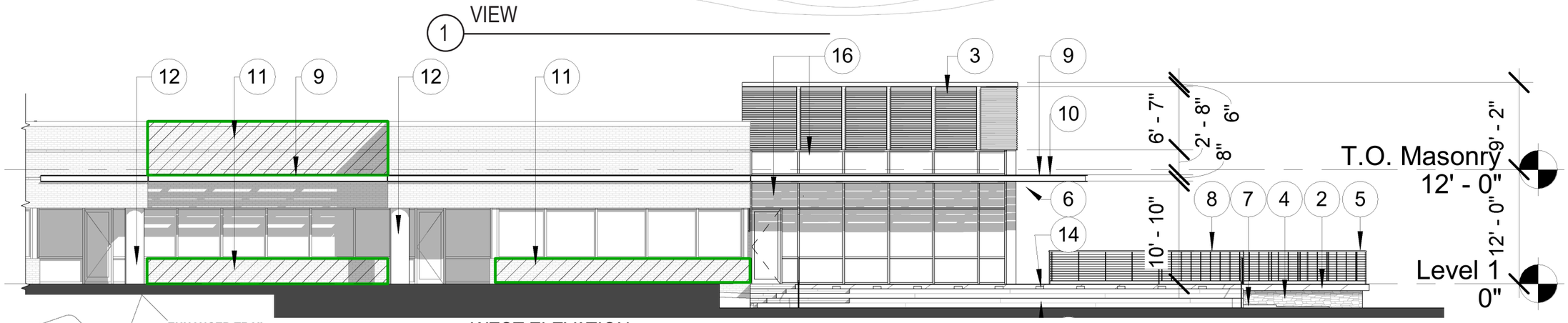
2 OUTDOOR DECK PLAN

06.24.21 MGMA

SPRING PARK - BUILDING 485 AMENITY
REFLECTED CEILING & OUTDOOR DECK PLANS AT AMENITY SPACE 1

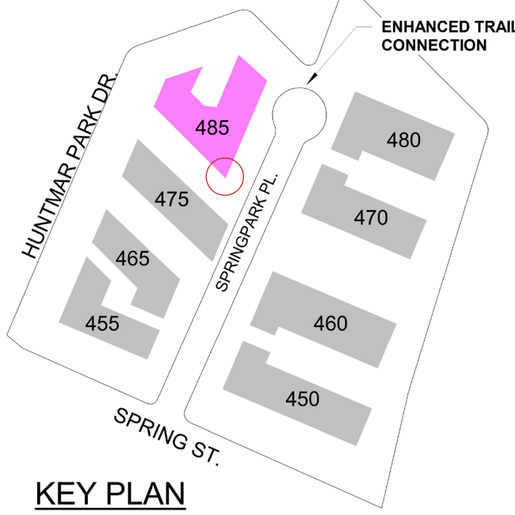
NOTE:
PLEASE REFER TO MATERIAL LEGEND
ON PAGE 29 FOR MORE DETAILS.



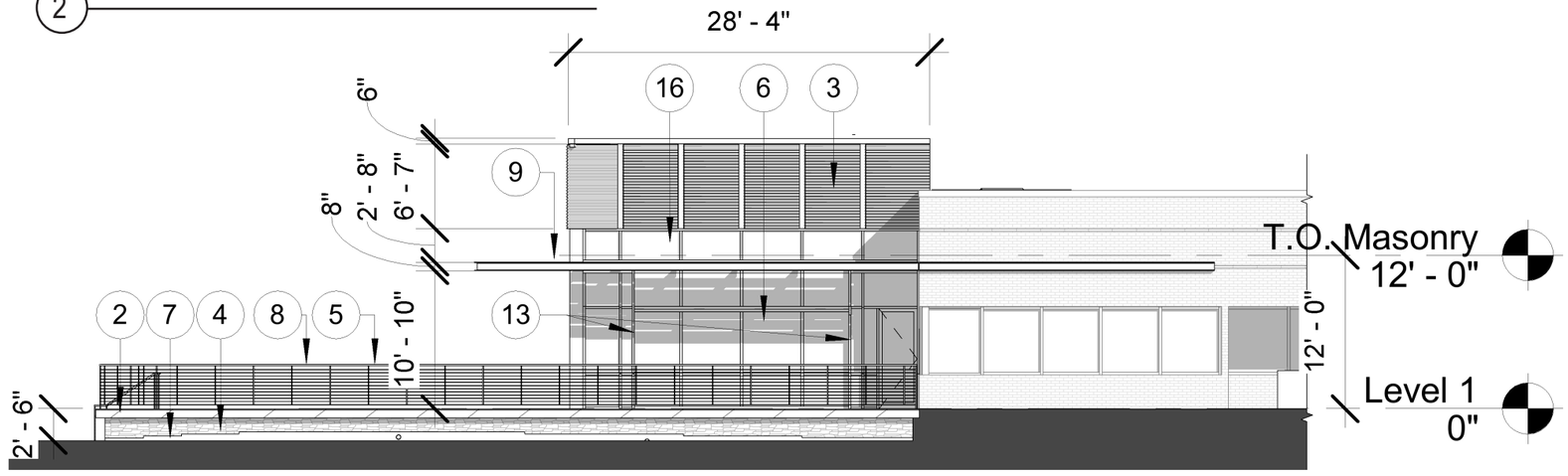


1 VIEW

2 WEST ELEVATION



KEY PLAN



3 SOUTH ELEVATION

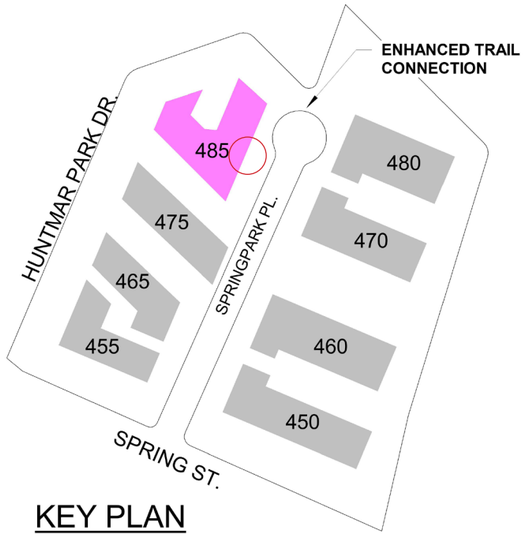
06.24.21 MGMA

SPRING PARK - BUILDING 485 AMENITY
ELEVATIONS AT AMENITY SPACE 1

NOTE:
PLEASE REFER TO MATERIAL LEGEND
ON PAGE 29 FOR MORE DETAILS.



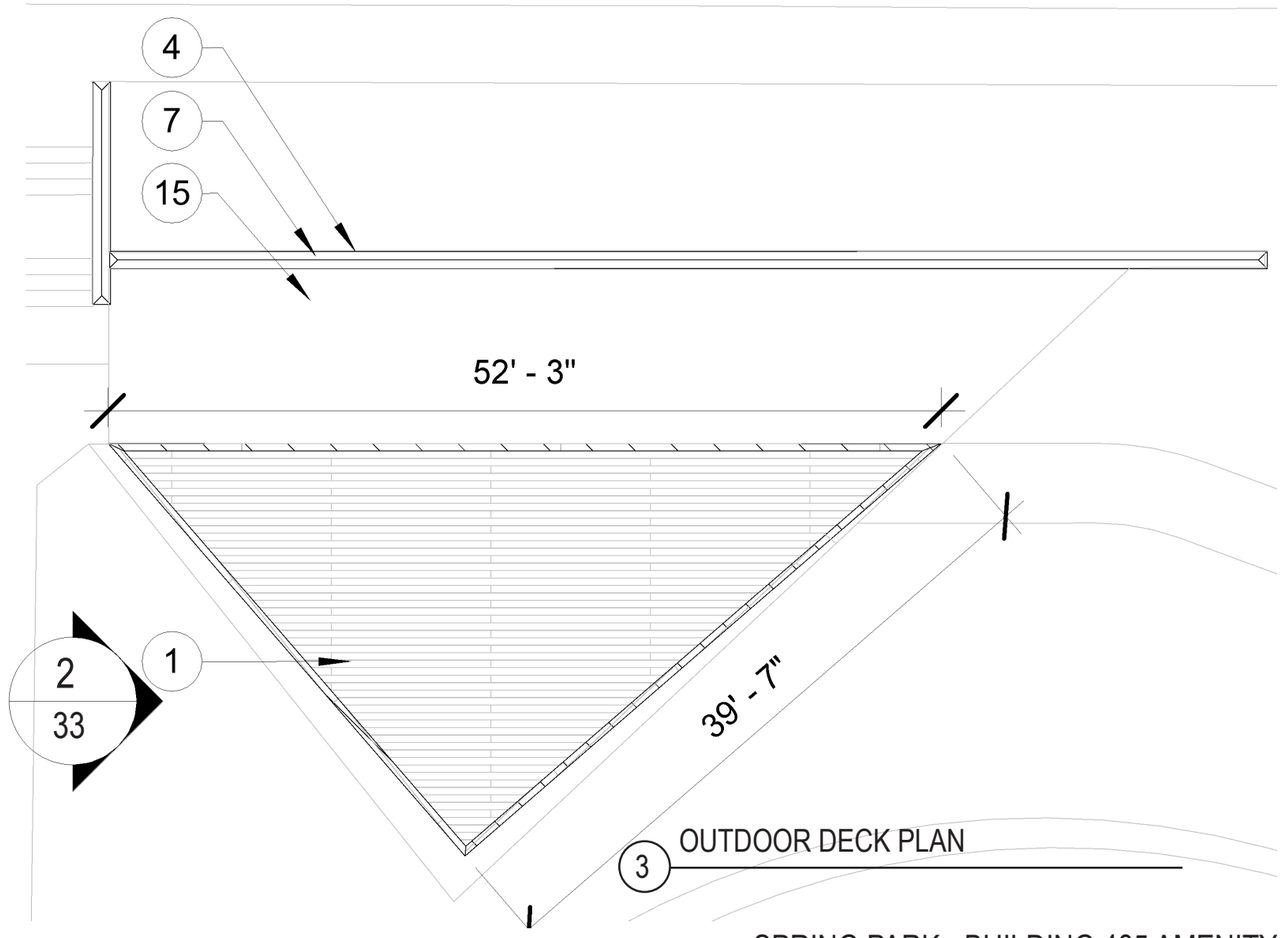
1 VIEW



KEY PLAN



2 WEST ELEVATION



3 OUTDOOR DECK PLAN

06.24.21

SPRING PARK - BUILDING 485 AMENITY
VIEW, ELEVATION AND OUTDOOR DECK PLAN AT AMENITY SPACE 2

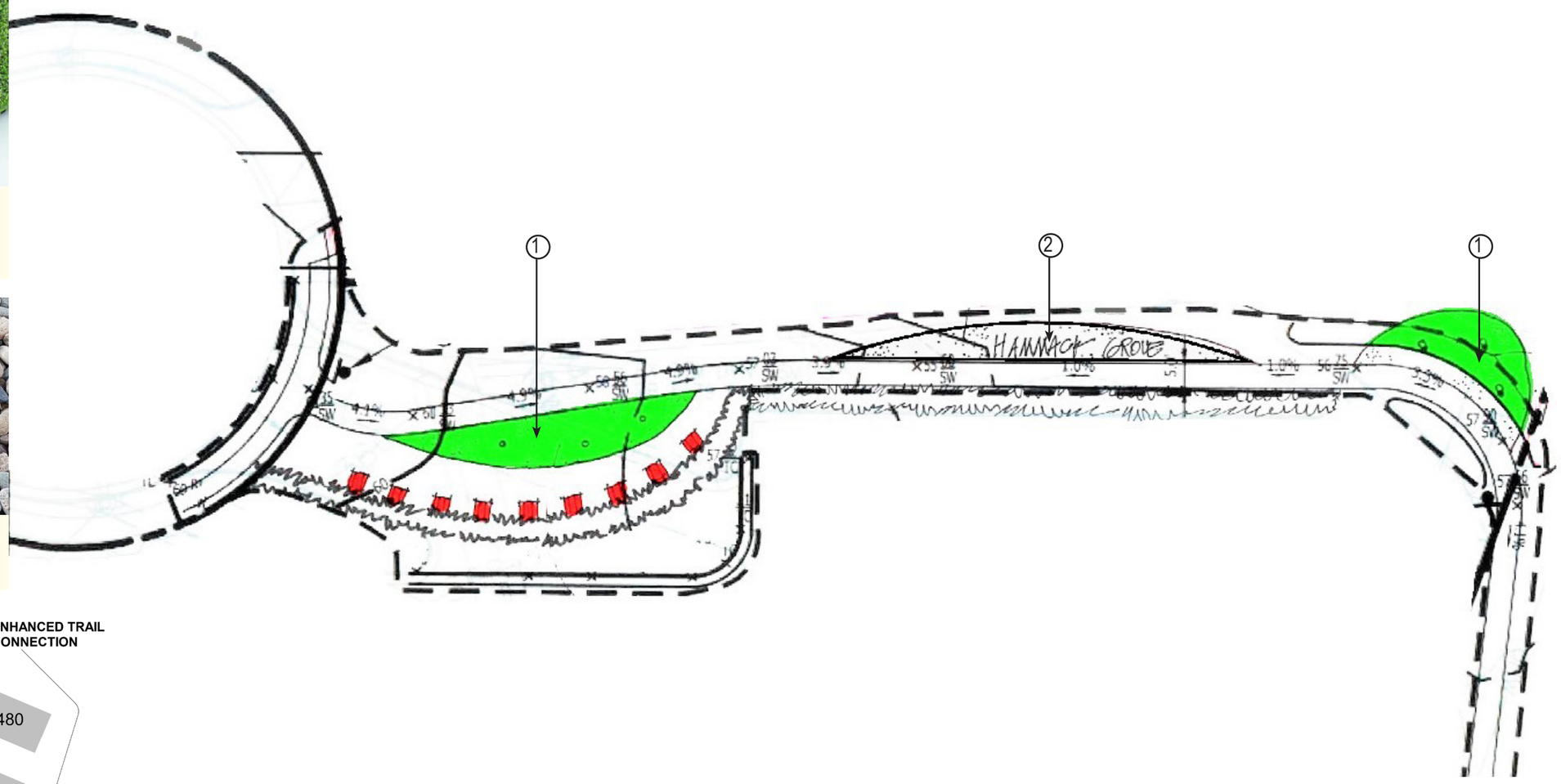
MATERIAL LEGEND

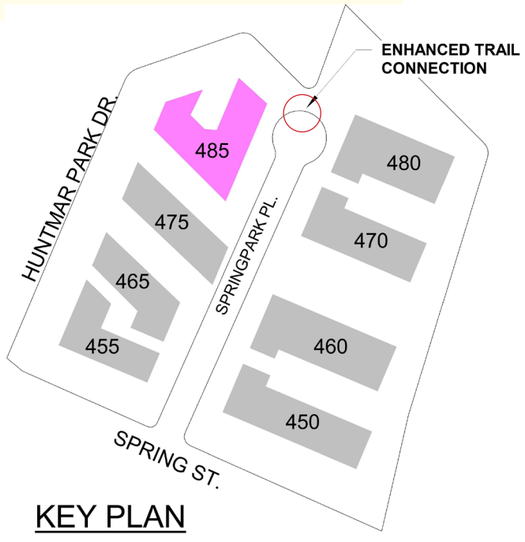


① SYNTHETIC LAWN
MANF. : GLOBAL SYNTURF
PRODUCT: PRO PUTT 44
COLOR: FIELD/OLIVE GREEN



② RIVER ROCK, MANF: TBD
PRODUCT: 3/4" - 2" RIVER ROCK
COLOR: SMOOTH DECORATIVE ROCK





KEY PLAN





PAINTED BRICK - PROPOSED AT BUILDINGS 450,455, 465, & 485



PAINTED BRICK AND STONE VENEER - PROPOSED AT BUILDINGS 450 AND 465



PAINTED BRICK AND STOREFRONT - PROPOSED AT BUIDINGS 450 & 485



CORRUGATED METAL, STOREFRONT & CANOPY - PROPOSED AT BUILDINGS 450 & 485

SPRING PARK

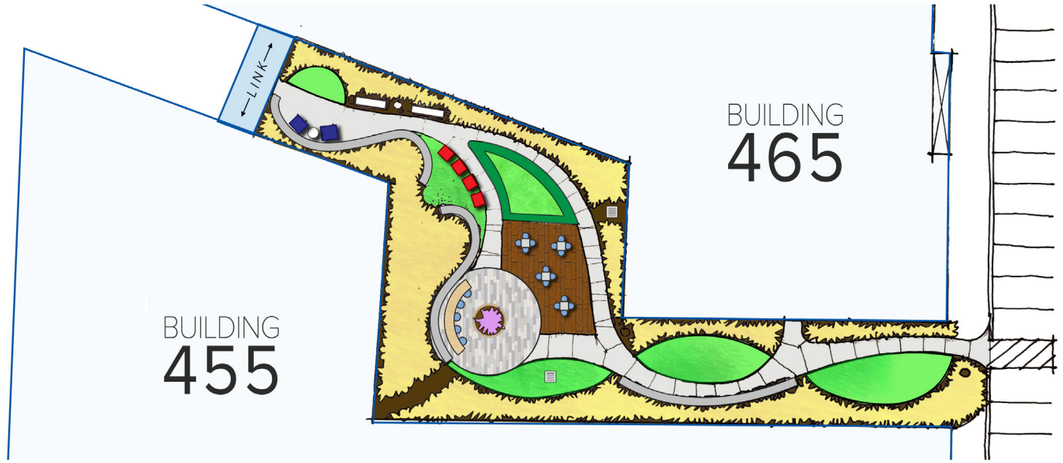
HERNDON, VIRGINIA



BUILDING 450 WEST CORNER



BUILDING 485 AMENITY



BUILDING 455-465 COURTYARD



BUILDING 455 MAIN ENTRANCE



BUILDING 465 MAIN ENTRANCE

THANK YOU

PENZANCE

Building Value, Creating Communities

ARCHITECT:	MGMA
CIVIL ENGINEER:	VIKA VIRGINIA, LLC
LANDSCAPE ARCHITECT:	KCS

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)

Title: ARB #21-015; Wall Signs; Outback Steakhouse, 365 Elden Street

Staff Contact: Bryce A. Perry
Deputy Director of Community Development
bryce.perry@herndon-va.gov
(703) 787-7380

Summary Information

Applicant Request	Installation of a new business identification wall signs		
Address	365 Elden Street		
Fairfax County Tax Map Number	0171-02-0007A		
Owner	SRPF Herndon DP LLC c/o Kyle Luby		
Applicant /Agent	Michael Pisa, Alliance Sign of Virginia		
Business/Organization	Outback Steakhouse (restaurant)		
Property Use	Commercial – food service/ eating establishment		
Zoning District	CS, Commercial Services		
Adjacent Zoning	**North:** CS; Commercial Service & PD-B; Planned Development - Business **South:** CO; Commercial Office	**East:** CS; Commercial Service **West:** CO; Commercial Office	
Associated Applications	TP #18-12; TP #19-12; ARB #20-026		
Building Type(s)	Single-story steel framed with composite exterior materials	**Date of Construction:**	N/A; Unbuilt
Architectural Style(s)	Post-modern, typical suburban, low-rise corporate retail/commercial expression		
Exterior Material(s)	Stone veneer, EIFS, cementitious fiber boards, glass		
Neighborhood Design Profile	Mixed commercial and retail corridor, with low-rise office, general commercial and retails uses		
Comprehensive Plan Land Use Designation	Business Corridor		

Staff Recommendation	Staff is recommending approval in accordance with the draft resolution (Attachment #1)

Case Details

Proposal:

This application proposes to install new wall signs on a proposed Outback Steakhouse, to be constructed on the subject property. The main business identification signs are to be located on the north façade facing Elden street centered above the building entrance and the south façade above three windows / awnings with the corporate name and logo. The one line of text, "Outback", of new primary business identification signs would be constructed of internally illuminated, individually stud and flush mounted, 3" deep,

formed aluminum capital-cased channel letters with 1" trim caps and painted 3/16" acrylic faces. This line of text would be sized at approximately 2' high and 14' long. The channel letters would be painted white with the corporate red painted acrylic faces. The corporate mountain landscape logo will be constructed identically as the first line of aluminum channel letter text approximately 1'-5" high and 14' long. The second line of text below the first will be an internally illuminated 3" aluminum, capital-cased channel, rectangular form, with a white aluminum face and approximately 6" routed letters with red acrylic backing behind the routed letters forming the word *"Steakhouse"*. All components of these two business identification signs will be internally illuminated using white LED lights such that the letters and symbology appear red during the day and red at nighttime when illuminated.

A smaller secondary sign will be placed on the west facade awning face centered over the takeout entrance designated for customer pickup of "to-go" orders. This sign will be constructed of a bronze-colored 2" – ½" deep, rectangular channel form with a bronze-colored aluminum sign face with routed letters with white acrylic backing behind the routed letters forming the word "Take-Away" in all capital letters. This sign will be 1' high and 9'-1" long with 8" tall routed letters. This sign will also be internally illuminated using white LED lights such that letters appear white during the day and white at nighttime when illuminated. Attachment #3 shows the location detail and the sign design provided by the applicant.

Site Description:
This case is one of several site development steps for a new building and site design for a new Outback Steakhouse restaurant to be located at 365 Elden Street. This new 6,525 square foot commercial structure on 1.46-acre undeveloped site currently zoned as CS – Commercial Services zoning district and will include the new single-story commercial building, approximately 82 vehicle parking spaces with site circulation, new outdoor service/dumpster enclosure area, pedestrian circulation, an outdoor seating patio and new landscaping. The new primary business identification signage would be visible from the site's two primary access points along Elden Street and Grove Street (Attachment #2).

Location Map



Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria* (Attachment #5)

Staff Analysis

1. Staff has found that the proposed signs meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.

2. With the findings expressed below, staff believes 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 #5). Compared to previous iterations of this design, the applicant and property owner have attempted to minimize signage on the building so as to eliminate unnecessary sign clutter on an otherwise suitable corporate architectural design of the primary building and site features previously reviewed and approved by the Town. The recognizable corporate image of this particular signage serves the dual purposes of visible business identifications from the two major vehicular and pedestrian approaches to the new establishment and provide the necessary signage without obscuring or distracting from the architectural features of the building design. Thus, staff finds the proposed signage to be appropriate to the new proposed building and the site.

3. In previous reviews of this project, staff noted that there was intent to construct a new freestanding sign along Elden Street. A freestanding sign for this business has not been reviewed by the Architectural Review Board to date. As noted in the first staff report for ARB #20-026 this specific site feature, the new freestanding sign, will need to be reviewed and approved by the ARB prior to issuance of a building permit.

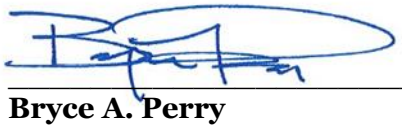
Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The ARB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is recommending approval in accordance with Alternative #2 and the draft resolution (Attachment #1)

Report Attachments

1.	ARB #21-015 Draft Resolution
2.	Site Photos, Approved Site Plan and Approved Building Design
3.	Proposed Sign Design Drawings & Details
4.	Town's Zoning Ordinance, Section 78-60.3.

Staff Signatures



Bryce A. Perry
Deputy Director of Community Development

TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD

DRAFT RESOLUTION

August 18, 2021

Resolution- to approve ARB #21-015, installation of three new wall signs on a proposed commercial building to be located at 365 Elden Street, Fairfax County Tax Map Number 0171-02-0007A.

WHEREAS, the applicant has submitted an application to install three new wall signs located the above referenced address; and

WHEREAS, the proposed wall sign 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 previously reviewed and approved the architectural design of the proposed commercial building through ARB #20-026 and found that the proposed architectural design of the primary commercial building and certain site features, excluding signage, complied 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 found that the proposed wall sign 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 #21-015, for a wall sign located at 365 Elden Street, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB.

Photo along the Southern Property Line (facing Northwest)

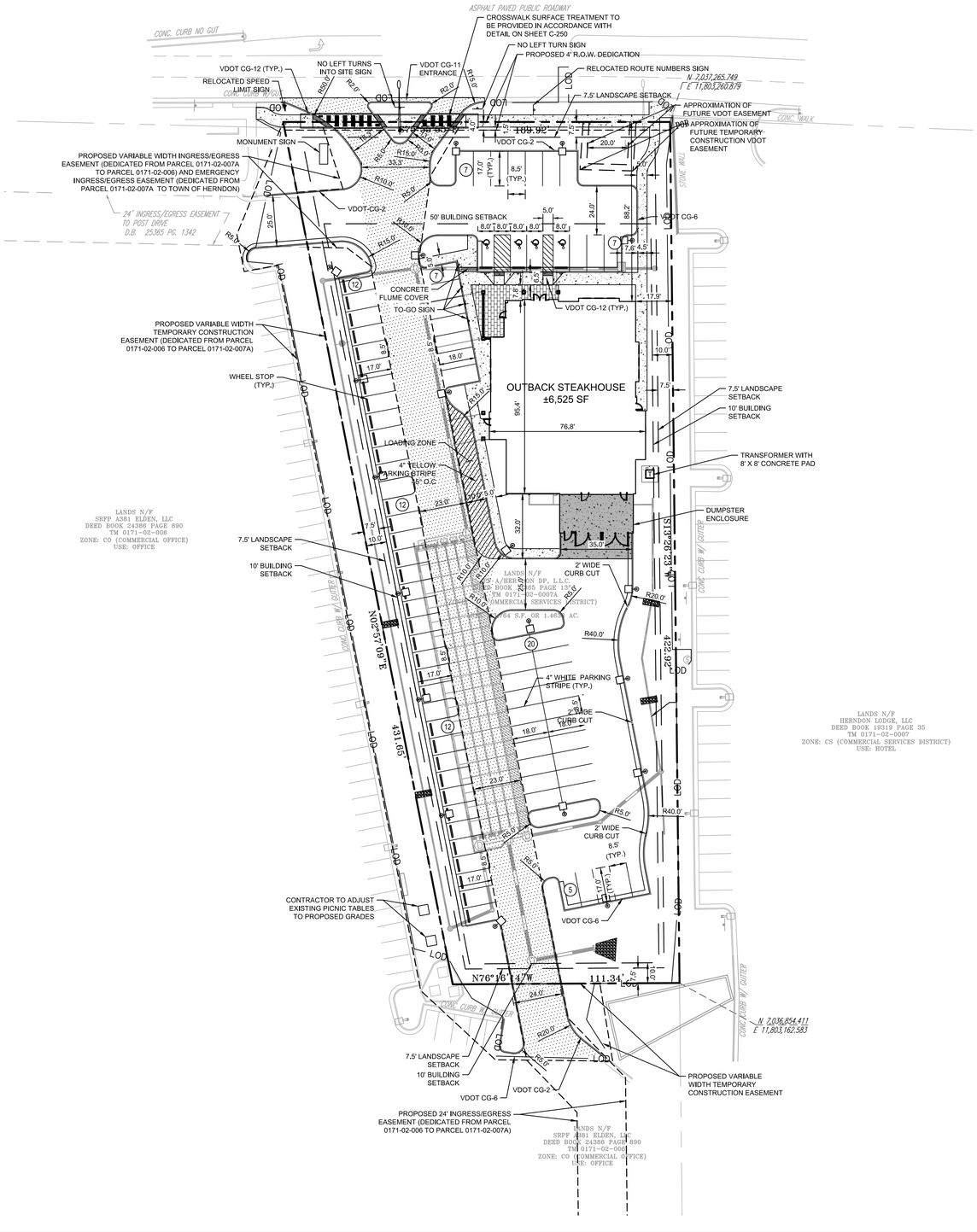


Photo along the Eastern Property Line (facing North)



ELDEN STREET VA RTE 606

VARIABLE WIDTH RIGHT-OF-WAY



LEGEND

- PROPERTY LINE/LEGAL ROW
- SETBACK
- LOD — LIMITS OF DISTURBANCE (1.69 AC)
- STANDARD CURB CG-2
- CURB AND GUTTER CG-6
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- BRICK PAVERS
- HEAVY DUTY ASPHALT

GENERAL NOTES

1. THE PROPERTY SHOWN HEREIN IS TAX MAP NUMBER 0171-02-0007A AND HAS NOT YET BEEN ASSIGNED AN ADDRESS.
2. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON AN BOUNDARY AND TOPOGRAPHIC SURVEY BY GRS, LLC, DATED JULY 6, 2018. THE VERTICAL DATUM IS BASED ON NAVD83.
3. THIS SITE IS ZONED CS (COMMERCIAL SERVICES DISTRICT)
4. NO GRAVE SITES OR HISTORIC SITES ARE LOCATED ON THE SUBJECT PROPERTY.
5. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE X (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, PANEL 130 OF 450," MAP NUMBER 51059C 0113O E, MAP REVISED SEPTEMBER 17, 2010.
6. THE PROJECT DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA.
7. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF HERNDON REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING EROSION/SILTATION CONTROLS AND ANY ADDITIONAL CONTROLS DESIGNED ON THIS PLAN AND ANY ADDITIONAL CONTROLS AS REQUESTED AND DIRECTED BY THE SITE INSPECTOR.
9. CONTRACTOR SHALL ADJUST ALL EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINAL GRADE.
10. ALL CURB RADII ARE 3.0FT UNLESS OTHERWISE NOTED.
11. VDOT EASEMENTS AND R/W DEDICATION IS ACCORDING TO THE LATEST VDOT PLANS WHICH ARE CURRENTLY UNDER REVIEW. VDOT'S PLANS ARE UNFINSIHED AND UNAPPROVED AND MAY NOT BE USED FOR RIGHT OF WAY OR CONSTRUCTION

BUILDER/DEVELOPER: BLOOMIN BRANDS
2202 N. WEST SHORE BLVD, SUITE 500
TAMPA, FL 33607

ZONING TABULATION

ZONING:	CS
EXISTING USE:	VACANT LOT
PROPOSED USE:	RESTAURANT
SETBACKS:	
FRONT YARD:	50 FT
SIDE YARD:	10 FT
REAR YARD:	10 FT
LOT AREA:	1.46± ACRES
LOT WIDTH:	111.34'
LOT FRONTAGE:	302 FEET
PROPOSED IMPERVIOUS AREA:	1.00± ACRES (69%)
PROPOSED OPEN SPACE AREA:	0.46± ACRES (31%)
PROPOSED BUILDING AREA:	6,525 SF
PROPOSED BUILDING COVERAGE:	10.3%
FLOOR AREA RATIO:	0.10
NUMBER OF FLOORS:	1 FLOOR
BUILDING HEIGHT:	26'-3"
PROPOSED PARKING SPACES:	82 SPACES (4 ADA)

PARKING TABLE

TOTAL REQUIRED (OUTBACK)	72 SPACES[1]
TOTAL PROPOSED (STANDARD)	78 SPACES
TOTAL PROPOSED (TAKEAWAY)	4 SPACES[2]
TOTAL PROPOSED (OUTBACK)	81 SPACES
TOTAL REQUIRED (OFFICE)	516 SPACES[3]
TOTAL REMOVED FROM OFFICE	-6 SPACES
TOTAL PROPOSED (OFFICE)	510 SPACES
TOTAL REQUIRED (OUTBACK AND OFFICE)	588 SPACES
TOTAL PROPOSED (OUTBACK AND OFFICE)	588 SPACES

[1] PARKING REQUIREMENT = 1 SPACE PER 4 SEATS + 1 SPACE PER 2 EMPLOYEES DURING PEAK SHIFT
= 248 SEATS/4 + 20 EMPLOYEES/2 = 72 SPACES

[2] TAKEAWAY SPACES CAN NOT BE COUNTED TOWARDS PARKING TOTAL BASED ON CONVERSATION WITH TOWN STAFF

[3] PARKING REQUIREMENT = 1 SPACE/300 SF OF GFA
= 184,600 SF/300 = 616 SPACES

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
ROSS STEVENS
Lic. No. 047498
09/25/2019
PROFESSIONAL ENGINEER

KHA PROJECT 110549002
DATE 09/25/2019
SCALE AS SHOWN
DESIGNED BY CAH
DRAWN BY CAH
CHECKED BY RSS

SITE PLAN

OUTBACK STEAKHOUSE HERNDON

PREPARED FOR
BLOOMIN BRANDS

TOWN OF HERNDON VA

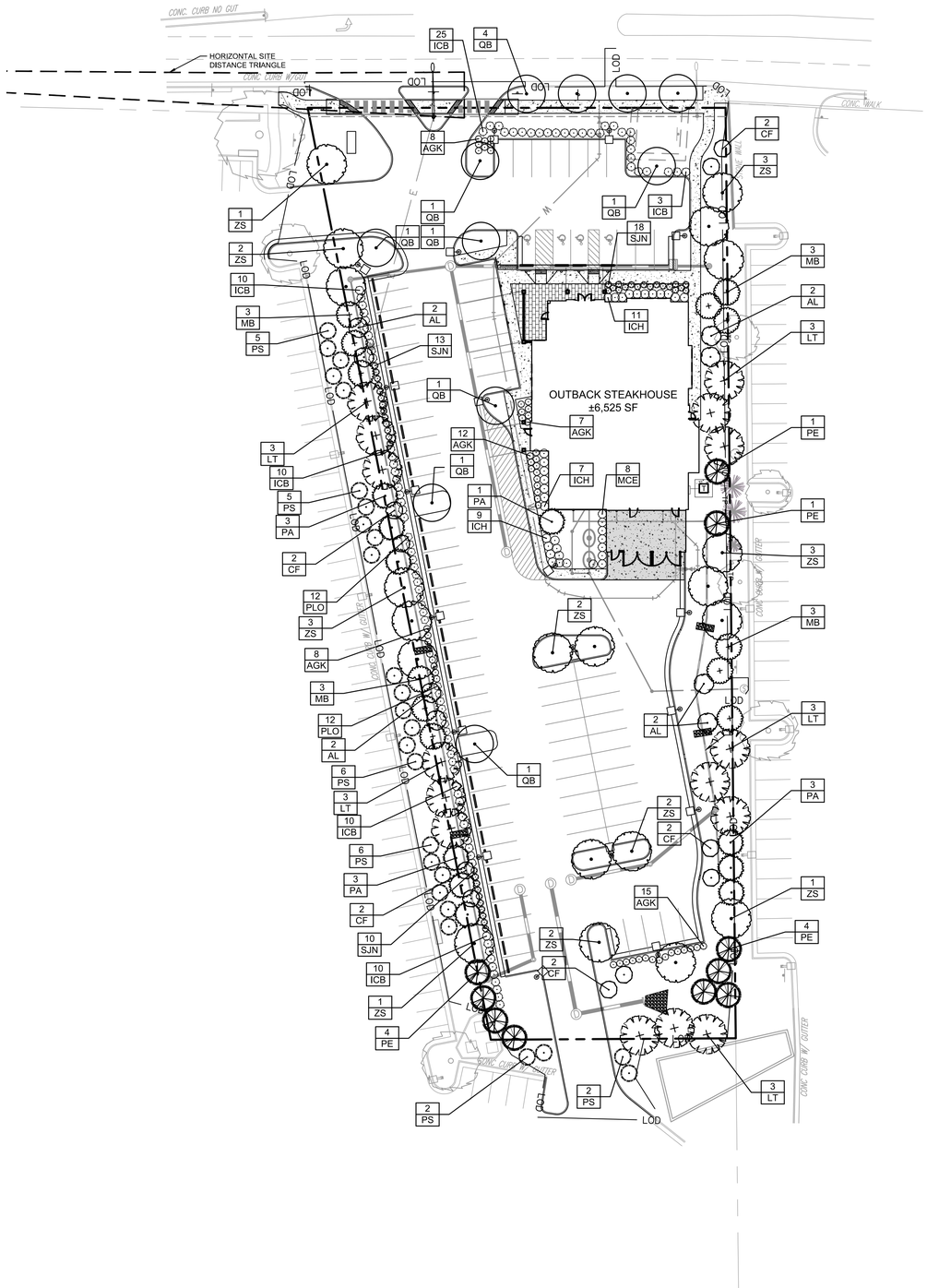
SHEET NUMBER
C-200

Plotted By: Howell, Chris Sheet Set: OUTBACK STEAKHOUSE – HERNDON Layout: C-200 SITE PLAN November 05, 2020 08:52:42am K:\NVA_CIV\110549-Bloomin\002 Herndon_VA\CAD\PlanSheets\C-200 SITE PLAN.dwg

ELDEN STREET VA RTE 606

VARIABLE WIDTH RIGHT-OF-WAY

ASPHALT PAVED PUBLIC ROADWAY



LEGEND

- PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE
- TP — TP — TREE PROTECTION FENCE
  ***SEE DETAIL 4 ON SHEET L-250*
- X — PLANT QUANTITY
- XxX — PLANT KEY
- XX — EXISTING VEGETATION TO REMAIN
  REFER TO EXISTING TREE SURVEY ON L-100 FOR ADDITIONAL INFORMATION

NOTE:
DISTURBANCE INSIDE THE TREE PROTECTION AREAS IS PROHIBITED, INCLUDING, BUT IS NOT LIMITED TO: GRADING, CLEARING, STORAGE OF MATERIALS, DUMPING OF MATERIALS, AND PARKING OR TRANSPORTING OF VEHICLES AND EQUIPMENT

Table A
Landscaping Requirements

Landscape Plan Component	*Requirement*	*Tabulation Location*	*Compliant? Yes/No*
Buffer Strip	Sec 78-110.3	Table E	Yes
Vehicular Use Area	Sec 78-110.4	Table B	Yes
Principle Structure Landscaping	Sec 78-110.5.B.4	Table C	Yes
Required Site Plantings	Sec 78-110.5.A.2	Table D	Yes

Table B
Vehicular Use Area

Parking Spaces Provided		82
Interior Parking Lot Trees Required	(1 per 8 spaces)	11
Interior Parking Lot Trees Provided		
Existing Trees To Remain		0
Proposed Trees		12
	TOTAL	**12**

Notes:
1. All landscape islands for interior parking lot trees shall contain a minimum of 120 sf of soil.

Table C
Principle Structure Landscaping

Linear Feet of Building Façade	*North*	71 L.F.
	East	94 L.F.
	South	64 L.F.
	West	94 L.F.
	Total Façade	**323 L.F.**
Length of Landscape Strip Required	(50% of Building Facade)	162 L.F.
Length of Landscape Strip Provided		174 L.F.

Table D
Required Site Landscape Plantings

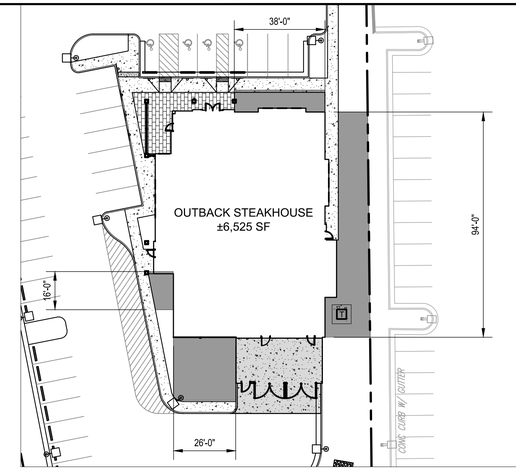
	Site Area = ***1.46 Acres***
Landscaping Required	
16 Canopy Trees per Acre =	24 Canopy Trees
10 Evergreen Trees per Acre =	15 Evergreen Trees
Landscaping Provided	
Proposed Canopy Trees	***45***
Proposed Evergreen Trees	**32**

Table E
Buffer Strip Requirement

	On-site Use	*Adjacent Use*	*Length*	*Width/ Type*	*Buffer Required*		*Buffer Provided*
North Buffer	CS	Right of Way	132 LF	8.0 FT	Pg. 69 Town of Herndon Streetscape Manual	1 Canopy Tree per 35 LF = 4 Canopy Trees	4 Canopy Trees
East Buffer	CS	CS	422 LF	7.5 FT D	Sec. 78-110.4.E	1 Canopy Tree per 30 LF = 14 Canopy Trees 1 Evergreen Tree per 30 LF = 14 Evergreen Trees 1 Understory Tree per 50 LF = 8 Understory Trees	14 Canopy Trees 14 Evergreen Trees 8 Understory Trees
South Buffer	CS	CO	85 LF	7.5 FT D	Sec. 78-110.4.E	1 Canopy Tree per 30 LF = 3 Canopy Trees 1 Evergreen Tree per 30 LF = 3 Evergreen Trees 1 Understory Tree per 50 LF = 2 Understory Trees	4 Canopy Trees 4 Evergreen Trees 2 Understory Trees
West Buffer	CS	CO	405 LF	7.5 FT D	Sec. 78-110.4.E	1 Canopy Tree per 30 LF = 14 Canopy Trees 1 Evergreen Tree per 30 LF = 14 Evergreen Trees 1 Understory Tree per 50 LF = 8 Understory Trees	14 Canopy Trees 14 Evergreen Trees 9 Understory Trees

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
MB	13	Magnolia grandiflora `Brackens`	Bracken`s Southern Magnolia	B & B	8` HT. MIN
PA	10	Picea abies	Norway Spruce	B & B	8` HT. MIN
PE	10	Pinus echinata	Short Leaf Pine	B & B	8` HT. MIN
PS	26	Pinus strobus `Fastigiata`	Pyramidal White Pine	B & B	8` HT. MIN
CANOPY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**
LT	15	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal
QB	11	Quercus bicolor	Swamp White Oak	B & B	2"Cal
ZS	20	Zelkova serrata	Sawleaf Zelkova	B & B	2"Cal
FLOWERING TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**
AL	8	Amelanchier laevis	Allegheny Serviceberry	B & B	1.5"Cal
CF	10	Cercis canadensis `Forest Pansy` TM	Forest Pansy Redbud	B & B	1.5"Cal
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**
AGK	50	Abelia x grandiflora `Kaleidoscope`	Kaleidoscope Abelia	Cont.	36" HT. MIN.
ICB	68	Ilex cornuta `Burfordii Nana`	Dwarf Burford Holly	Cont.	36" HT. MIN.
ICH	27	Ilex crenata `Helerii`	Helerii Holly	Cont.	36" HT. MIN.
MCE	8	Myrica cerifera	Wax Myrtle	Cont.	36" HT. MIN.
PLO	24	Prunus laurocerasus `Otto Luyken`	Luykens Laurel	Cont.	30" HT MIN.
SJN	41	Spiraea japonica `Neon Flash`	Neon Flash Spirea	Cont.	24" HT MIN.



PRINCIPLE STRUCTURE LANDSCAPING AREA KEY PLAN
SCALE: 1"=30'-0"

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
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WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
W. Davis Walker
Lic. No. 0406001891
09/25/2019
LANDSCAPE ARCHITECT

KHA PROJECT 110549002
DATE 09/25/2019
SCALE AS SHOWN
DESIGNED BY WDW
DRAWN BY WDW
CHECKED BY WDW

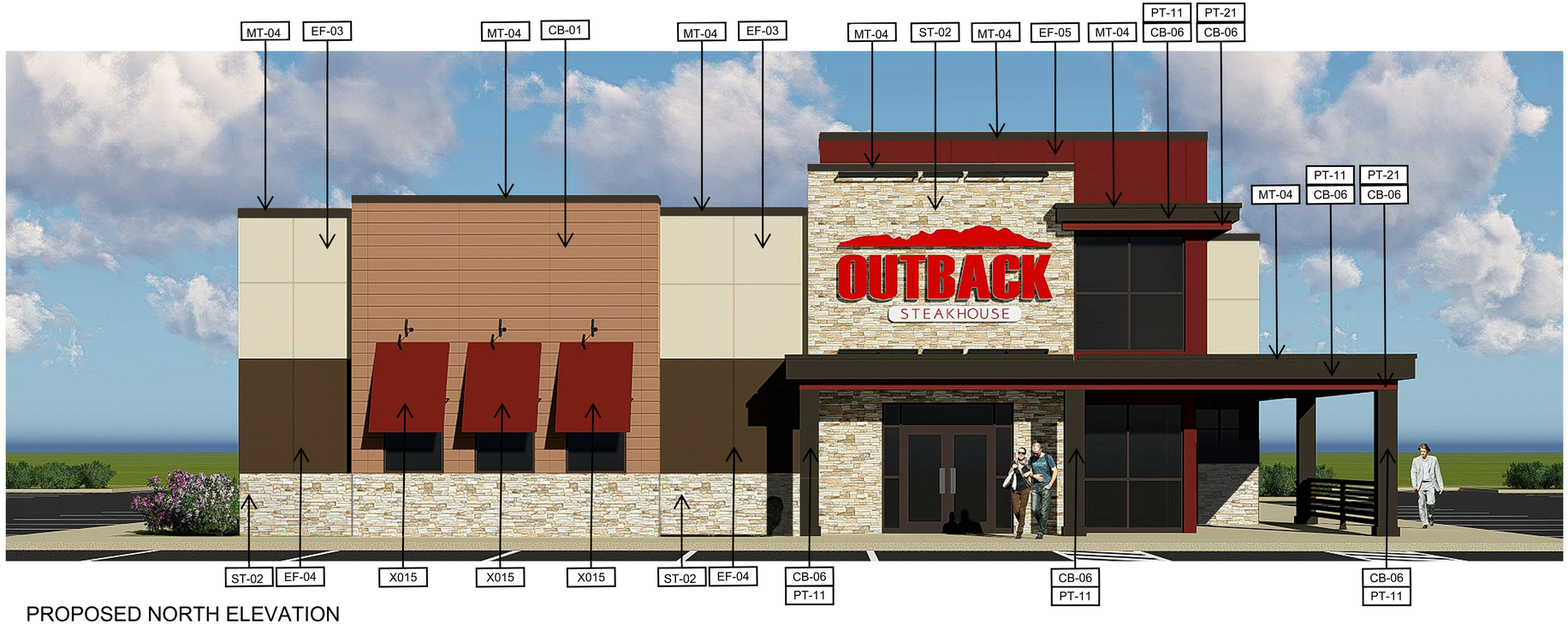
LANDSCAPE PLAN

OUTBACK STEAKHOUSE
HERNDON
PREPARED FOR
BLOOMIN BRANDS
TOWN OF HERNDON VA

SHEET NUMBER
L-200

Plotted By:Howell, Chris Sheet Set:OUTBACK STEAKHOUSE - HERNDON Layout:L-200 LANDSCAPE PLAN November 05, 2020 09:10:35am K:\NVA_CIV\110549-Bloomin\V02_Herndon, va\CAD\plotsheets\L-200 LANDSCAPE PLAN.dwg

Attachment #1



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

EXTERIOR FINISH SCHEDULE

EXTERIOR EIFS

TYPE	REMARKS
EF-03	INTEGRAL COLOR EIFS: STOTHERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-01 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-10
EF-04	INTEGRAL COLOR EIFS: STOTHERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-22 IN STOLIT 1.0 DARK AND GLOSSY MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH
EF-05	INTEGRAL COLOR EIFS: STO THERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-21 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-05

CONTACT: WGREENE@STTOCORP.COM WEBSITE: WWW.STOCORP.COM

STONE

TYPE	REMARKS
ST-02	STONE VENEER COLOR: DRY CREEK STACKED STONE MANUFACTURER: EL DORADO STONE NO SUBSTITUTIONS

WEBSITE: WWW.ELDORADOSTONE.COM

EXTERIOR PAINT

TYPE	COLOR NAME	COLOR NUMBER	PRODUCT NAME	FINISH
PT-01	COLONY BUFF	SW7723	SHERWIN WILLIAMS	SATIN
PT-11	TURKISH COFFEE	SW6076	SHERWIN WILLIAMS	SATIN
PT-22	WELL-BRED BROWN	SW7027	SHERWIN WILLIAMS	SATIN
PT-21	RUSTIC RED	SW7593	SHERWIN WILLIAMS	SATIN
PT-54	POWDER COATING	RAL8025	SHERWIN WILLIAMS	SATIN

ALUMINUM BRAKE METAL

MT-04	ALUMINUM BRAKE METAL COLOR: DARK BRONZE MANUFACTURER: BERRIDGE
MT-05	ALUMINUM BRAKE METAL COLOR: COLONIAL RED MANUFACTURER: BERRIDGE
MT-10	ALUMINUM BRAKE METAL COLOR: SIERRA TAN MANUFACTURER: BERRIDGE
MT-11	ALUMINUM BRAKE METAL COLOR: PT-54 PALE BROWN POWDER COAT (RA 8025)
MT-17	ALUMINUM BRAKE METAL COLOR: AGED BRONZE MANUFACTURER: BERRIDGE

AWNING

X015	CANVAS AWNING COLOR: TRESCO BRICK #4699-0000 MANUFACTURER: SUNBRELLA

CEMENT BOARD SIDING

CB-01	CEMENT BOARD SIDING COLOR: VINTAGE WOOD PANEL - CEDAR (HORIZONTAL) MANUFACTURER: NICHIHA USA, INC CONTACT: (770) 805-9466
CB-06	CEMENT BOARD SIDING COLOR: PRIMED FOR PAINTING HARDIEPANEL SELECT CEDARMILL MANUFACTURER: JAMES HARDIE

ARCVISION INCORPORATED
ARCHITECTURE • ENGINEERING • STORE PLANNING
SAINT LOUIS / ORLANDO / DALLAS / LAS VEGAS

BLOOMIN' BRANDS, INC.

OUTBACK STEAKHOUSE #4710

Prototype Issue: OBS PIERR/WOOD 2016.3

150 ELDEN ST.
HERNDON, VA 20171

SHEET ISSUE:

PRINCIPAL IN CHARGE: FJG
PROJECT ARCHITECT: KJL
DRAWN BY: KJL

SHEET TITLE:

PROPOSED RENDERINGS

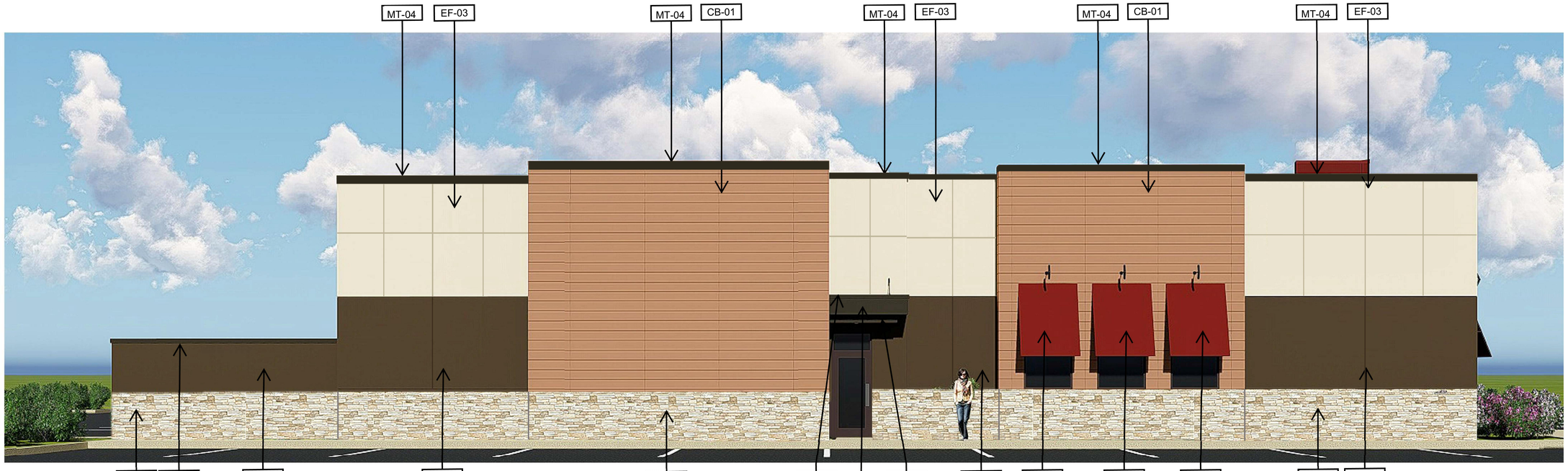
SHEET NO. PRE-1

PROJ. NO. 180822



PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

EXTERIOR FINISH SCHEDULE

EXTERIOR EIFS

TYPE	REMARKS
EF-03	INTEGRAL COLOR EIFS: STOTHERM NEXT EIFS SYSTEM OR OUTSULATION PLUS SYSTEM COLOR: PT-01 MANUFACTURER: STO OR DRYVIT NOTES: FINE SAND FINISH METAL COPING TO BE: MT-10
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EXTERIOR PAINT

TYPE	COLOR NAME	COLOR NUMBER	PRODUCT NAME	FINISH
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MT-11	ALUMINUM BRAKE METAL COLOR: PT-54 PALE BROWN POWDER COAT (RA 8025)
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OUTBACK STEAKHOUSE®

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OUTBACK STEAKHOUSE #4710
Prototype Issue: OBS PHXRR-WOOD 2018.3
150 ELDEN ST.
HERNDON, VA 20171

SHEET ISSUE:

PRINCIPAL IN CHARGE: FJG
PROJECT ARCHITECT: KJL
DRAWN BY: KJL

SHEET TITLE:

PROPOSED RENDERINGS

SHEET NO. PRE-2

PROJ. NO. 180822

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)

TOWN OF Herndon VIRGINIA

MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

From: Lisa M. Gilleran, Director of Community Development
Bryce A. Perry, Deputy Director of Community Development

Date: August 4, 2021

Subject: Architectural and Urban Design Review of 593 Herndon Parkway Parkview, DP#19-01, HTOC Development Plan – 3rd Submission

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SUMMARY

The applicant has requested an additional review by the ARB due to a potential change in land use and related changes to building design. The previous design remains an option, but the applicant will be requesting that the Planning Commission and Town Council grant approval to both options.

Staff continues to be concerned about several features of the previously reviewed proposal (Option #1). The new scenario (Option #2) contains those same features, while adding some additional elements of concern.

BACKGROUND

Process

As required by the zoning ordinance, the Architectural Review Board (ARB) is tasked with a preliminary review of the architectural design of any Herndon Transit-Oriented Core (HTOC) Development Plan or Zoning Map Amendment plan prior to Planning Commission consideration of the proposed development. As the Herndon Transit-Oriented Core Architectural and Urban Design Guidelines (the Guidelines), are referenced in the zoning ordinance, they need to be addressed during the legislative review of the proposed development plan. Furthermore, the Guidelines provide the ARB with concrete guidance for property within the HTOC, to augment the general Architectural Control District Design Criteria found in Section 58-96 of the Town Code. Following ARB review, the ARB will forward a memo with its findings to the Planning Commission for consideration by the Commission, and subsequently the Town Council, during their review of the development proposal.

The staff acknowledges that several factors add to the complexity and difficulty of HTOC preliminary reviews. These factors include the scale of the project relative to the majority of ARB applications, and the nature of reviewing conceptual drawings with the acknowledgement that some level of later refinements and variations are anticipated. For those reasons, staff attempts to provide an analysis at a broad and general level, compared

to the more detailed and nuanced review provided for a formally submitted ARB applications, which will be reserved for a later date. Although broader and more general, the goal of the pre-legislative review is to ensure that the basic principles expressed in the Herndon Transit-Oriented Core Architectural and Urban Design Guidelines, incorporated into the zoning ordinance, are reflected in the proposed architecture and urban design of the project, and to ensure that the architecture as well as the general appearance and quality of the materials provide for a unique sense of place for the Herndon-Oriented Core and ensure competitive quality with other developments along the Silver Line.

While the architecture is still conceptual in form at the Development Plan level, it should be remembered that the proposed images, forms, scale and general use of material will be the core template for the final design and will be instrumental in setting the bar for the future development. Of course, following any future approval of the development plan and subsequent review and approval of the site plan, extensive detailed information will be required for the formal ARB review, as is customary for all ARB case reviews.

DP#19-01, Parkview HTOC Development Plan

The ARB reviewed the architecture and urban design for the above referenced project's 1st design submission on February 5, 2020 and the revised design on July 1, 2020. The Board generally agreed with the staff analysis presented at these work sessions and contained within the staff's memos dated February 5, 2020 and July 1, 2020 (attachments #1 and #2).

During the first ARB work session on February 5, 2020, staff noted that there was a significant amount of information missing from the design submission that precluded a complete evaluation of the design. Some examples of this missing information included missing elevations of parking structures, missing materials details, and limited street views of ground level architecture. The Board asked the applicant to return with additional information that would permit the Board to provide the Planning Commission a more informed and accurate statement regarding the appropriateness of the architecture and its ability to meet the Guidelines. The applicant returned to the Board on July 1, 2020 with additional information and revised drawings that addressed several of the issues noted in the previous ARB work session but some matters of concern remained.

Since the July 1, 2020 ARB review, DP#19-01 has been delayed while the applicant considered alternative land use mixes, and potentially alternative architectural design of the site and buildings. The applicant has submitted a revised land development concept, requesting that two land use options be approved. In addition to the original development proposal, consisting of two residential buildings and one office building, the applicant is now requesting a second option be approved as well. The second option consists of three office towers and does not include any residential units. Associated parking and a small amount of retail, 10,000 to 12,500 square feet are included in both options.

PROPOSED ARCHITECTURE

Staff Comments – Residential/Office Option #1

An ARB Work Session Submission for the Residential/Office option was not submitted due minor nature of changes proposed between the current submission and the submission reviewed by the ARB in July of last year. As mentioned above, under Process, some changes are anticipated due to the preliminary nature of the proposal. All proposed changes, as well as the proposed "final" architectural design will be reviewed by the ARB following site plan.

Staff Comments – Office Option #2

Following are brief descriptions the architecture of Option #2, along with staff's concerns. The discussion is divided up into the following categories, towers, podiums, storefronts/ground floor, and open space.

- **The Towers.**
  The façade of Building A retains the smooth glass window and angled glass parapet seen in Option #1. No discernible change has been noted in this building, nor had the staff provided comments regarding the design of this tower in the past. While the mass of this tower is monumental, which is not generally supported by the Guidelines, its location on the south side of the property and "facing" the Toll Road, makes the larger mass of the tower more acceptable. An inset of open balconies does create some variation on its south façade, and a narrow vertical inset is found at the southeast corner of the eastern facade. A clear presentation of the north and west façades of this tower are not provided.

  In Option #1, the two residential buildings are enhanced by variations in the height of each building. The variation of height creates a stepped effect. This design breaks up the mass of the tower, which is encouraged by the Guidelines. The Guidelines call for towers to be vertical in appearance and the stepped effect helps to create a more vertical appearance. This stepped effect is not carried over into Option #2, and each tower is uniform in its height, thus increasing the visual mass of the towers and creating expansive width.

  Building B in Option #2 retains the brick/precast concrete forms over portions of the glass window wall, but the variation in color and pattern employed in Option #1 is not retained. The expanse, color and regularity of the form found in Option #2 decreases the feature's ability to divide up mass, create visual interest and produce the more vertical forms encouraged by the Guidelines. Two narrow vertical insets are shown on the east façade of Building B, facing the private street and courtyard, but the perspective is angled and thus the effect is difficult to discern. The west façade of the tower has a broad expanse of the brick/precast concrete forms over the glass façade, and the seven window wide exposed glass window wall doesn't appear to create a visual break in the mass of the tower.

In Option #2, the tower of Building C introduces a ribbon wall façade treatment comprised of glass windows, above and below which are rows of metal or masonry spandrel. The proposed ribbon wall of glass, alternating with spandrel, appears dated, similar to many 1990's office buildings seen throughout the region. While portions of the tower angle or indent at its corners, there is little attempt to divide the mass of the tower and it reads as a single form. Staff notes that there is one vertical feature, on the north (Herndon Parkway), façade that attempts to break the very horizontal form. A three unit wide vertical ribbon of glass extends from above the parapet of the tower down to the ground floor. From the rendering it appears that the glazing extends down the façade of the parking decks, but this should be clarified by the applicant.

Buildings B and C are both topped by standard and dated utilitarian metal screening walls. Such a condition is not supported by the Guidelines. The roof lines of Option #1 are far more dynamic and the same degree of variation and detail of design should be incorporated in Option #2 for buildings B and C.

- **The Podiums**
  Staff continues to have significant concerns with the treatment of the podiums in both Option #1 and Option #2, particularly the mass and appearance of the parking decks. Option #2 actually increases the amount of exposed garage and the metal screen within a frame design by extending it along the entire Herndon Parkway and Worldgate facades of Building B. The following comments can be applied to both Option #1 and Option #2 but will focus its details on Option #2.

  <u>Parking Decks</u>
  The proposed design of the parking decks fails to meet the Guidelines in several respects. Included in the Guideline's "Essential Characteristics" of podiums is the guidance that the podium, not just storefronts/ground floors, should have "vertical expression of 60 to 120 feet in width (to simulate smaller buildings forming a street wall)." As an example of the proposed condition, along future Worldgate Drive, Building B in Option #2, has a parking deck podium of approximately 250 linear feet. Along this elevation, the metal panel/precast concrete frame is continuous and the only vertical break in the metal screen are two openings revealing the interior of the garage. Visually, this portion of the podium consists of a horizontal block of approximately 250 linear feet.

  Unfortunately, the applicant is unable to provide staff with a location in Northern Virginia where the proposed metal parking deck screen is used. As such, the transparency of the screen and actual appearance remains unknown. The Guidelines state that "when exposed to view, parking structures should have articulated facades" and "parking garages should be designed with facades of high architectural quality."

  Staff recognizes that the applicant has chosen to place all parking above grade and does not wish to enclose significant portions of the parking deck due to higher costs related to ventilation. The staff believe that screens and masonry framing may be able

to provide the level of design and screening called for in the Guidelines, but additional consideration needs to be given to the design. It should also be noted that the Guidelines call for the towers to extend to the ground floor along some street frontages.

Architectural Review Board members and staff need additional information regarding the opaqueness of the screening. While the segment of screen with the caboose graphic seems to be relatively opaque, the remaining screen seems to be relatively transparent, thus making the cars and decks and associated lights readily apparent.

Some of the screens appear to have protruding vertical fins, as shown on page 16 of the ARB 3rd Work Session Submission, Commercial Option dated July 12, 2021. There does not appear to be a description of what these fins are made of and why they appear in some locations but not others, even within a single façade. This design element, if sized adequately may cast shadows the add interest and further whatever degree of opaqueness the screens provide.

Color should also be considered. By framing the garage screens, the parking deck takes on the imagery of a giant monitor in several locations. By utilizing various shades of color, the screens could add interest and vibrancy.

Staff has noticed that the openings in the screens look less utilitarian and become a design feature when connecting two frames. This can be seen on page 17 of the July 7, 2021 submission. The opening of the screen and exposing of the garage decks on Building C, shown in the distance links the two frames. On the other hand the openings on Building B, in the foreground, appear more utilitarian and not integrated into the overall design.

Where the tower has the brick/precast concrete frame, perhaps that same pattern of brick/precast concrete can be applied to the parking deck below, retaining the screen to avoid significant ventilation costs, but carrying the tower down into the podium. This would be an attempt to add verticality to the tower and bring at least elements of the tower towards the base of the building.

Staff is not suggesting that all three options should be employed on the same façade, but each of the three options, color, fins and extending the brick/precast could provide variation throughout the project.

Regarding the screen on Building A, the location of this screen at the Metro pavilion would be an appropriate place for an image to add interest and individuality to the gateway. The angled portion of the screen could be used to display an image of a modern rail vehicle in contrast to the traditional caboose, symbolizing movement from the modern regional rail connection into the smaller scale historic railroad town.

<u>Storefronts</u>

The Board and staff have raised concerns with the solid metal clad columns and their scale in the past. The design continues to rely on this feature. It is not an appropriate feature and it is a convention used throughout the region, primarily with office buildings in suburban settings such those located behind Tysons Galleria or in the below photo of a building in Rockville, MD. Staff understands that it is a feature preferred by the applicant, but it is not appropriate as a major feature bordering the Herndon Metrorail Promenade. The Guidelines state that "The architecture of the Promenade should be scaled to be welcoming for the pedestrians and therefore articulated with great variety and lively details that impart quality and dignity." In addition, the Guidelines stress that the HTOC should be uniquely Herndon. Clearly, as a feature that has been used throughout the region since the 1990s and which is not scaled, in size or material, for the pedestrian it does not conform with the Guidelines. If the size of the columns is necessary to support the parking decks above, the staff suggests that a material with texture and pattern that can provide a more appropriate pedestrian scale and with less reflectivity be employed.



2000 Tower Oaks Blvd, Rockville, MD

Worldgate Drive and Adjacent Street Podiums

In addition to the above, staff wishes to bring the Board members' attention to two facades, which may be more difficult to envision the importance of due to the current conditions in the field. As shown in the drawing below from the applicant's submittal, Worldgate Drive will be a public road which will connect Van Buren Street/Monroe Street with the Herndon Parkway and as it curves and creates new views from Van Buren Street and from Herndon Parkway, the buildings along it will be visually prominent. The proposed road intersecting with Worldgate Drive and running along the applicant's south façade will be a major walkway to the Metrorail and will provide access to the future redevelopment to the south of the applicant's property. As can be seen in the drawing, the road terminates at the Metro pavilion and intersects with the Promenade.

Worldgate Drive

As discussed above, the current proposal proposes a relatively uninterrupted garage screen wall of approximately 250 linear feet along Worldgate Drive. This prominent position requires a more nuanced treatment. In addition, the majority of the ground floor of this façade is absent of storefront. While this may be a necessity, how it is treated is exceedingly important. Currently there is very little information regarding its appearance. The drawings indicate brick, but this is not confirmed. The drawings also show large openings. The floor plan indicates that this portion of the ground floor is dedicated to the garage, building services and what may be mechanical equipment. Staff questions what the pedestrians and vehicle occupants will be viewing and hearing as they walk or drive-by. Staff suggests that this condition will need to be carefully considered in the future, with the possibility of fewer openings and a more artistic approach to the walls.

The South Street

As noted above, this side of the building will be an important pathway to and from the Metro. While the opening for vehicles are a necessity and the applicant has provided excellent pedestrian links into the development, the walls of the first floor are labeled "brick/architectural CMU." Brick is of course the preferred material, but staff suggests that color and texture needs to be introduced to make the pathway more inviting and pedestrian friendly. In addition, the current plan shows the terminus of the roadway at the doorway of the Metro pavilion. Staff suggests that as part of the open space/Promenade design this situation needs an improved design solution.

PROPOSED OPEN SPACE

The Promenade

There do not appear to be any changes proposed for the design of the Promenade. As stated in the staff memo dated July 1, 2020, there is conflicting information between the submitted engineered plan and the drawings submitted with the ARB submission. Previous staff comments can be found below in Attachment 2.

The applicant has added an additional sheet to the ARB submission. The sheet shows a historic timeline trail within the courtyard area, as well as an information kiosk, identification pylon and detail of the caboose image screen. The staff appreciates the use of natural materials and warmer tones on the pylon and kiosk and believes the same and similar materials should be employed in the architecture of the development to soften the design, add visual interest, better coordinate the landscape design with the building design, and help create and reinforce a character unique to Herndon.

Regarding the history walk, this is feature that is gaining popularity in town. The downtown development will incorporate a similar feature and it can be envisioned that

other HTOC properties may wish to incorporate the concept. The staff suggest that the applicant select one aspect of the town's history such as transportation or architecture for the timeline. Another concept would be to have a walkway of features found in Herndon such as images and descriptions of native plants. This will avoid duplication and create similar but different features throughout the HTOC.

Following consideration and comments by the ARB of this discussion item, the staff will prepare a memo transmitting the Board's comments to the ARB.

Attachments:

1) Parkview Development Plan Option#2 Architecture Exhibit
2) Parkview Development Plan Staff Memo 1st Submission
3) Parkview Development Plan Staff Memo 2nd Submission



PARKVIEW

HERNDON, VIRGINIA

ARB 3RD WORK SESSION DRAFT
COMMERCIAL OPTION
07/12/2021

LERNER

christopher consultants

KGD architecture

EXECUTIVE SUMMARY

Parkview is envisioned as a vibrant mixed-use development on a 5.48-acre site that anchors the new Herndon Transit-Oriented Core (HTOC). Situated directly adjacent to the north entrance of the new Herndon-Monroe Metro Station, Parkview will flank the west edge of the proposed Promenade that links Herndon Parkway to the metro entrance.

Composed of three buildings organized around an outdoor plaza, the Parkview development welcomes Metro commuters as they exit the station, and facilitates their transition to local public transportation or nearby sites through the newly created Herndon Station Promenade.

DEVELOPMENT OVERVIEW

Three modern state-of-art office buildings are strategically positioned to create an opening to the Herndon Station Promenade. The splayed conical shape of the plaza strengthens the relationship with the Promenade, encourages pedestrian movement both into the site and out onto the Promenade, and creates a sense of place while avoiding a "canyon effect". The central plaza will be an inviting area with both hardscape and soft-scape/landscape areas, focal points such as a water feature or art, seating, walkways, and an open lawn area for either un-programmed or programmed use.

The naturalistic form of the central plaza is designed in juxtaposition to the angular geometry of the promenade and massing of the proposed office buildings. This provides several entry and exit points with ample seating to elicit a feeling of retreat from the urban landscape into the calm of nature within the plaza. The chosen plant palette will complement the naturalistic form of the central space. Pedestrian porosity is envisioned throughout from the entrance along Herndon Parkway through the site to the southern access road.

Office Building A to the south is located closest to the Metro entrance and will offer desired convenience for commuting workers. Office Building B is the westernmost building which parallels Worldgate Drive Extended, while Building C is the north office building and parallels Herndon Parkway. The windowed floor spaces within the buildings offer expanded views of the surrounding areas, including distant views of the Blue Ridge Mountains to the west-southwest and Sugarloaf Mountain to the north.

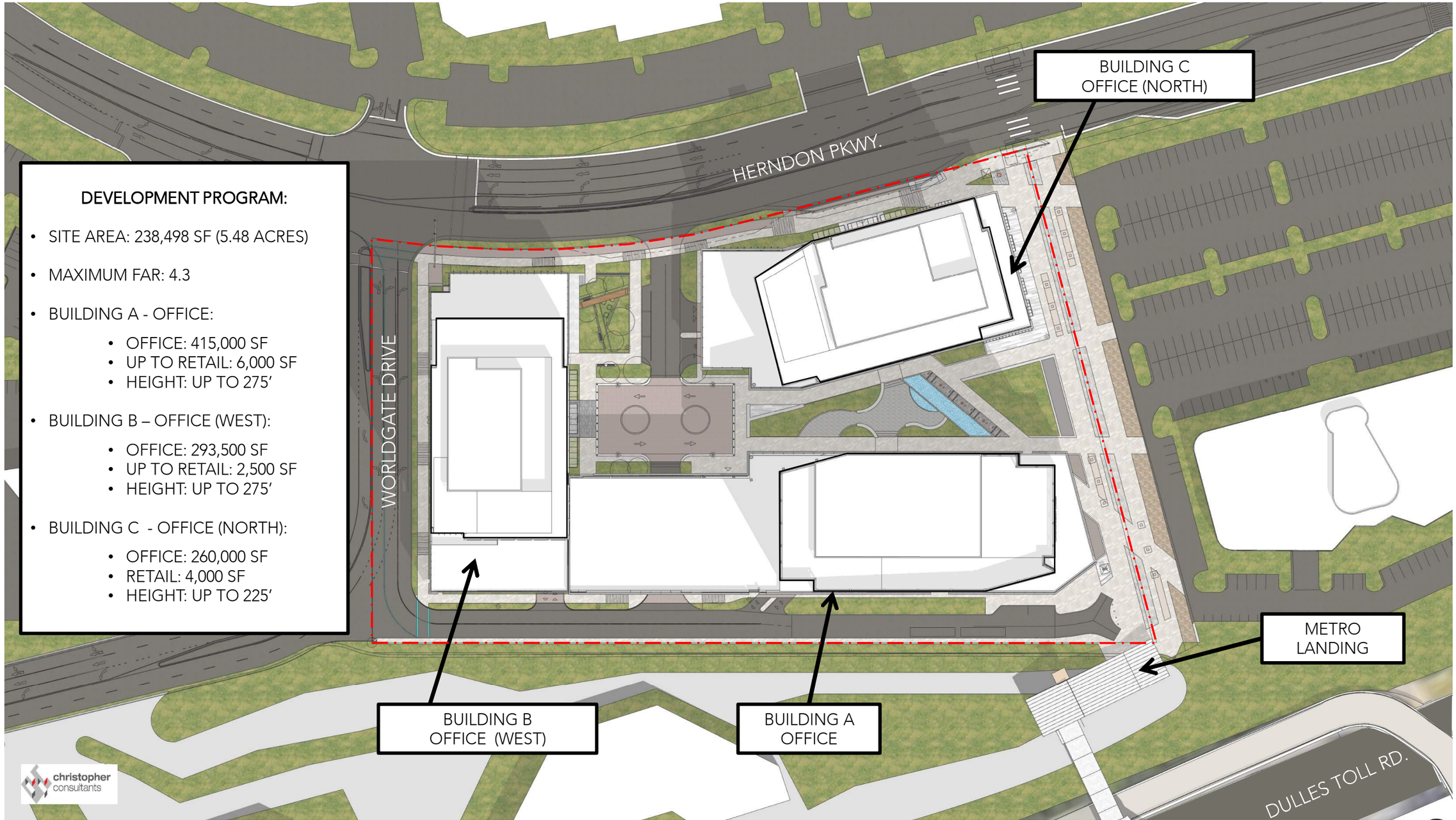
A private street is created within the site to allow for a safe passenger drop-off area for all three buildings as well as emergency vehicle access. The private street will empty onto an access road serving the parking garages and WMATA maintenance vehicle access.

DEVELOPMENT GOALS

- Reinforce the role of the Promenade as a central focal element for the HTOC district and gateway to the Town of Herndon for Metro users.
- Provide an active central outdoor amenity space for use and access by tenants and visitors of the development as the main organizing element for the three office buildings.
- Create a sense of arrival and a sense of place using massing and architectural articulation to clearly define the Promenade and central plaza as important exterior spaces.
- Adhere to the guiding principles, goals and objectives that the 2012 amendment to the Comprehensive Plan set forth for the Herndon Transit-Oriented Core (HTOC), and the new HTOC landscaping guidelines.

DESIGN STANDARDS

The proposed buildings follow the design guidelines and heights outlined by the Town for the PD-TOC zone. The Office Building A is proposed to be 275 feet in height. Office Building C along Herndon Parkway is 225 feet in height with a step down of the lower 11 floors on the Promenade side to 182 feet. Office Building B along Worldgate Drive Extended steps down from 275 feet to 225 feet to 80 feet moving from south to north.



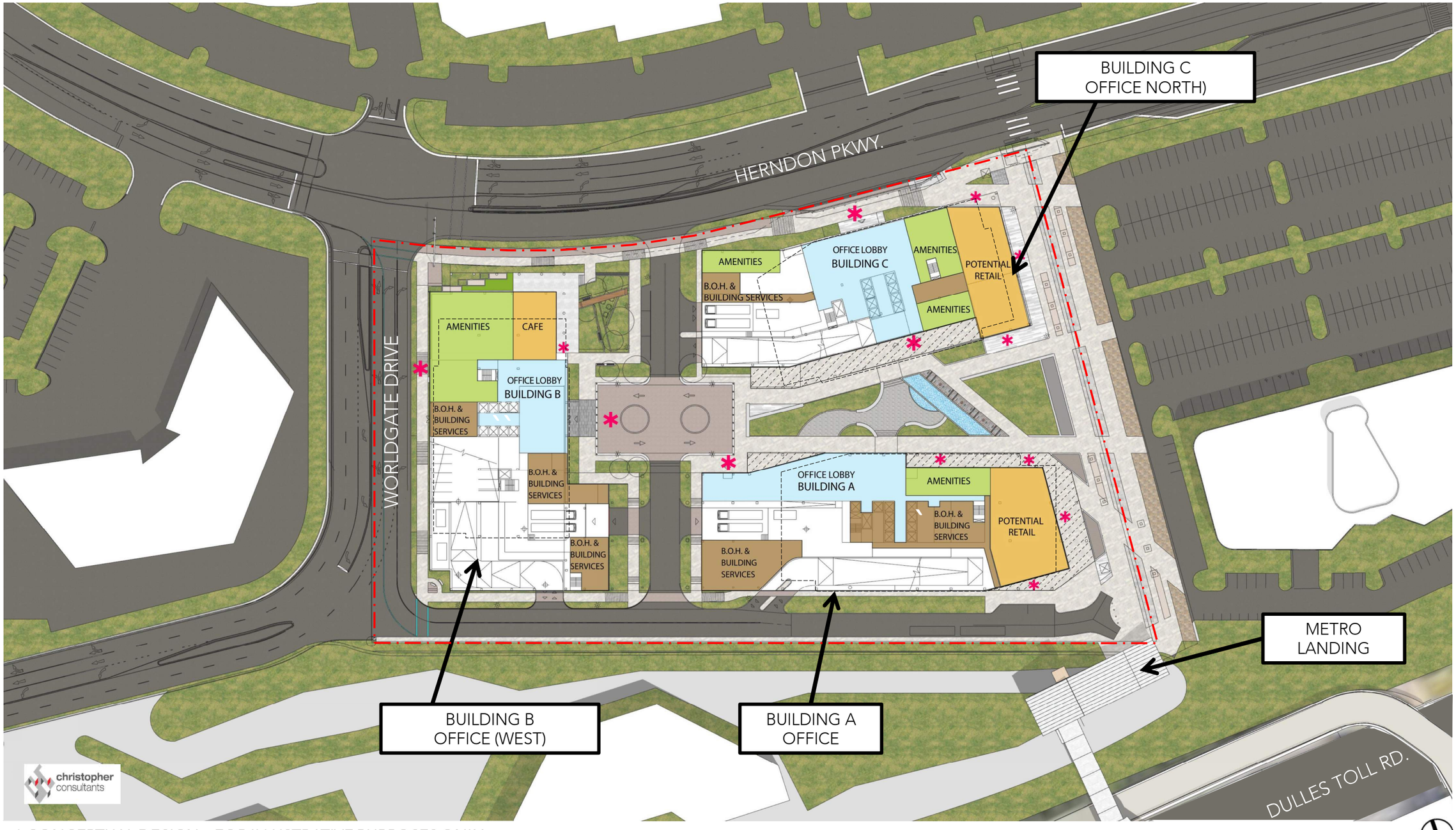
DEVELOPMENT PROGRAM:

- SITE AREA: 238,498 SF (5.48 ACRES)
- MAXIMUM FAR: 4.3
- BUILDING A - OFFICE:
  - OFFICE: 415,000 SF
  - UP TO RETAIL: 6,000 SF
  - HEIGHT: UP TO 275'
- BUILDING B – OFFICE (WEST):
  - OFFICE: 293,500 SF
  - UP TO RETAIL: 2,500 SF
  - HEIGHT: UP TO 275'
- BUILDING C - OFFICE (NORTH):
  - OFFICE: 260,000 SF
  - RETAIL: 4,000 SF
  - HEIGHT: UP TO 225'

** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

Attachment #1

ILLUSTRATIVE GROUND LEVEL PLAN



** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

CHARACTER OF BUILDINGS

All three building are podium type with each tower sitting atop an above-grade parking podium. The exterior architecture of the buildings and their parking structures are designed to create a unique sense of place and a cohesive identity for the site while respecting the vernacular of new buildings in the region. This will be accomplished through the use of a variety of materials, colors and textures that are diverse, yet complementary, to one another in a manner as generally shown in the Development Plan and the HTOC Urban Design and Architectural Guidelines. Lighting is strategically positioned on the outside of the buildings to signal entry points and accentuate architectural features of the façade.

The majority of the ground floors of the podium structures are lined with active uses such as retail, lobbies, and building amenities such as fitness center, bike rooms, social space, coffee shop/deli, business center, conference spaces, and lounges. The south office building (Building A) is a concrete or steel structure with glass curtainwall facades. Two corners of the tower are angled to allow for an architectural glass feature, at the southeast corner offering a "landmark" to Metro riders and commuters on the Dulles Tolls Road, and at the northwest corner to mark the main entrance and lobby below. Simple yet elegant in its design and finishes, the building architecture is modern, state-of-the-art, and universally appealing. The main entrance to the Building A is located at the northwest corner of the building near the drop off area on the private street, and is identified by a covered entry supported by a structural column wrapped with metal panels.

The main entrance for the north office building (Building C) is located on Herndon Parkway with the entrance to the lobby marked by a portal feature. A significant break in the garage façade above serves to identify the lobby entrance and break-up the podium massing. A secondary entrance provides indirect access to the outdoor central plaza. The ground level is activated by the proposed retail and amenity uses, where a mixture of glass storefront and brick will be used, a portion of which can be utilized for signage. The office tower is a concrete or steel structure with glass exterior walls with metal or precast accents to which a mix of contemporary and traditional finishes are applied.

An extended canopy feature on the private street marks the entrance to the west office building (Building B). This tower is also a concrete or steel structure and uses similar, but with distinct exterior features and finishes, as Building C.

The office buildings each feature an arcade at the ground level, which adds to the activation of the central plaza and Herndon Parkway. Pedestrians and users of the site will welcome these arcades to shelter themselves from inclement weather as they transit across the site or gather outside.

ACTIVATED STREET LEVEL

A guiding principle in the Design Guidelines is activation of the ground level of buildings within the HTOC. Herndon Parkway is fully activated with retail, office lobby and amenity space in the north office building and with a variety of amenity spaces in the west building. These ground floor uses provide the variety required to successfully create a vibrant pedestrian atmosphere. The Promenade frontage will be activated with retail or commercial uses on the ground floor of the north office building and the south office building. Visual interest is provided by articulation of the varying uses and different retail tenants where applicable. Planting beds, open sidewalk and space for outdoor dining is accommodated on the commercial frontage along the Promenade. The southeast corner of the site is expected to receive the most amount of foot traffic and visibility from the metro platform. For this reason, the design of the ground floor space that fronts the Promenade is focused on pedestrian connectivity.

PARKING GARAGES

Parking on the site is provided by a podium garage under each building and is accessed from the private street for the north office building and from the Metro access road for west office building and the south office building. A ramp leads vehicles from the garage entrance to the first parking level, at an elevation above the loading dock, so that the ground floor space can be used for lobbies, building services, amenities, and retail. The garages are screened and articulated with architectural features and finishes in a variety of materials, textures, and colors that are complementary to the architecture of each tower, while providing natural ventilation. For example, the garage facades facing toward the Promenade will feature perforated metal panels with varied-sized perforations to create a functional mural image relating to the railroad history of the Town of Herndon. The garage portion of the podiums (Floors 2 and above) are articulated with vertical expressions to break up the massing in accordance with the guidelines. These dynamic podium facades help further animate the buildings at street level and enhance the pedestrian experience throughout the site while meeting code requirements for natural ventilation in the garages.

BICYCLE ACCESS/PARKING

A new bike path running along Herndon Parkway will encourage bicycle transit to and from the site. Cyclists will be able to travel across the site on the paved surfaces and access the Metro entrance using the Promenade or the access road from Worldgate Drive Extended. Bike racks will be provided at strategic locations on the site to accommodate visiting cyclists. Secured/long term bicycle facilities will be provided on the ground level of each building as required by the zoning ordinance.

RETAIL

Retail located on the eastern portion of the site within Buildings A and C will serve to activate the Promenade and the central plaza. Each retail space has direct access to an outdoor paved area that provides an extension of the indoor space. The retail spaces in Building A further benefit from a large covered outdoor area, which eliminates the need for awnings or umbrellas.

PROMENADE

The Development Plan shows purposeful integration of the Promenade elements into the central plaza, which serves to expand the Promenade area and the pedestrian experience. It is anticipated that the adjacent property to the east will create a similar experience on its side of the Promenade. The Promenade includes paving arrangements that are incorporated into the design to help facilitate pedestrian movement throughout the site and define areas of programmatic spaces and aid in wayfinding. Additionally, an icon feature that is strategically placed at the southern end of the Promenade serves as a landmark unique to Herndon and establishes a sense of place adding to the Promenade's distinct character. The Central Plaza and Promenade intentionally differ in their design treatment to visually distinguish the two. However, the building and pedestrian path layout will have the two spaces essentially reading as one. The Promenade is designed to be more organized, crisp and modern invoking movement, while the Central Plaza has elements that are more naturalistic and organic invoking more activities that are passive. Each space will incorporate similar materials in hardscape, landscape and furnishings, but in different arrangements, to create an identity for their respective functions.

PEDESTRIAN ACCESS AND CIRCULATION

Access to the site is made easy with the Metro entrance to the south and sidewalks along the existing and proposed streets. The limited vehicular access on the site further encourages pedestrian traffic that is made easy through paved pathways that are gently sloped to adjust to the site topography. Paving arrangements will facilitate pedestrian movement throughout the site, define areas of programmatic spaces, and aid in wayfinding.

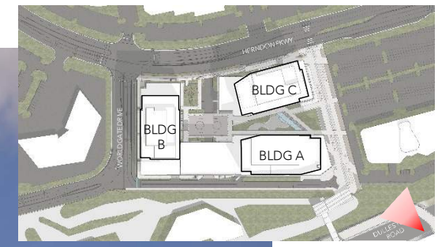
LANDSCAPING

The ground plane of the proposed development is designed to promote optimal pedestrian movement patterns and provide areas for relaxation and amenities throughout the site, which are distinguished by decorative paving, site furnishings, and lush landscape plantings. Proposed vegetation will be utilized in a variety of planting mediums such as moveable planters, fixed planters/seat walls, planting beds, hanging/vertical planting, and green roofs. Naturalistic and curvilinear forms are located in the central plaza's meandering pathway. Seat walls, shade trees, shrubs and ground cover are incorporated within the plaza to offer a balance to the surrounding urban corridor. Landscape plantings are not only aesthetically pleasing, but are functional as part of the site's stormwater management system.

LIGHTING

In addition to proposed vegetation, artificial lighting will be used to enhance building features, pedestrian walkways, building entrances and promote security through visibility. Human scale lighting may be used in the form of wall sconces, bollards and private streetlights. Ground plane lighting is expected to be uniform in intensity and complimentary to the architectural character of the site. Mitigation of light spill upwards and/or onto adjacent parcels will be considered based on a photometric study, proposed lighting plan, and product specification.

VIEW FROM DULLES TOLL ROAD – BUILDING A

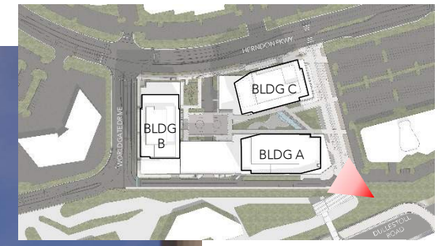


KEY PLAN



** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

VIEW FROM METRO STATION – BUILDING A

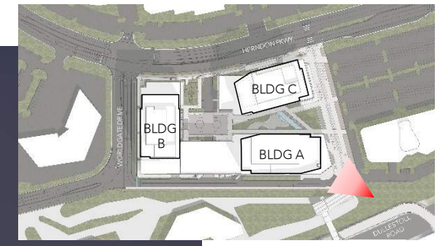


KEY PLAN



** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

VIEW FROM METRO STATION – BUILDING A



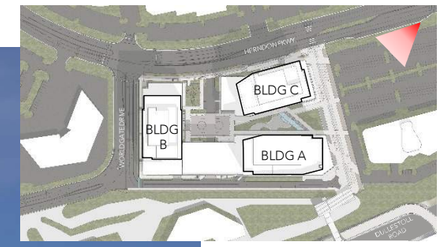
KEY PLAN



** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

VIEW FROM HERNDON PARKWAY – BUILDINGS A AND C



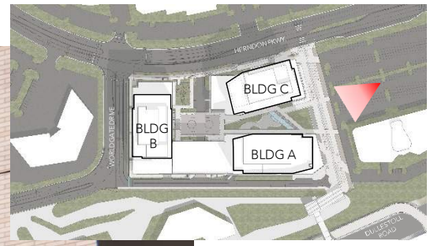


KEY PLAN

** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURSUPOSES ONLY*

VIEW OF CENTRAL PLAZA

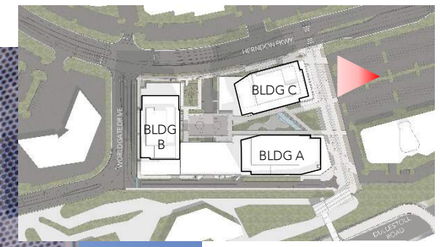




KEY PLAN

** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

VIEW FROM PROMENADE – BUILDING C

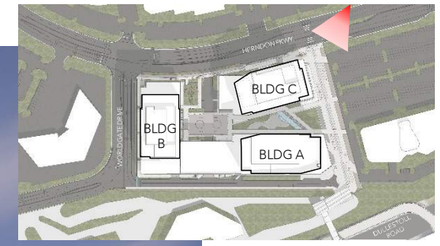


KEY PLAN



** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

VIEW FROM HERNDON PARKWAY – BUILDING C



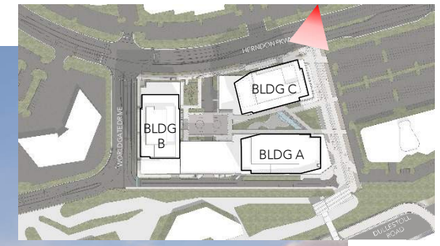
KEY PLAN



** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

VIEW FROM HERNDON PARKWAY – BUILDINGS B AND C

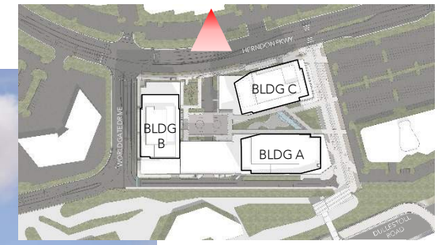




KEY PLAN

** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

VIEW FROM HERNDON PARKWAY – BUILDING B AND C

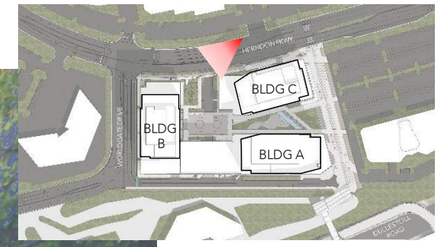


KEY PLAN



** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

VIEW FROM HERNDON PARKWAY – BUILDING B

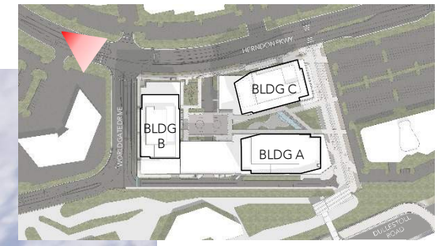


KEY PLAN



** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

VIEW FROM HERNDON PARKWAY – BUILDING B AND C

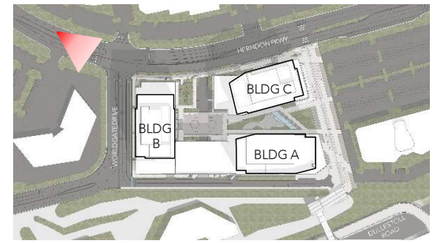


KEY PLAN



** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

VIEW FROM HERNDON PARKWAY – BUILDING B

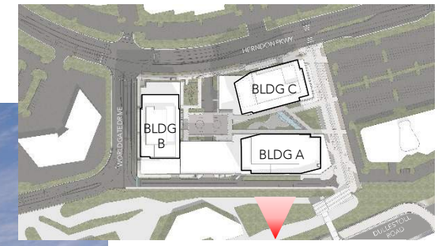


KEY PLAN



** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

SOUTH ELEVATION – BUILDING A & B



KEY PLAN

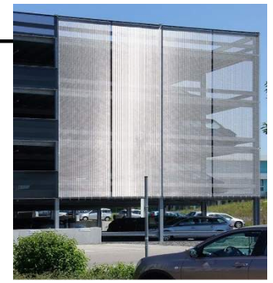
BRICK / PRECAST CONCRETE

GLASS WINDOW WALL



GLASS WINDOW WALL

METAL PANELS / PRECAST CONCRETE



PERFORATED METAL PANELS

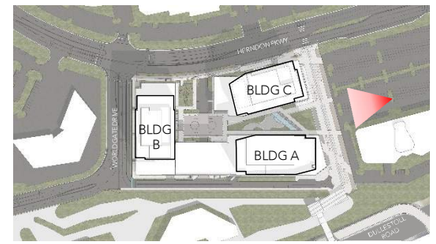
BUILDING B

BRICK / ARCHITECTURAL CMU

BUILDING A

** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

EAST ELEVATION – BUILDINGS A AND C



KEY PLAN

GLASS WINDOW WALL

METAL PANELS / PRECAST CONCRETE



PERFORATED METAL PANELS



METAL SCREEN WALL

GLASS WINDOW WALL

METAL / MASONRY SPANDREL

METAL PANELS / PRECAST CONCRETE



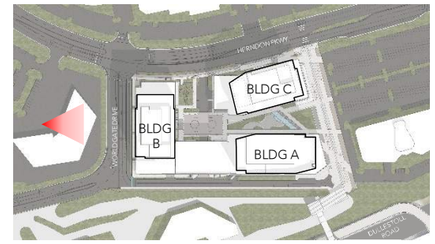
ARCHITECTURAL PERFORATED METAL PANELS

BUILDING A

BUILDING C

** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

WEST ELEVATION – BUILDING B



KEY PLAN

METAL SCREEN WALL

BRICK / PRECAST CONCRETE

BRICK / PRECAST CONCRETE

GLASS WINDOW WALL



METAL PANELS / PRECAST CONCRETE

PERFORATED METAL PANEL



PERFORATED METAL PANELS

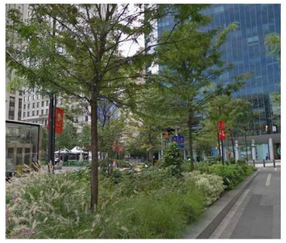
BRICK / ARCHITECTURAL CMU

BUILDING B

** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

INTERNAL PLAZA OVERALL CONCEPT

FORMAL DESIGN/INFORMAL MATERIALS:
A MODERN DESIGN LANGUAGE IS JUXTAPOSED WITH TRADITIONAL MATERIALS TO CREATE AN ORGANIZED, FUNCTIONAL, AND ACCESSIBLE PLAZA WITH A MORE COMFORTABLE AND SOFTER HUMAN FEEL







NATURALISTIC LANDSCAPE SERVES TO SOFTEN THE GEOMETRIC DESIGN OF THE ARCHITECTURE IN THE PLAZA, CREATING AN AREA OF REFUGE AND RELAXATION AWAY FROM THE BUSY PROMENADE, AS WELL AS HELPS TO REDUCE THE PLAZA TO A MORE HUMAN SCALE

BIORETENTION PLANTERS CREATE LANDSCAPE OPPORTUNITIES ADJACENT TO PEDESTRIAN AREA AND SERVE TO TREAT STORM WATER FROM THE BUILDINGS



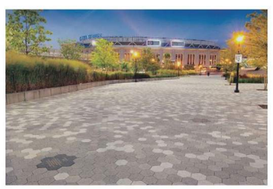




ALONG THE RETAIL FACADE, DEDICATED OUTDOOR DINING OR RETAIL AREA CAN BE PLACED ON THE SPECIALTY PAVING AREA . THE OUTDOOR DINING AND RETAIL SERVES TO ACTIVATE AND FURTHER ENLIVEN THE PROMENADE



AREAS OF DECORATIVE PAVING MATERIALS SERVE TO IDENTIFY AND HIGHLIGHT DIFFERENT SPACES WITHIN THE COURTYARD AND PROMENADE.





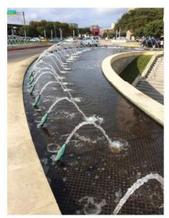




BIORETENTION PLANTERS TREAT STORMWATER FROM THE ROOF AND ARE PLANTED HERE WITH LARGER PLANT MATERIALS INCLUDING SHADE TREES, WHICH IN ADDITION TO BEING AN INTEGRAL PART OF BIORETENTION, ALSO SERVE AS STREET TREES, SHADING THE SIDEWALK AND REDUCING THE SCALE OF THE ARCHITECTURE

FOCAL POINT - PROVIDES A CENTRAL VISUAL INTEREST FEATURE

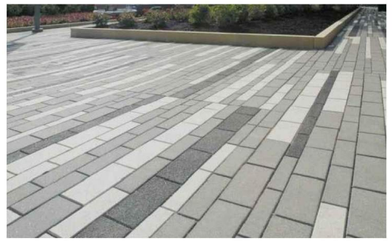




** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY, PROVIDED BY CHRISTOPHER CONSULTANTS*

DECORATIVE PAVING EXAMPLES




SITE FURNISHING EXAMPLES - ELEMENTS TO BE FROM COORDINATED "COLLECTIONS"










TREES IN PAVEMENT EXAMPLE




SITE LIGHTING EXAMPLES




SEAT/RETAINING WALL EXAMPLES - RUSTIC





SEAT/RETAINING WALL EXAMPLES - MODERN



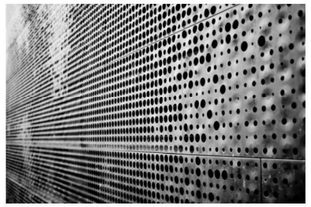


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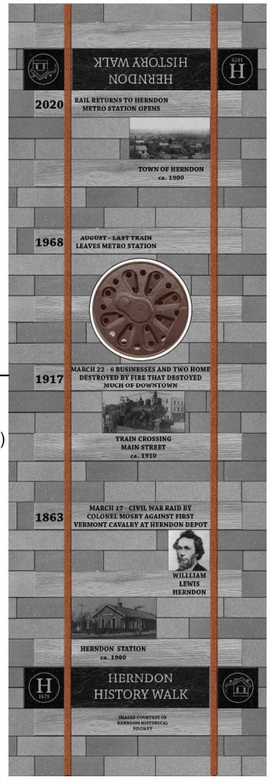
HERNDON IDENTITY PYLON



PERFORATED METAL SCREEN



PERFORATED METAL SCREEN
FACADE (NE STREET VIEW)



HISTORIC TIMELINE TRAIL
PAVER INLAY (CONCEPTUAL)

INFORMATION KIOSK



** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY, PROVIDED BY CHRISTOPHER CONSULTANTS*

TOWN OF Herndon VIRGINIA

MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator; and Bryce A. Perry, Deputy Director of Community Development

Date: February 5, 2020

Subject: Discussion Item – Development Plan for Parkview HTOC Development Plan

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

Review Process

The applicant, McGuire Woods LLC, on behalf of Lerner Enterprises, has submitted a Development Plan for a mixed-use development within the Planned Development - Transit-Oriented Core (PD-TOC) Zoning District. Prior to Planning Commission review of a PD-TOC Development Plan, the plan's architectural and open space design must be reviewed by the Town's Architectural Review Board (ARB). Following review by the ARB, staff and the ARB will draft a report based on the comments expressed by the Board members during the work session of February 5th,2020 and any subsequent work sessions. The report from the ARB, conveying its evaluation of the plan's architecture and open space design, will be provided to the Planning Commission for consideration during the Commission's review of the Development Plan.

The ARB, in its review of this Development Plan, is tasked with evaluating the proposal's architecture and open space design for compliance with the Urban Design and Architectural Guidelines for the Herndon Transit-Oriented Core (the Guidelines) and adherence to Sec.58-96 of the Herndon Town Code of Ordinances. In this memo, staff offers its design review comments in that regard and identifies areas where it believes the Board's ability to effectively assess design guideline compliance requires additional design information from the applicant. The applicant has submitted the following document to solicit design comments from the Board:

- Parkview Development Conceptual Design Presentation with Executive Summary and Development Overview, Illustrative Site Plan, Development Feature Narrative(s), and Rendered Perspective Drawings.

Following ARB review of the Development Plan architecture and open space components, the Planning Commission will consider the plan, followed by Town Council consideration. If approved, the plan would then require (administrative) site plan review proceeded by

formal ARB review and action prior to approval of any building permits. At the formal ARB case review, the Board will again evaluate the design based on the applicable design guidelines and sections of the Town Code of Ordinances. While the architecture is more conceptual in form at the Development Plan level, it should be remembered that the concepts proposed will be the core template for the final design and will be instrumental in setting the bar for the future development. Of course, extensive detailed information will be required for the formal ARB review, as is customary for all ARB case reviews.

Overview of Development Plan & Architecture

As proposed, the plan includes three distinct buildings consisting of an office tower and two residential towers. Building A, the office building, is located along the site's southern edge abutting a future street. Building B, a residential building, is located on the western edge of the site abutting the future Worldgate Drive extension and Building C, a residential building, sits along the northern portion of the site, abutting the Herndon Parkway. The open space is highlighted by a central plaza and the future promenade along the eastern boundary. The promenade extends from the Metrorail pavilion to the Herndon Parkway and will serve as the pedestrian gateway to the Town. Private open space and outdoor amenities are consolidated on the top of the podium and roof tops. All three buildings sit on aboveground structured parking garage podiums, which are partially lined with active uses on the ground level and are connected between Buildings A and B.

The development provides several multi-modal transportation facilities including a bisecting internal street along a north and south axis, an internal street along the site's western boundary, and an internal street along its southern boundary. All internal streets provide pedestrian facilities in addition to the central bisecting pedestrian connection perpendicular to the internal street and the pedestrian promenade.

The proposed architecture relies heavily on contemporary forms arranged in a manner to accentuate the scale and mass of the development with simple yet strong lines. On the towers, dramatic displays of geometric forms create dynamic facades that are further defined by variations in solid to void ratios and in the case of the office tower, glass curtain walls. The residential buildings' compositions are characterized by repetitive patterns of fenestration, unadorned spandrel panels, and residential unit balconies. The architecture for the entire development seems to lean on gray and flat earth color tones and flat surfaces. The parking garage screening relies heavily on perforated metal panel treatments framed by large monolithic concrete members. The storefront design at pedestrian level is largely defined by floor to ceiling glass systems and alternating brick veneers that appear to cover or encase large structural support members.

Staff Comments

While staff recognizes that the detail required for this initial ARB review is of a more general and conceptual nature than that required for the later formal review by the ARB, the staff is concerned that due to the lack of information noted below, the ARB cannot

provide the Planning Commission with the level of review and guidance envisioned when this process was adopted by the Town Council. Staff recommends that the Board, in its discussion with the applicant, inquire as to when this information can be provided, in order for a thorough Board and staff review can be completed with comprehensive design comments provided to the Planning Commission as required. Staff does not believe that the ARB can make a sufficient evaluation of the open space and building design without the following information:

1) Building elevation drawings (all four sides of each building);
2) Perspective drawing of the south façade of the development;
3) Close up perspective and elevation drawings of the street level architecture and materials for each façade;
4) Drawings, details, and plans regarding site design, streetscape design, and landscape design of public spaces. (Note, that the conceptual landscape design shown on the architectural drawings are different than the landscape design proposed in the development plan);
5) Information on the textures and surface quality of building materials and site materials;
6) Information related to rooftop outdoor use and design; and
7) Information concerning building function and uses which will help the Board understand why design forms, features or materials are being proposed.

While staff is unable to fully evaluate the buildings and open space design due to the lack of information, and thus considers this only a partial review of the project, there are some notable general comments that can be provided at this time based on the attached design presentation (Attachment #1). Those comments are as follows:

1) **Storefront Design:** More material and compositional variation and articulation of the first-floor facades along the sections with active floor area is necessary to establish a pedestrian scale and enhance the storefront urban design objectives as expressed in the HTOC design guidelines. The guidelines state that storefronts should be distinguished with interesting design features and varied materials in an area no greater than 30' in width. As proposed, this design guideline is not achieved. Breaking the storefronts into smaller sections improves the scale to a pedestrian level and provides an opportunity for more varied details and articulation along the sidewalks and walkways.

   As proposed, first floor sections with either retail, lobby, or residential amenity space, appear faced with simple and expansive architectural compositions either the same size or larger than the compositions of the towers and podium building. Those compositions are defined by a minimal material palette, simple repetitive forms, and relative flatness in wall plane. The visual effect seems stark and has an overreliance on awnings, street furnishing and signage to attempt to add visual interest and

compensate for the flat, building base design with a recessed first floor. The façade treatment would benefit from enhanced adornment and articulation applied in a manner to add depth and visual interest to the storefronts and better distinguish the ground floor from the rest of the buildings. In addition, the storefronts appear to span to over 20' in height and awnings that appear to be attached to the façade at heights of 15' or greater which detracts from the pedestrian scale of the outdoor spaces adjacent to the buildings at street level.

2) **Podium Building Design:** The guidelines state that podium buildings should read as separate buildings with architecturally distinct compositions spanning 60 to 120 feet in width. As proposed, this design guideline is not achieved. The storefront and podium buildings are designed with much wider compositions and larger scales. Neither the office tower building nor the north residential tower have defined podium compositions and are nearly identical except in color and in that the office tower podium having one more floor. These podiums visually dominate the view of the respective buildings with the large unbroken mass to five stories and uniform expanses of perforated metal panels along the long expanses of the respective podiums. When viewed in perspective, these forms on Buildings A and C (and portions of Building B) appear to visually overpower the ground floor architecture and even distract from the articulation, though limited, of the residential towers and ground level retails spaces. Though wall planes are broken in places, that effect alone does not create the visual differentiation cited in the guidelines.

   The guidelines emphasize the reliance on the basic design concept of a defined building base, middle, and top architectural compositions on a podium façade. For Building A and C, these distinctions are weak or absent in the podium with uniform monolithic parking garage bases. The goal in separating a façade in this manner relates to managing scale and ensuring architectural interest. The "top" of Buildings B and C should be capped with a stronger and more varied roofline, cornice, and parapet treatment. Further articulating the "base" of Building A is discussed in comment #1 above. In addition, the expanses of perforated metal on the podium of Building A appears an odd composition in contrast to the glass curtain wall of the office tower. There appears to be no perspective view of the south elevation(s), thus making any further comments about the south garage and office tower architecture prohibitive and incomplete in evaluation.

3) **Garage Treatment:** The architectural elevations on four sides of the development are dominated by open structured parking garages on the bottom floors. The proposed design on the all four elevations do not meet the design guidelines for parking which stress essential design characteristics to include façade designed with high architectural quality to resemble adjacent buildings, screened and lined with active

uses, with clearly visible pedestrian access. While acknowledging the difficulty in wrapping active uses around the entire garage on all elevations, contrastingly carrying the garage to the edge or near the of the sidewalk for all of the south elevation and the east elevation without any active uses and minimal attempt to use articulated facades similar to those of the portions of the building with active uses fails to adequately address the design objectives of the HTOC.

The proposed expanses of uniform perforated metal screening for the garages are of particular concern. Though, as presented, the metal panels could be used as the canvas for large art displays on the east elevation, the reliance on artwork solely to articulate the building instead of architecture should be avoided. The use of the grey perforated system creates expansive, unbroken, hard edges along virtually every elevation. All the landscaping shown in the drawings located against the building also hides the architecture of the buildings at pedestrian level and should not be included in true elevations if and when provided.

The metal panels create a four (4) floor flat relatively unarticulated surface on virtually all elevations. This design can be broken up both horizontally and vertically by carrying forms and materials down from the towers and across from the podium buildings. Visual interest might be achieved by articulating the façade in a manner that better reflects a pedestrian scale with variation in materials, textures, and wall planes. Artwork and/or architectural accents can be important components when scaled and located appropriately for users to experience at street level versus on three to four stories above ground level as proposed on the east elevation.

One specific solution to break up the garage treatment, activate, albeit minimally, the street on the west and south elevation, and provide the expected level of pedestrian access would be to add separate pedestrian entrances into the garage abutting the vehicle entrances or at other locations where sensible to improve the internal pedestrian circulation and add access into the large parking structures and the internal plaza.

4) **Colors, Materials, & Textures:** Overall the project with its grey and beige tones, large-scaled forms, and flat surfaces seem to present a cold, stark and hard-edged industrial-like image. This is reinforced by the lack of identification of many specific materials to be used. Over usage of flat paneling on each component of the development especially with little understanding of the texture, scoring, or other means of articulation is a concern. The concern expands where the material is experienced at the street level particularly along the east elevation and potentially south elevation. The use of warmer materials, textures with more relief, and more color variation, to a greater degree, would help create distinguishable architectural

compositions across the development vertically and horizontally, and help to soften edges with the intent of breaking up the seemingly homogeneity in design and material, most notably in the first six floors of buildings.

5) **Open Space Design:** The attached design packet does not show the landscape architecture as proposed in the Development Plan, so the ARB is unable to evaluate the open space design. Staff did have substantial concerns with the open space design as shown in the Development Plan specifically in regards to design of the promenade to the Metro, the design of some of the streetscapes, the use of decorative and varied surface materials, and the use of site furnishings and amenities. Variation in ground plane materials is an important ingredient to well-designed open space in an urban transportation-oriented development. Decorative sidewalk treatments that carry across curb cut aprons are important as are special pavement treatments in streets. The internal drive itself should be designed to function and appear as a mixed mode plaza area and fully treated with unit pavers or a similar treatment to accentuate the special nature of the internal circulation components. Without at least a ground level floor plan and limited site/landscape design information provided, staff cannot comment further on the internal site and building design features.

Staff recognizes the ARB's challenge of evaluating the architecture and urban design of this development for compliance with the applicable design guidelines at a conceptual stage of development. With the previous development plan reviewed for 555 Herndon Parkway, staff encouraged the ARB to evaluate the design based on the information given with the assumption that the design would be refined and tweaked as it went through the various approval processes. The same should apply in this case. Also, as was done with previous development plans, it will be important for the ARB to not evaluate something that is not understood because of a lack of information and request additional information as needed to properly evaluate the proposed design. The applicant can move on to the Planning Commission review without returning the ARB with additional information however, the ARB's report to the Planning Commission can effectively state that a review was not completed given a lack of information. It would then leave it to the Planning Commission to decide how to proceed without the ARB's guidance on the design.

Thank you.

Attachment:

1) Parkview Development Conceptual Design Presentation



PARKVIEW

HERNDON, VIRGINIA

ARB PRESENTATION 01/13
2020

LERNER

christopher consultants

KGD architecture

EXECUTIVE SUMMARY

Parkview is envisioned as a vibrant mixed-use development on a 5.48-acre site that anchors the new Herndon Transit-Oriented Core (HTOC). Situated directly adjacent to the north entrance of the new Herndon-Monroe Metro Station, Parkview will flank the west edge of the proposed Promenade that links Herndon Parkway to the metro entrance.

Composed of three buildings organized around an outdoor public space, the Parkview development welcomes Metro commuters as they exit the station, and facilitates their transition to local public transportation or nearby sites through the newly created Herndon Station Promenade.

DEVELOPMENT OVERVIEW

Three modern high-rise buildings, two residential and one office, are strategically positioned to create at its core a public space opening to the Herndon Station Promenade. The splayed conical shaped of the plaza strengthens the relationship with the Promenade, encourages pedestrian movement both into the site and out onto the Promenade, and creates a sense of place while avoiding the "canyon effect". The central plaza will be an inviting area with both hardscape and soft-scape/landscape areas, focal points which could be a water feature or art, seating, walkways, and an open amenity lawn area for un-programmed or programmed use. The naturalistic form of the central plaza area is designed in juxtaposition to the angular geometry of the promenade and massing of the proposed residential and office buildings. This provides several entry and exit points with ample seating to elicit a feeling of retreat from the urban landscape into the calm of nature within the park. The chosen plant palette will be complementary of the naturalistic form of the central park. Pedestrian porosity is envisioned throughout the site with a dedicated pedestrian realm from the entrance along Herndon Parkway through the site to the southern access road.

Building A, the office building, is located closest to the Metro entrance and will attract Metro commuting workers. A water feature on the plaza will provide subtle ambient noise and act as a focal point that will add to the sensory experience for users of the site. The layout of the plaza and its plantings elicit a feeling of retreat from the urban landscape into the calm of nature within the park and is inviting to a variety of passive activities.

Building B, the west residential building, parallels Worldgate Drive while Building C, the north residential building, parallels Herndon Parkway. A private street is created within the site along to allow for a safe passenger drop-off area for all three buildings as well as emergency vehicle access. The private street will empty onto an access road serving the parking garages and the WMATA maintenance vehicle access.

The windowed floor spaces within the buildings offer expanded views of the surrounding areas, including distant views of the Blue Ridge Mountains to the west-southwest and Sugarloaf Mountain to the north.

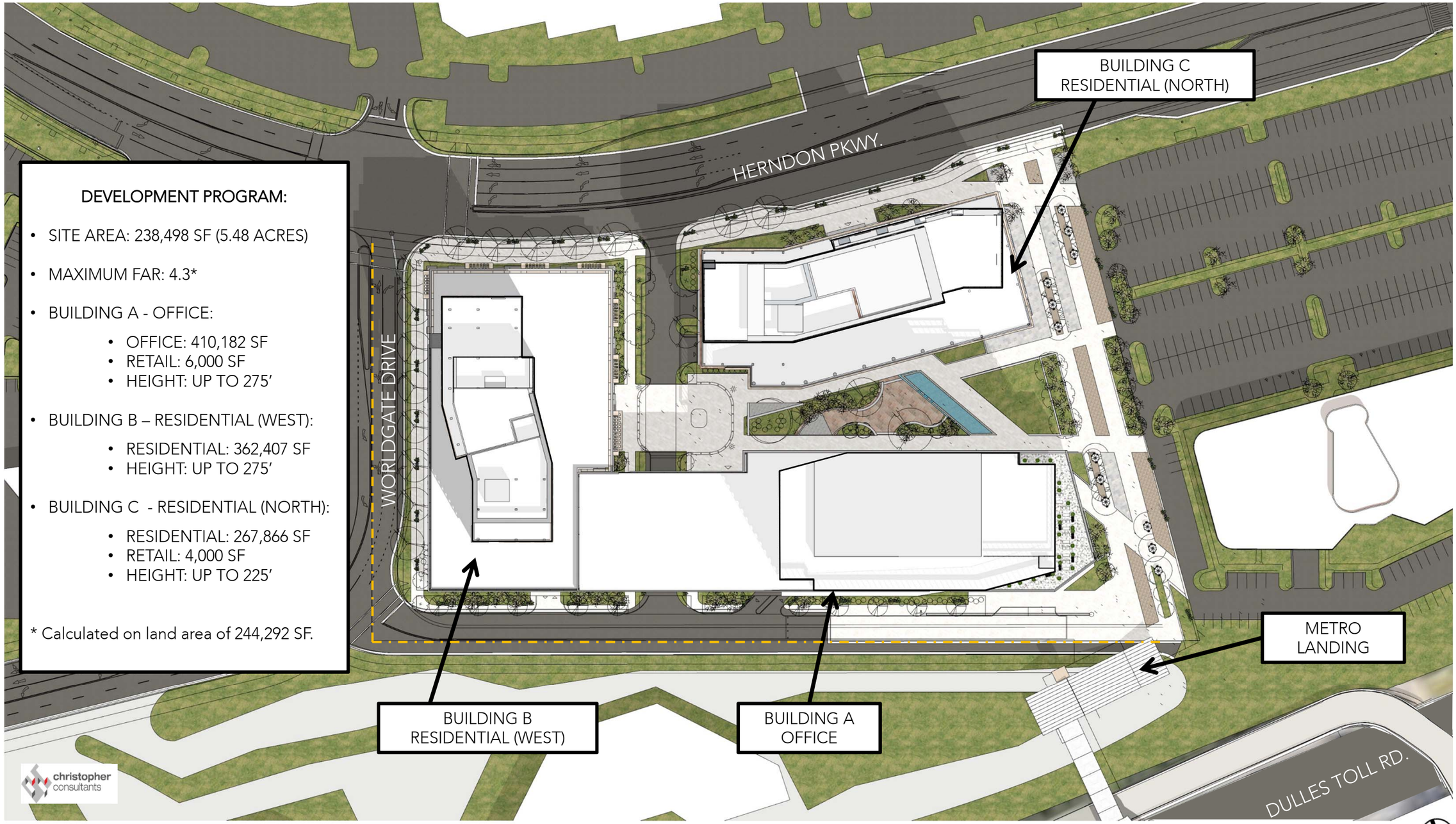
DEVELOPMENT GOALS

- Reinforce the role of the Promenade as a central focal element for the HTOC district and gateway to the Town of Herndon for Metro users.
- Provide an active central outdoor amenity space for use and access by residents, workers, and visitors of the development as well as for the surrounding community, and as the main organizing element for the three development buildings.
- Create a sense of arrival and a sense of place using massing and architectural articulation to clearly define the Promenade and the central outdoor plaza as important public spaces.
- Activate the main public spaces with active uses along their edges and by providing urban landscape elements designed to accommodate a variety of outdoor uses and programmed activities.
- Adhere to the guiding principles, goals and objectives that the 2012 amendment to the Comprehensive Plan set forth for the Herndon Transit-Oriented Core (HTOC).

DESIGN STANDARDS

The proposed buildings follow the design guidelines and heights outlined by the Town for the PD-TOC zone. The office tower is proposed to be 275 feet in height. The north residential tower along Herndon Parkway is 225 feet in height with a step down of the lower 11 floors on the Promenade side to 182 feet. The west residential tower along Worldgate Drive steps down from 275 feet to 225 feet to 80 feet moving from south to north. The minimum tower separation requirement of 65 feet is met not only between the residential towers but also with the office building.

ILLUSTRATIVE SITE PLAN



DEVELOPMENT PROGRAM:

- SITE AREA: 238,498 SF (5.48 ACRES)
- MAXIMUM FAR: 4.3*
- BUILDING A - OFFICE:
  - OFFICE: 410,182 SF
  - RETAIL: 6,000 SF
  - HEIGHT: UP TO 275'
- BUILDING B – RESIDENTIAL (WEST):
  - RESIDENTIAL: 362,407 SF
  - HEIGHT: UP TO 275'
- BUILDING C - RESIDENTIAL (NORTH):
  - RESIDENTIAL: 267,866 SF
  - RETAIL: 4,000 SF
  - HEIGHT: UP TO 225'

* Calculated on land area of 244,292 SF.

** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

CHARACTER OF BUILDINGS

All three building are podium type with each tower sitting atop an above-grade parking podium. The exterior architecture of the buildings and their parking structures are designed to create a unique sense of place and a cohesive identity for the site while respecting the vernacular of new buildings in the region. This will be accomplished through the use of a variety of materials, colors and textures that are diverse, yet complementary, to one another in a manner as generally shown in the Development Plan and the HTOC Urban Design and Architectural Guidelines. Lighting is strategically positioned on the outside of the buildings to signal entry points and accentuate architectural features up and down the façade.

The office building is a concrete or steel structure with glass curtainwall facades. Two corners of the tower are angled to allow for an architectural glass feature, at the southeast corner offering a "landmark" to Metro riders and commuters on the Dulles Tolls Road, and at the northwest corner to mark the main entrance and lobby below. Simple yet elegant in its design and finishes, the building architecture is modern, state-of-the-art, and universally appealing. With the orientation of the building, the glass facade offers well-lit office spaces and a multitude of nighttime lighting options. The main entrance to the office building is located at the northwest corner of the building, by the drop off area on the private street and is identified by a covered entry supported by a structural column wrapped with metal panels.

The main entrance for the north residential building (Building C) is on Herndon Parkway with the entrance to the residential lobby marked by a portal feature, with a secondary entrance providing direct access to the internal outdoor plaza space. The façade at ground level is activated by the retail and residential amenities where a mix of glass storefronts and brick will be used and to which some signage will be applied. The residential tower is a concrete structure with brick exterior walls with metal accents to which a mix of contemporary and traditional finishes are applied. Large architectural window elements are strategically positioned on the facades to break the mass and provide structure to the organization of the finishes and integrated balconies.

An extended canopy feature on the private street marks the entrance to west residential building (Building B). This tower is also a concrete structure and uses similar exterior features and finishes as the north residential tower with variations in their arrangement and distribution. A combination of brick, CMU and precast concrete elements, dark-frame contemporary windows, and dark metal railing are used on the façade of the residential liner units at the north end of the building and create relatable façades along the Parkway.

The office building and the north residential building each feature an arcade at the ground level which adds to the activation of the central public space. Pedestrians and users of the site will be able to use these arcades to shelter themselves from the sun or inclement weather as they transit across the site or gather outside.

Planting beds, open sidewalk and space for outdoor dining can be accommodated on the commercial frontage along the Promenade. This offers a myriad of opportunities for passive recreation that feeds into the central urban park of the site, thus adding cohesion with the public accessible realm. The southeast corner of the site is anticipated to experience the most amount of foot traffic and visibility from the metro platform. For this reason, the commercial space that aligns with the Promenade provides direction towards pedestrian oriented options.

ACTIVATED STREET LEVEL

A guiding principle in the Design Guidelines is activation of the ground level of buildings within the HTOC. The Herndon Parkway frontage is fully activated with retail, residential lobby and amenity space in the north residential building and with ground level units in the west residential building. These types of ground floor uses provides the exact type of variety needed to successfully create a vibrant pedestrian atmosphere. The Promenade frontage will be activated with retail or commercial uses in the ground floor of the north residential building and the south office building. Planting beds, open sidewalk and space for outdoor dining can be accommodated on the commercial frontage along the Promenade. This offers a myriad of opportunities for passive recreation that feeds into the central urban park of the site, thus adding cohesion with the public accessible realm. The southeast corner of the site is anticipated to experience the most amount of foot traffic and visibility from the metro platform. For this reason, the commercial space that aligns with the Promenade provides direction towards pedestrian oriented options.

PARKING GARAGES

Parking on the site is provided by a podium garage under each building and is accessed from the private street for the north residential building and from the Metro access road for west residential building and the office building. A ramp leads vehicles from the garage entrance to the first parking level, at an elevation above the loading dock, so that the ground floor space can be used for lobbies, building services, amenities, and retail. The garages are screened and articulated with architectural features and finishes in a variety of materials, textures, and colors that are complementary to the architecture of each tower, while providing natural ventilation. For example, the garage facades facing toward the Promenade will feature perforated metal panels with varied-sized perforations to create a functional mural image relating to the railroad history of the Town of Herndon. These dynamic podium facades help further animate the buildings at street level and enhance the pedestrian experience throughout the site while meeting code requirements for natural ventilation in the garages.

BICYCLE ACCESS/PARKING

A new bike trail running through the site along Herndon Parkway will encourage bicycle transit to and from the site. Cyclists will be able to travel across the site on the paved surfaces and access the Metro entrance from using the Promenade or the Service Road off Worldgate Drive. Bike racks will be provided at strategic locations on the site to accommodate visiting cyclists. Secured/long term bicycle facilities will be provided on the ground level of each building as required by the zoning ordinance.

RETAIL

Retail adjacent to the Promenade at the east end of the office building and north residential building ground level will activate the Promenade and the east end of the central plaza. Each retail space has direct access to an outdoor paved area that provides an extension of the indoor space when the weather is clement. The retail spaces in the office building further benefit from a large covered outdoor area, thus eliminating the need for awnings or umbrellas, and avoiding disruption of retail activities during mild inclement weather events.

PROMENADE

The Development Plan shows purposeful integration of the Promenade elements into the central plaza area, which serves to expand the Promenade area and the pedestrian experience. It is anticipated that the adjacent property to the east create a similar area opening into a public plaza on the east side of the Promenade. The Promenade includes paving arrangements that are incorporated into the design to help facilitate pedestrian movement throughout the site and define areas of programmatic spaces and aid in wayfinding. Additionally, an icon feature that is strategically placed at the southern end of the Promenade serves as a landmark unique to Herndon and establishes a sense of place adding to the Promenade's distinct character. The Central Plaza and Promenade intentionally differ in their design treatment to visually distinguish the two. However, the building and pedestrian path layout will have the two spaces essentially reading as one. The Promenade is designed to be more organized, crisp, and modern invoking movement, while the Central Plaza area has elements that are more naturalistic and organic invoking more passive activities. Each space will incorporate similar materials both in hardscape and in plantings, but in different arrangements. Furnishings will also necessarily be different, but both will compliment and help to create an identity for their respective functions.

PEDESTRIAN ACCESS AND CIRCULATION

Access to the site is made easy with the Metro entrance to the south and sidewalks along the existing and proposed streets. The limited vehicular access on the site further encourages pedestrian traffic which is made easy through paved pathways that are gently sloped to adjust to the site topography. Steps are kept to a minimum so that everyone can access all areas of the site regardless of physical ability. Paving arrangements will facilitate pedestrian movement throughout the site and define areas of programmatic spaces and aid in wayfinding.

LANDSCAPING

The ground plane of the proposed development is designed to promote optimal pedestrian movement patterns and provide areas for relaxation and amenities throughout the site, which are distinguished by decorative paving, site furnishings, and lush landscape plantings. Proposed vegetation will be utilized in a variety of planting mediums such as moveable planters, fixed planters/seat walls, planting beds, hanging/vertical planting, and green roofs. Naturalistic and curvilinear forms are proposed in the central plaza's meandering pathway accented by seat walls, ground cover shrubs and/or perennials and grasses, and shade trees to offer respite from the bustle of the surrounding urban corridor.

A central community green area has been incorporated into the design at a major convergence point of the development. It serves to bridge the promenade and the central plaza space as well as activate the inner plaza. The central green can be natural lawn or artificial turf and may contain interactive sculptural elements/furnishings. Vegetation forms will compliment building architecture and other hardscape elements to create a cohesive, living and breathing space for all visitors to live, work, and play within. There are opportunities around and within the site for "parklets" providing multiple areas for interaction or activity around the site not just concentrated along Herndon Parkway or on the Promenade.

Landscape plantings will not only be pleasant to look at and serve to help define the development's character but are also intended to be functional. Plantings may be part of the site's stormwater management system, as well as following "high-performance" landscape principals of minimal human input for water and chemicals and support of wildlife and pollinators.

LIGHTING

In addition to proposed vegetation, artificial lighting will be used to enhance building features, pedestrian walkways, building entrances and promote security through visibility. Human scale lighting is recommended and may be used in the form of wall sconces, bollards, and private street lights. Ground plane lighting is expected to be uniform in intensity and complimentary to architectural character of the site. Mitigation of light spill upwards and/or onto adjacent parcels will be considered based on a photometric study, proposed lighting plan, and product specification.

VIEW FROM HERNDON PARKWAY – BUILDING C

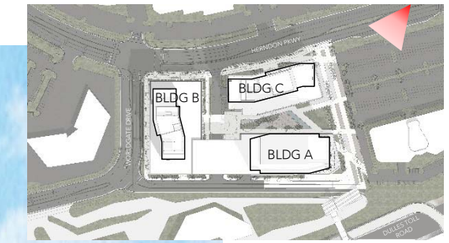




KEY PLAN

** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

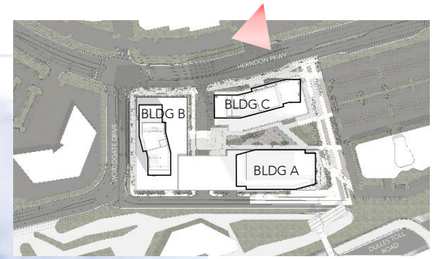
VIEW FROM HERNDON PARKWAY – BUILDINGS A AND C



KEY PLAN

** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

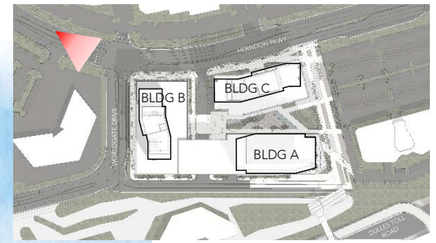
VIEW FROM NORTH – BUILDINGS B AND C



KEY PLAN

** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

VIEW FROM HERNDON PARKWAY – BUILDING B

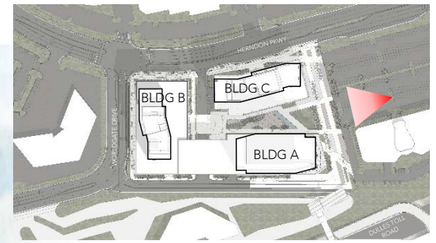


KEY PLAN



** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

EAST ELEVATION – BUILDINGS A AND B



KEY PLAN

GLASS WINDOW WALL

BRICK / PRECAST CONCRETE

BRICK / PRECAST CONCRETE

METAL RAILING BALCONIES

METAL PANELS / PRECAST CONCRETE

METAL PANELS / PRECAST CONCRETE



PERFORATED METAL PANELS



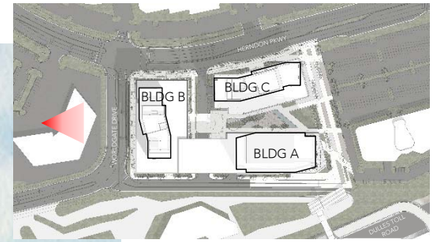
ARCHITECTURAL PERFORATED METAL PANELS

BUILDING A

BUILDING C

** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

WEST ELEVATION – BUILDING B



KEY PLAN

BRICK / PRECAST CONCRETE

METAL RAILING BALCONIES

BRICK / PRECAST CONCRETE

BRICK / PRECAST CONCRETE /
ARCHITECTURAL CMU

METAL PANELS / PRECAST CONCRETE



PERFORATED METAL PANELS

BRICK / ARCHITECTURAL CMU

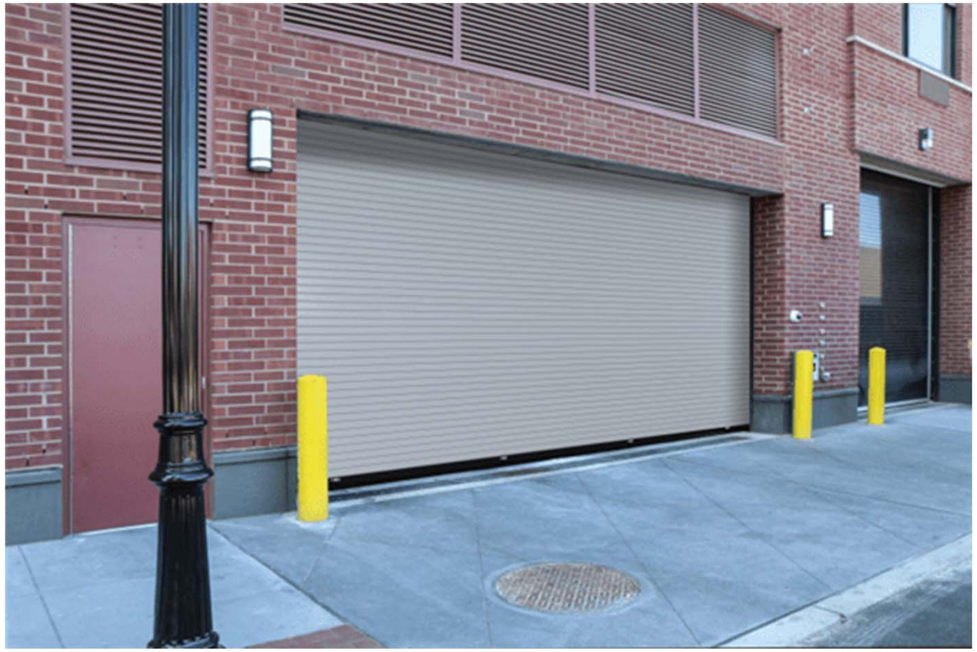
BUILDING B

** CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY*

BUILDINGS LOADING AREA ENTRANCE PRECEDENTS







TOWN OF Herndon VIRGINIA

MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner
Bryce A. Perry, Deputy Director of Community Development

Date: July 1, 2020

Subject: Discussion Item – Development Plan for Parkview HTOC Development Plan

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The following memo offers a follow-up staff evaluation of the conceptual building and landscape architecture for the above referenced plan. This evaluation should be reviewed as an addendum to the similar memo, dated February 5, 2020, provided to the ARB for its first design review of this plan, which has been attached for reference. (Attachment #1)

Review Process

As a review of the previous staff memo for this project, McGuire Woods LLC, on behalf of Lerner Enterprises, has submitted a Development Plan for a mixed-use development within the Planned Development - Transit-Oriented Core (PD-TOC) Zoning District. Prior to Planning Commission review of a PD-TOC Development Plan, the plan's architectural and open space design must be reviewed by the Town's Architectural Review Board (ARB). Following review by the ARB, staff and the ARB will draft a report based on the comments expressed by the Board members during the work session of February 5, 2020 and the current work session scheduled for July 1, 2020. The report from the ARB will convey comments on the plan's architecture and open space design, will be provided to the Planning Commission for consideration during the Commission's review of the Development Plan.

The ARB, in its review of this iteration of the Development Plan, is tasked with re-evaluating the proposal's architecture and open space design for compliance with the Urban Design and Architectural Guidelines for the Herndon Transit-Oriented Core (the Guidelines) and adherence to Sec.58-96 of the Herndon Town Code of Ordinances.

In this memo, staff offers its second set of design review comments for the Board to assess design guideline compliance, the qualities of the proposed design (at this stage of the process) and address any additional design information or aspects of the project that the Board could not evaluate due to missing information. The applicant has re-submitted a design exhibit (Attachment #2) with the following new information:

1) additional perspective views of the various elevations;
2) additional street level views of ground level architecture;

3) a ground floor plan showing location of various uses;
4) open space details and landscape amenities.

Following ARB review and forwarding of formal ARB comments on the Development Plan architecture and open space components, the Planning Commission will consider the plan, followed by Town Council consideration. If approved, the plan would then require (administrative) site plan review proceeded by formal ARB review and action prior to approval of any building permits. At the formal ARB case review, the Board will again evaluate the design based on the applicable design guidelines and sections of the Town Code of Ordinances. While the architecture is still conceptual in form at the Development Plan level, it should be remembered that the concepts proposed will be the core template for the final design and will be instrumental in setting the bar for the future development. Of course, extensive detailed information will be required for the formal ARB review, as is customary for all ARB case reviews.

Staff Comments

Staff offers the following comments related to the revised submission and previous design review comments:

1) **Deficient Information:** In the ARB exhibit (Attachment #2) the applicant has refined the architectural drawings and added additional drawings however, there are a few deficiencies listed below that should be addressed as the project moves forward in its review and will certainly be vital pieces of information when the project returns to the ARB for its formal review.
    - Elevation drawings with exterior materials labeled. The provided drawings are not drawn in elevation are inconsistent with material labels.
    - Information conveying the appearance of the proposed materials. The drawings, given their scale, cannot effectively portray the actual material color, texture, pattern, and scale. A sheet in the GDP with close up images of the materials to be used would be a useful supplement to fill this gap in information. This is covered more in Comment #5 below.
    - An open space design that accurately depicts the Promenade design as proposed and is consistent with the Hardscape Plan and Landscape Plan included in the GDP. This is covered more in Comment #6 below.

2) **Storefront Design:** Most of staff's evaluation of the storefront design remains. See Page 3 of the attached memo. While the retail area in Building C appears to better achieve the design objectives of the guidelines with different storefront designs setting a pedestrian scale and the use of more traditional materials and traditional storefront components, this approach does not appear to be applied elsewhere. The other retail area located in Building A does not provide design or material variation and instead offers a singular design with a singular wall plane dominated by smooth surfaces. This

affect overall produces a scale and form that fails to meet the intent of the guidelines. A lack of articulation combined with the starkness of the metal and glass system that carries into the podium ceiling and columns is not scaled for pedestrians and generates hard edges, which can lessen pedestrian engagement.

3) **Ground Floor Facade Design:** In ground floor areas abutting a public of private street or pedestrian connection that are being used for retail or restaurant, it is important for the design to similarly engage pedestrians, reinforce a pedestrian scale, activate the streetscape where possible, provide a visually diverse and interesting aesthetic, and avoid designs that hinder comfort levels for streetscape users. Given the conceptual nature of the project and the lack of information regarding many of its design components, an evaluation of the ground floor façade design is not possible at this time. The facades of the buildings that face inwards in addition to the south and east facades are not entirely clear or understood. When the project returns to the ARB for its formal review, it will be important that each section, regardless of use or function, of ground floor façade is fully presented and that the design offers an appropriate human scale, an appropriate level of wall plane articulation, and an appropriate level of material variation.

   One specific design feature that dominates Buildings A and C on the ground floor are the metal wrapped columns supporting the podium garage. Overreliance on a singular design feature should be avoided. The specific use of large metal columns also seems dated and architecturally distinct from any other portions of the buildings. Consideration should be given to using various support designs and materials or a different support design that does not have the same commanding visual presence as the metal columns and that relate better to the building architecture.

4) **Podium Design:** The guidelines emphasize that parking garages when visible from street view should have architecturally articulated facades of high quality with design components and materials to mimic a building lined with active uses. This project does not meet that guideline given that almost the entire podium, with exception of the north portion of Building B, is open parking garage. These garages have metal mesh screens and a masonry or metal band framing the podium. The garage façade design combined with the size of the podium which overhangs the ground floor in most areas presents a visually dominant mass that is arguably more impactful of the architecture than any other component of the project. Staff concerns regarding the garage massing and articulation expressed in the first ARB review memo remain. See page 4 of the attached memo.

   The proposed garage facades with the screens will not shield the garage use from view or provide articulation meant to mimic active floor uses. Given the visual presence of

the garages, staff believes this is an issue that could be detrimental to this project, adjacent projects, and the Herndon Transit-Oriented Core. Using screens on some portions of the garage may be appropriate however it should not be the only treatment applied. At a minimum, the use of artwork, images, or decorative architectural patterns in the screen should be employed in addition to using green screens wherever possible. To meet the guideline however, the garage facades should be broken up into smaller architectural expressions with design materials and patterns that carry the architecture from the towers downward into the garages. The north façade of the Building C garage was revised to include a glass curtain wall above the primary building entrance, which helps to break up the garage mass but in doing so introduces a new design feature that does not appear to relate to the building above the podium.

The podium garage frame, if maintained, also has a major impact on the building architecture. Careful attention should be given to how it is treated. Staff believes a masonry material with small unit size will help offset the mass of the garage façade. The drawings indicate brick, precast, and metal panels being used for this feature. Brick or precast with a brick or block finish should be used in that regard. Metal panels should be avoided especially metal screens are used.

5) **Colors, Materials, & Textures:** As noted in Comment #1 above, there remains uncertainty regarding the primary exterior building materials. It is important that a variety of materials with different unit sizes, textures, and colors are used. Where possible, traditional masonry products and a warmer color palette should be employed to balance the more starkness of the garage and glass curtain walls of the office building. Staff recommends that an exterior material palette sheet be added to the GDP that includes close up images of the primary cladding materials. This would serve to supplement the drawings which, at the scale drawn, cannot convey material texture and scale effectively.

6) **Open Space Design:** As noted in Comment #1 above, there remains a disconnect between the open space design as shown in the architectural renderings and the open space design actually proposed for this development. This is most prevalent at the Promenade. There are also information issues with the illustrative landscape design sheet included in the ARB exhibit (Page 20) which is not legible for the information it is attempting to convey, nor does it show the Promenade design as intended. This disconnect is largely due to the difference and between what is being proposed for this project and what may ultimately be designed for the Promenade which is located on three different properties. To help clarify, staff has provided the Landscape and Hardscape plan sheets from the GDP that show what is being proposed.

Staff evaluation of the Promenade is based solely off these two GDP sheets and not the drawings and plans in the ARB exhibit. There are several items that concern staff regarding the Promenade design:

- The majority of the surface material is brushed concrete. The guidelines call for a minimum use of 60% pavers for all hardscaped areas. The use of pavers that provide interesting patterns, colors, and textures are vital to the design quality and experience of the Promenade.
- There is minimal landscaping. The guidelines call for a minimum of 30% landscaped areas. Note that the 6 ornamental trees shown on the illustrative landscape plan are not proposed. The use of landscaping is important to help balance and soften the hard edges and hardscape finishes of the Promenade. Trees also provide shade and can frame outdoor spaces that may otherwise be overwhelmed by the proximity and scale of the abutting buildings.
- There are minimal breaks in the floor plane and lack of focal points, built in areas for respite, and opportunities for pedestrian engagement with the landscape. Combined these types of components begin to contribute towards the vision sought for the Promenade as the principal open space amenity of the HTOC.

Regarding the Promenade, careful attention must be paid to how this amenity is experienced and how its image is managed as a major gateway into the Town of Herndon. This feature is a valuable amenity to the HTOC, and the Town and its design must reflect that value.

There are also areas of the open space that do not meet the Landscaping Guidelines of the HTOC. A complete evaluation of whether the guidelines are met is not possible without more detailed information regarding material finishes, site furnishing locations and specifications, as examples. This level of detail will be covered during the ARB formal review of the project. For this review, larger issues such as the Promenade design should be discussed. Other areas that require additional attention include the streetscape along the southern road which diverges from the private street design in the guidelines that calls for a minimum 10' wide sidewalk and the design of the street passage through the Building C podium which assuredly won't be able to accommodate landscaping to any great degree.

As an overall note, staff believes that greenspace should be maximized to the greatest extent possible with native species and natural landscapes. The central plaza area would benefit with a reduced hardscape area to accommodate more trees and other landscaping. The guidelines include planting schedules and plans and sustainability

best practices that should be considered. The use of green screen for the garages though not technically an open space element would assist in enhancing the overall landscaping.

Staff recommends that the ARB consider staff comments very carefully in its deliberation and its report to the Planning Commission.

Thank you.

Attachments:

1) Parkview Staff Memo dated February 5, 2020
2) Parkview ARB Exhibit dated May 18, 2020
3) Parkview GDP Landscape & Hardscape Plan Sheets dated April 24, 2020

TOWN OF Herndon VIRGINIA

MEMORANDUM

To: Chairman Walker and Members of the Architectural Review Board

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

Date: August 4, 2021

Subject: Architectural and Urban Design Review of 1131 Elden Street, Pollo Campero

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The applicant has requested an additional preliminary review by the ARB as the proposed new construction for Pollo Campero proceeds through the site plan review process and in preparation for the formal ARB submission. The ARB reviewed the building design of this restaurant informally at a previous work session as part of the Special Exception review. Since that review, the applicant was granted the Special Exception and has submitted their site plan, the 1st submission of which is currently in review. Staff remains very concerned with the nature of the proposed architecture and offers the following comments for the board's consideration.

Staff Comments

The following comments were provided to the ARB from staff during the last review. During that review, board members voiced agreement with these design issues. The building design presented here has been tweaked since the last review however the changes are minimal, such as the redesign of the outdoor seating area where the applicant has removed the lime green vertical element, but the remainder of staff comments and concern, which are significant, remain.

1) **Overreliance on Corporate Architecture and Architectural Trends.** As shown conceptually, this design relies heavily on an off-the-shelf corporate design intended to brand the architecture as an extension of the business' image and advertisement. The design is also reliant on current trends in design to include the use of simple rectangular forms, flat roofs, and massing management by changing cladding materials rather than changing wall planes.

   The ARB was partially created to manage and mitigate these design tendencies and guide the design in a manner that is unique to Herndon and represents thoughtful, context-sensitive, timeless architecture and durable, traditional materials. The other comments listed below offer some specific concerns to address but before considering those, staff recommends that the board gives a strong look at the overall design narrative and intent and have a discussion on whether and how, in this case, the design can be re-thought with more of an emphasis on a uniquely Herndon design profile both existing and planned or preferred for the future.

2) Exterior Materials. The design utilizes extensive swaths of EIFS which contributes to flat, unarticulated elevations. Architectural and material durability is questioned when a design relies on heavy use of EIFS or similar exterior finishing materials. The Town has consistently made efforts to decrease the use of EIFS throughout the Town to increase the material variety and visual interest of buildings and decrease the sense of non-descript suburban development along major commercial corridors. While the design attempts to break up flatness with the use of vibrant (corporate) colors, some accent materials, and statement forms, the design ignores the context of local materials of buildings. Highly durable regional materials with complimentary textures throughout this design are most appropriate.

It should be noted that the multi-colored cladding materials are somewhat misrepresented by the drawings. The images below show this aluminum material in actuality. As can be seen, it consists of vibrant accents and are sized as panels and not boards.





3) Façade Articulation. Breaking up wall planes with more-than-surface-level reveal depths and utilizing recessed and protruding forms in addition to utilizing various cladding materials with differing colors and textures are all important solutions for dealing with the shallowness and flatness that is sometime inherent with contemporary architecture and buildings with simple building forms. The design utilizes the variation of wall plane around entries and service windows; however, these variations are shallow and tend to fade into the primary rectangular building form. The roofline also follows this pattern of small variations that blend into an all too typical building form found in any commercial corridor across the country. The building materials and color, while festive in nature, should consider the context of Herndon while communicating the corporate image desired. The ARB has previously expressed the importance of this and should focus on this potential issue when reviewing the design during its formal review after site plan approval.

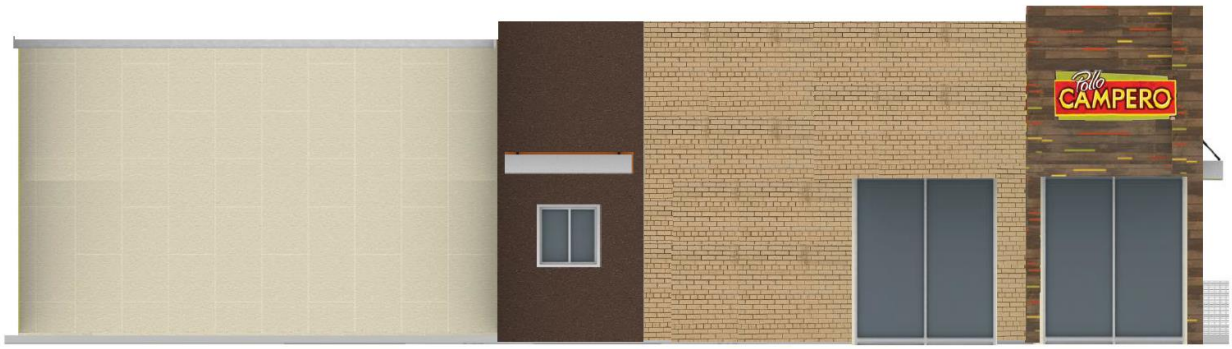
4) Form and Feature Diversity and Placement. This design has a lot of diverging forms and features, which coupled with the various colors, combine to make a very busy and disorganized narrative. To enhance coherence, staff believes simplification in form, lines, and features coupled with cladding materials will enhance the design quality and allow for an improved context sensitive design solution more customized for Herndon.

The comments above recommend a re-thinking of how this design is approached and implemented. Herndon is not beholden to commercial architecture and the role of the

ARB is to ensure a unique Herndon-specific context-based design. Staff sees this as an opportunity for a new design that can meld the business-specific design elements with a refined Herndon character. Staff internally sought to visually express a design approach that addresses the above comments and sketched the following drawings:







With this design, staff sought design solutions that:

- Bringing the storefront down to the ground to maximize visibility into the restaurant for improved street presence and activation.

- Design simplification with better managed colors, materials, and features. Staff suggests doing this by consolidating materials, removing vibrant colors other than when used as an accent, and using only canopies instead of canopies and awnings. It should be remembered that the applicant can use corporate colors, such as the lime green, on the umbrellas and outdoor furniture. In addition, the staff concept still utilizes the corporate architecture's flat panels with the vibrant bands, which will be as shown in the photographs and not in the drawings provided by the applicant or staff.
- Break up the material rhythm vertically, by bring cladding materials to the ground, to better balance the design with the horizontal orientation of the building.
- Use of brick as a primary field color as a more durable and architecturally appropriate material for Herndon.

Using this memo as the framework for discussion, the Board is encouraged to provide as much explicit feedback to both staff and the applicant as possible in this earlier stage of design that can inform how the building architecture can be re-shaped for a Herndon context. The more information and direction provided now will help the review of the formal ARB application when it is later submitted.

Attachment:

1) Architectural Drawings Exhibit

Pollo CAMPERO®

Herndon, VA

July 12, 2021

COVER LETTER

To the Town of Herndon,

Pollo Campero is excited to join the Elden streetscape and looks forward to working together to bring this new Pollo Campero location to life.

Just south of Alabama Drive at 1131 Elden Street is where the proposed Pollo Campero restaurant will sit. The current site is home to a closed auto body shop. Pollo Campero is a quick service restaurant offering dine in, drive thru, and take away options. The front of house is typically 40% of the building footprint. Offering a homestyle feel is key to Pollo Campero's success.

The new restaurant of about 2,900 sf sits on the north east corner of the lot and offers a warm and approachable patio dining view. The front of the building opens to the parking lot and conveniently connects to Town sidewalks. In direct response to the Town's desire to increase and engage walkability as well as thoughtful response to the growing trends in quick service restaurants, the Herndon location incorporates a walk up pick up window. This window will serve walk up ordering, online ordering, as well as third party pickups. The restaurant also provides a drive-thru tucked away at the back of the site as not to hinder the more personal walk up approach.

The exterior of the building will remain true to the core values and design of Pollo Campero and utilize the signature green architectural fin and orange portal at the entry. Faux wood ACM panels with color accents wrap the upper half of the building while a warm neutral beige compliments the bottom. At the exterior dining a wood trellis with planters connects the treescape and restaurant with a bright and festive attitude.

With one entry into the site, there will be entry signage to greet and guide guests as they drive in. On the building itself guests will be greeted with Pollito's welcoming hello above the main entry. Additional exterior signage includes the box logo for drive by traffic, and awnings at the windows for a more subtle connection to Pollo Campero. Building site lighting is very clean and simple, seeking only to invite guests to enter while simultaneously celebrating the architecture of the building. Site lighting will include maintaining a safe and welcoming parking lot with street lamp.

We truly feel the new Pollo Campero restaurant will be a great addition to the neighborhood and are excited to work together with Town staff and the Architectural Review Board to create a new town favourite.

Thank you,

Shaghayegh T Osipov

Menemsha Solutions
Project Manager
sosipov@menemshasolutions.com
310.263.3531

WHO IS POLLO CAMPERO?



To Those that love fresh favorful chicken looking for easy convenient meals for themselves or their families in a warm friendly atmosphere or at home, Pollo Campero is the Famous Latin Chicken Restaurant that uses a fusion of culinary magic, propriety cooking methods and authentc Latin American inspiraton. Campero's passion comes from a long-standing heritage and is demonstrated in our fried chicken with the indescribable "Sabor Campero" favor and citrus infused grilled chicken - - all worth discovering. Campero delivers quick service with a personal touch always providing a vibrantly authentc experience - - Whether for dine in, take out or using our drive thru.

The menu focuses on individual and family meals (grilled or fried chicken with Campero side dishes and a bread ofering); boneless hand held chicken with favorful dipping sauces; Latin inspired grilled chicken sandwiches on bread you won't find elsewhere; chicken bowls (fresh salads and hot corn/rice base creatons); a chicken empanada that's a great additon to any Campero meal; side dishes that are perfect pairings to chicken (staples, authentc Latin favorites and signatures); and a refreshing line up of Latin inspired beverages (all with free refIls).

Campero's vibrantly authentc experience celebrates our heritage and draws you in with happy noise, bright colors and inspiring favors all that ignite your senses. You are welcomed by genuine and passionate employees who have a burning desire to serve and always go that one extra step to provide a personal touch, varying from a warm welcome, check in at your table or a refIl of your beverage.

WHO IS POLLO CAMPERO?

Since we opened our doors in Guatemala in 1971, we've had the honor of being part of millions of great stories, full of joy and unforgettable moments.

Inspired by family values and a commitment to delight our customers, we are dedicated to go above and beyond your expectations by providing the freshest, highest quality products with that indescribable favor you'll want to share.

We want to share our unique Latin favor with the world while staying true to our roots and origin.

Welcome to your Pollo Campero





FRESHNESS

Food made to order with the freshest and most flavorful ingredients is what makes us special. We call it "tasteable freshness" and it's what sets us apart.

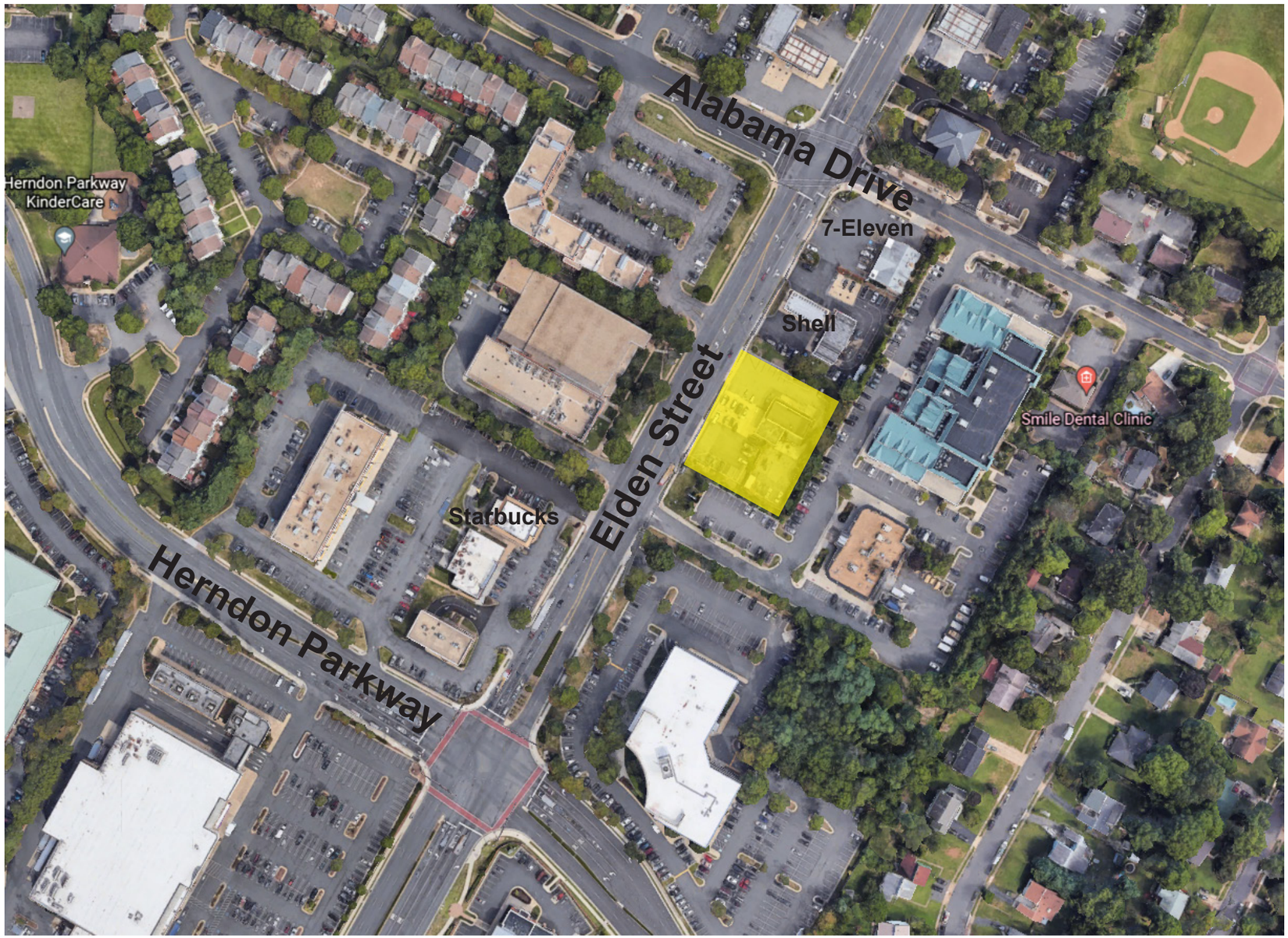
AUTHENTICITY

Incredible flavors that have inspired us for generations are at the heart of every authentic Latin dish we serve. We create food the invigorates your senses and lift your spirit with the best of Latin America.

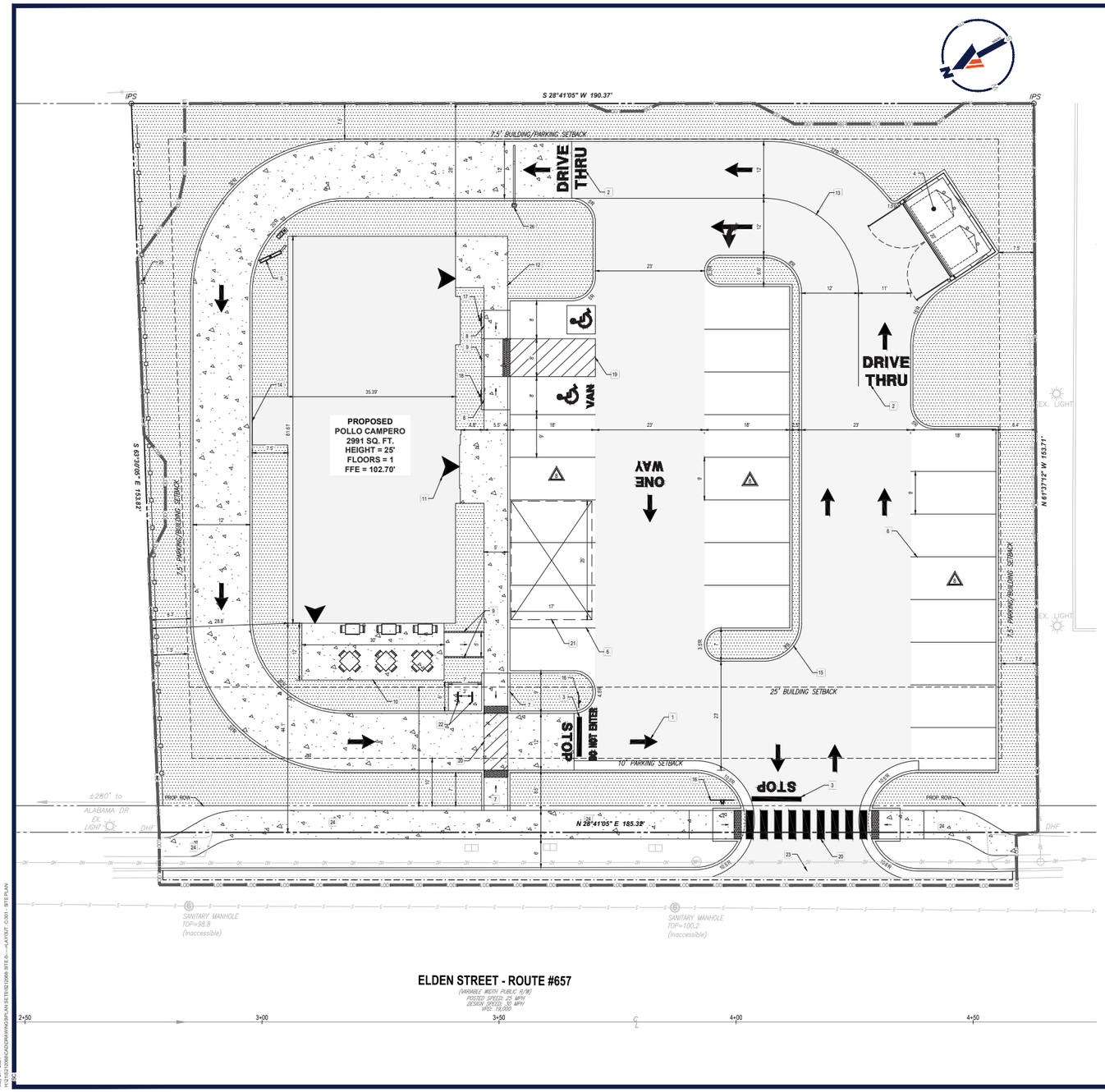
SITE CONTEXT



SITE CONTEXT



SITE PLAN - *Currently in Administrative Site Plan Review*



GENERAL NOTES

1. THIS PLAN IS BASED ON A BOUNDARY & TOPOGRAPHICAL/ ALTA SURVEY BY:
   BOCK & CLARK CORPORATION, NV5.
   ENTITLED: "ALTA/NSPS LAND TITLE SURVEY - ELDEN ST - 1131 ELDEN STREET, TOWN OF HERNDON, DRAINSVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA"
   DATED 11/08/19. PROJECT NO. 20195082-001 CMP.

2. ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK. TOPOGRAPHY IS FIELD RUN.

3.

OWNER	DEVELOPER / APPLICANT
BXC, LLC	POLLO CAMPERO OF VIRGINIA, LLC
815 30TH AVE	12404 PARK CENTRAL DR. SUITE 250N
SAN FRANCISCO, CA 94121	DALLAS, TX 75251
(415) 595-0907	FABIOLA SUAREZ
JENNYLU7@AOL.COM	(214) 207-2301
	FABIOLA.SUAREZ@SOMOSCMI.COM

4. PARCEL DATA:
   TAX MAP #0161-405-9B - 0.66 AC (28,873 SF)

5. ZONE: CS (COMMERCIAL SERVICES DISTRICT)
   EXISTING USE: GASOLINE & SERVICE STATION
   PROPOSED USE: COMMERCIAL

6. BULK REQUIREMENTS

	ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA	NONE	28,873 SF (0.66 AC)
B. MIN. BUILDING SETBACK		
FRONT SETBACK	25'	38.5'
SIDE SETBACKS	7.5'	28.8/122.6'
REAR SETBACK	7.5'	28'
C. MIN. PARKING SETBACK		
FRONT SETBACK	10'	7' (SEE NOTE 7)
SIDE SETBACKS	7.5'	8.3/7.5"
REAR SETBACK	7.5'	7.5'
D. PARKING REQUIREMENT		
1 SPACE PER 4 SEATS 1 SPACE PER 2 EMPLOYEES	23 SPACES	24 SPACES (2 ADA SPACES)
E. PARKING RATIO	7.5 PER 1,000 SF GFA	8 PER 1,000 SF GFA
F. MAX. FLOOR AREA RATIO (F.A.R.)	0.30	0.10
G. BUILDING COVERAGE	N/A	0.10
H. NUMBER OF FLOORS	N/A	1
I. MAX. BUILDING HEIGHT	45'	25'
J. OPEN SPACE	25% (7,218 SF)	30% (8,524 SF)
K. IMPERVIOUS AREA	N/A	70% 0.46 AC
L. LOADING (ONE FOR GSF BELOW 40,000)	1	1
M. MINIMUM LOT WIDTH	NONE	185'
N. AREA OF DEDICATED RIGHT OF WAY	N/A	1,041 SF

7. FRONT SETBACK OF 7' MATCHES APPROVED SPECIAL EXEMPTION PLAN. (SE #20-01)

8. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD), PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREAS, PANEL 130 OF 450" MAP NUMBER S1059C0110E, MAP EFFECTIVE DATE SEPTEMBER 17,2010.

9. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.

10. THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET C-103 AND C-201 ARE THE RESULT OF A FIELD RUN SURVEY PERFORMED BY BOCK & CLARK CORPORATION, NV5, AS REFERENCED ABOVE.

11. SITE LIGHTING WILL CONFORM TO SECTION 78-130.9 OF THE TOWN OF HERNDON CODE. SITE LIGHTING AND PHOTOMETRIC PLAN HAVE BEEN PROVIDED ON SHEET C-1100.

12. GEOTECHNICAL REPORT: ENTITLED: " LIMITED GEOTECHNICAL INVESTIGATION 1131 ELDEN STREET - HERNDON" PREPARED BY PONS AND ASSOCIATES, LLC. DATED 11/18/19.

13. ALL PROPOSED RAMPS ARE RETURN CURB TYPE RAMPS WITH TRUNCATED DOMES.

14. LOADING ZONE RESTRICTED TO THE HOURS OF 7:00AM TO 10:00 AM PER SPECIAL EXEMPTION CONDITIONS SE #20-01.

15. DECORATIVE METAL FENCE, 5' IN HEIGHT, TO BE INSTALLED ALONG THE NORTHERN PROPERTY LINE.

16. OPEN SPACE TO BE PRIVATELY MAINTAINED.

SITE PLAN DESIGN NOTES & KEY PLAN

1	DIRECTIONAL ARROW (TYP)	9	HANDRAIL	18	ADA VAN ACCESSIBLE SIGN
2	DRIVE-THRU GRAPHICS	10	OUTDOOR SEATING AREA	19	ADA PARKING STALL STRIPING
3	STOP BAR GRAPHICS (TYP.)	11	BUILDING ENTRANCE (TYP)	20	CROSSWALK
4	TRASH ENCLOSURE	12	SIDEWALK	21	LOADING ZONE
5	ORDER STATION AND MENU BOARD	13	PAVEMENT MARKING	22	BICYCLE SPACES
6	PARKING STALL STRIPING (TYP)	14	DRIV-THRU WINDOW	23	VDOT ENTRANCE (CG-11)
7	SIDEWALK RAMP	15	CONCRETE CURB	24	PUBLIC SIDEWALK
8	SIDEWALK ADA RAMP	16	STOP SIGN	25	DECORATIVE METAL FENCE
		17	ADA SIGN	26	CLEARANCE BAR

LEGEND

HEAVY DUTY ASPHALT PAVEMENT

CONCRETE PAVEMENT

LIMITS OF DISTURBANCE

OPEN SPACE/LANDSCAPE AREA

10 5 2.5 0 10
1"=10'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
REGULATORY SERVICES
TRANSPORTATION SERVICES

THE APPEARANCE, SCALE AND DIMENSIONS OF THIS DRAWING AND ANY ASSOCIATED DIGITAL DATA ARE BASED ON ANSI D (22" X 34") PRINTS. ADJUSTMENTS MAY BE REQUIRED IF PLOTTED AT OTHER SIZES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	S212068
DRAWN BY:	SC/SG
CHECKED BY:	GE/CM
DATE:	05/28/2021
CAD I.D.:	SITE-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

Pollo Campero

LOCATION OF SITE

1131 ELDEN ST.
TOWN OF HERNDON
FAIRFAX COUNTY, VA
DRANESVILLE DISTRICT
BLOCK & LOT: 5 SEC 1 - 9B

BOHLER
12825 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
TRAVIS W. D'AMICO
Lic. No. 048497
05/28/21
PROFESSIONAL ENGINEER

SHEET TITLE:

SITE PLAN

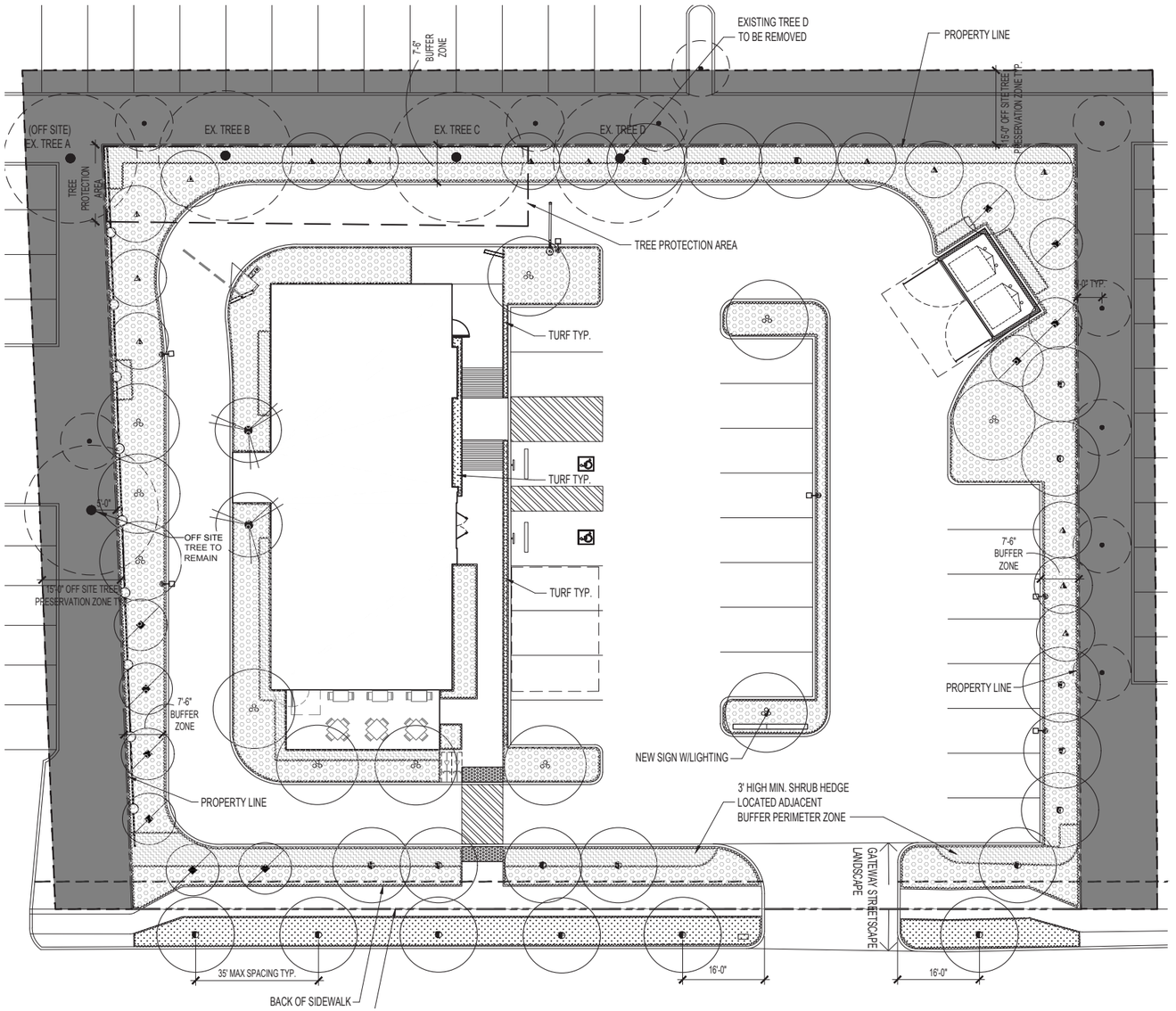
SHEET NUMBER:

C-301

ORG. DATE - 05/28/2021

May 27, 2021
V:\2021\S212068\CAD\SHEETS\212068-SITE-0---LAYOUT-(C301-SITE-PLAN

SITE PLAN - *Currently in Administrative Site Plan Review*



BUILDING ELEVATONS



SOUTH FACADE



NORTH FACADE

Menemsha
SURVEY | DESIGN | BUILD

BUILDING ELEVATONS



WEST FACADE



EAST FACADE

SITE PERSPECTIVES - PROJECT SPECIFIC



EXTERIOR PATIO WITH PLANTERS:
ENGAGES WITH SITE WHILE OFFERING PRIVACY TO GUESTS FROM ADJACENT DRIVE-THRU AND PARKING LOT

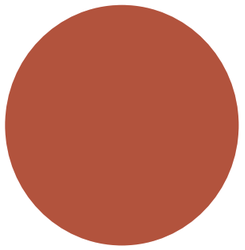
SITE PERSPECTIVES



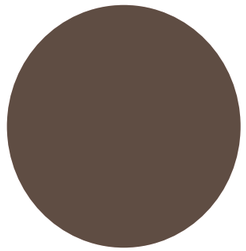
WALK UP PICK UP WINDOW:
OFFERS MORE GUEST OPTIONS WHILE ENGAGING WITH SITE FOOT TRACK AND SUPPORTS TOWN'S GOALS FOR WALKABILITY

MATERIALS PALETTE

STUCCO - STO POWERWALL, FINISH FINE SAND



ORANGE COPPER



DEEP BROWN



ENGLISH APPLE

ACM - FAUX WOOD W/COLOUR ACCENTS



ORANGE COPPER

FIBER CEMENT BOARD - NICHIHA, TUFFBLOCK / SANDSTONE



BEIGE

OR



BEIGE

EXTERIOR ELEMENTS



STAINLESS STEEL
METAL COPING



ALUMINUM CANOPY



ALUMINUM
STOREFRONT