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ARCHITECTURAL REVIEW BOARD
Work Session
April 5, 2023

The Architectural Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, April 5, 2023, at 9:30 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, and Board Members Melody Fetske, and William Savage. Board Member Ossolinski was absent.

Staff present during the meeting: Bryce Perry, Deputy Director of Community Development; Lauri Sigler, Deputy Town Attorney; Tamsin Himes, Lead Planner/Design Development; and Aaron Zoellick, Clerks of Boards and Commissions.

1. Call to Order

Chair Blaker-Glass called the April 5, 2023, Architectural Review Board work session to order.

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

2. Public Hearing

- 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)**

Chair Blaker-Glass opened the work session and called on Ms. Himes for the staff report.

Ms. Himes delivered the staff report and staff presentation dated April 5, 2023, which are on file with the Department of Community Development.

Ms. Himes stated that the applicant is requesting a deferral until the May 17, 2023, public hearing.

Staff is recommending the ARB continue this case to the May 17, 2023, public hearing.

Chair Blaker-Glass recognized the Board Members for any questions of the staff.

Board Members offered no questions.

Chair Blaker-Glass called on the applicant to provide any questions or comments.

The applicant was not present.

- b. **APPLICATION FOR SIGNAGE, ARB #23-006**, to consider an application for signage located at 632 Grant Street, Herndon, Virginia, located on the east side of Grant Street between the intersections with Elden Street and Grove Street. The subject property is further identified as Fairfax County Tax Map 0162 02 0212C, is

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zoned CS (Commercial Services District) and consists of 36,397 square feet of land.
Owner: Herndon Propco LLC. Applicant/Agent: John Martel, Complete Sign.

Chair Blaker-Glass opened the work session and called on Ms. Himes for the staff report.

Ms. Himes delivered the staff report and staff presentation dated April 5, 2023, which are on file with the Department of Community Development.

Ms. Himes stated that the application was for signage located at 632 Grant Street, Herndon, Virginia

Staff is recommending approval of ARB #23-006, with conditions in accordance with the draft resolution.

Chair Blaker-Glass recognized the Board Members for any questions of the staff.

Board Members offered questions and comments regarding a variance for the application.

Chair Blaker-Glass called on the applicant to provide any questions or comments.

The applicant John Martel was present and provided brief comments.

Chair Blaker-Glass recognized the Board Members for any questions of the applicant.

Board Members offered no questions.

- c. **APPLICATION FOR ALTERATION, ARB #23-007**, to consider an application for alteration to existing structures located at 315 Elden Street, Herndon, Virginia, located in the southwest corner of the Elden Street and Herndon Parkway intersection. The subject property is further identified as Fairfax County Tax Map 0171 02 0007, is zoned CS (Commercial Services District) and consists of 281,243 square feet of land. Owner: 315 Elden Street Owner LLC. Applicant/Agent: Ethan Frey, Blue Ocean.

Chair Blaker-Glass opened the work session and called on Ms. Himes for the staff report.

Ms. Himes delivered the staff report and staff presentation dated April 5, 2023, which are on file with the Department of Community Development.

Ms. Himes stated that the application was for alteration to existing structures located at 315 Elden Street, Herndon, Virginia

Staff is withholding a recommendation pending further information from the applicant.

Chair Blaker-Glass recognized the Board Members for any questions of the staff.

Board Members offered questions and comments regarding the durability of the paint being proposed and stated their preference for the paint color being proposed. Ms. Himes responded to the Board Members' questions.

Chair Blaker-Glass called on the applicant to provide any questions or comments.

The applicant Ethan Frey was present and provided brief comments.

Chair Blaker-Glass recognized the Board Members for any questions of the applicant.

Board Members offered questions and comments regarding the non-brick surface of the building, and the expected occupancy of the project. Mr. Frey responded to the Board Members' questions and comments.

3. Comments

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a. Comments from the Staff Members

There were no comments provided by staff members.

b. Comments from the Board Members

There were no comments provided by Board Members.

4. Adjournment

On motion of Board Member Fetske, seconded by Vice Chair Boll, the April 5, 2023, ARB work session was adjourned at 9:55 p.m.



Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Architectural Review Board: May 17, 2023