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**ARCHITECTURAL REVIEW BOARD
Work Session
May 4, 2022**

The Architectural Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, May 4, 2022, at 7:30 p.m. in the Town of Herndon Municipal Building, Large Conference Room, 2nd floor, 777 Lynn Street, Herndon, Virginia. In attendance were: Chair Leslie Blaker-Glass, Vice Chair Eric Boll, Board Members: Melody Fetske, Hiren Shah and William Savage.

Others present during the meeting: Lesa Yeatts, Town Attorney; Bryce Perry, Deputy Director of Community Development; Tamsin Himes, Lead Planner/Design Development and Erika Orellana, Clerk of Boards and Commissions.

CALL TO ORDER

Chair Blaker-Glass called to order the May 4, 2022, Architectural Review Board work session.

1. DETERMINATION OF QUORUM

Chair Blaker-Glass stated that five members were present, which constituted a quorum.

PUBLIC HEARING

- 2. APPLICATION FOR BUILDING ALTERATION, ARB #22-001**, to consider an application for alteration to an existing structure located at 1201 Elden Street, Herndon Virginia, further identified as Fairfax County Tax Map 0161 02 0016D1 and located in the southeast quadrant of the Elden Street and Herndon Parkway intersection. This property is zoned CS (Commercial Services) and consists of 38,754 square feet of land. Owner: Chevy Chase Bank FSB. Applicant/Agent: Alan Su.

Chair Blaker-Glass opened the work session and called on Tamsin Himes, Lead Planner/Design Development, for the staff report. Ms. Himes presented the staff report dated May 4, 2022, which is on file in the office of Community Development.

**May 4, 2022
(Work Session)**

Ms. Himes stated that the proposed application was for an alteration to the commercial building located at 1201 Elden Street.

Staff is recommending approval of ARB #22-001 as submitted in accordance with the draft resolution.

The applicant was in attendance to discuss the case. There were no questions and comments by the board for the staff or applicant.

3. **APPLICATION FOR BUILDING ALTERATION, ARB #22-007**, to consider an application for alteration to an existing structure located at 505 Huntmar Park Drive, Herndon Virginia, further identified as Fairfax County Tax Map 0162 02 0156D and located in the northwest corner of the Huntmar Park Drive and Spring Street intersection. This property is zoned O & LI (Office & Light Industrial District) and consists of 221,890 square feet of land. Owner: Brit-Beco Park Herndon LLC. Applicant/Agent: Cynthia Middlebrooks, Smartlink.

Chair Blaker-Glass opened the work session and called on Tamsin Himes, Lead Planner/Design Development, for the staff report. Ms. Himes presented the staff report dated May 4, 2022, which is on file in the office of Community Development.

Ms. Himes stated that the proposed application was for the installation of new antennas and their enclosures on the rooftop of the commercial building at 505 Huntmar Park Drive.

Ms. Himes stated the applicant should provide the following prior to a board decision:

- Color architectural renderings of enclosures
- Exterior materials details

Staff is withholding a recommendation of ARB #22-001, pending further information from the applicant.

The applicant was in attendance to discuss the case. There were questions and comments by the board for the staff about and the visibility of the antennas, as well as to clarify the materials being used. The board asked the applicant for updated drawings to show the antennas covered. There were no major issues on this application.

4. **APPLICATION FOR NEW SITE FEATURE, ARB #22-008**, to consider an application for an equipment screening fence on the site of an existing structure located at 231 Spring Street, Herndon Virginia, further identified as Fairfax County Tax Map 0162 02 0177C and located in the southwest quadrant of the Spring Street and Herndon Parkway intersection. This property is zoned O & LI (Office & Light Industrial) and

**May 4, 2022
(Work Session)**

consists of 432,166 square feet of land. Owner: 460 Herndon Parkway LLC. Owner Agent: Cushman & Wakefield. Applicant: Nelson Gault, FM Studios.

Chair Blaker-Glass opened the work session and called on Tamsin Himes, Lead Planner/Design Development, for the staff report. Ms. Himes presented the staff report dated May 4, 2022, which is on file in the office of Community Development.

Ms. Himes stated that the proposed application for a new fence on the property of a commercial building located at 231 Spring Street, also identified as 460 Herndon Parkway. The proposed fence exceeds the maximum height for fences, and as such, the applicant must receive an administrative adjustment prior to the board making a decision.

Staff is withholding a recommendation on ARB #22-008, pending further information from the applicant.

The applicant was in attendance to discuss the case. There were questions and comments by the board for the staff to clarify the height of the fence. The Board expressed concerns surrounding the height, length and overall massing of the fence. They proposed that the plans include landscaping trees/bushes to soften the appearance of the fence and break up the massing.

DISCUSSION

5. **PRE-APPLICATION, ARB, to discuss a future application for a property development project at 593 Herndon Parkway, Herndon Virginia: minimum FAR architectural renderings of the Parkview Development Plan**

Chair Blaker-Glass opened the work session and called on Tamsin Himes, Lead Planner/Design Development, for the staff presentation. Ms. Himes presented the staff memo dated May 2, 2022, which is on file in the office of Community Development.

Ms. Himes provided a summary of the proposed residential and commercial buildings.

The applicants were in attendance to discuss the case. There were questions and comments about each building. The discussion centered around a few main areas:

- 1) The Pedestrian experience in relation to the walkways along facades facing Herndon Parkway, Worldgate Drive and the Dulles Toll Road,
- 2) The garage articulation and design
- 3) Herndon Promenade; and
- 4) The office buildings overall design and relationship to residential buildings ,retail spaces and office building.

**May 4, 2022
(Work Session)**

Overall, the board was pleased with the plans.

COMMENTS

6. Comments from the Staff Members

There were no comments from staff members.

7. Comments from the Board Members

There were no comments from the Board Members.

ADJOURNMENT

On motion of Board Member Fetske seconded by Vice Chair Boll, the May 4, 2022, ARB work session was adjourned by a vote of 5-0, the vote was: Board Members Fetske, Shah, Shah, Vice Chair Eric Boll and Chair Blaker-Glass voting "Aye."

There being no further business, the meeting adjourned at 9:43 p.m.



**Leslie Blaker-Glass, Chair
Architectural Review Board**



**Erika Orellana
Clerk of Boards and Commissions**

Minutes approved by the Architectural Review Board: June 15, 2022