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**ARCHITECTURAL REVIEW BOARD
Work Session
March 4, 2020**

The Architectural Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, March 4, 2020 at 8:12 p.m. in the Herndon Municipal Center Building, 777 Lynn Street, Herndon, Virginia. In attendance were: Chairman Robert B. Walker, Board Members: Eric Boll, Lauren Edmondson and Hiren Shah. Vice Chair Leslie Blaker-Glass was absent.

Others present during the meeting: Lauri Sigler, Deputy Town Attorney; Bryce Perry, Deputy Director of Community Development; Christopher Garcia, Community Design Planner and Erika Orellana, Clerk to Boards and Commissions.

1. DETERMINATION OF QUORUM

Chairman Walker stated that there were four members present, which constituted a quorum.

PUBLIC HEARINGS

- 2. APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-006**, to consider an application to install one new tenant business wall sign on the multi-tenant commercial building located at 416 Elden Street, Herndon, Virginia, located between the intersection of Elden Street and Herndon Parkway and the intersection of Elden Street and Grant Street, and further identified as Fairfax County Tax Map 0162-24-D1. The property is zoned PD-B, Planned Development - Business, and consists of 139,081 square feet of land. Owner/Applicant: Herndon Centre PH III, LP c/o Michael McGregor, A.J. Dwoskin & Associates, Inc.

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for an update on the case.

Mr. Garcia informed the Board that the item could not be discussed due to an incorrect address advertised for, as submitted by the applicant. In order to properly discuss the proposed application, the case will need to be advertised with the correct address legal address and parcel of land. The item will be advertised for April's meetings.

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The tenant was in attendance in order to obtain the information needed for their proposed application. There was no discussion on this item.

3. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, ARB #20-007**, to consider an application to deconstruct an existing brick wall and brick automatic teller machine (ATM) enclosure and install a new ATM with protective bollards located at 1201 Elden Street, Herndon, Virginia, located at the southeast corner of the intersection of Elden Street and Herndon and further identified as Fairfax County Tax Map 0161-02-0016D1. The property is zoned CS, Commercial Services, and consists of 38,754 square feet of land area. Owner/Applicant: Chevy Chase Bank FSB c/o Randy Levitt, Capital One. Applicant's Representative/Agent: Alan Su, Leo A Daly.

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated March 4, 2020, which is on file in the office of Community Development.

Staff is recommending approval of ARB #20-007, in accordance with Alternative #3, with the following conditions:

1. Applicant shall revise and resubmit design materials with clarification of the overall dimensions of the proposed bollards;
2. Applicant shall revise and resubmit design materials with red bollard coverings to match the existing bollards on site; and
3. Proposed alterations shall be demolished, constructed and installed in substantial conformance with the original design materials submitted with the original application, and any revised design materials meeting Conditions #1 and #2.

The applicant was in attendance to discuss the case and received the staff comments. There was a short discussion amongst the Board, staff and applicant on this item regarding the bollard covering colors, as noted in the staff report, to which the applicant was to address with their client. The Board had no comments or requests for additional information for staff or the applicant.

4. **APPLICATION FOR NEW CONSTRUCTION, ARB #20-008**, to consider an application to construct a new screening enclosure for a new backup power generator on a new concrete pad located adjacent to the multi-tenant commercial office building located at 1145 Herndon Parkway, Herndon, Virginia, located between the intersection of Herndon Parkway and Elden Street and the intersection of Herndon Parkway and Summerfield Drive, and further identified as Fairfax County Tax Map 0161-02-0015G. The property is zoned CO, Commercial Office, and consists of 384,073 square feet of land. Owner/Applicant: FMI Herndon Corporate Center, LLC c/o Finmarc Management. Applicant's Representative/Agent: Mary Seonarain, Finmarc Management.

Chairman Walker opened the work session and called on Board Member Hiren Shah to provide his disclosure. Board Member Shah provided his disclosure.

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Disclosure:

- **Board Member Shah** stated for the record, “I was previously employed by OTJ Architects of Washington D.C., which company has submitted correspondence related to this application. I no longer have any personal or business ties to OTJ Architects nor do I have any personal interest in the owner or applicant companies. I am able to participate in the transaction fairly, objectively, and in the public interest.”

Chairman Walker called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated March 4, 2020, which is on file in the office of Community Development.

Staff is withholding recommendation of ARB #20-008 until the following design issues are clarified or revised:

1. Clarify and/or improve the enclosure wall design at the top of the walls, which may include a cornice or cap that is complementary to the adjacent building /complex.

The applicant was in attendance to discuss the case. There was a discussion amongst the Board, staff and applicant on this item. The Board Members asked for clarification on the enclosure wall structural design and discussed adding a cornice detail at the top of the wall to be more complimentary to the existing building, as recommended by staff. The applicant agreed to address the staff and Board comments and will provide additional information to the Board prior to the public hearing. Staff indicated that revisions needed be received by staff for review not later than March 11, 2020.

5. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-009, to consider an application to install new business wall signs on the commercial building located at 1051 Elden Street, Herndon, Virginia, located between the intersection of Elden Street and Alabama Drive and the intersection of Elden Street and Sterling Road/Locust Street, and further identified as Fairfax County Tax Map 0161-02-0023. The property is zoned CS, Commercial Services, and consists of 33,408 square feet of land. Owner/Applicant: Amed Investment LLC c/o Yusuf Mehmetoglu. Applicant's Representative/Agent: Anthony Bashorun, Signarama.**

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated March 4, 2020, which is on file in the office of Community Development.

Staff is recommending a continuance of ARB #20-009, in accordance with Alternative #4, to continue to work with the applicant to find alternative design solutions that are complimentary to the buildings unique architectural influences and achieves the business owner's signage needs.

The applicant and owner were in attendance to discuss the case. There was a discussion amongst the Board, staff and applicant on this item. The Board Members made

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suggestions for alternatives to the proposed signs location and design to be more complimentary to the building's architecture, as recommended by staff. The applicant agreed to submit revised drawings for the public hearing with updated design and location of the proposed signs, if possible. The Board had no other comments or requests for additional information for staff or the applicant.

6. **APPLICATION FOR A MASTER SIGN PLAN, ARB #20-011**, to consider an application to approve a master sign plan for the multi-tenant commercial building located at 900, 902 and 904 Alabama Street, Herndon, Virginia, located between the intersection of Elden Street and Alabama Drive and the intersection of Alabama Drive and Arkansas Street, and further identified as Fairfax County Tax Map 0162-13010001B. The property is zoned PD-B, Planned Development - Business, and consists of 42,923 square feet of land. Owner/Applicant: Elden Corner Center, LLC c/o Sanjay Bajaj. Applicant's Representative/Agent: Anthony Bashorun, Signarama.

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated March 4, 2020, which is on file in the office of Community Development.

Staff is recommending continuance of ARB #20-011, in accordance with Alternative #4, to allow the applicant to address the following design issues and sign plan standards issues:

1. Sign standards that are not compliant with the Zoning Ordinance; and
2. Sign design regulations that are not clear or contradictory, provide little or no standard for critical design features, and developing consistent and understandable design standard language as noted in the Analysis section of the staff report.

The applicant was in attendance to discuss the case. There was a discussion amongst the Board, staff and applicant on this item regarding several items found in the master sign plan standards. Board members expressed concern over the regulation of sign color, fonts, and placement of signs on the building. Staff clarified its commitment to work collaboratively with the applicant to develop standards addressing the Board concerns and consistent language for standards to achieve an implementable master sign plan. The Board had no additional comments or requests for additional information for staff or the applicant.

7. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-012**, to consider an application to install a new tenant business sign on the multi-tenant commercial building located at 360 Herndon Parkway, Suite 2150, Herndon, Virginia, located on the southwest corner of the intersection of Herndon Parkway and Grove Street, and further identified as Fairfax County Tax Map 0171-06-F4. The property is zoned O&LI, Office and Light Industrial, and consists of 226,639 square feet of land. Owner/Applicant: North Washington, LLC c/o Borger Management, Inc. Applicant's Representative: Anthony Bashorun, Signarama.

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Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated March 4, 2020, which is on file in the office of Community Development.

Staff is recommending denial of ARB #20-012, in accordance with Alternative #1, for the following reasons:

1. Inability of compliance with Section 78-141.4. - Sign standards for commercial districts, Table 141.4(a).
2. Proposed signage is a short-term architectural aesthetic and primarily serve as advertisement/commercial display of marginal business or functional utility.

The applicant was in attendance to discuss the case. There was a discussion amongst the Board, staff and applicant on this item. The Board had no comments or requests for additional information for staff or the applicant.

DISCUSSION ITEM

- 8. HERNDON TRANSIT ORIENTED CORE (HTOC) URBAN DESIGN AND ARCHITECTURAL DESIGN GUIDELINES REVISION**, Town staff will provide brief overview of recently added and adopted design guidelines for landscaping and signs for projects and developments within the HTOC area, which will be applicable to Board reviews of development plans and public hearing items brought before the ARB.

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, to provide information on the Herndon Transit Oriented Core (HTOC) Urban Design and Architectural Design Guidelines Revision. Mr. Garcia provided an introduction.

Bryce A. Perry, Deputy Director of Community Development provided brief information on the Herndon Transit Oriented Core (HTOC) Urban Design and Architectural Design Guidelines Revision.

COMMENTS

9. Comments from the Staff Members

Mr. Garcia stated that he will have a 30-day outlook for the Board at the public hearing and did not have any additional comments for the Board.

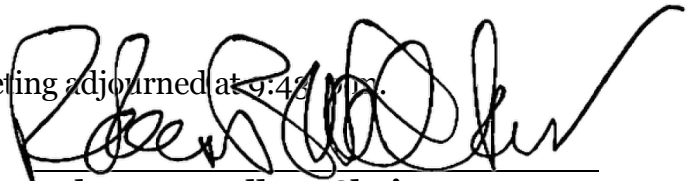
10. Comments from the Board Members

There were no comments from the Board Members.

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ADJOURNMENT

There being no further business, the meeting adjourned at 9:42 p.m.

A handwritten signature in black ink, appearing to read 'Robert B. Walker', written over a horizontal line.

**Robert B. Walker, Chairman
Architectural Review Board**

Erika Orellana

**Erika Orellana
Clerk of Boards and Commissions**

Minutes approved by the Architectural Review Board: April 15, 2020