

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
JUNE 3, 2020
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARING

2. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-014**, to consider an application to install two new tenant business wall signs on the multi-tenant commercial building located at 12900 Worldgate Drive, Herndon, Virginia, located between the intersection of Elden Street and Herndon Parkway and between the intersection of Worldgate Drive and Alton Square and the intersection of Worldgate Drive and Wiltshire Lane, and further identified as Fairfax County Tax Map 0163-02-0028D. The property is zoned The property is zoned PD-W, Planned Development - Worldgate, and consists of 174,727 square feet of land. Owner/Applicant: MIVPO, LLC c/o Nick Sheehan, Jones Lang LaSalle (JLL). Applicant's Representative/Agent: Gary Brent, MG Permits.

DISCUSSION ITEM

3. **Zoning Map Amendment #19-02, Park Place, Design Review**: Board discussion item regarding the architectural and open space design for a proposed urban residential development at 1145 Herndon Parkway, as part of review of Zoning Map Amendment #19-02, under consideration by the Town of Herndon.

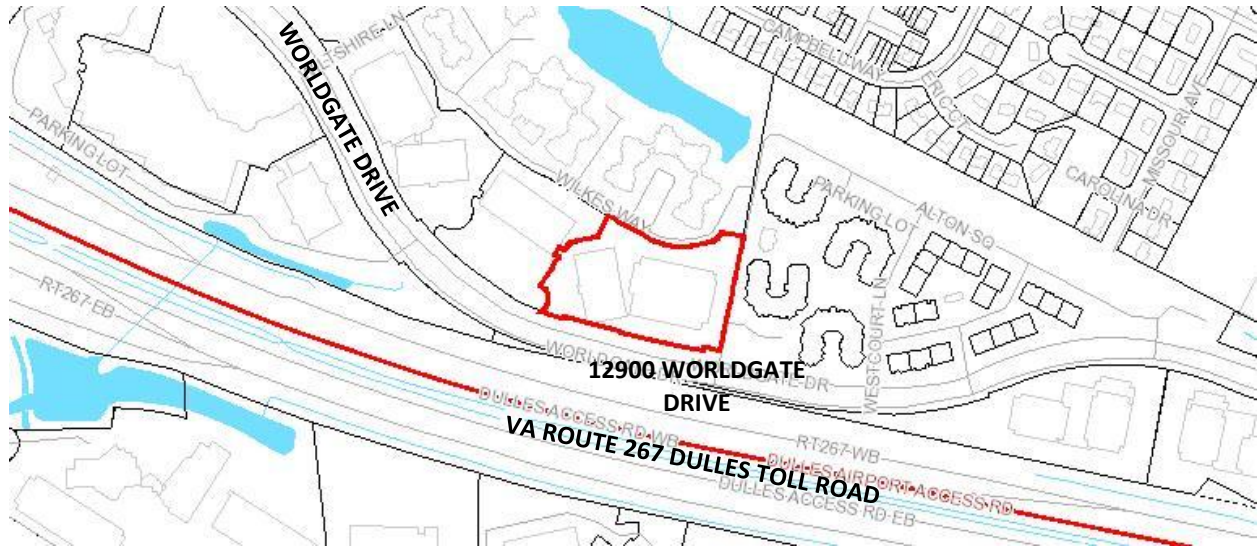
COMMENTS

4. Comments from the Staff Members
5. Comments from the Board Members

ADJOURNMENT

Case Number & Type: ARB #20-014; Wall Sign(s)
Case Summary: Install two (2) new wall sign on the parapet of an existing commercial office building.
Case Location: 12900 Worldgate Drive

Location Map



Property Information

Owner / Applicant:	MIVPO, LLC c/o Nick Sheehan, Jones Lang LaSalle (JLL)		
Representative:	Gary Brent, MG Permits		
Business/Organization:	Amazon Web Services		
Property Use:	Multi-story commercial office		
Zoning District:	PD-W, Planned Development - Worldgate		
Adjacent Zoning:	North: PD-W, Planned Development - Worldgate East: PD-W, Planned Development – Worldgate South: VA Route 267 Right-of-Way West: PD-W, Planned Development – Worldgate		
Associated Cases:	ARB #13-08		
Building Type(s):	Multi-story steel framed with composite exterior materials	Date of Construction:	2001
Architectural Style(s):	Post-modern, typical suburban mid/high-rise commercial office expression		
Exterior Material(s):	Composite – Glass curtain wall, glass panel system and windows, pre-cast concrete wall panels		
Neighborhood Design Profile:	Existing planned mixed-use development area		

Case Details

Case Description:

This application proposes to install two new parapet wall signs on the commercial office building at the subject address for an existing tenant business, Amazon Web Services. The site plan indicates that the signs will be placed on the parapet(s) of the south and west elevations of the building facing VA Route 267, Dulles Toll Road and Worldgate Drive. The overall parapet sign dimensions (for each sign) would be 6'-8" tall by 11'-4" long totaling approximately 75.6 square feet of sign area each, using the method for calculating sign area found in the Town's Zoning Ordinance. The sign will consist of 3'-4" channel letters in one line of text with the business acronym, "aws", in lower case letters, using 5" deep black channels, 1" black trim caps, and acrylic faces covered with black perforated vinyl coverings. The channel letters will be internally illuminated using white LED lights so that the sign illuminates white at night and appears black during the day. The "aws" channel letters will be individually mounted to an existing electrical raceway currently mounted in a recessed channel along the parapet walls of the building. The Amazon corporate 'smile' logo will be 2'-6" tall spanning the width of the sign and will be constructed of 5" deep black channel forms, 1" black trim caps, a translucent white acrylic face with an orange vinyl covering. The channel form for the logo will be internally illuminated using white LED lights so that the sign logo illuminates orange at night and appears orange during the day. The corporate logo form will be flush mounted to the wall below the channel letters and recessed channel that helps conceal the exposed electrical raceway. (Attachments #1, 2, and 3)

Case Background:

This ARB case is part of a series of recent cases that the property owners in the Worldgate development area have undertaken to improve the aesthetic quality and signage on the site and buildings within this commercial office building complex, spanning several properties. This building was the subject of a previous wall sign case, ARB #13-08, for this specific business that was approved by the Board in May 2013.

Applicable Design Guidelines & Standards:

- Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs*
- Town Zoning Ordinance Section 78-141.5. - *Sign standards for properties in the Worldgate District (PD-W)*
- Town Code of Ordinances, Section 58-96 - *Design criteria*

Staff Analysis

1. The application proposes 75.6 square feet of signage to be placed on a parapet along two elevations that face Dulles Toll Road and Worldgate Drive. Section 78-141.5. - Sign standards for properties in the Worldgate District (PD-W), Table 141.5(c) specifies that two parapet signs per building are permitted with a maximum sign area 150 square feet per sign are authorized in the PD-W zoning district. Thus, the proposed signage meets the location, size, and number standards of the referenced zoning

ordinance section. The subject building at this address does not have any existing parapet wall signs, though the exposed electrical raceways have remained after removal of previous signs or remained unused over time. Should this case be approved by the Board and the proposed signs installed, the subject building will not be permitted to have additional parapet signs installed in the future, in accordance with the referenced zoning ordinance section.

2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - *General standards for all signs* regarding, the sign types, design, placement, and illumination. It should be noted that though exposed electrical raceways are no longer permitted in Section 78-140.4 - *Prohibited Signs* of the Town's Zoning Ordinance, the existence of the original raceways is a nonconformity that was likely a permitted sign feature when the building was built. So long as the existing exposed electrical raceways are not expanded, enlarged, replaced or otherwise removed, the raceways may be reused for the purpose of installing these new signs.
3. The proposed signs generally comply with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #4). Staff finds that the proposed parapet wall signs 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 signs 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 #20-014, in accordance with Alternative #3, with the following conditions: 1. The proposed signs shall not expand, enlarge, replace or otherwise remove the existing electrical raceways proposed for use for the new parapet wall signs; and 2. The proposed sign shall be installed in substantial conformance with the original application design and construction details as submitted on or about April 2, 2020.

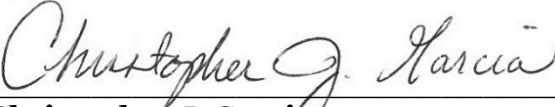
Report Attachments

1.	Aerial Image
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2.	Applicant Letter
3.	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 © 2018/2019

MG PERMITS LLC
19187 FOGGY BOTTOM ROAD
BLUEMONT, VA 20135
OFFICE 410 507 0053

Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Amazon Web Services – 12900 Worldgate Dr.

Please accept this letter describing the proposed Amazon Web Services sign project and a list of materials.

Installation of Proposed Sign:

TWO (2) internally illuminated 75.7 square foot, replacement wall sign, attaching top line of text to existing aluminum raceway, to compensate for wall configuration and logo directly to façade above top floor windows.

Sign dimensions are 6'-8" x 11'-4", with 5" deep aluminum returns. Faces are Amazon Orange (PMS 1375C) and day /night perforated film covering acrylic faces. Returns and trim painted Amazon Orange (PMS 1375C)

Sincerely,



Gary Brent
MG Permit Services
M – 410-507-0053



PHOTO RENDERING – WEST ELEVATION NO SCALE



PHOTO RENDERING – SOUTH ELEVATION NO SCALE



SIGN ELEVATION $3/8" = 1'-0"$

QTY: (2) SETS

SIGN AREA: 6.7' x 11.3' = 75.7 SF EACH

- ILLUMINATION BY WHITE L.E.D.'s W/ REMOTE POWER SOURCE
- LETTERS MOUNTED TO PRECAST PARAPET WALL



AMAZON ORANGE - PMS 1375C



BLACK PERFORATED VINYL - BLACK-DAY, WHITE-NIGHT

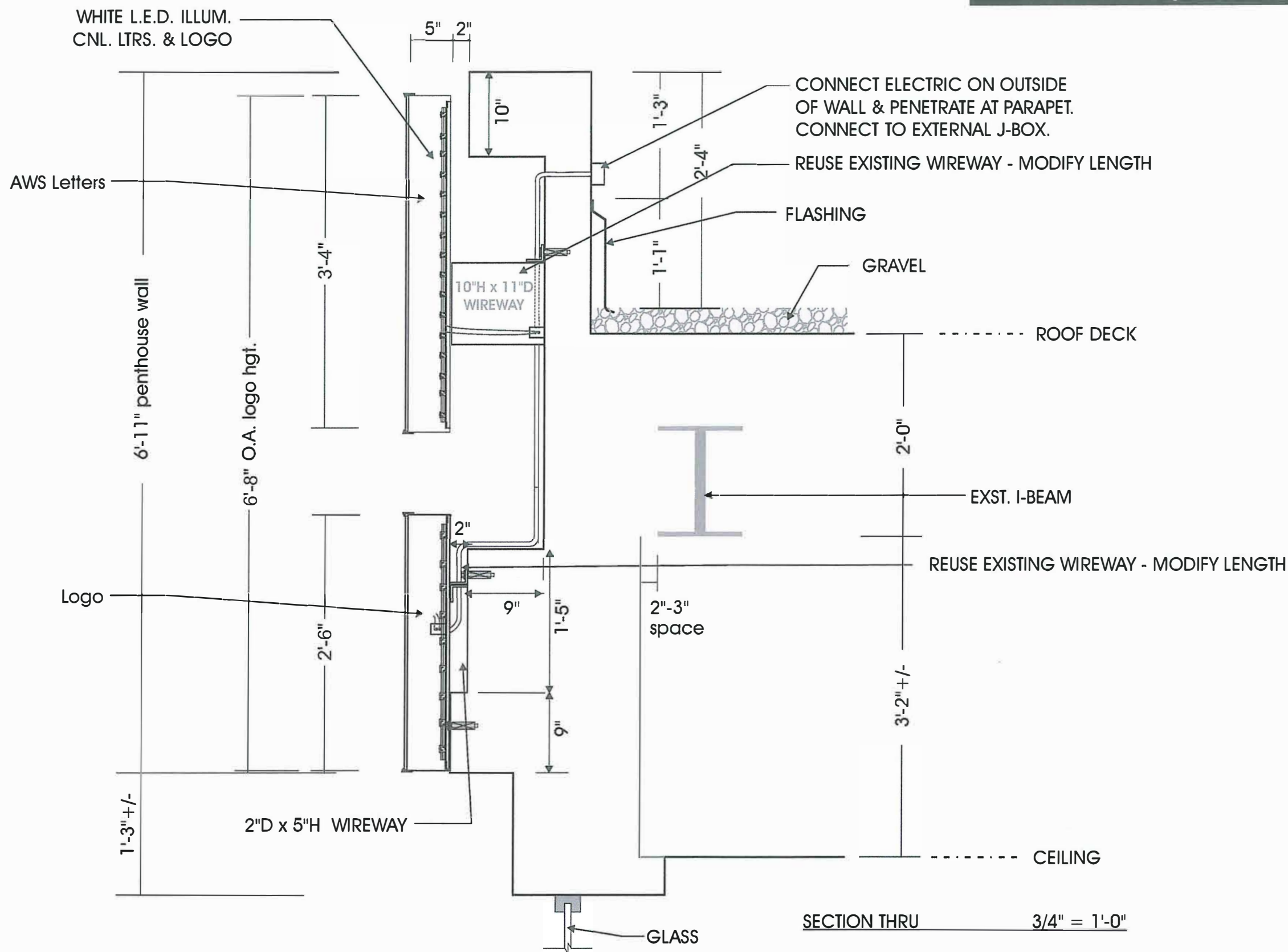
AWS LETTERS:

- BLACK DAY/NIGHT FACES
- 1" BLACK TRIMCAP
- ALUM. RETURNS PAINTED BLACK
- RACEWAY MOUNTED (1 1" DEEP) (REUSE EXISTING)

SMILE:

- WHITE ACRYLIC FACE W/ TRANS. ORANGE VINYL OVERLAY
- 1" TRIMCAP & .ALUM. RETURNS PAINTED AMAZON ORANGE
- CLIP MOUNTED (2")

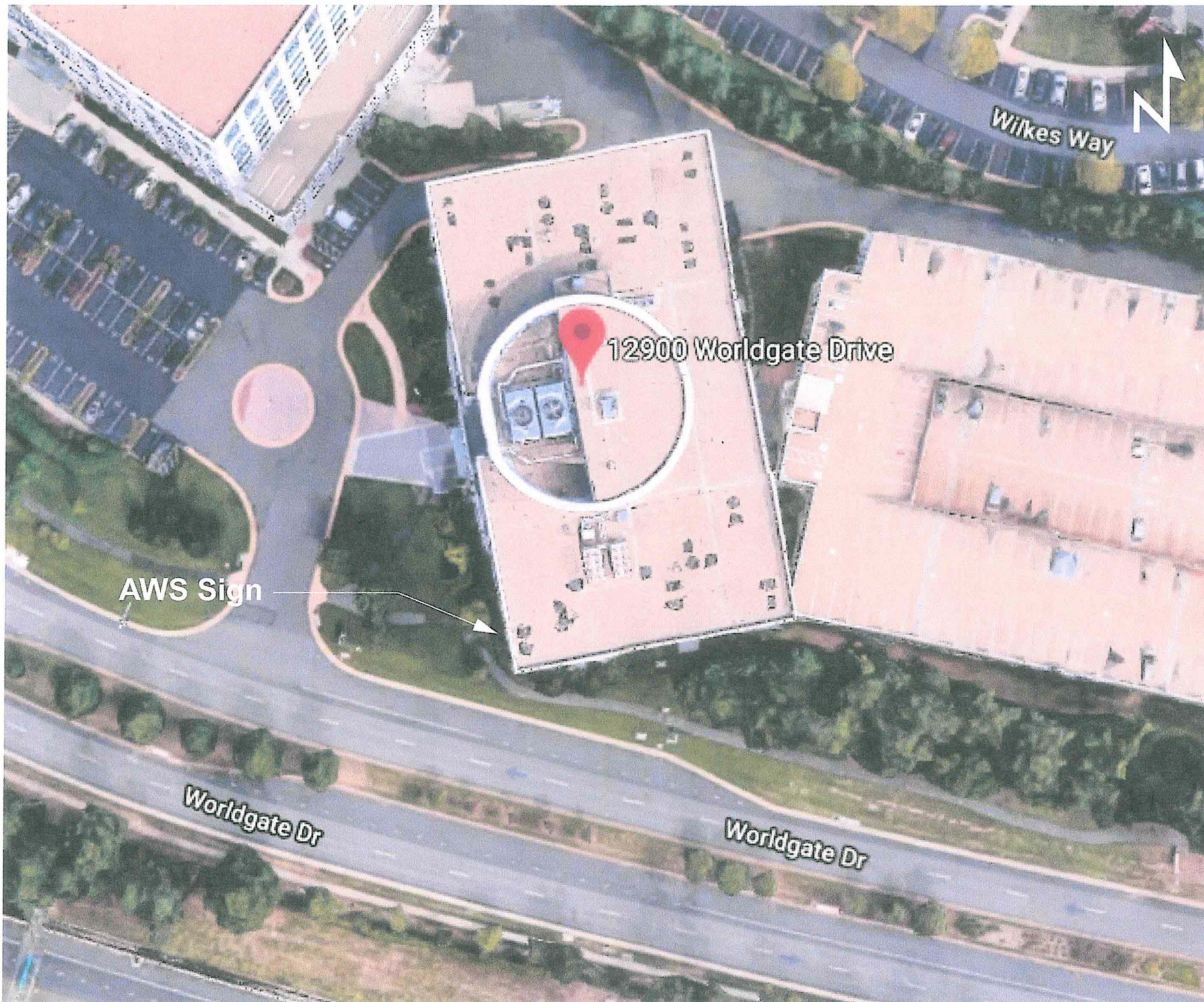
SECTION DETAILS @ PARAPET WALL











PLAN VIEW – SIGN LOCATIONS

NO SCALE

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/Deputy Zoning Administrator; and 
Bryce A. Perry, Deputy Director of Community Development 

Date: May 29, 2020

Subject: Discussion Item – Park Place Zoning Map Amendment Design Review

The applicant, Cooley LLC, on behalf of Stanley Martin Companies, Inc., has submitted a Zoning Map Amendment, ZMA #19-02, to allow redevelopment of a property from four existing office buildings to a mix of townhouse and two-over-two residential units under a proposed Planned Development – Urban Residential (PD-UR) Zoning District. The property is located at 1145 Herndon Parkway. Prior to Planning Commission review of a Zoning Map Amendment, the application's architectural and open space design must be reviewed by the Town's Architectural Review Board (ARB). Following review by the ARB, the Board will issue a report with an evaluation of the architecture and open space design based on the ARB's review at the work session. If ARB comments are substantial, the applicant may opt to revise the project design and return for additional ARB reviews at subsequent work sessions. When finalized, the report from the ARB will be provided to the Planning Commission for consideration during the Commission's review of the application.

In this memo, staff offers its design review comments and identifies areas where it believes the Board's ability to effectively assess design the design requires additional information from the applicant.

The applicant has submitted the following documents for Board consideration (Attachment #1):

- 1) Site Layout and Open Space Design
- 2) Townhouse Unit Elevations
- 3) Two-Over-Two Unit Elevations
- 4) Selected Perspective Renderings of Buildings

Following this ARB review and Planning Commission review, the application would move ahead to Town Council review for a final decision. If approved by the Town Council, the project would go through an administrative site plan review then return to the ARB for formal design review prior to approval of any building permits. While the architecture is more conceptual in form at the Zoning Map Amendment level, it should be remembered that the concepts proposed will be the core template for the final design. Of course, more

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 two residential building types, a three-story townhouse and a four story two-over-two condominiums. The site features two major open spaces, one at the east edge of the site along Herndon Parkway and a second centralized, small pedestrian scale park/open space. Two additional pocket park spaces are located at the west and south edges of the site. The site is flanked by an existing townhouse development to the northwest and existing commercial / retail center to the southeast. This development will replace an existing commercial office / light industrial use. The site features mainly internalized parking and treelined internal streets with internal sidewalks for pedestrian circulation. The Herndon Parkway streetscape is shown improved with a new sidewalk and cycle track.

The proposed architecture relies heavily on contemporary residential forms arranged in a denser concentration than the suburban developments in the vicinity of this development. The rectangular building forms utilize a consistent but modest and irregular bay window projection, and shallow and uniform flat and gable roof forms.

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 will be unable to provide the Planning Commission with an adequate and useful analysis. Staff recommends that the Board, in its discussion with the applicant, request the following information for review to ensure a sufficient evaluation of the open space and building design.

- 1) Clarity on whether each townhouse stick will be designed in the exact façade pattern/order shown on sample elevation drawings or what possible combinations/variations will be used.
- 2) Clarity on the dividing lines between the various “elevations” for the two-over-tuos. The front elevation drawings show 7 different elevation options, but those labels do not clearly align with the breaks in façade design.
- 3) Clarity on all exterior building materials. Some labels on the drawings indicate the term “typical” and other materials are missing a label. Exterior building materials must be understood before a thorough evaluation can be completed.
- 4) Perspective drawings from viewsheds along Herndon Parkway showing all visible sticks of units and associated open spaces visible from the public right-of-way.
- 5) Perspective drawings from viewsheds along Herndon Parkway showing all visible sticks of units and associated open spaces visible from the public right-of-way.
- 6) Perspective drawings from viewsheds internal to the development showing the arrangement of multiple sticks and their composition in relation to proposed open spaces and internal streets.

- 7) Precedent images showing sample open design and sample building details such as window articulation and parapet design that the applicant intends to emulate with this project.

While staff is unable to fully evaluate the buildings the 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.

1) Building Forms:

The development proposes a very regular rectangular form with modest variation of the front wall plane and virtually no variation of the side and rear wall planes making for a very flat form overall. This is compounded by the low-pitched gable and flat roof forms with very uniform roof lines. The roof lines have very little vertical variation. On the townhouse elevations/perspectives, false parapet sections have been used to break up the roof lines and the wall planes, however staff finds that this design approach is superficial and suburban in nature. Addressing this design issue through changing the volumes of the forms, instead of surface treatments, offers an opportunity for simultaneously establishing some order to the composition with more pronounced delineation between bays. The architectural concept of rhythm and repetition is disrupted with a cluttered and confusing materials application. This is covered more in the next comment. The townhouse form is very reminiscent of a typical 1980's and 1990's suburban residential design and less representative of modern-day urban design solutions.

2) Exterior Materials:

The exterior materials, colors, and textures vary, and their arrangement present a somewhat haphazard visual appearance. While this approach helps, albeit in shallow fashion, to break up the mass of the façade, how the horizontal oriented and vertical oriented materials are used combined with a wide color palette result in a confusing composition on the front elevations. The opposite is true on the side and rear elevations that suffer from overly simplified and monotonous use of materials, creating a stark juxtaposition within the architecture. While understanding that rear elevations may offer a somewhat simpler composition, all elevations should be complimentary overall and side elevations should match the design detail and material use shown on the front elevations. The overall material arrangement on all elevations should be more consistent and the front elevation materials should be arranged in a more legible rhythm.

There are gaps in understanding exactly what exterior materials would be used. Some materials are not labeled, and others are labeled as "typical". There are significant differences in the appearance and durability of certain materials. Vinyl siding often has a lower design and material quality than fiber cement siding. It is the same for plywood paneling in comparison to fiber cement panels. Clarity on the materials used for all units across the development are necessary in this evaluation.

3) Wall Fenestration:

The two-over-two fenestration and window design appears to have a very ordered arrangement that helps pronounce the division of bays across the front elevation. There is a consistent vertical and horizontal ordering of window shapes, pairing, and proportions that contribute to the design in a visually appealing way. The townhouse building type is less successful in this respect, as there appears to be more random placement of window openings from bay to bay confounding the confusing nature of those front elevations. The differences in the window sizes and proportions between the three floors of the townhouse bays, as well as, the various trim, header, and sill treatments gives the visual impression of a patchwork of window types that were haphazardly selected. Some regularity of one window design feature, such as the size trim treatment or size, may preferable to provide unity of design and visual variety simultaneously. In addition, one window drawing note states that the typical window material is vinyl which staff would recommend against, regardless of these other window/fenestration design issues. The main entry door / door openings are slightly recessed and are not accentuated by any means. As a concept of announcing entry into the residential building, this feature should be considered more thoughtfully as key to the experience of the architecture. The side elevations have few windows, which may be a function of the interior floor plan / use but appear to be an afterthought confounding the expanses of cementitious fiber board siding and brick (to a lesser extent).

4) Façade Design Variation Across Development:

There is confusion regarding exactly how the various sample front elevations provided will be applied across the development for each stick. Will each townhouse stick follow a specific order of individual townhouse façade or will the order differ from stick to stick? Different orders will have impact on the overall architecture. Similarly, information is necessary to understand how the different two-over-two elevations will be deployed across the various two-of-two stacks. That order also may have significant impacts to the over design of the two-over-twos.

5) Façade Articulation:

The drawings present a somewhat flat façade design with minimal wall plane depth and shallow façade features and adornment that offer deficient levels of articulation. This may be exacerbated by the difficulty in showing articulation in 2D drawings. To address this concern of flatness, more information and details are necessary to understand the variation in façade wall planes and the various depths of reveal across the façade. It is possible as well that more variation that actually moves some building forms and volumes around would be more appropriate. One of the more obvious products of shallow façade design are the false flat parapet walls on the townhouses which appear superficial and disingenuous to the architectural narrative. Window articulation also appears lacking but this may also be a result of the conceptual nature of the drawings. To better understand some building elements that may not be fully designed at this time, provision of precedent images clearly showing examples of building details that the applicant intends to follow or emulate, will be helpful. Lastly,

the main entries seem mostly void of entry-specific features or detailing. The addition of canopies or other similar elements would assist to better articulate the entries.

6) Open Space Design:

The designs of the open spaces are only partially understood with the provision of plan views. Perspectives views showing the rendering of the open space designs in an environmental context with relation to the proposed building will help to evaluate their designs. As shown the open space designs are simple and very traditional with walking paths and lawn areas arranged in symmetrical compositions. There is also very limited variation in surface materials and the materials proposed, concrete and stamped concrete suffer from the same dearth of design quality as the overall landscape architecture. As an urban residential product, there is an expectation that more diverse and unique open space concepts would be offered, and higher quality materials such as pavers or textured pathways would be used.

Staff recognizes the ARB's challenge of evaluating the architecture and urban design of this development at a conceptual stage of development. Staff encourages 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, however it is important for the ARB to request additional information as needed to properly evaluate the proposed design if the design is not fully understood. 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 any architectural design issues for the Planning Commission to decide how to proceed in its deliberation, without the ARB's guidance on the design.

Thank you.

Attachment:

- 1) Park Place Urban Residential Development General Development Plan and Architectural Design

ILLUSTRATIVE PURPOSES ONLY



Attachment #1

VIVA
ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS
VIVA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.
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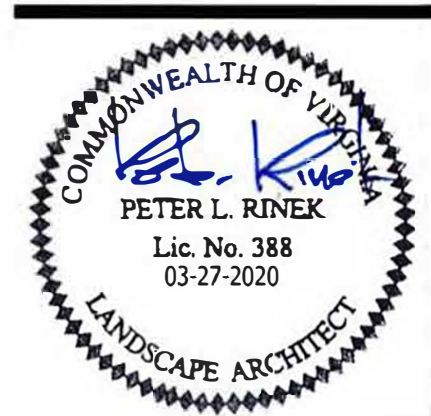
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OWNER:
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CENTER LLC.
7200 WISCONSIN AVENUE, SUITE 100
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NEIL MARKUS
301-915-9460

APPLICANT:
STANLEY MARTIN COMPANIES,
INC.
14200 PARK MEADOW DRIVE, SUITE 100N
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SOLEDAD PORTILLA
703-636-9237

APPLICANTS REPRESENTATIVE:
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11951 FREEDOM DRIVE, SUITE 1500
RESTON, VA 20190
BRIAN WINTERHALTER ESQ.
703-456-8168

LANDSCAPE ARCHITECT:
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TYSONS, VA 20151
PETER RINEK
703-442-7800

TRAFFIC CONSULTANT:
GOROVE/SLADE ASSOCIATES,
INC.
3914 CENTREVILLE ROAD, SUITE 330
CHANTILLY, VA 20151
MARIA LASHINGER
703-787-9595



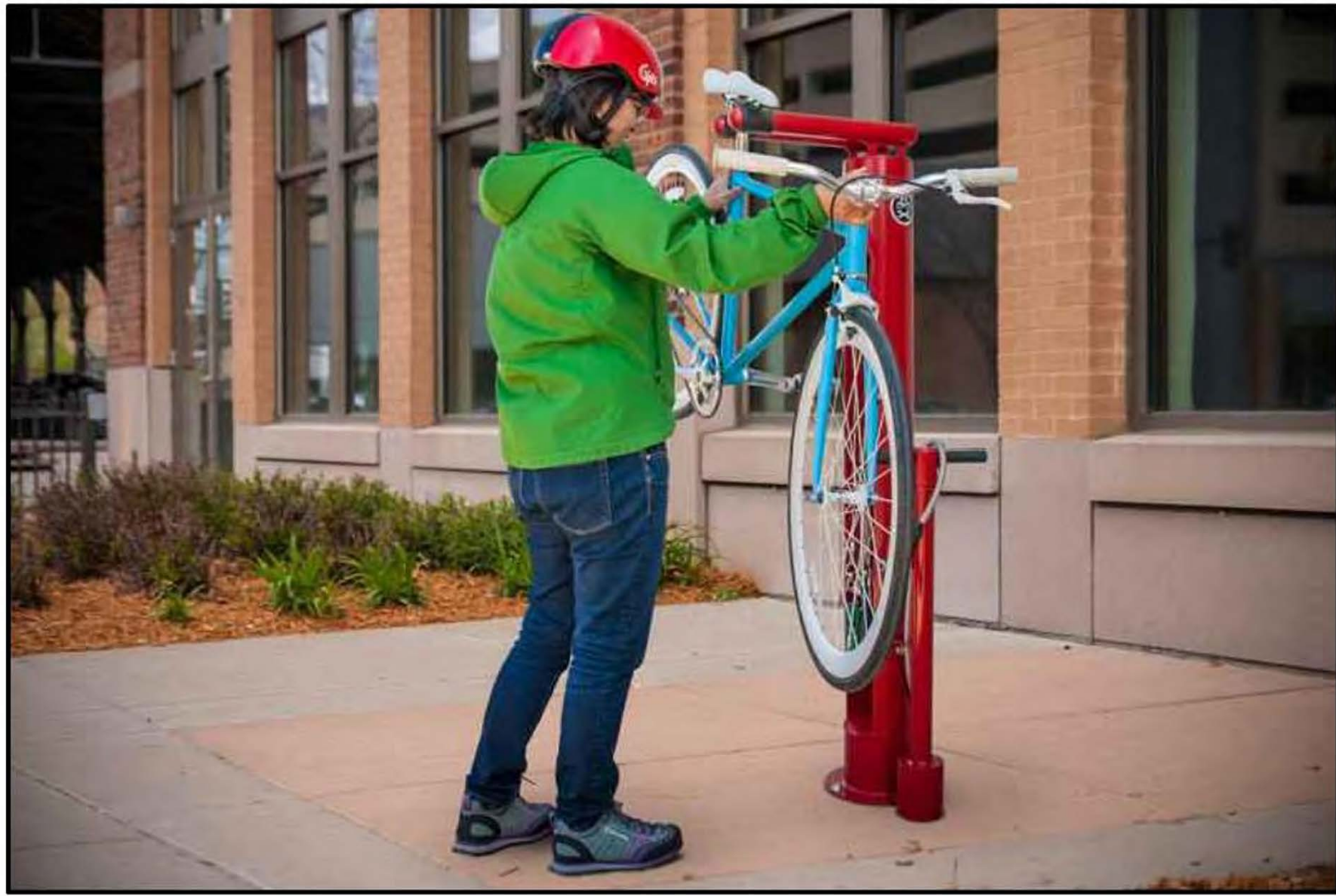
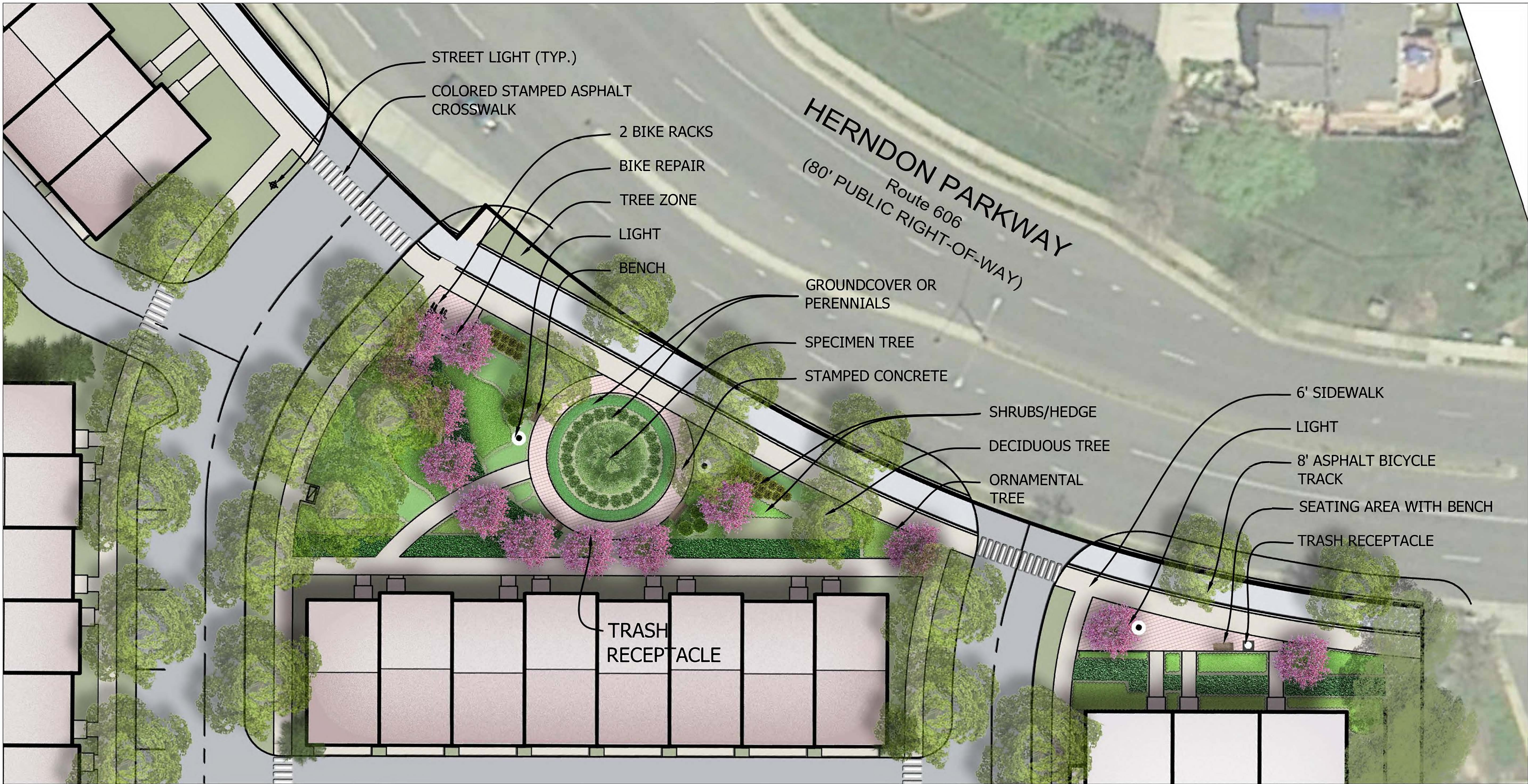
REVISIONS	DATE
ACCEPTANCE COMMENTS	03/27/2020

PARK PLACE
ZONING MAP
AMENDMENT
TOWN OF HERNDON, VA

**OVERALL
ILLUSTRATIVE
PLAN**

DRAWN BY: _____
DESIGNED BY: PR
DATE ISSUED: OCTOBER 2, 2019
DWG. SCALE _____
JOB NO. VV8011D
SHEET NO. L-01





BICYCLE REPAIR STATION



GARBAGE BIN

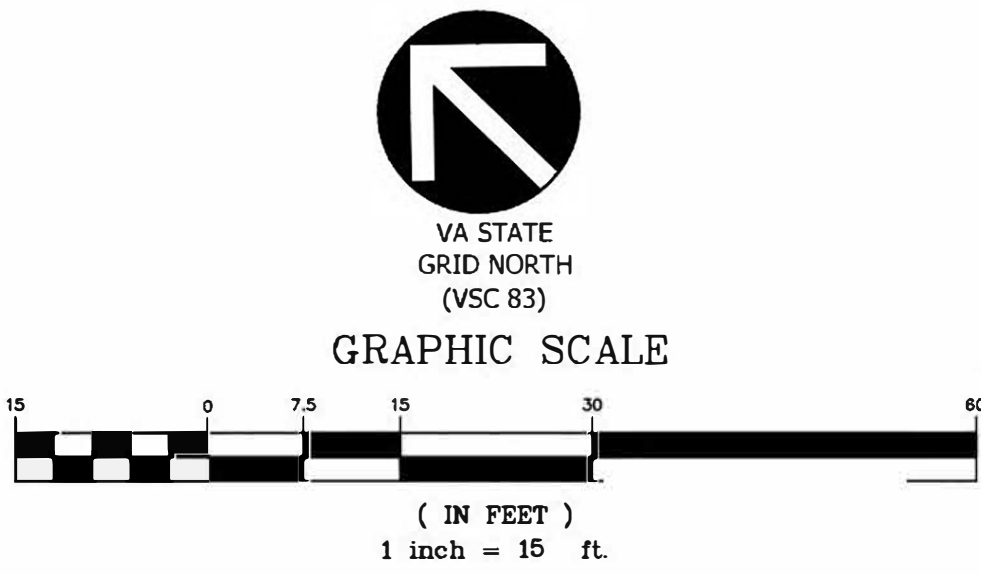


STREET LIGHT



PARK BENCH

NOTE: SITE FURNISHINGS TO CONFORM TO THE HERNDON STREETSCAPE MANUAL.



ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS

VIKA VIRGINIA, LLC
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MARIA LASHINGER
703-787-9595

REVISIONS	DATE
ACCEPTANCE COMMENTS	03/27/2020

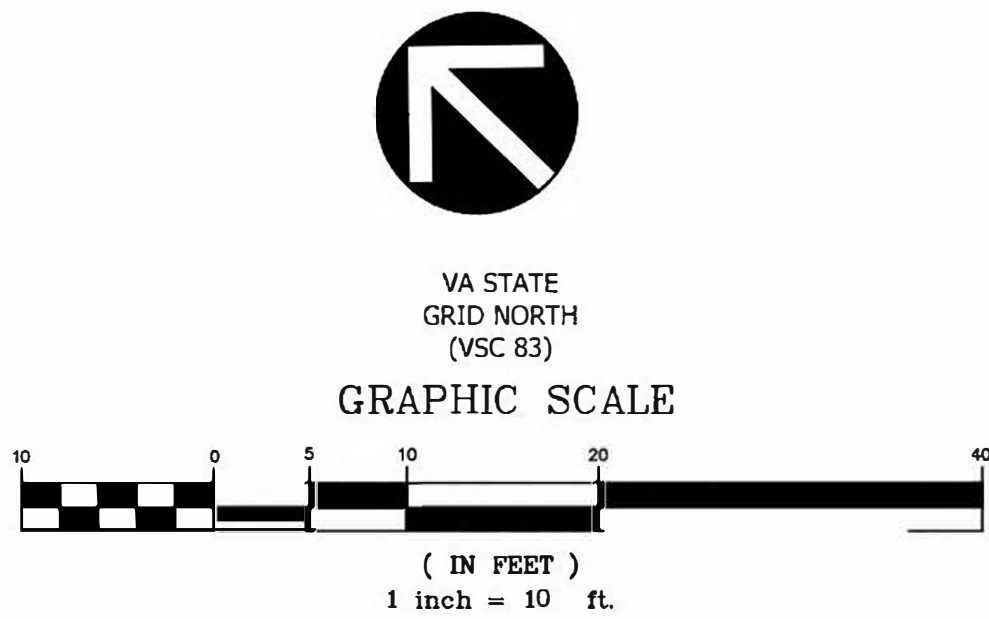
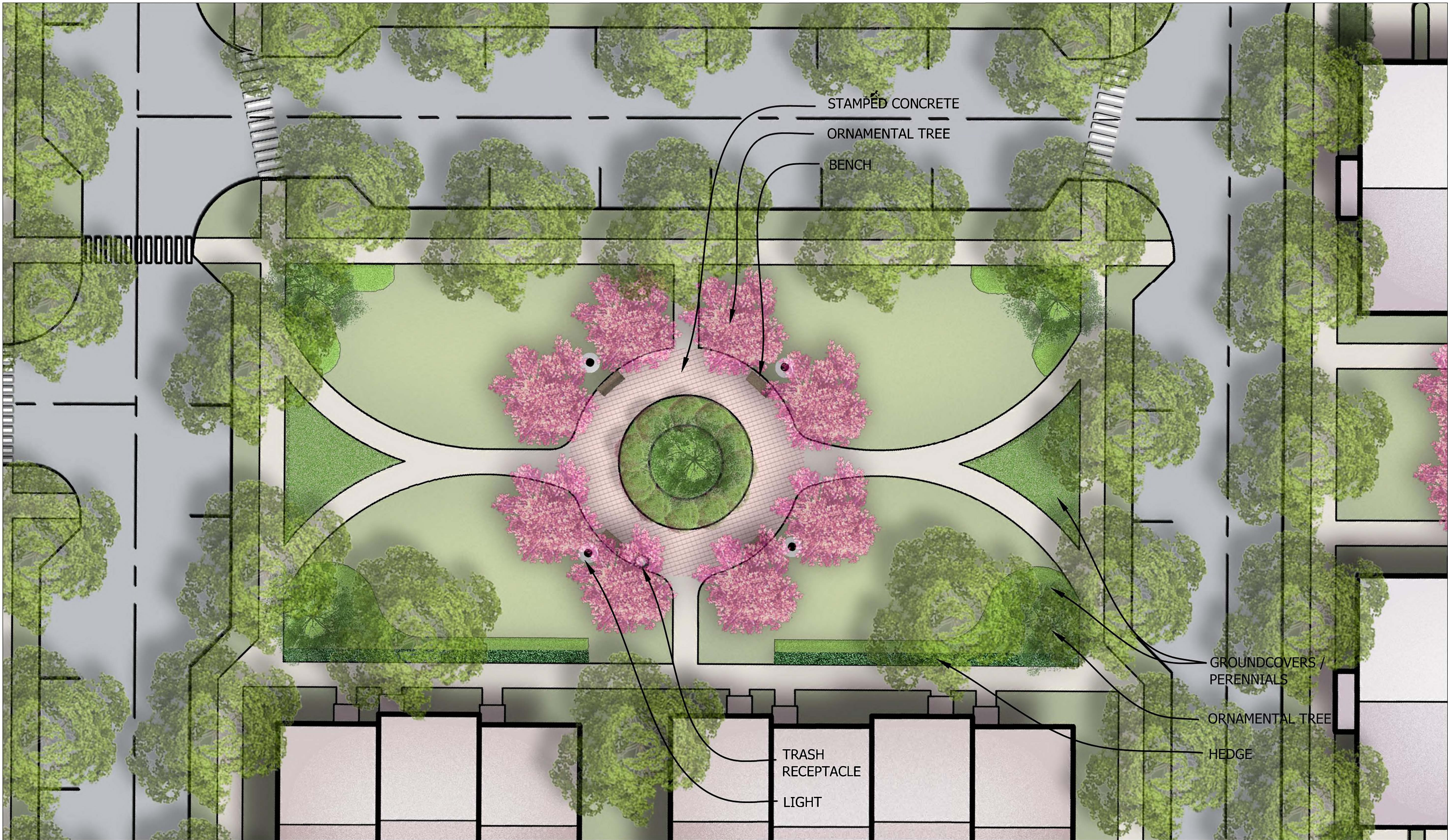
PARK PLACE
ZONING MAP
AMENDMENT

TOWN OF HERNDON, VA

ENLARGEMENT
OPEN SPACE 1

DRAWN BY: RYM
DESIGNED BY: PR
DATE ISSUED: OCTOBER 2, 2019

DWG. SCALE: AS SHOWN
JOB NO.: VV8011D
SHEET NO.: C-06A



VIVA
ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS
VIVA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
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TYSONS, VA. GERMANTOWN, MD.
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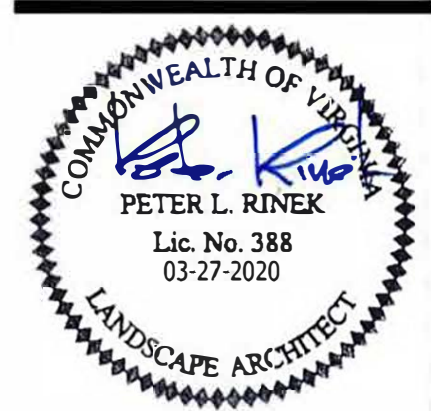
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FM HERNDON CORPORATE
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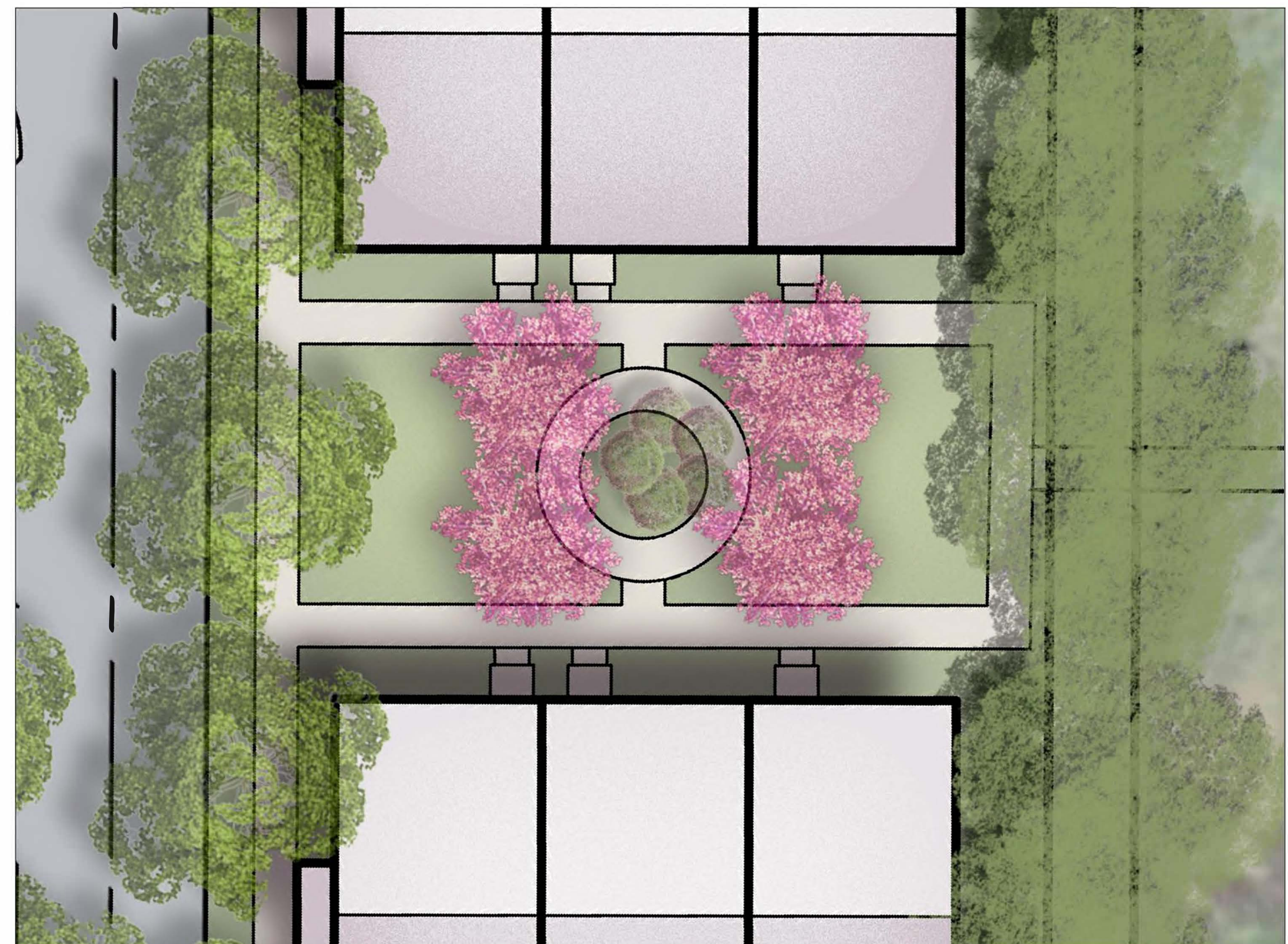
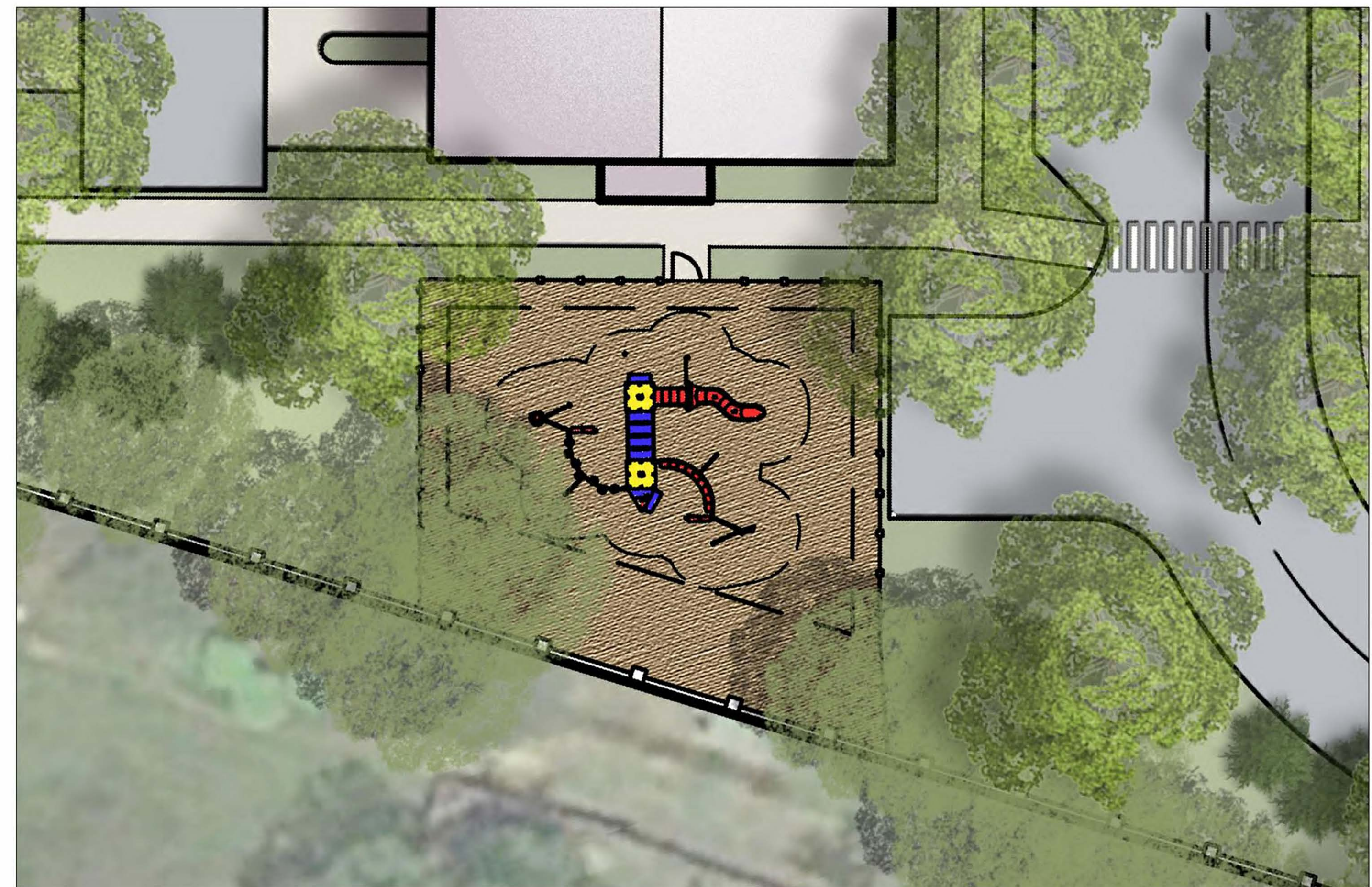
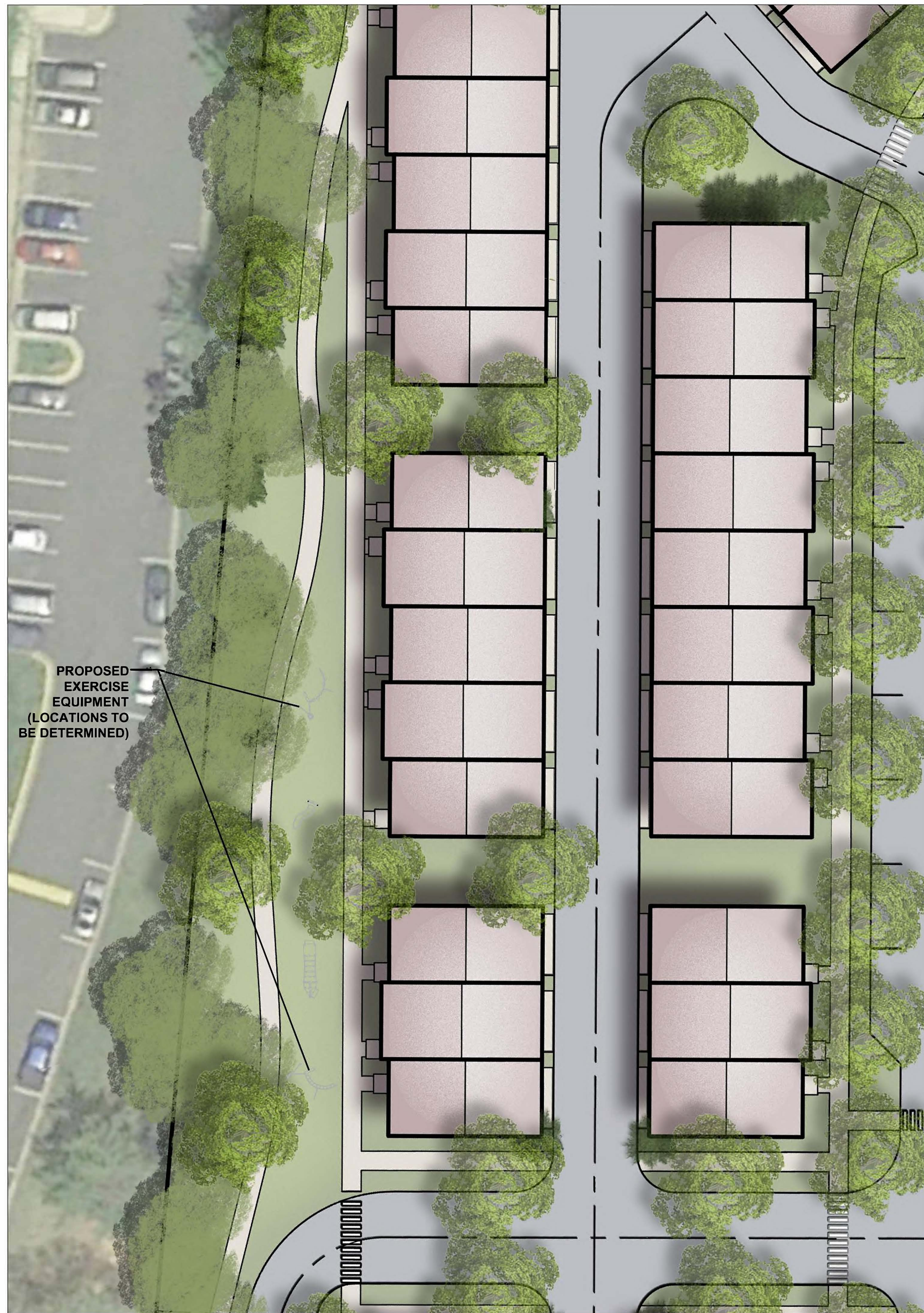


REVISIONS	DATE
ACCEPTANCE COMMENTS	03/27/2020

PARK PLACE
ZONING MAP
AMENDMENT
TOWN OF HERNDON, VA

ENLARGEMENT
OPEN SPACE 4

DRAWN BY: RYM
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ENGINEERS PLANNERS SURVEYORS
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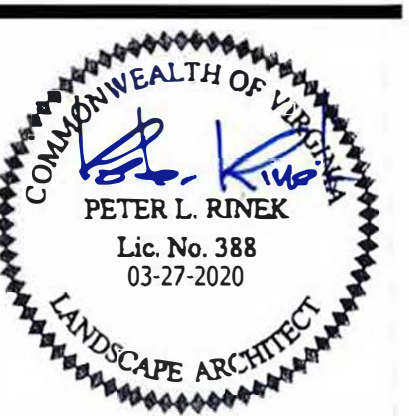
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[illegible]

PARK PLACE
ZONING MAP
AMENDMENT
TOWN OF HERNDON, VA

ENLARGEMENT OPEN SPACE 2, 3 AND 5

AWN BY:	RYM
DESIGNED BY:	PR
DATE ISSUED:	OCTOBER 2, 2019
AVG. SCALE	AS SHOWN
NO. OF SHEETS	VV8011D
PROJECT NO.	C-06C



PARK PLACE ELEVATIONS



TYPICAL SIDE ELEVATION
(HIGH VISIBILITY SIDE ELEVATION)



TYPICAL REAR ELEVATIONS



TYPICAL SIDE ELEVATION WITH
OPT. ROOFTOP TERRACE & UTILITY SHED

Park Place 2 over 2 TH elev





FRONT ELEVATION

PARK PLACE

20' WIDE REAR LOAD GARAGE TH'S



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION - HIGH VISIBILITY

Park Place 20 TH elev

