



ARCHITECTURAL REVIEW BOARD MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170
Wednesday, May 17, 2023 | 7:30 p.m.

1. Call to Order

2. Approval of Minutes

- a. April 5, 2023, Architectural Review Board Work Session Minutes
- b. April 19, 2023, Architectural Review Board Regular Meeting Minutes

3. Comments

- a. Comments from the Board Members
- b. Comments from the Staff Members
- c. Comments from Citizens
Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

4. Public Hearings

- a. **APPLICATION FOR MASTER SIGN PLAN, ARB #23-005**, to consider an application for updates to an existing Master Sign Plan for the Worldgate Centre, which consists of two parcels located at 13001 and 13101 Worldgate Drive, Herndon, Virginia. The property is further identified as Fairfax County Tax Map 0163 02 0001A and 0163 02 0001B and is located in the southwestern quadrant of the Centerville Road and Worldgate Drive intersection. The property is zoned PD-W (Planned Development-Worldgate) and the parcels consist of 217,534 and 314,756 square feet of land respectively. Owners: Worldgate Centre Owner LLC (13001) and Dulles Suites LLC (13101). Applicant: Kathryn R. Taylor, Walsh, Colucci, Lubeley & Walsh, PC. **(Continued from the March 15, 2023 ARB Public Hearing)**
- b. **APPLICATION FOR ALTERATION, ARB #23-012**, to consider an application for alteration to existing structures located at 101 Elden Street, Herndon, Virginia, located in the southwest quadrant of the Elden Street/Fairfax County Parkway interchange. The subject property is further identified as Fairfax County Tax Map 0171 02 0009A, is zoned O&LI (Office & Light Industrial District) and consists of 331,619 square feet of land. Owner: Electric and Power Co Virginia. Applicant/Agent: Robert L. Natale, AIA.
- c. **APPLICATION FOR ALTERATION, ARB #23-013**, to consider an application for alteration to existing structures located at 460 Elden Street, Herndon, Virginia, located on the north side of Elden Street between the intersections with Grant Street and Jonquil Lane. The subject property is further identified as Fairfax County Tax Map 0162 24 G, is zoned PD-B (Planned Development - Business) and consists of 65,642 square feet of land. Owner: Stuart II Project LP. Applicant/Agent: Ken Padgett, Mid-Atlantic Permitting Services, LLC.

5. Adjournment



MEMORANDUM

To: Chair Blaker-Glass and Members of the Architectural Review Board

From: Tamsin Himes, Lead Planner / Design and Development 

Date: May 17, 2023

**Subject: ARB #23-005; Master Sign Plan Update; 13001 and 13101
Worldgate Drive**

This memo serves as an addendum to the staff report provided to the board prior to the ARB work session held on March 1st, 2023, and the staff memos provided prior to the March 15th and April 19th public hearings.

The applicant's agent has submitted a formal withdrawal of the Master Sign Plan amendment application stating that "In light of the recent adoption of the Town of Herndon Uniform Sign Standards by the Town of Herndon Architectural Review Board on March 15, 2023, the master sign plan amendment application is no longer required."

No action is required by the Board.

Attachment:

- 1) Withdrawal of MSP Amendment Application

Kathryn R. Taylor
(703) 528-4700 Ext. 5426
ktaylor@thelandlawyers.com



**WALSH COLUCCI
LUBELEY & WALSH PC**

April 28, 2023

Via Email

Ms. Tamsin Himes, Lead Planner
Town of Herndon
Community Development Department
777 Lynn Street
Herndon, VA 20170

**Re: Request for Withdrawal of Pending Master Sign Plan Amendment Application
ARB #23-005
Applicant: Worldgate Centre Owner LLC**

Dear Ms. Himes:

Please accept this letter as a request to withdraw the referenced master sign plan amendment application. In light of the recent adoption of the Town of Herndon Uniform Sign Standards by the Town of Herndon Architectural Review Board on March 15, 2023, the master sign plan amendment application is no longer required.

I appreciate your assistance with this matter. Should you have any questions, or require any additional information, please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Kathryn R. Taylor, Esq.

cc: David Stromberg
Larry Spott
David Lynch
Paul Dascenzo
Tyler Burnham
Jon Fritsch
Matt Higgins

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MEMORANDUM

To: Chair Blaker-Glass and Members of the Architectural Review Board

From: Tamsin Himes, Lead Planner / Design and Development *JH*

Date: May 17, 2023

Subject: ARB #23-012; Alteration; 101 Elden Street

This memo serves as an addendum to the staff report provided to the board prior to the ARB work session held on May 3, 2023.

The staff report for this case requested that the applicant provide information regarding the cement stucco material on the exterior of the equipment enclosures, the double door access gate on the equipment enclosure, and the finish on the stair systems. The applicant answered was in attendance at the work session and provided information regarding these elements to the Board including that the stair system finish is proposed to match the aluminum storefront system finish, the stucco finish will match the exterior of the office building and that the double door access gate will use the same material and be painted to match the exterior of the building.

Staff is recommending approval of this application in accordance with the draft resolution.

Attachment:

- 1) Draft Resolution

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

DRAFT RESOLUTION

MAY 17, 2023

Resolution- to approve ARB #23-012, for Alterations at 101 Elden Street, Herndon, Virginia, further identified as Fairfax County Tax Map 0171 02 0009A.

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

The Architectural Review Board approves ARB #23-012, for alterations to structures at 101 Elden Street, Herndon, Virginia, in substantial conformance with the design shown in the case materials reviewed by the ARB.



MEMORANDUM

To: Chair Blaker-Glass and Members of the Architectural Review Board

From: Tamsin Himes, Lead Planner / Design and Development *TH*

Date: May 17, 2023

Subject: ARB #23-013; Alteration; 460 Elden Street

This memo serves as an addendum to the staff report provided to the board prior to the ARB work session held on May 3, 2023.

The staff report for this case withheld a recommendation and requested that the applicant provide a sample of the awning fabric for review. Staff has been coordinating with the applicant on this item and the applicant has stated their intention to provide a sample prior to the public hearing so that staff and the Board may review. Staff will continue to withhold a recommendation until the sample has been provided and can be reviewed. If the sample is provided enough prior to the public hearing that staff has adequate time to review, then the Board will be provided with a draft resolution at the public hearing meeting.