

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
JULY 1, 2020
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-015**, to consider an application to install one new tenant business wall sign on the multi-tenant commercial building located at 600 Herndon Parkway, Herndon, Virginia, located between the intersection of Van Buren Street and Herndon Parkway and the intersection of Herndon Parkway and Exchange Place and further identified as Fairfax County Tax Map 0164-10-0001A5. The property is zoned O&LI, Office and Light Industrial, and consists of 677,914 square feet of land. Owner/Applicant: Monroe Park Joint Venture, LLC, c/o Michael Schnackenberg, PS Business Parks. Applicant's Representative/Agent: Ruth Vanlandingham, Service Neon Signs, Inc.
3. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-016**, to consider an application to install one new tenant business wall sign on the multi-tenant commercial building located at 1108 Herndon Parkway, Herndon, Virginia, located at the northwest corner of the intersection of Herndon Parkway and Elden Street and further identified as Fairfax County Tax Map 0161-02-0014. The property is zoned CS, Commercial Services, and consists of 158,086 square feet of land. Owner/Applicant: Sovran Limited Company, c/o Kim Helter, SugarOak Management Services, LLC. Applicant's Representative/Agent: Anthony Bashorun, Signarama.
4. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-017**, to consider an application to install one new tenant business wall sign on the multi-tenant commercial building located at 1106 Herndon Parkway, Herndon, Virginia, located at the northwest corner of the intersection of Herndon Parkway and Elden Street and further identified as Fairfax County Tax Map 0161-02-0014. The property is zoned CS, Commercial Services, and consists of 158,086 square feet of land. Owner/Applicant: Sovran Limited Company, c/o Kim Helter, SugarOak Management Services, LLC. Applicant's Representative/Agent: Anthony Bashorun, Signarama.

DISCUSSION

5. **Parkview Mixed Use Development – Building and Landscape Architecture Review(2nd Submission)**: Follow-up Board discussion item regarding the revised design (2nd ARB submission) of a future mixed use, transit-oriented development in the Herndon Transit-Oriented Core (HTOC), which is the subject of a formal rezoning application, DP # 19-01 currently under review.

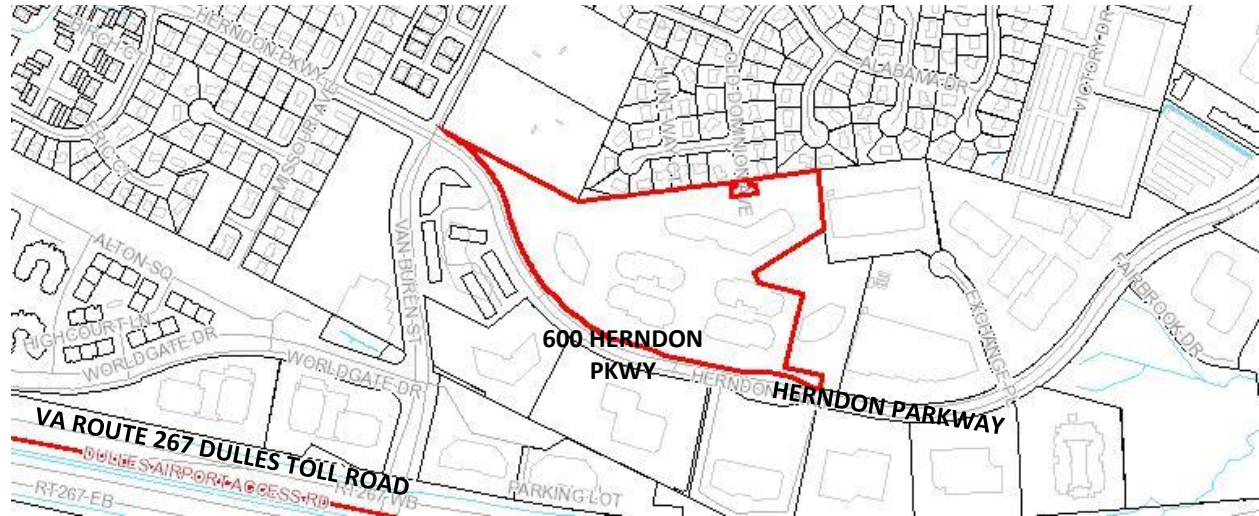
COMMENTS

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

ADJOURNMENT

Case Number & Type: ARB #20-015; Wall Sign
Case Summary: Install one (1) new wall sign on an existing commercial office building.
Case Location: 600 Herndon Parkway, Parkway Trade Center

Location Map



Property Information

Owner / Applicant:	Monroe Park Joint Venture, LLC, c/o Michael Schnackenberg, PS Business Parks		
Representative:	Ruth Vanlandingham, Service Neon Signs, Inc.		
Business/Organization:	INOVA (medical services)		
Property Use:	Single-story commercial office complex		
Zoning District:	O&LI, Office and Light Industrial		
Adjacent Zoning:	North: R-10, Residential, Single-family South: PD-TOC, Planned Development – Transit Oriented Core East: O&LI, Office and Light Industrial West: PD-TOC, Planned Development – Transit Oriented Core		
Associated Cases:	N/A		
Building Type(s):	Single-story steel framed with pre-cast concrete for commercial use(s)	Date of Construction:	1986
Architectural Style(s):	Modern, typical suburban low-rise commercial office expression		
Exterior Material(s):	Pre-cast concrete, stone and glass/metal storefront window and entry system		
Neighborhood Design Profile:	Existing office and light industrial area and planned mixed-use development area		

Case Details

Case Description:

This application proposes to install one (1) new wall sign on the commercial office building at the subject address for an existing tenant business, INOVA (medical services). The site plan indicates that the sign will be placed on the southwest wall of one of the centrally located buildings setback into the complex's interior. The overall sign dimensions would be 2'-0" tall by 7'-9" long totaling approximately 15.5 square feet of sign area, using the method for calculating sign area found in the Town's Zoning Ordinance. The sign will consist of 16 1/4" tall aluminum reverse channel letters with the business name, "INOVA", in upper case letters, using 3/4" deep channels powdered coated in a white color. The "INOVA" channel letters will be individually flushed-mounted to the wall and will not be illuminated. The INOVA corporate medical cross logo will be 2'-0" tall by (an estimated) 1'-4" wide aluminum backer panel and will be constructed of 3/4" deep blue reverse channel forms, flush-mounted to the wall adjacent to the sign lettering. A 3/4" deep aluminum reverse channel form for the white medical cross logo will be mounted on the blue backer panel. The channel forms for the logo will not be illuminated. The INOVA lettering and corporate logo form will be mounted 2' from the edge of the southwest wall of the building and centered vertically on the pre-cast concrete panel above the storefront window system located on this wall. The subject tenant space appears to have frontage along to wall in excess of 75 linear feet (estimated)(Attachments #1, 2, and 3).

Case Background:

This ARB case is one of numerous sign cases that have been considered and approved by the Board over the years to support new business/commercial signage as businesses leave and new business occupy commercial office spaces in the multi-building complex.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs*
- Town Zoning Ordinance Section 78-141.4. - *Sign standards for commercial districts*
- Town Code of Ordinances, Section 58-96 - *Design criteria*

Staff Analysis

1. The application proposes approximately 15.5 square feet of signage to be placed along a southwest facing wall of an interior building of the complex, which will be visible from Herndon Parkway. Section 78-141.4. - *Sign standards for commercial districts*, Table 141.4(a) specifies that an unlimited number of wall signs per building are permitted with a of 1 square foot of sign area for each linear foot of frontage and a maximum sign area 150 square feet per sign are authorized in the O&LI zoning district. Thus, the proposed signage meets the location, size, and number standards of the referenced zoning ordinance section.

2. The proposed sign meets the Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs* regarding, the sign type, design, placement, and illumination.
3. 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 #4). Staff finds that the proposed wall sign will be consistent with previous sign approvals for the commercial office complex and will not detract from the architecture of the building or that of the adjacent buildings. Thus, staff believes that the proposed sign will comply with the review criteria specified in the Town Code of Ordinances.

Staff Recommendation:

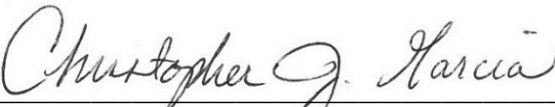
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of ARB #20-015, in accordance with Alternative #3, with the following condition: 1. The proposed sign shall be installed in substantial conformance with the original application design and construction details as submitted on or about May 27, 2020.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Existing Conditions, Sign Elevation, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2020



RECEIVED ON

MAY 27 2020

DEPARTMENT OF
COMMUNITY DEVELOPMENT

Telephone (703) 354-3000

Facsimile (703) 354-5810

6611 IRON PLACE, SPRINGFIELD, VA. 22151

TOWN OF HERNDON
COMMUNITY DEVELOPMENT
777 LYNN STREET
HERNDON VA 20170

MAY 26, 2020

RE: SIGN PERMIT APPLICATION
ARCHITECTURAL REVIEW BOARD
INOVA
600 HERNDON PARKWAY
HERNDON VA 201760

INOVA IS REQUESTING APPROVAL FOR A NON ELECTRICAL WALL SIGN READING:
INOVA AS PER ALL THE ATTACHED DOCUMENTS. INOVA HAS THE APPROVAL OF
THE LANDLORD TO HAVE THE SIGN IN THEIR COLORS AS NOTED.

ATTACHMENTS:

- .COMPLETED APPLICATION WITH LETTERS OF AUTHORIZATION FROM LANDLORD AND INOVA
- .APPLICATION FEE OF \$75.00
- .SIX (6) SETS OF COLOR PHOTOS ON ENTIRE STORE FRONT
- .SIX (6) COLOR DRAWINGS OF SIGN ON WALL WITH LANDLORD SIGNATURE
- .SIX (6) COLOR DRAWINGS OF SIGN ON WALL WITH ARROW SHOWING FULL PLACEMENT
- .SIX (6) COLOR PHOTOS SHOWING SURROUNDING AREA
- .ONE (1) SAMPLE OF MATERIAL/COLOR

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT ME AT YOUR CONVENIENCE

SINCERELY

A handwritten signature in black ink, appearing to read "Ruth M. VanLandingham". The signature is fluid and cursive, with a large, stylized "R" and "V".

RUTH M. VANLANDINGHAM
AGENT
SERVICE NEON SIGNS INC.
703. 353.3000 EXT 317
ruth@signs.org

Quality Electrical Displays Since 1932

ITE PLAN



620

600

610

590

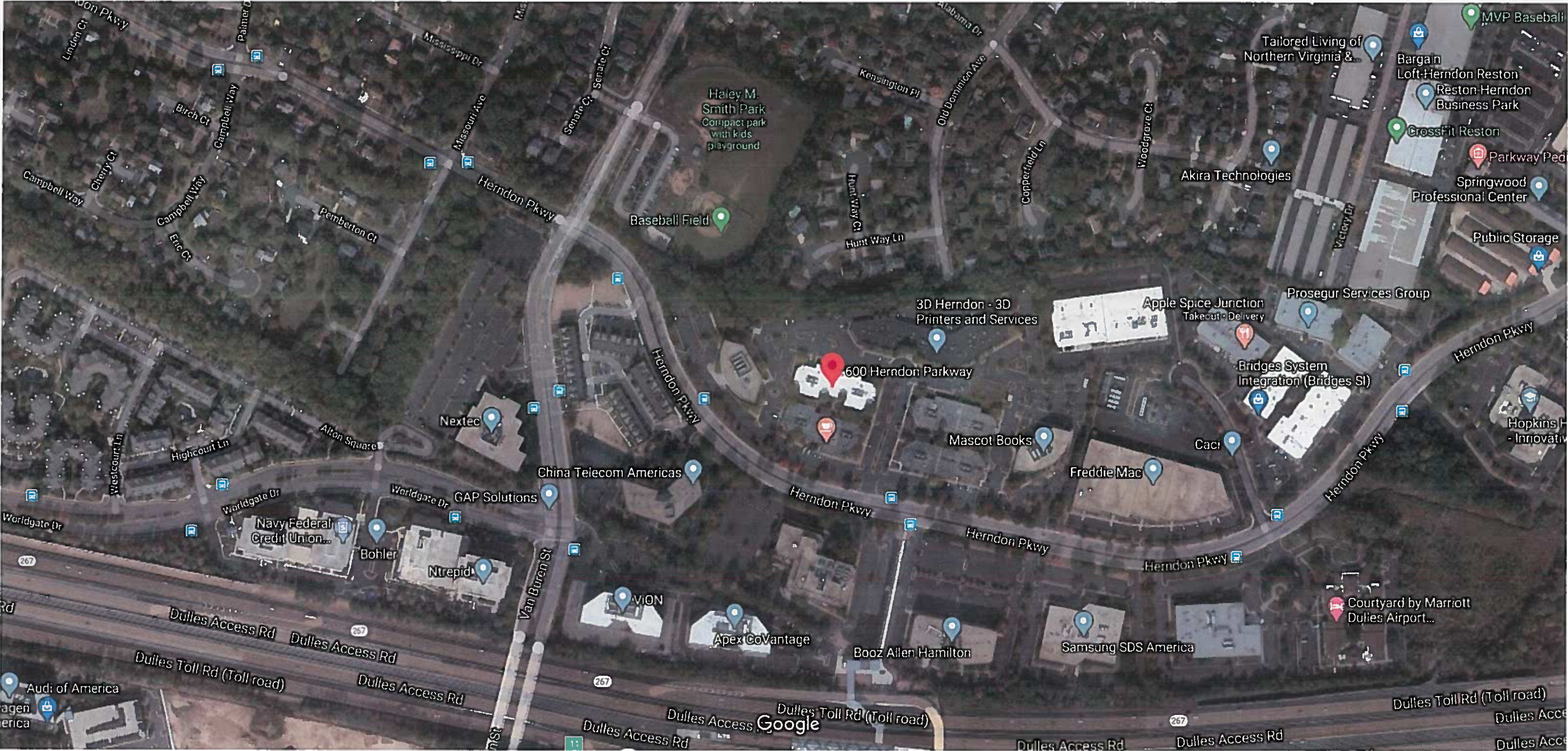
580

570

560

HERNDON PKWY.

Handwritten notes: "N 3/4 E" and "R.R."





600 HERNDON PKWY







Surrounding Sites



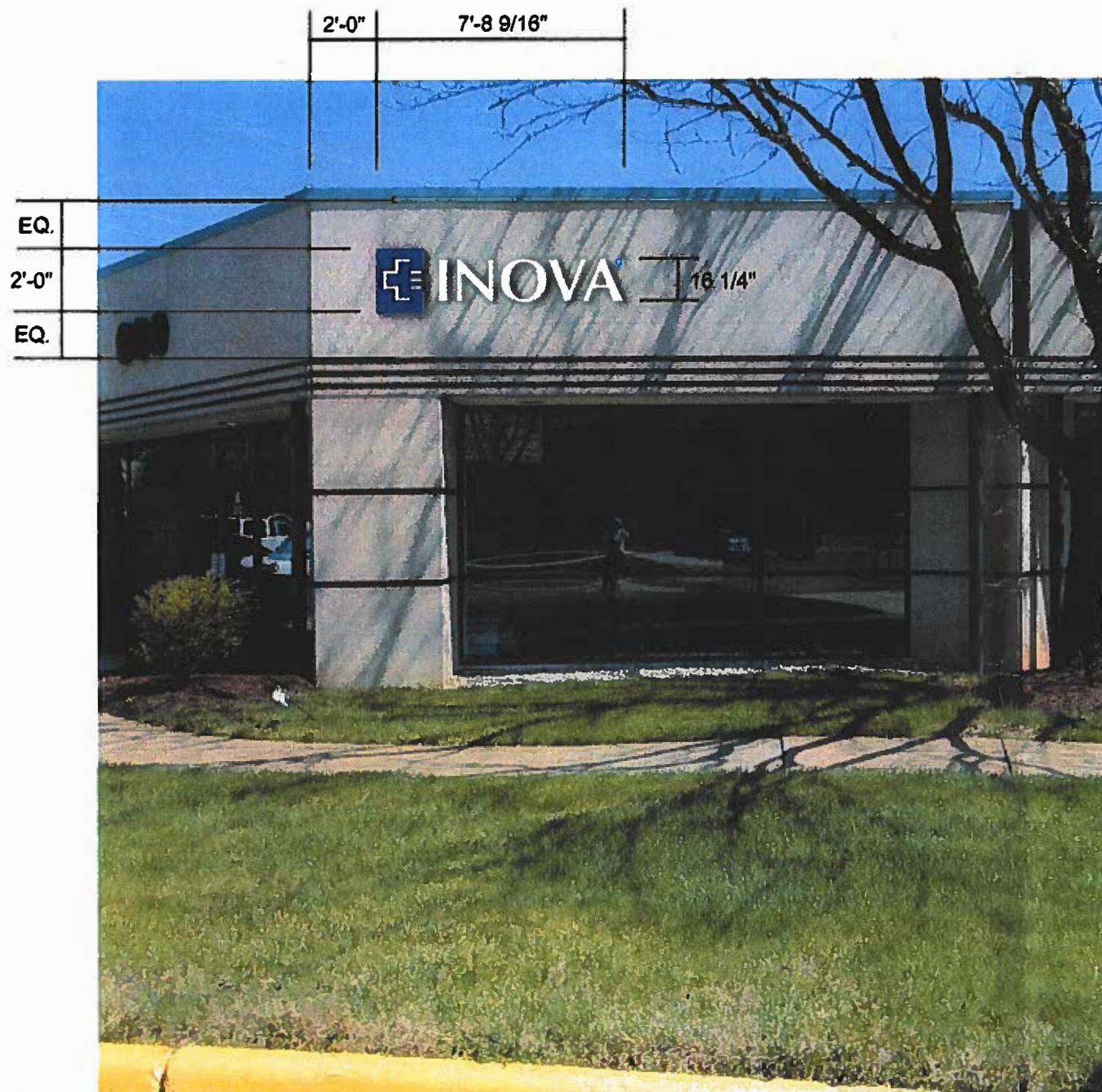
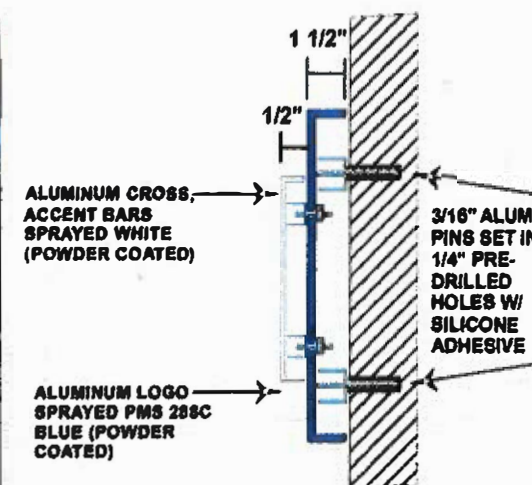
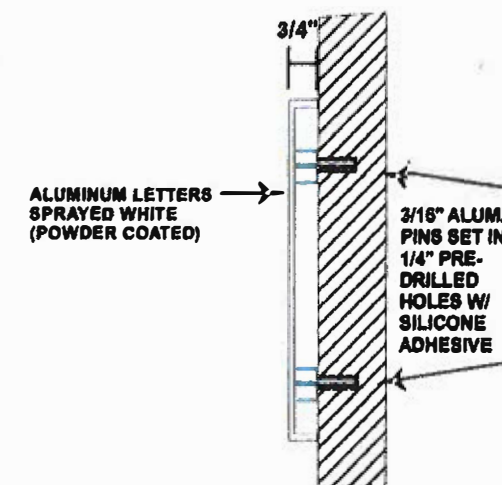


Photo Rendering Showing Proposed Sign Scale 1/4"=1'-0"



TYPICAL SECTION
THRU LOGO



TYPICAL SECTION
THRU LETTERS

DESCRIPTION OF WORK:

FURNISH AND INSTALL ONE SET OF NON-ELECTRIC REVERSE CHANNEL LETTERS AS NOTED ON OUR DRAWING #

MESSAGE: LOGO/ INOVA / REGISTER MARK

MATERIALS:

LOGO - CONSTRUCTED OF ALUMINUM (1 1/2" DEEP) SPRAYED 288C BLUE.

CROSS AND BARS - CONSTRUCTED OF ALUMINUM (3/4" DEEP) AND MOUNTED TO FACE OF LOGO WITH CONCEALED FASTENERS.

CROSS - SPRAYED WHITE

BARS - SPRAYED WHITE

COPY - CONSTRUCTED OF ALUMINUM (3/4" DEEP) SPRAYED WHITE (POWDER COATED).

REGISTER MARK - CONSTRUCTED OF 1/4" THICK ALUMINUM SPRAYED WHITE, BACKGROUND ETCHED AND FILLED WITH BLUE 279C.

MOUNTING: COPY INSTALLS FLAT AGAINST PRE-CAST WALL WITH CONCEALED 3/16" PINS SET IN PRE-DRILLED 1/4" HOLES WITH WEATHERPROOF CAULKING.

**SERVICE
NEON
SIGNS
INC**

8811 IRON PLACE
SPRINGFIELD, VA.
22151

(703) 354-3000 TELEPHONE
(703) 354-8810 FAX
www.serviceneonsigns.org WEBSITE

CUSTOMER'S NAME
INOVA

PROJECT LOCATION
600 Herndon Parkway
Herndon, VA 20170

WORK ORDER
DATE 4-29-2020
SALESPERSON
Ruth Van / R. Rye

This design is the property of Service Neon Signs. Any unauthorized use in whole or in part is prohibited and violators will be prosecuted in the fullest extent of the law.

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

CUSTOMER APPROVAL
Signature: Michael P. Schuchenberg
Date: 05/14/2020

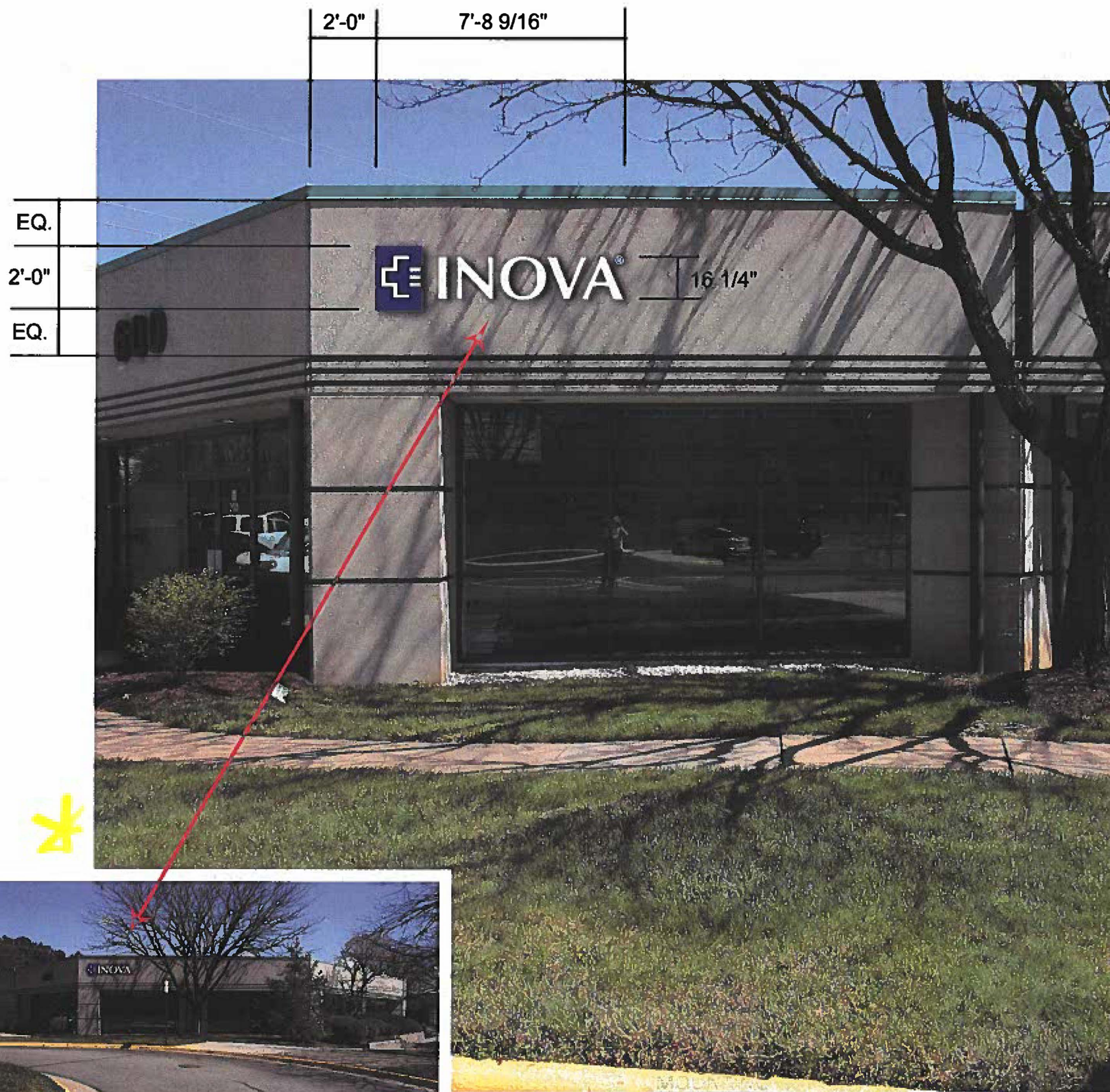
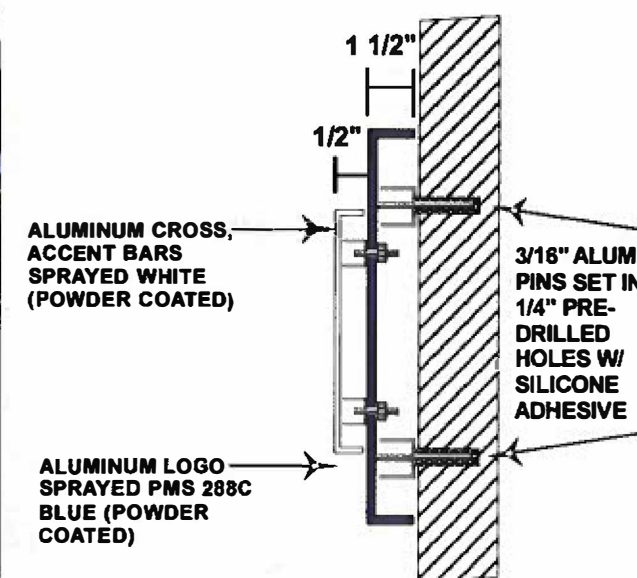
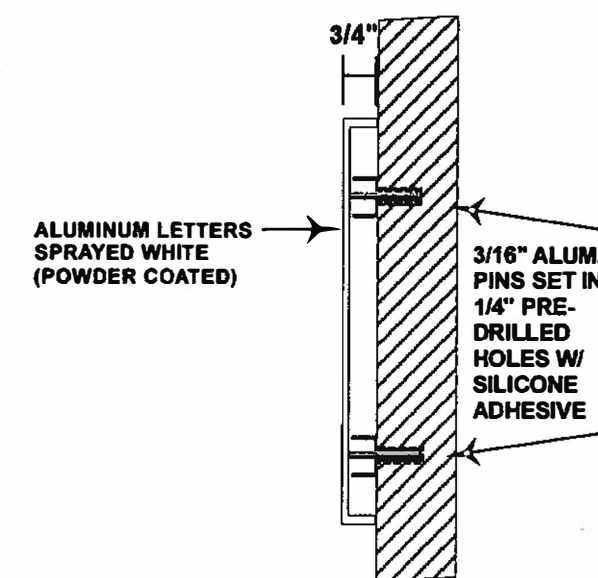


Photo of existing conditions

Photo Rendering Showing Proposed Sign Scale 1/4"=1'-0"



TYPICAL SECTION THRU LOGO



TYPICAL SECTION THRU LETTERS

DESCRIPTION OF WORK:

FURNISH AND INSTALL ONE SET OF NON-ELECTRIC REVERSE CHANNEL LETTERS AS NOTED ON OUR DRAWING # 47992Q

MESSAGE: LOGO/ INOVA / REGISTER MARK

MATERIALS:

LOGO – CONSTRUCTED OF ALUMINUM (1 1/2" DEEP) SPRAYED 288C BLUE.

CROSS AND BARS - CONSTRUCTED OF ALUMINUM (3/4" DEEP AND MOUNTED TO FACE OF LOGO WITH CONCEALED FASTENERS.

CROSS - SPRAYED WHITE

BARS - SPRAYED WHITE

COPY – CONSTRUCTED OF ALUMINUM (3/4" DEEP) SPRAYED WHITE (POWDER COATED).

REGISTER MARK – CONSTRUCTED OF 1/4" THICK ALUMINUM SPRAYED WHITE, BACKGROUND ETCHED AND FILLED WITH BLUE 279C.

MOUNTING: COPY INSTALLS FLAT AGAINST PRE-CAST WALL WITH CONCEALED 3/16" PINS SET IN PRE-DRILLED 1/4" HOLES WITH WEATHERPROOF CAULKING.

SERVICE NEON SIGNS INC
6611 IRON PLACE
SPRINGFIELD, VA. 22151
(703) 354-3000 TELEPHONE
(703) 354-5810 FAX
www.sneigns.org WEBSITE

CUSTOMERS NAME
INOVA

PROJECT LOCATION
600 Herndon Parkway
Herndon, VA 20170

WORK ORDER
47992Q
DATE
5-7-2020
SALESPERSON
Ruth Van / R. Rye

This design is the property of Service Neon Signs. Any unauthorized use in whole or in part is prohibited and violators will be prosecuted in the fullest extent of the law.
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.

CUSTOMER APPROVAL
Signature: _____
Print: _____ Date: _____

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)

Case Number & Type: ARB #20-016; Wall Sign
Case Summary: Install one (1) new wall sign on an existing commercial building.
Case Location: 1108 Herndon Parkway, Herndon Parkway Shopping Center

Location Map



Property Information

Owner / Applicant:	Sovran Limited Company, c/o Kim Helter, SugarOak Management Services, LLC		
Representative:	Anthony Bashorun, Signarama		
Business/Organization:	Root Source CDB		
Property Use:	Single and multi-story retail / commercial shopping center		
Zoning District:	CS – Commercial Services		
Adjacent Zoning:	North: RM – Residential, Multi-family South: CS – Commercial Services	East: CO – Commercial Office West: RM – Residential, Multi-family	
Associated Cases:	N/A		
Building Type(s):	Three-story steel CMU structure with brick veneer for commercial use(s)	Date of Construction:	1979

Architectural Style(s):	Modern, typical suburban low-rise commercial office expression
Exterior Material(s):	CMU structure with brick veneer and glass/metal storefront window and entry systems on the first floor
Neighborhood Design Profile:	Existing office and commercial area with adjacent residential uses

Case Details

Case Description:

This application proposes to install one (1) new wall sign on the retail and commercial building at the subject address for a new tenant business, Root Source CBD. The site plan indicates that the sign will replace an existing wall sign and will be placed on the east wall of the western three-story multi-tenant building. The overall sign dimensions would be 2'-7" tall by 11'-5" long totaling approximately 18.2 square feet of sign area, using the method for calculating sign area found in the Town's Zoning Ordinance. The sign will consist of two lines of text. The top line will be constructed of 11" tall black aluminum channel letters with a portion of the business name, "ROOT SOURCE", in upper case letters, using (estimated) 5" deep black channel letters, (estimated) 1" black trim caps, and faces of an unknown material with a black covering that will allow light to penetrate from internal illumination, which is not specified in the application. The second line of text "CDB" will consist of 16" tall aluminum channel letters constructed exactly like the first line of text. The design does indicate that the sign is designed to appear black during the day and illuminate white at night. The channel letters will be individually pin-mounted to raceways to be placed on the building similar to existing signs currently installed on the building. The sign will be centered vertically and horizontally on the sign panel above subject tenant space storefront, having approximately 20' of frontage, similar to existing signage found on the first floor of this building (Attachments #1, 2, and 3).

Case Background:

This ARB case is one of numerous sign cases that have been considered and approved by the Board over the years to support new business/commercial signage as businesses leave and new business occupy commercial office spaces in the multi-building complex. This property is also subject to an approved Master Sign Plan, MSP #37 Herndon Parkway Center, which this application does not comply with. Since the proposed sign does not comply with the referenced MSP, the Board must review the design of new signage on the subject building.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs*
- Town Zoning Ordinance Section 78-141.4. - *Sign standards for commercial districts*
- Town Code of Ordinances, Section 58-96 - *Design criteria*

Staff Analysis

1. The application proposes approximately 18.2 square feet of signage to be placed along an east facing wall of the western building of the complex, which will be visible from Herndon Parkway. Section 78-141.4. - *Sign standards for commercial districts*, Table 141.4(a) specifies that an unlimited number of wall signs per building are permitted with a of 1 square foot of sign area for each linear foot of frontage and a maximum sign area 150 square feet per sign are authorized in the CS zoning district. Thus, the proposed signage meets the location, size, and number standards of the referenced zoning ordinance section.
2. The proposed sign meets the Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs* regarding, the sign types, design, placement, and illumination. Though this design proposes new exposed electrical raceways, which are prohibited in Zoning Ordinance Section 78-140.4. - *Prohibited signs*, the use of exposed electrical raceways is permitted/specified in the Master Sign Plan and are permitted based on this pre-existing allowance in the MSP.
3. 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 #4). Staff finds that the proposed wall sign will be consistent with previous sign approvals for the retail and commercial office complex and will not detract from the architecture of the building or that of the adjacent buildings. Thus, staff believes that the proposed sign will comply with the review criteria specified in the Town Code of Ordinances. However, staff has noted that several details have been omitted from the design submission materials and will need to be provided as a condition of approval and before issuance of a building permit for the new sign.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of ARB #20-016, in accordance with Alternative #3, with the following conditions: 1. The Applicant shall provide the following missing design details and submit design revisions prior to issuance of a building permit:

	• Channel letter depth and trim cap dimensions on the sign design drawings; • Channel letter facing material and covering specifications • Channel letter section drawing with dimensions and showing internal illumination detail(s) 2. The proposed sign shall be installed in substantial conformance with the original application design and construction details as submitted on or about June 3, 2020.
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Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Existing Conditions, Sign Elevation, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2020



Town of Herndon
777 Lynn Street
Herndon, VA 20170

Re: Root Source CBD
1108 Herndon Parkway
Herndon, VA 20170

To Whom it may concern:

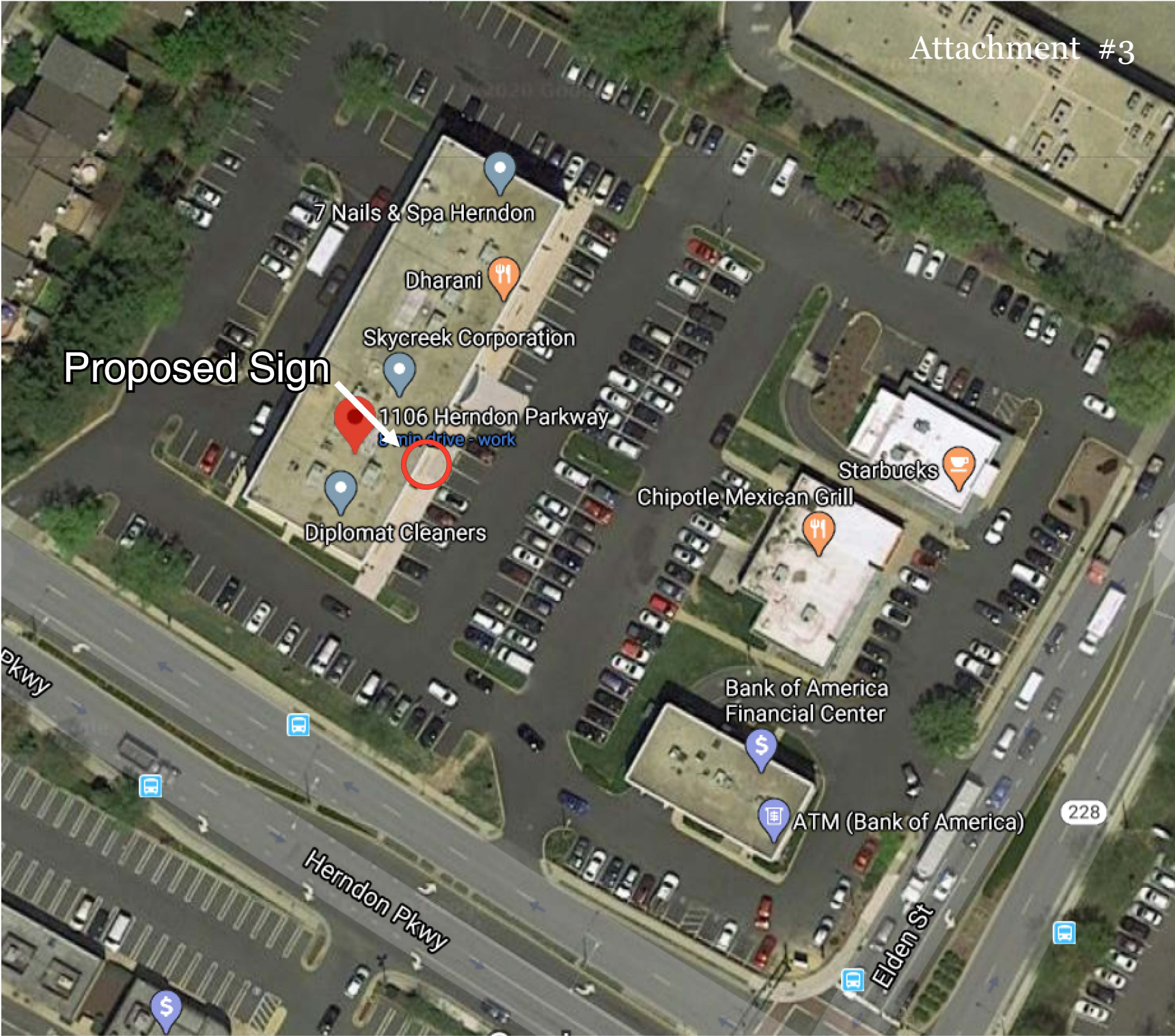
We are proposing to install a LED internally illuminated storefront sign, mounted on a raceway. The faces of the letters will be black during the day and shine white at night with black trim and returns. The sign is to be installed above the entrance in the specified sign area.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Bashorun".

Anthony Bashorun
Signarama Herndon

Root Source CBD
1108 Herndon Parkway
Herndon, VA 20170





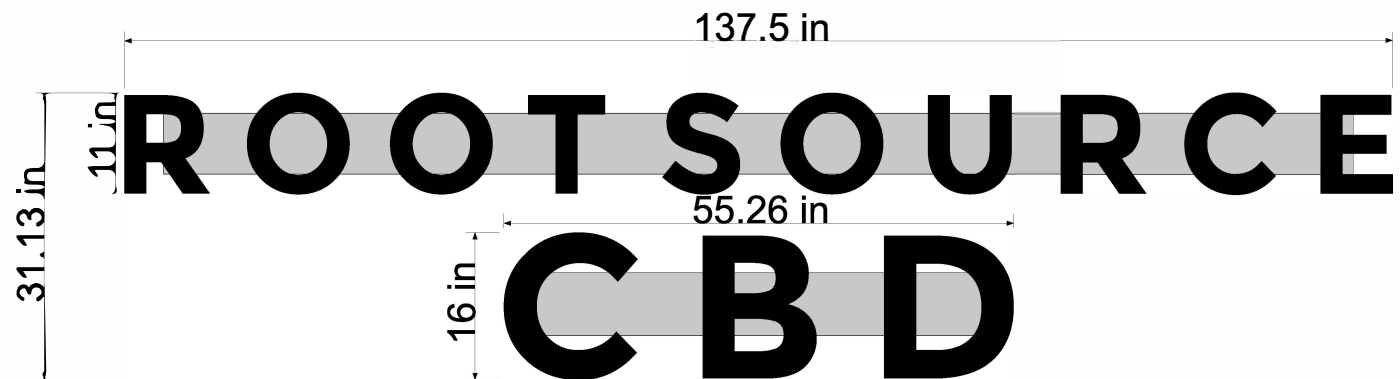
Proposed sign



Scale: 1/2" = 1'



Scale: 1/2" = 1'



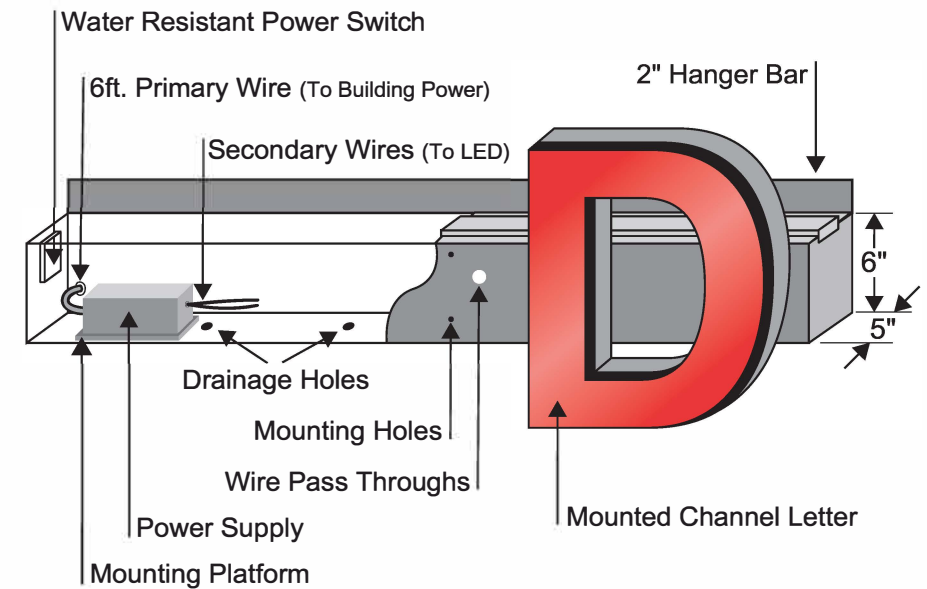
Channel Letters
Flex faced
To shine white at night
Depth: 5"
Overall size: 137.5"W x 31.13"H
"R" Height: 11"
"C" Height: 16"
Color: Black
Trim Color: Black
Returns: Black
Raceway color: Cool Gray 3



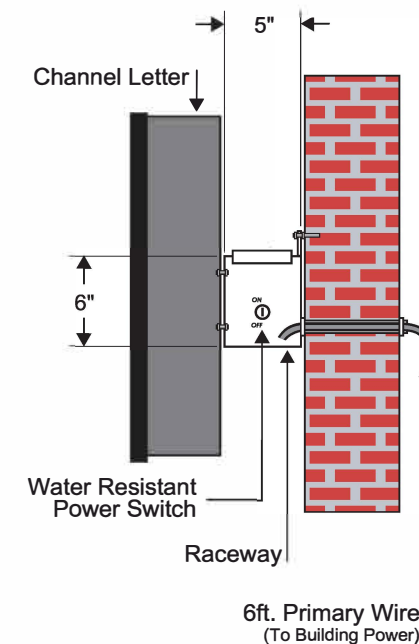
Night View



Current Condition



RACEWAY FRONT VIEW



RACEWAY SIDE VIEW

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)

Case Number & Type: ARB #20-017; Wall Sign
Case Summary: Install one (1) new wall sign on an existing commercial building.
Case Location: 1106 Herndon Parkway, Herndon Parkway Shopping Center

Location Map



Property Information

Owner / Applicant:	Sovran Limited Company, c/o Kim Helter, SugarOak Management Services, LLC		
Representative:	Anthony Bashorun, Signarama		
Business/Organization:	E-Saan Thai		
Property Use:	Single and multi-story retail / commercial shopping center		
Zoning District:	CS – Commercial Services		
Adjacent Zoning:	North: RM – Residential, Multi-family South: CS – Commercial Services	East: CO – Commercial Office West: RM – Residential, Multi-family	
Associated Cases:	N/A		
Building Type(s):	Three-story steel CMU structure with brick veneer for commercial use(s)	Date of Construction:	1979

Architectural Style(s):	Modern, typical suburban low-rise commercial office expression
Exterior Material(s):	CMU structure with brick veneer and glass/metal storefront window and entry systems on the first floor
Neighborhood Design Profile:	Existing office and commercial area

Case Details

Case Description:

This application proposes to install one (1) new wall sign on the retail and commercial building at the subject address for an existing tenant business, *E-Saan Thai and Sushi*. The site plan indicates that the sign will replace an existing wall sign and will be placed on the east wall of one of the western three-story multi-tenant building. The overall sign dimensions would be 2'-4" tall by 11'-8" long totaling approximately 25.2 square feet of sign area, using the method for calculating sign area found in the Town's Zoning Ordinance. The sign will consist of two lines of text and a logo or symbol. The top line will be constructed of (approximately) 15.25" tall black aluminum channel letters with a portion of the business name, "*E-Saan Thai*", in upper case letters, using 5" deep black channel letters, (estimated) 1" black trim caps, and faces of an unknown material with a red covering that will allow light to penetrate from internal illumination, which is not specified in the application. The second line of text "*& Sushi*" will consist of approximately 5"-6" tall aluminum channel letters that appear to be mounted on a black backer panel of unknown materials. The design does indicate that the sign lettering is designed to appear red during the day and illuminate red at night. The channel letters will be individually pin-mounted to raceways to be placed on the building similar to existing signs currently installed on the building. The logo/symbol component design is not clear in its construction materials, assembly and illumination. The sign composition will generally be centered vertically and horizontally on the sign panel above subject tenant space storefront, having approximately 21.4' of frontage, similar to existing signage found on the first floor of this building (Attachments #1, 2, and 3).

Case Background:

This ARB case is one of numerous sign cases that have been considered and approved by the Board and approved through administrative approvals (for signs under a master sign plan) over the years to support new business/commercial signage as businesses leave and new businesses occupy commercial office and retail spaces in the multi-building complex. This property is also subject to an approved Master Sign Plan, MSP #37 Herndon Parkway Center, which this application does not comply with. Since the proposed sign does not comply with the referenced MSP, the Board must review the design for new signage on the subject building.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs*

- Town Zoning Ordinance Section 78-141.4. - *Sign standards for commercial districts*
- Town Code of Ordinances, Section 58-96 - *Design criteria*

Staff Analysis

1. The application proposes approximately 25.2 square feet of signage to be placed along an east facing wall of the eastern building of the complex, which will be visible from Herndon Parkway. Section 78-141.4. - *Sign standards for commercial districts*, Table 141.4(a) specifies that an unlimited number of wall signs per building are permitted with a of 1 square foot of sign area for each linear foot of frontage and a maximum sign area 150 square feet per sign are authorized in the CS zoning district. Thus, the proposed signage meets the location and number standards of the referenced zoning ordinance section. However, this sign exceeds the allowable square footage for this tenant space which would amount to 21.4 square feet of sign area based on the tenant space frontage. Since this sign design exceeds allowable square footage and does not comply with the Town's zoning ordinance standards for wall signs on this building, the Board may not consider this case until compliance is achieved.
2. The proposed sign meets the Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs* regarding, the sign types, design, placement, and illumination. Though this design proposes new exposed electrical raceways, which are prohibited in Zoning Ordinance Section 78-140.4. - *Prohibited signs*, the use of exposed electrical raceways is permitted/specified in the Master Sign Plan and are permitted based on this pre-existing allowance in the MSP.
3. 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 #4). Staff finds that the proposed wall sign will be consistent with previous sign approvals for the retail and commercial office complex and will not detract from the architecture of the building or that of the adjacent buildings. Thus, staff believes that the proposed sign will comply with the review criteria specified in the Town Code of Ordinances. However, staff's review of the sign design is incomplete. Staff has also noted that several details have been omitted from the design submission materials and will need to be provided in order for staff to complete its review of the case.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion to continue public hearing to a date certain or the next ARB Public Hearing for action to address a specified design issue or concern of the Board.
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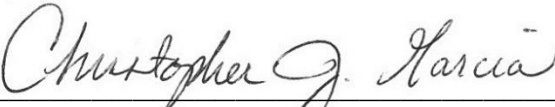
Recommended Motion:	Staff is withholding a recommendation until the applicant addresses the following: 1. The applicant resubmits a sign design that is compliant with the Town's Zoning Ordinance related to allowable sign area within the CS zoning district; 2. The applicant can clarify the design of the following: • Channel letter and logo/design facing materials; • Design, materials and assembly of the "Sushi" sign text; • Design, materials and assembly of the logo/symbol feature(s); and • Design and specification for internal illumination of all sign components.
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Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Existing Conditions, Sign Elevation, Details and Product Information
4.	Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2020



Town of Herndon
777 Lynn Street
Herndon, VA 20170

Re: E-Saan Thai & Sushi
1106 Herndon Parkway
Herndon, VA 20170

To Whom it may concern:

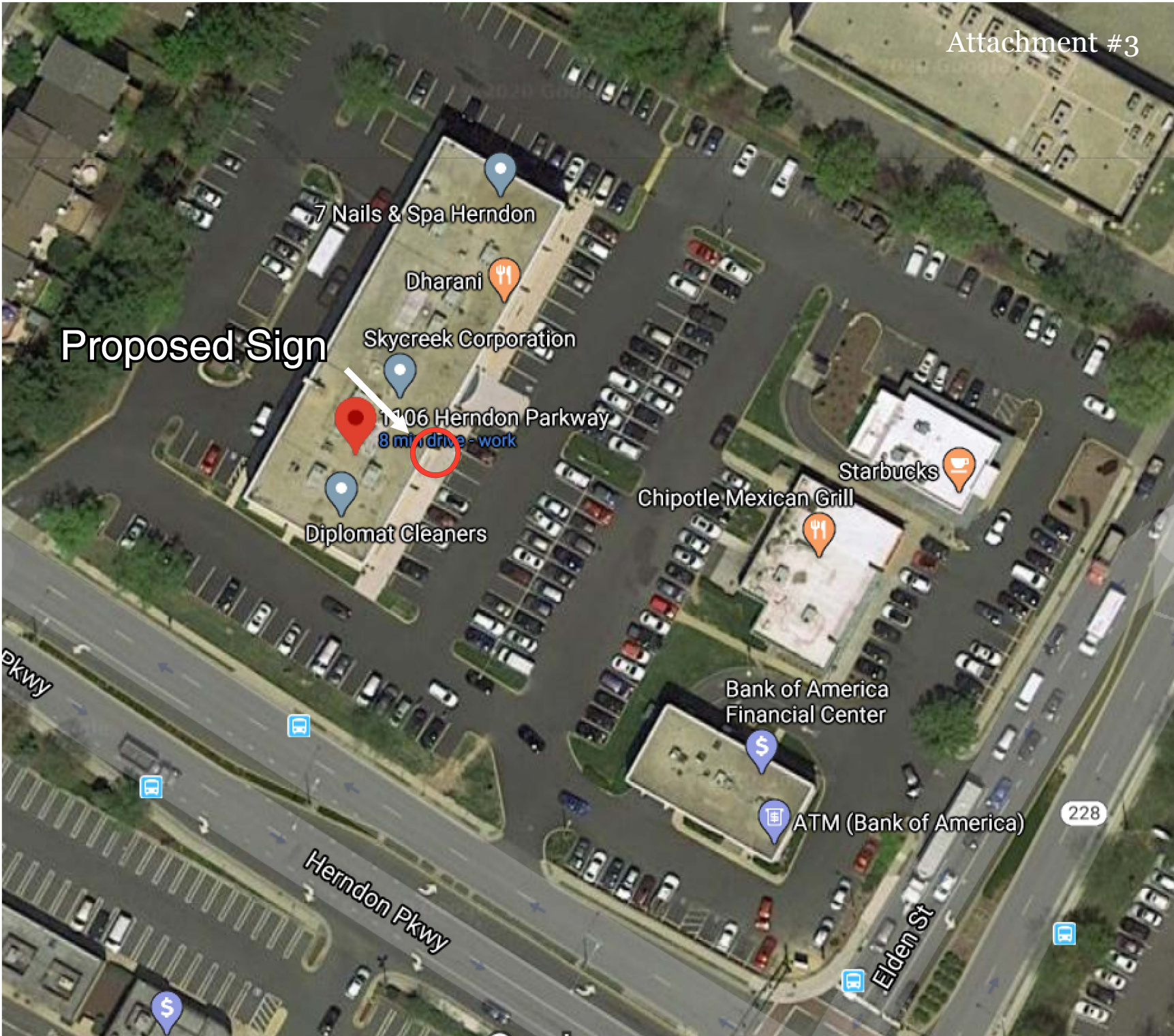
We are proposing to install a LED internally illuminated storefront sign, mounted on a raceway. The faces of the letters will be red acrylic with black trim and returns. The sign is to be installed above the entrance in the specified sign area.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Bashorun".

Anthony Bashorun
Signarama Herndon

E-Saan Thai & Sushi
1106 Herndon Pkwy
Herndon, VA 20170



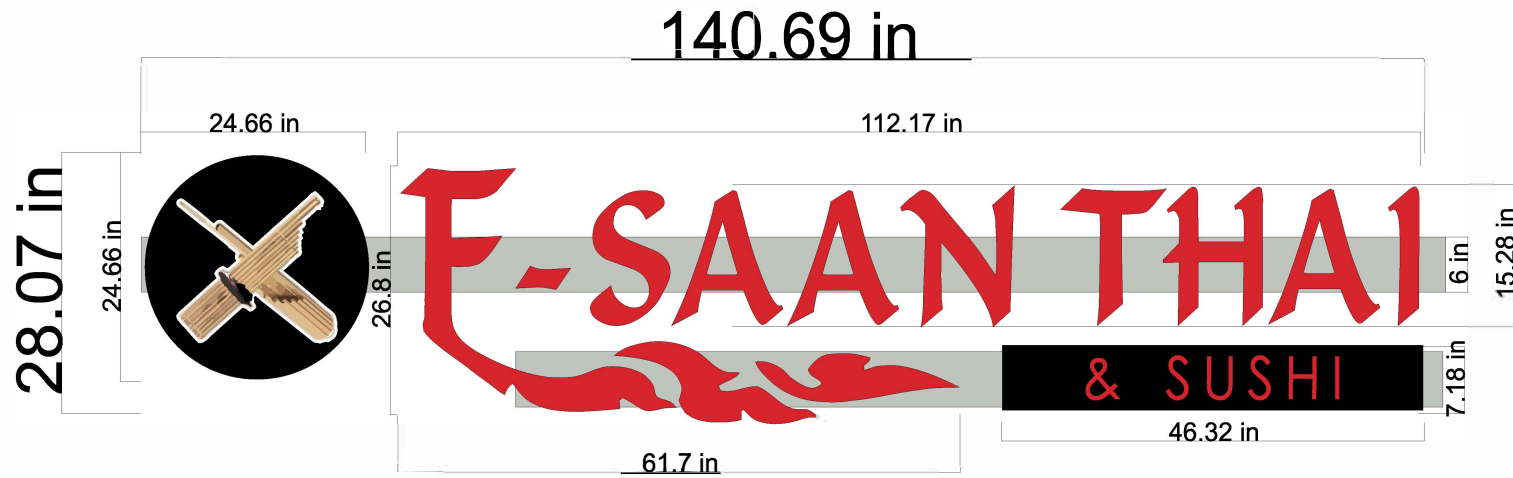




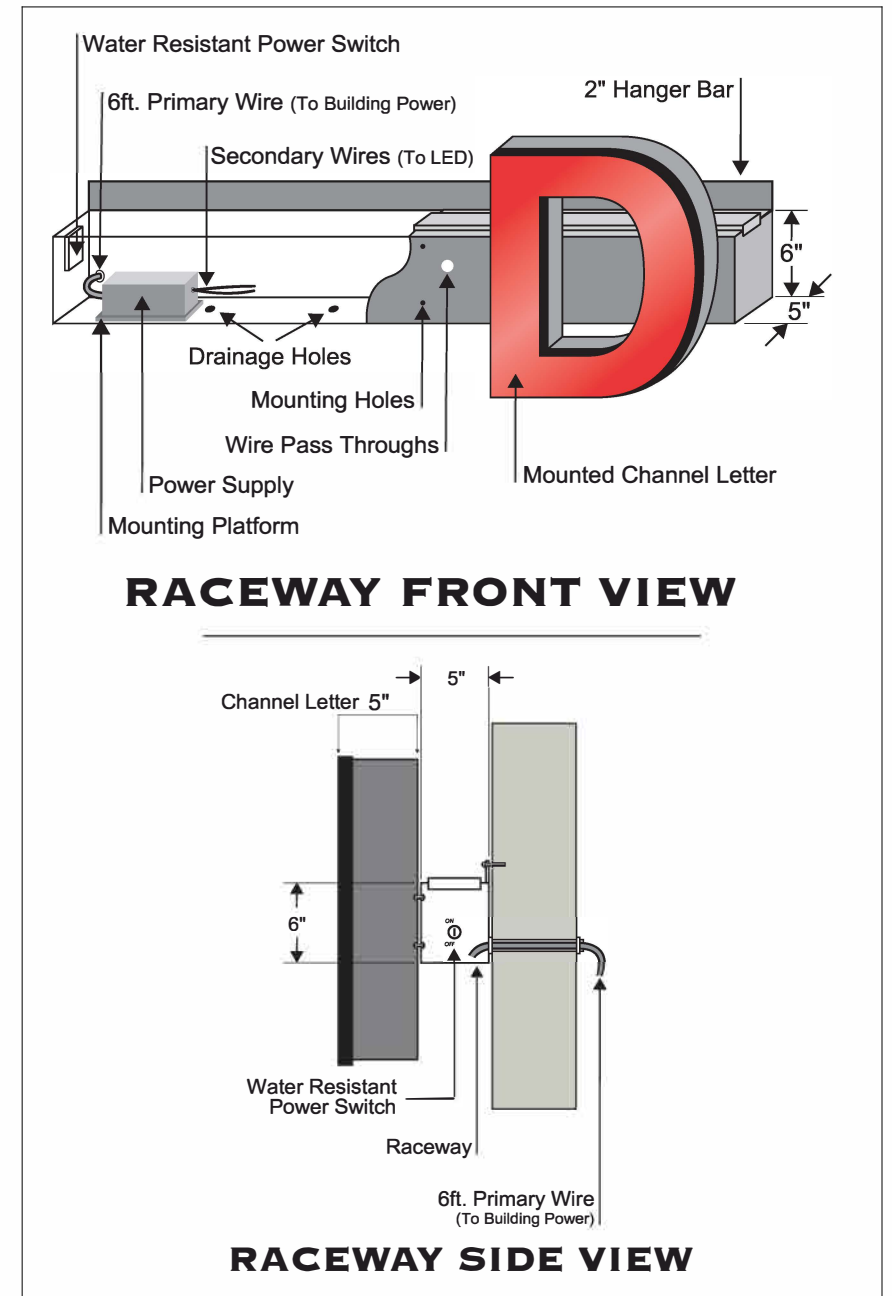
Scale 1/2" = 1'



Scale 1/2" = 1'



QTY: 1
 Front Lit Channel Letters
 Face: Red
 Trim & Returns: Black
 Mount: Raceway
 Power: LED



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)



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

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 or 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 facade 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 facade 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 facade 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



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 retail 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



HERNDON, VIRGINIA

ARB 2ND PRESENTATION 05/18
2020

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.

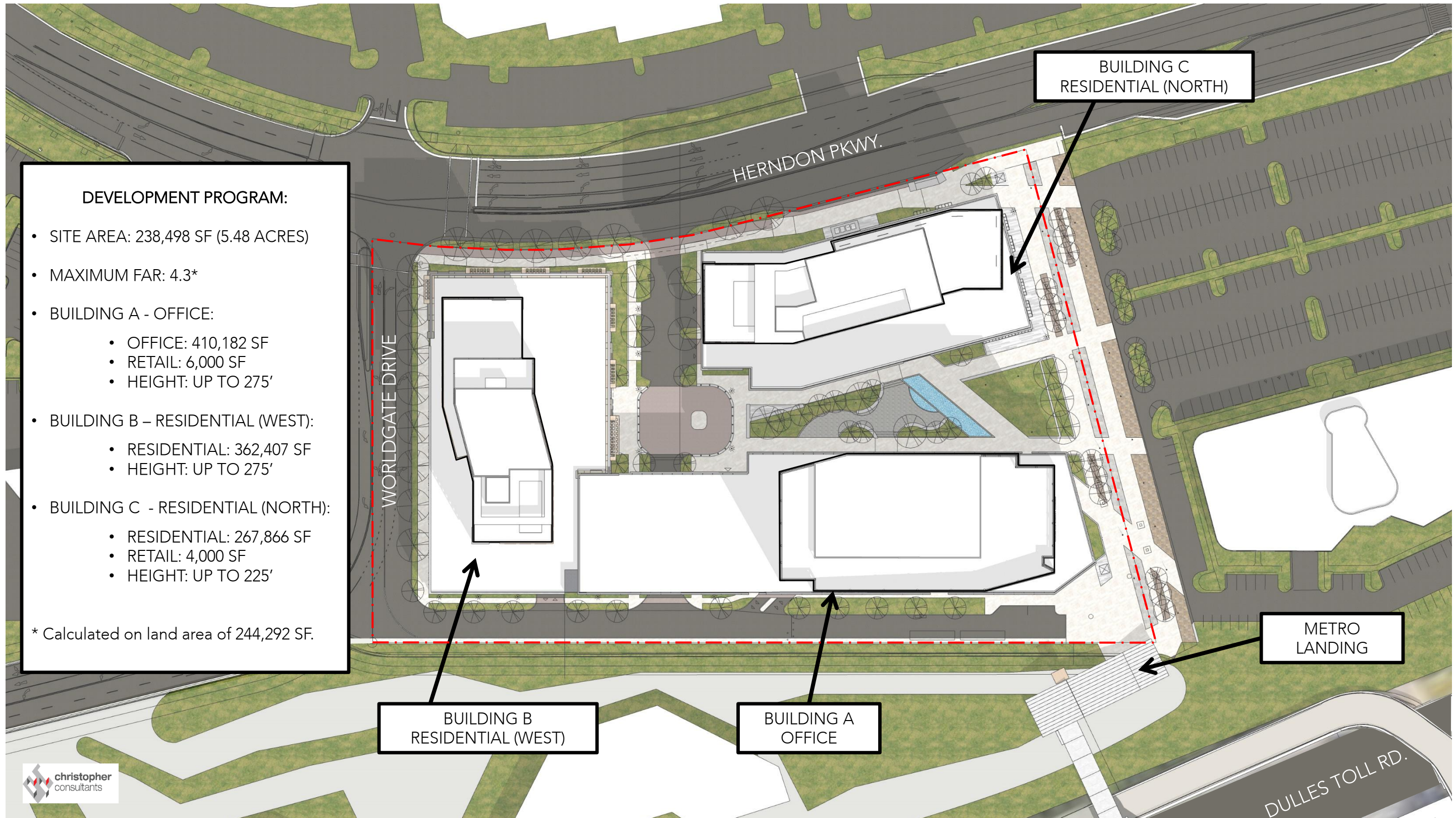
The windowed floor spaces within the buildings offer expanded views of the surrounding areas, including distant views of the Blue Ridge Mountains to the west-southwest and Sugarloaf Mountain to the north.

DEVELOPMENT GOALS

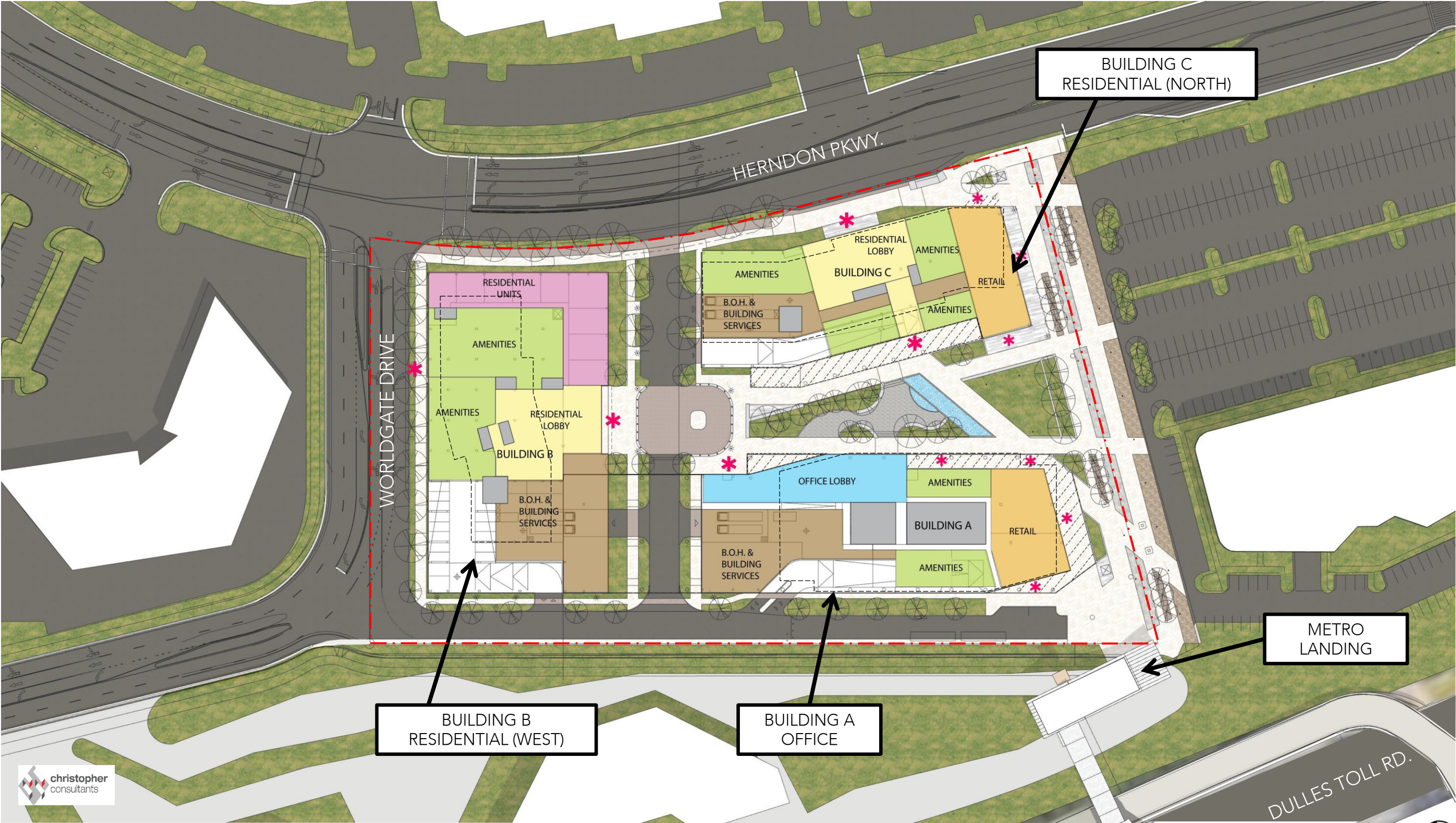
- Reinforce the role of the Promenade as a central focal element for the HTOC district and gateway to the Town of Herndon for Metro users.
- Provide an active central outdoor amenity space for use and access by residents, workers, and visitors of the development as well as for the surrounding community, 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), 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 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.



* CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY



* 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 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, game rooms, social space, coffee shop/deli, business center, conference spaces, and lounges.

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 and a wide break in the garage façade above to mark the entrance and to break up the podium massing, 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 the 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, metal 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.

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. Visual interest is provided by articulation of various different uses and different retail tenants where applicable.

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. 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 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

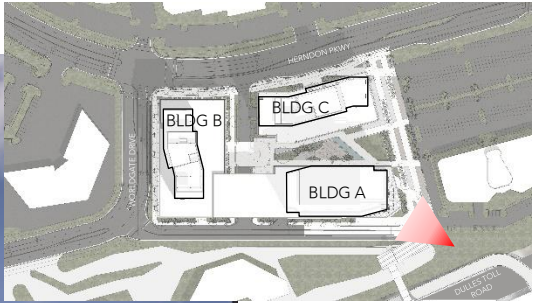
In addition to proposed vegetation, artificial lighting will be used to enhance building features, pedestrian walkways, building entrances and promote security through visibility. Human scale lighting is recommended and may be used in the form of wall sconces, bollards, and private street lights. Ground 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.

(This View was Not in the Original Submission) VIEW FROM DULLES TOLL ROAD – BUILDING A



* CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY

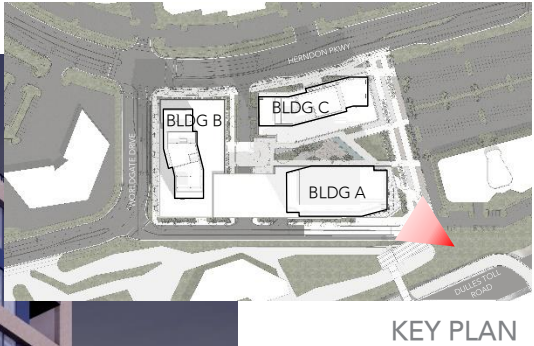
(This View was Not in the Original Submission) VIEW FROM METRO STATION – BUILDING A



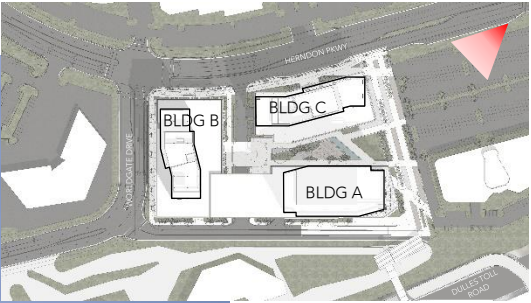
KEY PLAN

* CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY

(This View was Not in the Original Submission) VIEW FROM METRO STATION – BUILDING A



* CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY

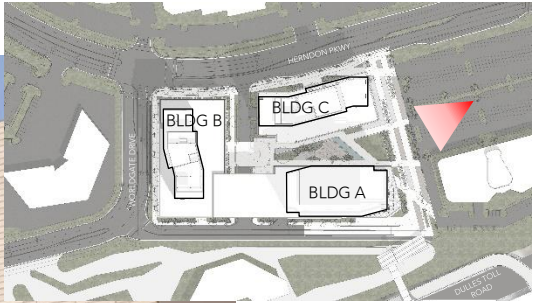


KEY PLAN



* CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY

(This View was Not in the Original Submission) VIEW FROM CENTRAL PLAZA



KEY PLAN

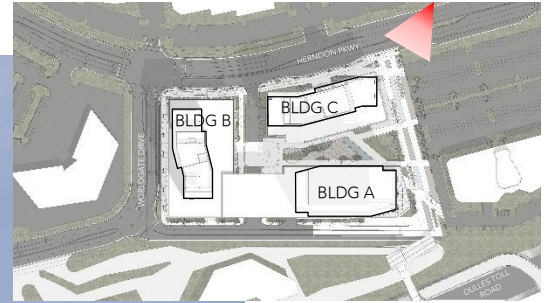
* CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY

(This View was Not in the Original Submission) VIEW FROM PROMENADE



* CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY

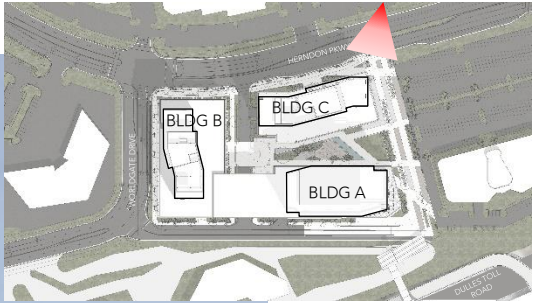
(This View was Not in the Original Submission) VIEW FROM HERNDON PARKWAY – BUILDING C



KEY PLAN

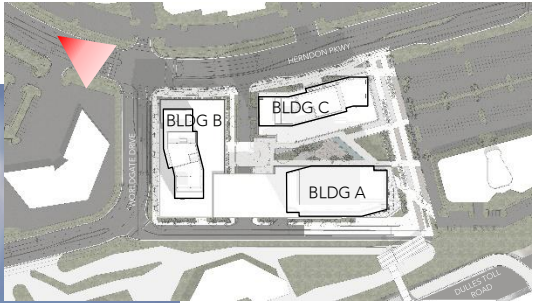
* CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY

VIEW FROM HERNDON PARKWAY – BUILDINGS B AND C



KEY PLAN

* CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY

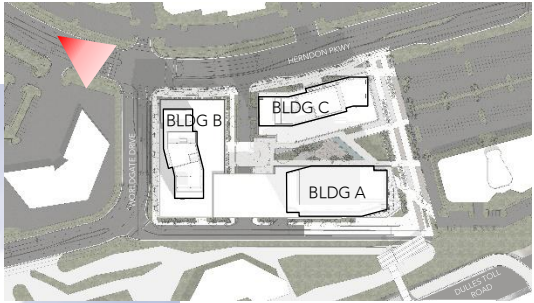


KEY PLAN



* CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY

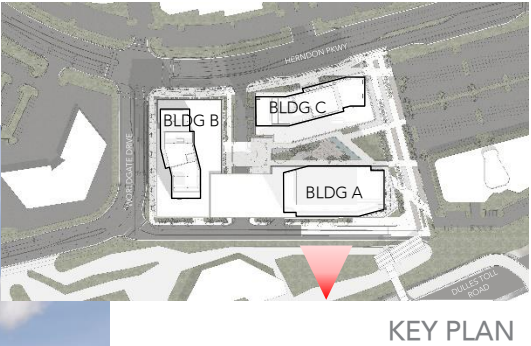
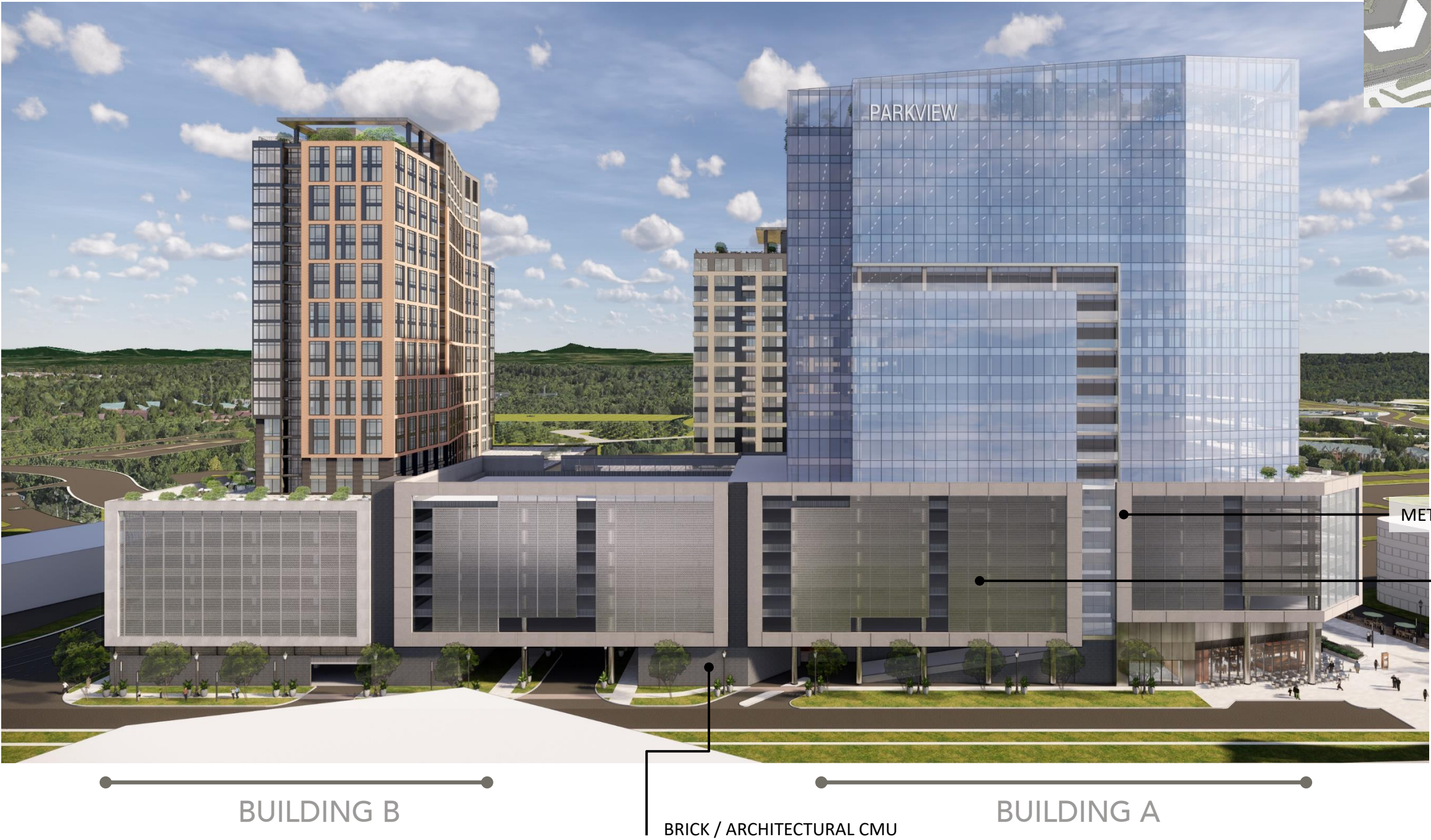
(This View was Not in the Original Submission) VIEW FROM HERNDON PARKWAY – BUILDING B



KEY PLAN

* CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY

(This View was Not in the Original Submission) SOUTH ELEVATION – BUILDING A & B



METAL PANELS / PRECAST CONCRETE



PERFORATED METAL PANELS

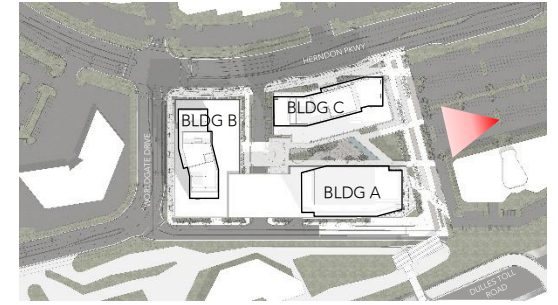
BRICK / ARCHITECTURAL CMU

BUILDING B

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



BRICK / PRECAST CONCRETE

BRICK / PRECAST CONCRETE

METAL RAILING BALCONIES

METAL PANELS / PRECAST CONCRETE



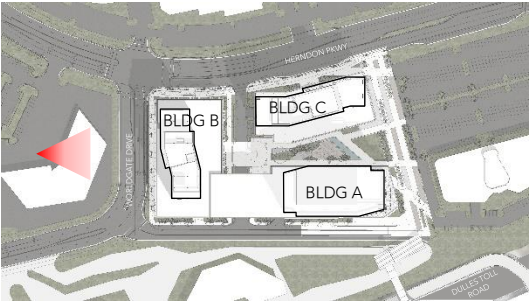
ARCHITECTURAL PERFORATED METAL PANELS

BUILDING A

BUILDING C

* CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY

WEST ELEVATION – BUILDING B



KEY PLAN

BRICK / PRECAST CONCRETE

BRICK / PRECAST CONCRETE

METAL RAILING BALCONIES

BRICK / PRECAST CONCRETE



METAL PANELS / PRECAST CONCRETE



PERFORATED METAL PANELS

BRICK / ARCHITECTURAL CMU

BUILDING B

* CONCEPTUAL DESIGN – FOR ILLUSTRATIVE PURPOSES ONLY

CENTRAL 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.

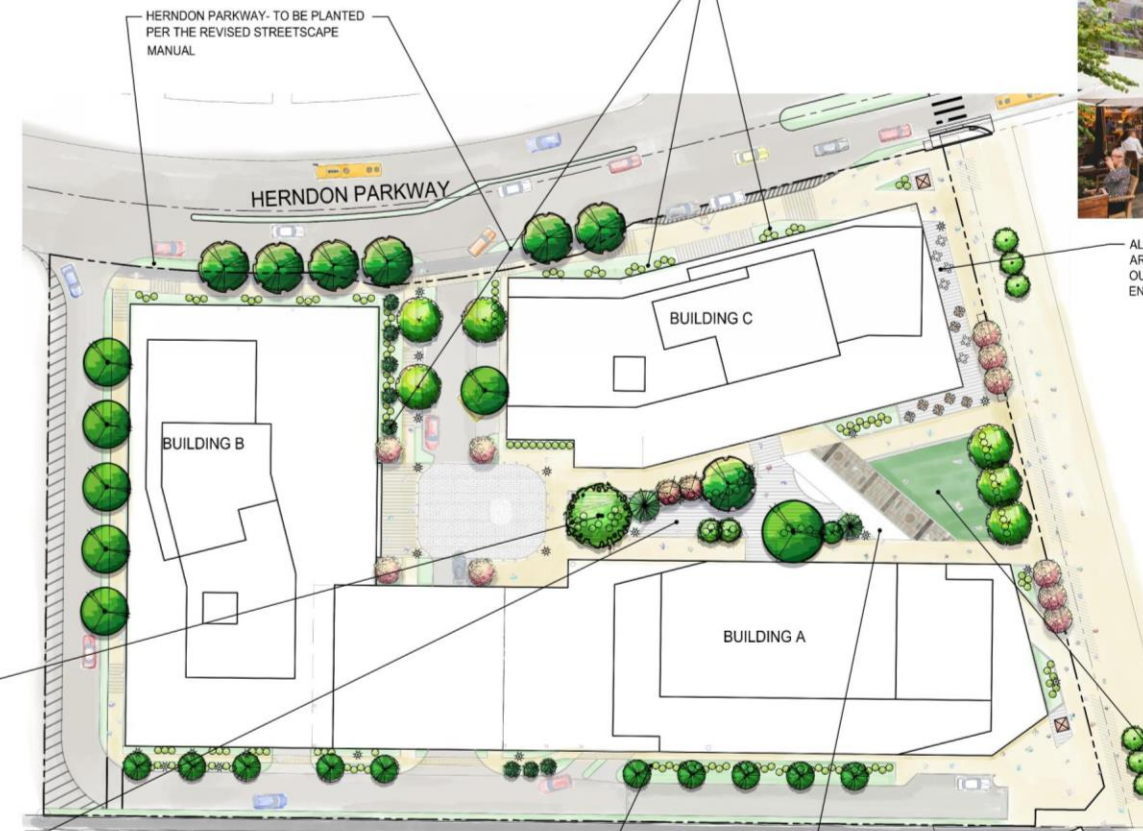


NATURALISTIC LANDSCAPE SERVES TO SOFTEN THE GEOMETRIC DESIGN OF THE ARCHITECTURE IN THE PLAZA, CREATING AN AREA OF REFUGE AND RELAXATION AWAY FROM THE BUSY PROMENADE, AS WELL AS HELPS TO REDUCE THE PLAZA TO A MORE HUMAN SCALE.

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



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



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



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.



LAWN AREA PROVIDES BOTH ACTIVE AND PASSIVE RECREATION

* 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



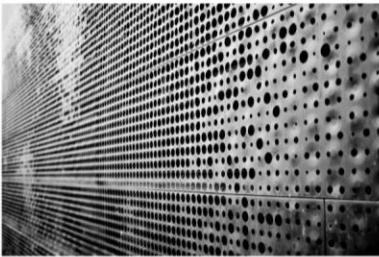
SEAT/RETAINING WALL EXAMPLES - MODERN



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



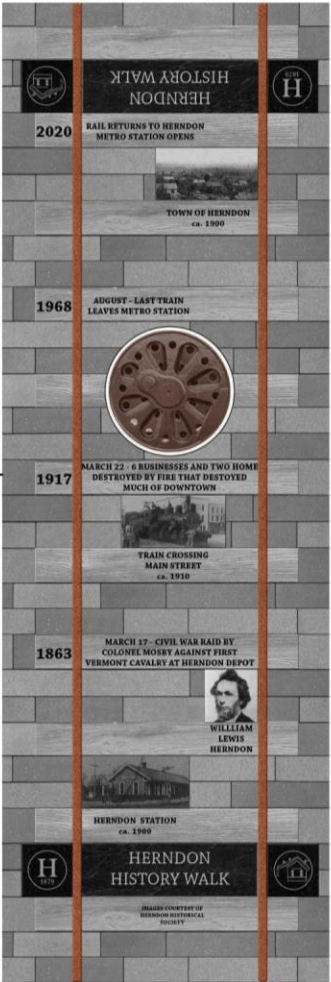
HERNDON IDENTITY PYLON



PERFORATED METAL SCREEN



PERFORATED METAL SCREEN
FACADE (NE STREET VIEW)



HISTORIC TIMELINE TRAIL
PAVER INLAY (CONCEPTUAL)

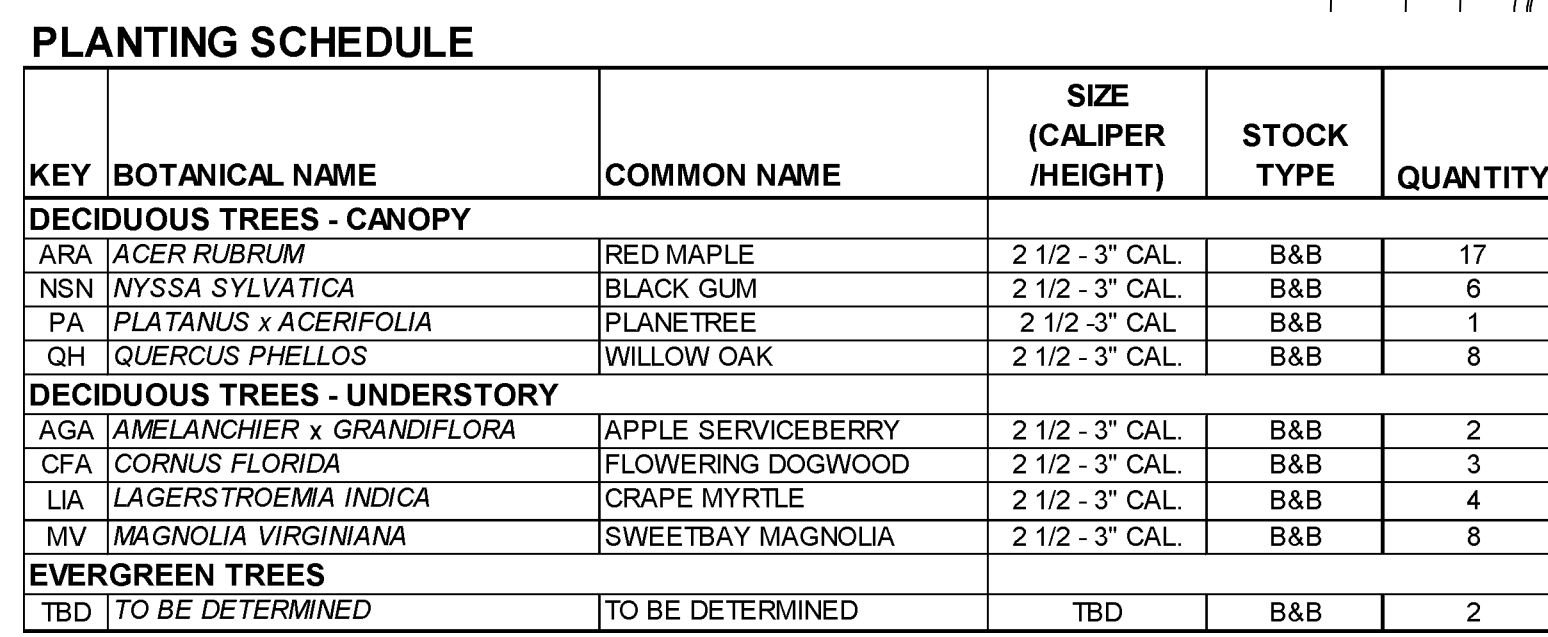


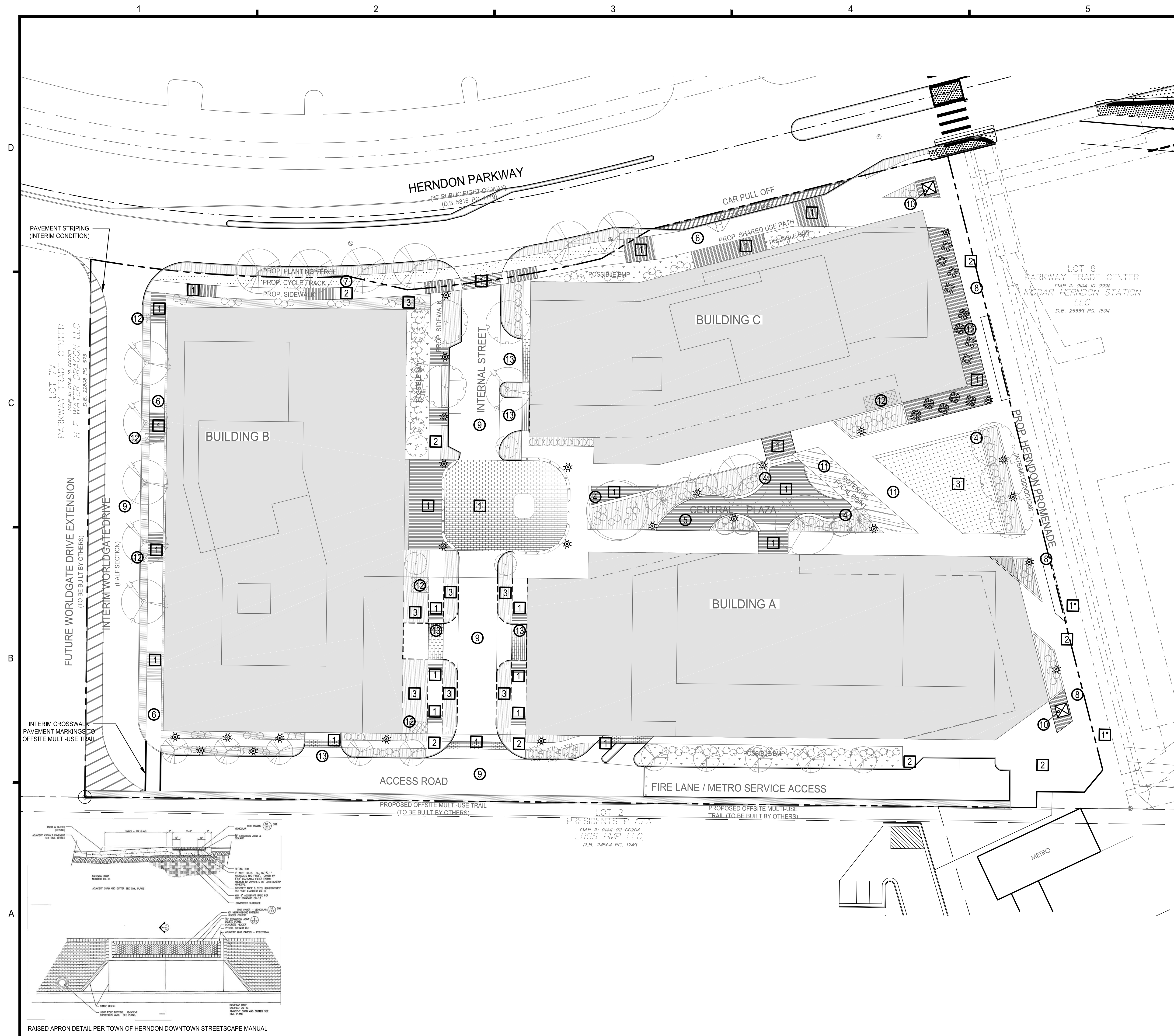
INFORMATION KIOSK

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

[illegible]

6.0





Surface Treatment Key

- | | | | |
|---|--------------------------|----|--|
| 1 | Decorative Pavement | 1* | Decorative Pavement
(conceptual location at ultimate build out) |
| 2 | Scored Concrete Sidewalk | | |
| 3 | Lawn Panel/ Ground Cover | | |

Amenity Key

- ④ Seat Walls
- ⑤ Public Plaza Area
- ⑥ Shared Use Path
- ⑦ Public Bike Track
- ⑧ Promenade Sidewalk
- ⑨ Vehicular Drive
- ⑩ Identity Pylon/Information Kiosk
- ⑪ Focal Point
- ⑫ Site Furniture **
- ⑬ Raised Apron

** AREAS WHERE SITE FURNITURE IS SPECIFIED MAY COMPRISE OF BUT IS NOT LIMITED TO BENCHES, TABLES, BIKE RACKS, WASTE RECEPTACLES, ETC. AS PER THE TOWN OF HERNDON ARCHITECTURAL AND DESIGN GUIDELINES

NOTES:

1. ALL SURFACE TREATMENTS ON THIS SHEET ARE SHOWN AT GROUND LEVEL.
2. DECORATIVE PAVEMENTS WILL BE UTILIZED FOR HIGH VISIBILITY CROSSWALKS AT ALL INTERSECTIONS. THESE SURFACE TREATMENTS SHALL REFLECT THE HTOC URBAN DESIGN GUIDELINES.
3. THE LOCATION, DESIGN AND NUMBER OF THE SITE FURNISHINGS, PAVERS, LIGHTS AND POLLARDS AS SHOWN ON THIS PLAN SHEET ARE PRELIMINARY ONLY. THESE ELEMENTS (PUBLIC AND PRIVATE) WILL BE FINALIZED AT THE TIME OF SITE PLAN AND WILL BE COMPLIANT WITH THE INTENT OF THE HTOC ARCHITECTURAL AND URBAN DESIGN GUIDELINES. THE HERNDON STREET-SCALE MANUAL AND THE REQUIREMENTS OF THE ZONING ORDINANCE.
4. THE PROPOSED BIKE TRAIL AND PEDESTRIAN PATH ALONG THE FRONTAGE OF THE PROJECT THAT SPANS THE INTERNAL STREET ENTRANCE IS INTENDED TO BE FLUSH WITH THE INTERNAL DRIVE.

[illegible]