

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
VIRTUAL PUBLIC HEARING AGENDA
APRIL 21, 2020
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. January 6, 2021 Work Session Draft Minutes
4. January 20, 2021 Public Hearing Draft Minutes
5. February 3, 2021 Work Session Draft Minutes
6. February 17, 2021 Public Hearing Draft Minutes, *Cancellation*
7. March 3, 2021 Work Session Draft Minutes, *Cancellation*
8. March 17, 2021 Public Hearing Draft Minutes, *Cancellation*

COMMENTS

9. Comments from the Board Members
10. Comments from the Staff Members

PUBLIC HEARINGS

11. **APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #21-004**, to consider an application to construct a new rooftop screening structure enclosing new mechanical equipment on the multi-tenant commercial building located at 12900 Worldgate Drive, Herndon, Virginia, and located 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: Lynn Maia, Clune Construction Company.
12. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #21-005**, to consider an application to construct a new tenant wall sign on the multi-tenant commercial building located at 494 Elden Street, more specifically for Suite 220, Herndon, Virginia, located between the intersection of Elden Street and Grant Street

and the intersection of Elden Street and Jonquil Lane, and further identified as Fairfax County Tax Maps 0162-24-A. The property is zoned PD-B, Planned Development - Business, and consists of 331,041 square feet of land area and 102,080 of gross building floor area. Owner/Applicant: SVAP II Herndon Centre LLC c/o Greg Moross. Applicant's Representative/Agent: John Martel, Complete Signs, Inc.

ADJOURNMENT



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: April 16, 2021

Subject: ARB #21-004, 12900 Worldgate Rooftop Screening Enclosure Update

This memo serves as an update for the referenced ARB case scheduled for the April 21, 2021 ARB Public Hearing.

At the April 7, 2021 ARB Work Session, staff with held its recommendation to discuss the potential for addressing a few design issues with the proposed enclosure. More specifically, staff and the Board members had the following questions and comments:

- 1) Can the new cooling equipment locations be rearranged such that there is less visual impact and address the symmetry questions posed in the original staff report?
- 2) The Board expressed concern about trying to break up the mass of the enclosure along the long walls of the enclosure.
- 3) Staff detailed concerns are the overall visual effect of the proposed enclosure top cap piece.

In working with the applicant since the ARB Work Session, staff can offer the following comments in response to the noted design issues.

- 1) The applicant has respond to rearranging the equipment layout to be central to a long wall of the building would create two issues: (1) functional circulation issues around the HVAC/cooling units and (2) require redesign and re-engineering all or some of the internal mechanical features to support the relocation of the rooftop components. The applicant has resubmitted elevations and photo renderings of the building illustrating the new enclosure extending the nearly the full length of the building symmetrically along the east wall (Attachment #1).
- 2) The applicant was able to add a simulated column feature with 2" relief at regular intervals along the enclosure walls that would mimic the wall relief patterns of the building.
- 3) The applicant has further detailed the cornice and cap feature of the enclosure wall to be more in keeping with building architectural components of the building.

Based on the applicant's revised elevations, renderings and wall detailing, staff finds that the applicant has substantially addressed the original staff report comments and addressed the Board's comments. While the reconfiguration of the location of the mechanical equipment may have been a more preferred aesthetic solution, extending the screening enclosure wall with added detailing to break up the enclosure's wall mass addresses the symmetry issue. This solution may also be a preferable, preemptive way to

plan for rooftop screening that may be needed for future building mechanical equipment needed in the future, as mentioned by the applicant. Staff is inclined to offer a recommendation for approval of the project with the submitted revisions.

Staff recommends approval of ARB #21-004, to allow a new rooftop screening structure for new mechanical equipment located at 12900 Worldgate Drive in Herndon, VA in accordance with the draft ARB resolution attached to this memorandum, Attachment #2, and to be constructed in substantial conformance with the original application and materials submitted on or about March 15, 2021 and revised design materials submitted on April 14, 2021.

Thank you.

Attachments:

1. ARB #21-004 Revised Screening Enclosure Design
2. ARB #21-004 Revised ARB Resolution

New Mechanical Screen

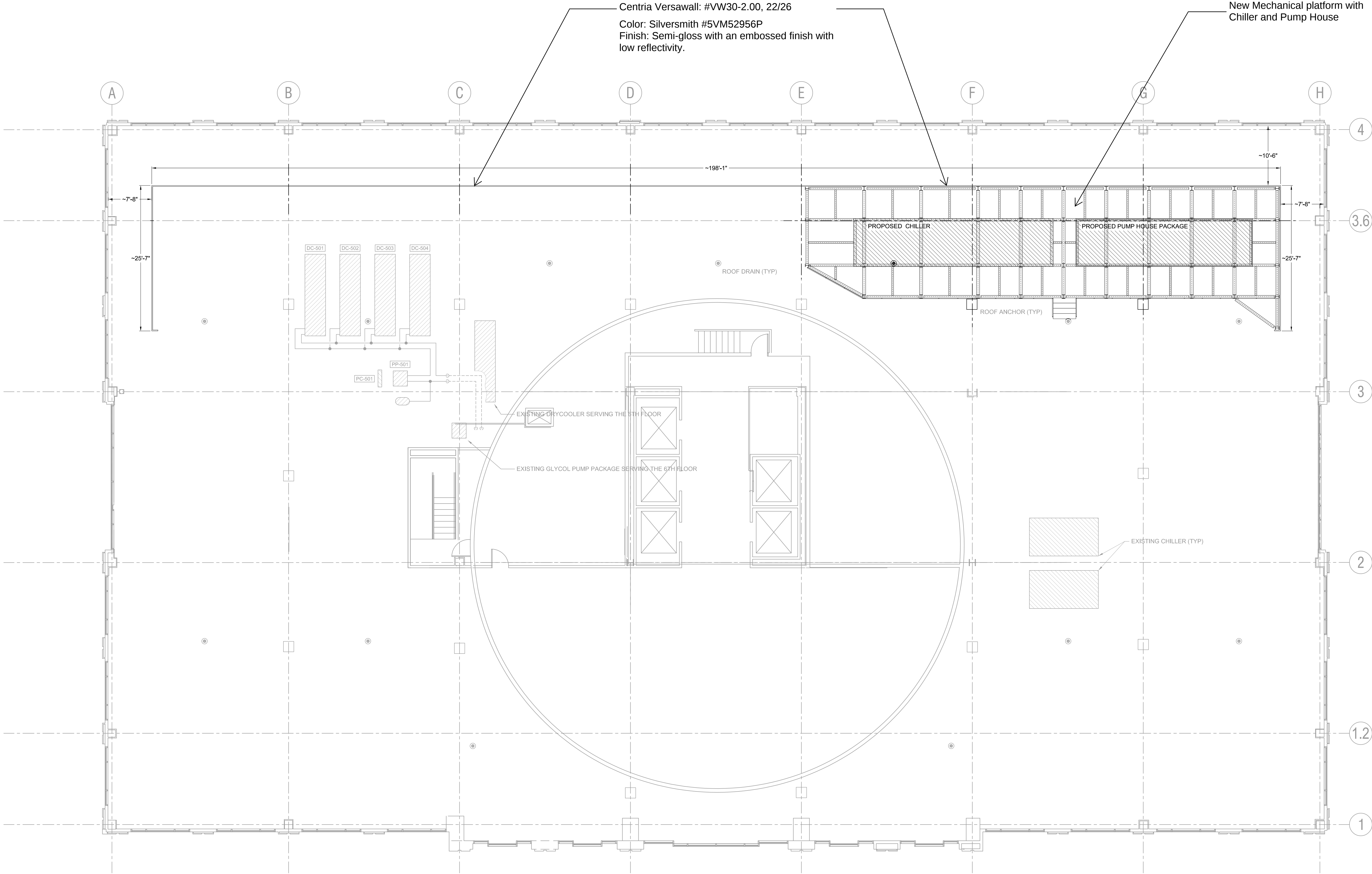
Metal Panels to match existing penthouse panels.

Centria Versawall: #VW30-2.00, 22/26

Color: Silversmith #5VM52956P

Finish: Semi-gloss with an embossed finish with low reflectivity.

New Mechanical platform with Chiller and Pump House



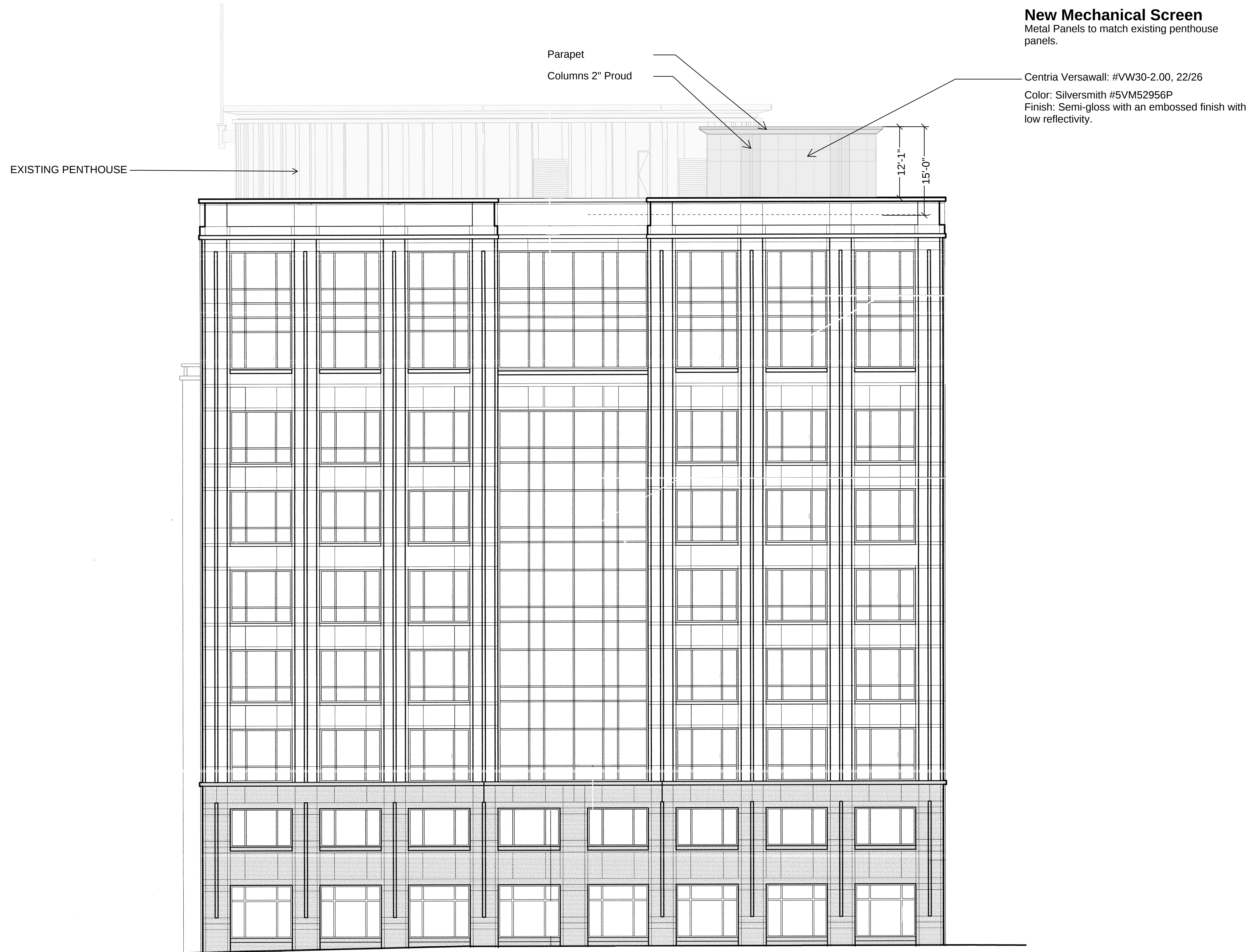
New Mechanical Screen
Metal Panels to match existing penthouse panels.

Centria Versawall: #VW30-2.00, 22/26

Color: Silversmith #5VM52956P

Finish: Semi-gloss with an embossed finish with low reflectivity.





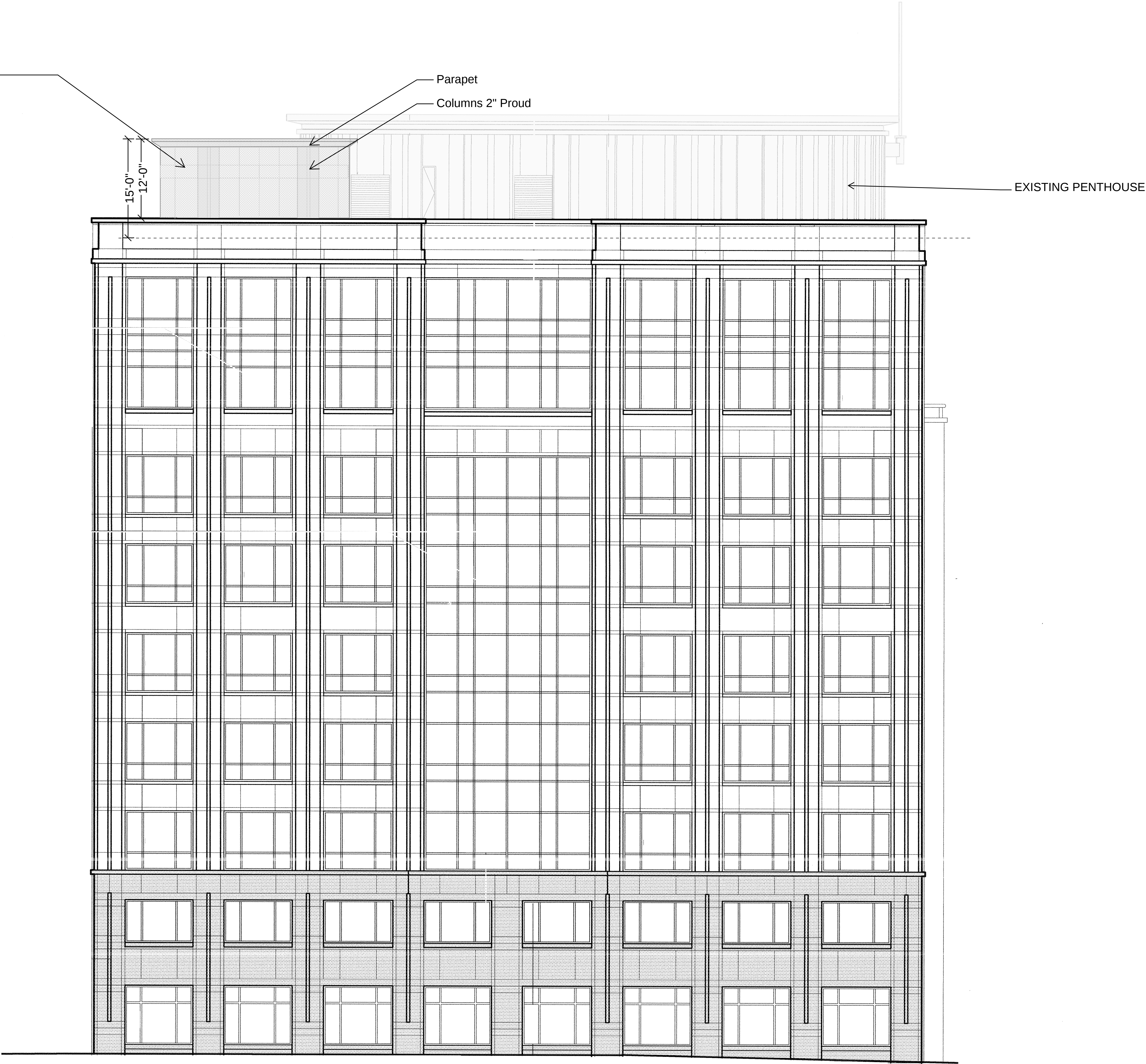
Mechanical Screen

Metal Panels to match existing penthouse panels.

Centria Versawall: #VW30-2.00, 22/26

Color: Silversmith #5VM52956P

Finish: Semi-gloss with an embossed finish with low reflectivity.



New Mechanical Screen

Metal Panels to match existing penthouse panels.

Centria Versawall: #VW30-2.00, 22/26

Color: Silversmith #5VM52956P

Finish: Semi-gloss with an embossed finish with low reflectivity.



New Mechanical Screen

Metal Panels to match existing penthouse panels.

Centria Versawall: #VW30-2.00, 22/26

Color: Silversmith #5VM52956P

Finish: Semi-gloss with an embossed finish with low reflectivity.



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

RESOLUTION

April 21, 2021

Resolution to consider ARB #21-004, a new rooftop screening structure for new mechanical equipment located at 12900 Worldgate Drive, Fairfax County Tax Map Number 0163-02-0028D.

WHEREAS, the applicant has submitted an application to install new rooftop mechanical equipment and a new screening enclosure at the above referenced address; and

WHEREAS, the proposed rooftop features with staff recommended details comply with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XI; and

WHEREAS, the proposed rooftop features with staff recommended details generally comply with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has reviewed this application and has held a public hearing on April 21, 2021.

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

Approves ARB #21-004, to allow a new rooftop screening structure for new mechanical equipment located at 12900 Worldgate Drive in Herndon, VA and to be constructed in substantial conformance with the original application and materials submitted on or about March 15, 2021 and revised design materials submitted on April 14, 2021.

BE IT FURTHER RESOLVED that this decision by the Architectural Review Board of the Town of Herndon is based upon the following findings:

1. The proposed rooftop screening enclosure materials has been selected to appropriately match the existing cladding of the rooftop penthouse and is detailed to be complementary to the building's exterior wall relief design.
2. The added roofline feature will complete a complementary design of the screening enclosure to be appropriate to and in keeping with the existing architectural design details and materials of the multi-story office building.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: April 16, 2021

Subject: ARB #21-005, 494 Elden Street Wall Sign Update

This memo serves as an update for the referenced ARB case scheduled for the April 21, 2021 ARB Public Hearing.

There were no updates requested of the applicant at the April 7, 2021 ARB Work Session. The staff recommendation for approval without conditions remains as previously reported to the Board in the staff report dated on April 7, 2021.

Staff is recommending approval of the proposed wall sign as submitted in accordance with the draft ARB resolution, Attachment #5 to the original staff report dated April 7, 2021, and recommending that the sign shall be installed in substantial conformance with the sign design in the original application and supporting materials submitted on or about March 15, 2021.

Thank you.