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ARCHITECTURAL REVIEW BOARD
Work Session
February 5, 2020

The Architectural Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, February 5, 2020 at 8:39 p.m. in the Herndon Municipal Center Building, 777 Lynn Street, Herndon, Virginia. In attendance were: Chairman Robert B. Walker, Vice Chair Leslie Blaker-Glass, Board Members: Eric Boll and Hiren Shah.

Others present during the meeting: Lauri Sigler, Deputy Town Attorney; Bryce Perry, Deputy Director of Community Development; David Stromberg, Zoning Administrator; 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 HEARING

2. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #20-005,** to consider an application to install two new tenant business wall signs on the multi-tenant commercial building located at 311 Spring Street, Herndon, Virginia, located between the intersection of Spring Street and Van Buren Street and the intersection of Spring Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0162-02-0174D. The property is zoned The property is zoned PD-B, Planned Development - Business, and consists of 168,916 square feet of land. Owner/Applicant: Herndon-Reston Industrial LLC c/o Kenwood Management Company. Applicant's Representative: Heather Davis, Gable Company.

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 February 5, 2020, which is on file in the office of Community Development.

Staff is withholding recommendation of ARB #20-005 until the following design issues are clarified or revised:

1) Clarification of the design of size, material and placement of the gray backing material shown behind the *AR Workshop* lettering (Sheet GF-100, Attachment #1); and
2) Clarification of the placement of the *DIY-Parties-Décor* sign on the pre-designed sign panel.

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 location of the proposed sign application on the end sign panel. The applicant agreed to submit revised drawings for the public hearing to resolved the background material issue raised by staff and the Board, and also insisted that the unit on the opposite end of the elevation had an approved sign that was not centered and the proposed sign of this case on the end panel should remain as submitted. . The Board had no comments or requests for additional information for staff or the applicant.

DISCUSSION

3. **Parkview Mixed Use Development – Development Concept Plan and Design Review**: Board discussion item regarding the design of future mixed use, transit-oriented development in the Herndon Transit-Oriented Core (HTOC), which is the subject of a formal development plan, DP # 19-01, being considered by the Town of Herndon Planning Commission.

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 February 5, 2020, which is on file in the office of Community Development.

Bryce Perry, Deputy Director of Community Development; presented information regarding the review process and role of the ARB in its review of the discussion item.

The applicant, architect and engineering representative were in attendance to discuss the case. There was a discussion amongst the Board, staff and applicant on this item.

The Board asked for clarity on a number of issues identified in the staff report, which included, but was not limited to the storefront design, podium building design, garage treatment, color selections, materials & textures, and the open space design. The Board specifically reviewed and asked questions about several of these issues using the staff report as a basis for the discussion. The applicant team was given the opportunity to present and respond to several of these issues by explaining the proposed design intent and discussing areas where the design could be improved or more information could be provided. The Board was able to articulate some positive and negative aspects of the design, however, the Board's general consensus was that the applicant had not provided enough information for the Board members to adequately provide meaningful comments to the Planning Commission for its deliberation of the development plan case. The applicant was advised that they could proceed without any further discussion with the Architectural Review Board, but, if so, would likely do so without substantive comments from the Board due to a lack of information, which would be communicated to the

Planning Commission, if needed. The applicant concluded their presentation and the Board concluded its discussion with no decision by the applicant as to whether or not they would return to the Board with design revisions and updates for further discussion. Staff stipulated that they would await communication from the applicant as to their intended next steps which would then be communicated to the Board, as needed.

COMMENTS

4. **Comments from the Staff Members**

There were no comments from the Staff Members.

5. **Comments from the Board Members**

There were no comments from the Board Members.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:39 p.m.

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