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**ARCHITECTURAL REVIEW BOARD
Work Session
February 6, 2019**

The Architectural Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, February 6, 2019 at 8:15 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chairman Robert B. Walker, Vice Chair Eric Fielding and Board Members: Leslie Blaker-Glass, Eric Boll and Hiren Shah.

Others present during the meeting: Lesa Yeatts, Town Attorney, Bryce Perry, Deputy Director, Chris Garcia, Community Design Planner, and Tammy Jackson, Office Assistant III/Clerk to HPRB/ARB Boards.

1. DETERMINATION OF QUORUM

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

PUBLIC HEARINGS

2. APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-02, to consider an application to install new illuminated business signage on an exterior wall of the office building located at 510 Spring Street.

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

Mr. Garcia presented the staff report dated February 6, 2019, which was provided to the Board in advance of the work session and is on file in the offices of Community Development Department.

Applicant is requesting consideration for approval to install new illuminated business signage on an exterior wall of the office building.

Staff recommends approval.

**February 6, 2019
(Work Session)**

There was brief discussion amongst the Board and staff on this item.

Chairman Walker recognized the agent for comment. No agent/representative for comments.

3. **APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #19-03**, to consider an application to attach a new canopy with new address numbering attached to the canopy structure over the existing front entrance to the office building located at 12801 Worldgate Drive.

Chairman Walker called on Christopher Garcia, Community Design Planner, for a briefing on the staff report and staff comments related to the project design.

Mr. Garcia presented the staff report dated February 6, 2019, which was provided to the Board in advance of the work session and is on file in the offices of Community Development Department.

Applicant is requesting consideration for approval to attach a new canopy with new address numbering attached to the canopy structure over the existing front entrance to the office building.

Staff recommends approval.

There was brief discussion amongst the Board and staff on this item.

Chairman Walker recognized the applicant/agent, William H. Wilmer, for comment.

Following comments from the applicant/agent, there was brief discussion amongst the Board, staff and the applicant on this item.

4. **APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #19-04**, to consider an application to attach a new canopy with new address numbering attached to the canopy structure over the front entrance to the office building located at 12825 Worldgate Drive.

Chairman Walker called on Christopher Garcia, Community Design Planner, for a briefing on the staff report and staff comments related to the project design.

Mr. Garcia presented the staff report dated February 6, 2019, which was provided to the Board in advance of the work session and is on file in the offices of Community Development Department.

Applicant is requesting consideration for approval to attach a new canopy with new address numbering attached to the canopy structure over the existing front entrance to the office building.

**February 6, 2019
(Work Session)**

Staff recommends approval.

There was brief discussion amongst the Board and staff on this item.

Chairman Walker recognized the applicant/agent, William H. Wilmer, for comment.

Following comments from the applicant/agent, there was brief discussion amongst the Board, staff and the applicant on this item.

5. **APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #19-05**, to consider an application to attach a new canopy with new address numbering attached to the canopy structure over the front entrance to the office building located at 12901 Worldgate Drive.

Chairman Walker called on Christopher Garcia, Community Design Planner, for a briefing on the staff report and staff comments related to the project design.

Mr. Garcia presented the staff report dated February 6, 2019, which was provided to the Board in advance of the work session and is on file in the offices of Community Development Department.

Applicant is requesting consideration for approval to attach a new canopy with new address numbering attached to the canopy structure over the existing front entrance to the office building.

Staff recommends approval.

There was brief discussion amongst the Board and staff on this item.

Chairman Walker recognized the applicant/agent, William H. Wilmer, for comment.

Following comments from the applicant/agent, there was brief discussion amongst the Board, staff and the applicant on this item.

6. **APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #19-06**, to consider an application to attach a new canopy with new address numbering attached to the canopy structure over the front entrance to the office building located at 12851 Worldgate Drive.

Chairman Walker called on Christopher Garcia, Community Design Planner, for a briefing on the staff report and staff comments related to the project design.

**February 6, 2019
(Work Session)**

Mr. Garcia presented the staff report dated February 6, 2019, which was provided to the Board in advance of the work session and is on file in the offices of Community Development Department.

Applicant is requesting consideration for approval to attach a new canopy with new address numbering attached to the canopy structure over the existing front entrance to the office building.

Staff recommends approval.

There was brief discussion amongst the Board and staff on this item.

Chairman Walker recognized the applicant/agent, William H. Wilmer, for comment.

Following comments from the applicant/agent, there was brief discussion amongst the Board, staff and the applicant on this item.

7. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-07**, to consider an application to remove an existing business sign and install a new illuminated business sign on an exterior wall of the commercial building located at 533 Herndon Parkway.

Chairman Walker called on Christopher Garcia, Community Design Planner, for a briefing on the staff report and staff comments related to the project design.

Mr. Garcia presented the staff report dated February 6, 2019, which was provided to the Board in advance of the work session and is on file in the offices of Community Development Department.

Applicant is requesting consideration for approval to remove an existing business sign and install a new illuminated business sign on an exterior wall of the commercial building.

Staff recommends approval.

There was brief discussion amongst the Board and staff on this item.

Chairman Walker recognized the applicant/agent, Dan Norwood, for comment.

Following comments from the applicant/agent, there was brief discussion amongst the Board, staff and the applicant/agent on this item.

8. **APPLICATION FOR A FREESTANDING SIGN, ARB #19-08**, to consider an application to install a new illuminated monument sign on the commercial property located at 533 Herndon Parkway, Herndon.

**February 6, 2019
(Work Session)**

Chairman Walker called on Christopher Garcia, Community Design Planner, for a briefing on the staff report and staff comments related to the project design.

Mr. Garcia presented the staff report dated February 6, 2019, which was provided to the Board in advance of the work session and is on file in the offices of Community Development Department.

Applicant is requesting consideration for approval to install a new illuminated monument sign on the commercial property.

Staff recommends approval.

There were not comments from the Board on this item.

- 9. APPLICATION FOR ALTERATIONS TO AN EXISTING STRUCTURE, ARB #19-09**, to consider an application to remove an existing porte cochere and building a new entry storefront façade, install new exterior materials, install new exterior doors and repaint the commercial building located at 533 Herndon Parkway.

Chairman Walker called on Christopher Garcia, Community Design Planner, for a briefing on the staff report and staff comments related to the project design.

Mr. Garcia presented the staff report dated February 6, 2019, which was provided to the Board in advance of the work session and is on file in the offices of Community Development Department.

Applicant is requesting consideration to remove an existing porte cochere and building a new entry storefront façade, install new exterior materials, install new exterior doors and repaint the commercial building.

Staff recommends approval.

There was brief discussion amongst the Board and staff on this item.

Chairman Walker recognized the applicant/agent, Dan Norwood, for comment.

Following comments from the applicant/agent, there was brief discussion amongst the Board, staff and the applicant/agent on this item.

- 10. APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-10**, to consider an application to install a new illuminated business signs on an exterior wall of the commercial building located at 1228 Elden Street.

Chairman Walker called on Christopher Garcia, Community Design Planner, for a briefing on the staff report and staff comments related to the project design.

**February 6, 2019
(Work Session)**

Mr. Garcia presented the staff report dated February 6, 2019, which was provided to the Board in advance of the work session and is on file in the offices of Community Development Department.

Applicant is requesting consideration to install a new illuminated business signs on an exterior wall of the commercial building.

There was brief discussion amongst the Board and staff on this item.

The Board had no questions for the applicant/agent on this item.

DISCUSSION ITEMS

11. OUTBACK

Chris Garcia, Community Design Planner, presented discussion item for the Outback Steakhouse. Kimley-Horn, designated representative, submitted preliminary designs for a new Outback Steakhouse restaurant to be located at 150 Elden Street. This new 6,525 square foot commercial structure on 1.46-acre undeveloped site currently zoned as CS – Commercial Services zoning district and will include the new single-story commercial building, approximately 82 vehicle parking spaces with site circulation, new outdoor service/dumpster enclosure area, pedestrian circulation, an outdoor seating patio and new landscaping.

The new building will be clad in a two-tone EIFS wall finishes (*Colony Buff* color above and *Well Bred Brown* below) which is broken up by an aluminum canopy structure and ivory and beige split face stone veneer at the corners of the north and west elevations, as well as a vertically oriented Nichiha ® panel system in a *Vintage Wood Cedar* finish color on the north and east elevations. The design includes a prominent entry vestibule on the northwest corner of the building which is faced with a frame and glazing system from the ground level to an upper clerestory with an upper story metal canopy extension and EIFS surrounds painted in a *Rustic Red* color. On the north, east and west elevations, three windows are place together with the north and east elevation window apertures shaded with individual canvas awnings over each window in a *Tresco Brick* colored fabric. Various Hardieplank ® accents are placed along the fascia of canopy structure(s) throughout the design. An outdoor seating patio on the northwest corner of the building will be framed by the entry overhang/canopy and two supporting columns to serve as an outdoor patron waiting area. Extensive exterior building and site lighting has been proposed in this design submission.

Signage is included in this preliminary design, which includes the *Outback Steakhouse* corporate name/logo design on all four sides of the building, as well as a large shape of Australia with words depicted on the east elevation, which will be considered signage in accordance with the Town's Zoning Ordinance.

**February 6, 2019
(Work Session)**

Based on staff's initial review, the proposed design is visually interesting with a variety of materials and color that are consistently used to avoid long expanses of blank walls.

There was discussion amongst the Board and staff on this item.

Chairman Walker recognized the applicant/agent, for comment.

Following comments from the applicant/agent, there was brief discussion amongst the Board, staff and the applicant on this item.

12. PENZANCE

Bryce A. Perry, Deputy Director of Community Development, presented the discussion item regarding the design of future mixed use, transit-oriented development in the Herndon Transit-Oriented Core (HTOC).

The architectural exhibits for the Development Plan, DP#17-01, which proposes to redevelop the parcel located at 555 Herndon Parkway, were presented to the ARB at its December 12, 2018 work session. At that meeting, staff provided the ARB with a memo listing staff comments on the design and Board member provided feedback to the applicant. Board input on the development's design was also provided in a memo from Chairman Walker to the Planning Commission for consideration in its review of the application.

Following that initial ARB review, the application was reviewed by the Planning Commission at its January meetings and the applicant hosted a neighborhood meeting in January. The Planning Commission continued the review of the application to its February 11, 2019 work session and February 25, 2019 public hearing.

At the request of the Staff, the applicant returned to the ARB with new architectural exhibits that were revised in response to staff and ARB comments. ARB members provide comments on these revised drawings at the work session. Staff compiled ARB comments into a new ARB memo to Planning Commission for consideration at the Planning Commission meetings in February.

The drawing revisions made to the architecture, urban design, and open space design of Development Plan for 555 Herndon Parkway were discussed with the ARB Board. The changes were:

1. Primary cladding material color changed on Building A from gray tones to brown tones.
2. Building A retail storefronts redesigned with less glazing, greater variation in façade materials, and canopies added at corners.
3. Building A greater variation in design between retail ground floor and second floor.
4. Garage façade treatments on east and south elevations horizontally broken up with occasional vertical breaks comprised of open concrete forms with landscape planters/ screening.

**February 6, 2019
(Work Session)**

5. Primary garage façade treatments on east and south elevations changed from metal mesh screen to checkerboard pattern of unknown material.
6. Redesign of podium façade on east elevation between the checkerboard pattern façade design and the retail storefront to an open garage with typical spandrel panels.
7. Building C retail storefronts redesigned with less glazing, greater variation in façade materials, and smaller storefront compositions with more distinct designs.
8. Center street and plaza redesign to include reduction of lawn area and addition of decking surface treatment in plaza; removal of decorative umbrellas and addition of focal point near traffic circle; addition of seating wall around the lawn area; and changes to surface treatments within sidewalk, crosswalks, and roadway.

The staff discussed their comments with the ARB Board. The staff comments were:

- 1) **Overall Material Flatness:** The ARB used terms such as stark, bland, and sterile when discussing the design of the proposed buildings. This was likely fueled by the gray tones of the buildings, the conceptual nature of the drawings, the scale of the drawings, the heavy reliance on contemporary forms, simple lines, and austere adornment, and a seemingly limited material palette. The revised drawings begin to address this by enhancing the color variation, texture variation, and material variation. It is still however difficult to see how exactly the widened material palette impacts the overall design because the drawings are limited to size of the paper. To address this, it would be helpful to provide close-up material photographs as vignettes on the elevation and/or perspective drawings.
- 2) **Parapet Articulation:** In relation to flatness comments referenced in Comment #1 above and the prior comments regarding a clear distinction between the bottom, middle, top segments of buildings; the applicant has not added any further articulation to any portions of the parapet or upper spandrel panels on Building A.
- 3) **Pedestrian Entrances into Garage:** The applicant has not addressed prior comments regarding the addition of distinctly designed pedestrian entrances to the east and south elevations' garage entrances to align with the design on the mid-block pedestrian entrance on the west elevation.
- 4) **Garage Façade Treatment:** The applicant has provided a different option on how to primarily screen the garage on the south and east elevations. More clarity is necessary on exactly when materials are used for the new checkerboard pattern. The horizontal breaks highlighted by landscape planters have been added to address prior concerns with breaking up the garage mass. There remains uncertainty as to whether the trees shown along the building base can fit within the space provided as shown on the plan, and whether the design should rely on landscaping to provide visual interest along the garage frontage.

**February 6, 2019
(Work Session)**

- 5) **Open Space Design:** While the revised open space design has been improved with crosswalks, curbless conditions, and the decking material in the center street and plaza area, the overall design seems to continue to rely on concrete and asphalt for surface treatments in sidewalks, plaza, and roadways. In some instances it appears the sidewalks and roadways include less decorative surface treatments than previously shown. To achieve high quality in design and material, the expectation is for decorative surface treatments to be used throughout the site, on both the center plaza and street and the loop road and sidewalks.
- 6) **More Information/Additional Exhibits:** For the ARB to more effectively evaluate the architecture, urban design, and open space design, it would be beneficial for the applicant to provide updated landscape and hardscape plans. The applicant should also clarify at the work session exactly which drawings/exhibits will be included in the proffered development plan or proffered otherwise as part of another document.

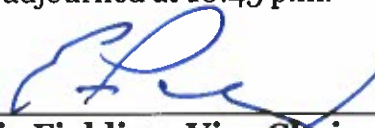
Chairman Walker recognized the Ken Wire and Michael Novotny, applicants/agents, for comment.

Following comments from the applicant/agents, there was further discussion amongst the Board, staff and the applicant/agents on this item.

At the conclusion of the discussion, Bryce Perry advised the Board to submit any additional comments to him.

13. ADJOURNMENT

There being no further business, the meeting adjourned at 10:45 p.m.



**Eric Fielding, Vice Chair
Architectural Review Board**



**Tammy Jackson
Office Assistant III/Clerk to Architectural Review Board**

Minutes approved by the Architectural Review Board: March 20, 2019