



This does not represent a verbatim transcript of the Architectural Review Board meeting. Visit www.herndon-va.gov "agendas & minutes" to view agendas and videos. Copies of videotapes of the public hearing meetings are available on request by contacting HCTV at 703-689-2323.

**ARCHITECTURAL REVIEW BOARD
Work Session
Wednesday, February 3, 2021**

Pursuant to Virginia Code Section 2.2-3708.2, as amended; the Governor's Executive Orders, as amended; and in accordance with Ordinance 20-O-23, Continuity of Governmental Operations during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments, the work session and public hearing may be by electronic means. The meeting was broadcast and recorded through Cisco WebEx and details for the meeting were made available to the public on Friday, January 29, 2021. In attendance electronically were: Chairman Walker and Vice Chair Leslie Blaker-Glass and Board Members: Eric Boll, Lauren Edmondson and Hiren Shah.

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

STAFF ANNOUNCEMENTS

Erika Orellana, Clerk to Boards and Commissions, stated that the Architectural Review Board work session would be held electronically. Ms. Orellana informed that the next scheduled meeting for the Architectural Review Board is a public hearing to be held on February 17, 2021 through WebEx and individuals are encouraged to participate and to provide comments for the record at hdrb.arb@herndon-va.gov.

Ms. Orellana stated, for the record, that:

The Architectural Review Board work session that evening was conducted electronically pursuant to Virginia Code Section 2.2-3708.2, as amended; the Governor's Executive Orders, as amended; and in accordance with Ordinance 20-O-23, Continuity of Governmental Operations during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments, the work session and public hearing may be by electronic means.

**February 3, 2021
(Work Session)**

- Proper notice of the electronic meeting was provided in accordance with Section 2.2-3708.2 of the Code of Virginia, along with information for viewing the meeting and submitting comments for the record;
- The agenda and meeting materials are available on the Town's website;
- Electronic meetings will begin with a roll call and determination of quorum; and
- All votes, including adjournment, will be by roll call vote.

1. ROLL CALL /DETERMINATION OF QUORUM

Chairman Walker called the work session to order at 8:46 p.m. and asked the Clerk to call roll call.

Ms. Orellana called the roll.

Chairman Walker stated, for the record, that there was a quorum present, electronically, that evening.

ANNOUNCEMENTS

Chairman Walker stated that Lauri Sigler, Deputy Town Attorney and Chris Garcia, Community Design Planner were present.

Chairman Walker stated that the meeting was being conducted by electronic means pursuant to the appropriate laws.

DISCUSSION ITEMS

- 2. South Elden Street Area Plan:** Staff initiated discussion item providing an overview of the South Elden Street Area Plan (adopted 2019), which amended the Herndon 2030 Comprehensive Plan and its applicability to the design review of the following discussion item, SE #20-01, 1131 Elden Street - Pollo Campero, Preliminary Design Review.

Chairman Walker called on Chris Garcia, Community Design Planner, for presentation on the discussion item. Mr. Garcia informed the Board that Lisa Gilleran, Director of Community Development would be presenting the discussion item as a prelude to the following discussion item which is located within the South Elden Street Area Plan.

Ms. Gilleran provided information the South Elden Area Plan, Comprehensive Plan Amendment and the existing development auto-oriented. Ms. Gilleran presented the Board with the goals and objectives of the South Elden Area Plan, which are adopted by the Town as follows:

- Preserve and protect stable residential neighborhoods in and around the corridor
- Diminish impacts of background growth on roadways to the extent possible

**February 3, 2021
(Work Session)**

- Encourage multimodal use of the corridor; improve pedestrian and cycling facilities and environment
- Retain and strengthen high quality bus transit service; enhance Metrorail connections
- Provide and protect a diversity of housing types and costs
- Preserve or enhance non-residential tax base
- Increase the number of residential units within the plan area to provide a walkable customer base for the corridor's retail, service, other non-residential uses.
- Incorporate sustainable design; reduce heat islands and mitigate development impacts consistent with Chapter IV of the 2030 Comprehensive Plan
- Scale development to avoid overwhelming the water and sewer infrastructure
- With redevelopment, establish a *sense of place* and positive image to include additional streetscape landscaping, sidewalk and cyclist facilities, transit amenities, micro-parks in strategic locations and an improved street wall through reduction of setbacks.
- With South Elden Street roadway and pedestrian improvements...decrease uncontrolled left turns by vehicles; improve sidewalks and Elden Street crossing points; improve safety for cyclists.

Ms. Gilleran informed the Board of geographic details and concepts for the various land areas/ sections of the South Elden Area Plan. Ms. Gilleran also discussed concepts of the small area plan and how it applies to the architecture of new development within the plan area,

Chairman Walker called on Board Members to address questions to staff. The Board asked several questions of staff, which staff responded to.

3. **SE #20-01, 1131 Elden Street - Pollo Campero, Preliminary Design Review:** Board discussion item regarding the conceptual architectural design of a proposed restaurant development with a drive-through to be located at 1131 Elden Street currently under consideration by the Town of Herndon through Special Exception SE #20-01.

Chairman Walker called on Chris Garcia, Community Design Planner, for presentation on the discussion item.

Mr. Garcia stated that the case proposal was to allow redevelopment of a property with a vacant auto repair building with parking to a new 2,900 square foot restaurant with a drive-thru and site parking, located at 1131 Elden Street. Mr. Garcia provided a brief overview of the planning, design and development process, and described the design in his presentation. Mr. Garcia offered staff review comments concerning the following general areas:

- 1) Overreliance on Corporate Architecture and Architectural Trends
- 2) Exterior Materials
- 3) Façade Articulation
- 4) Wall Fenestration

**February 3, 2021
(Work Session)**

- 5) Outdoor Seating Space Design
- 6) Information for the Formal Submission

Staff also provided commentary about Information for the Formal Submission that would be need during a formal ARB submission for review of the final building design.

Staff has informally suggested that the applicant consider a second discussion item once the design has advanced for additional Board feedback.

- Potentially during the required site plan review process
- Prior to formal ARB submission and consideration
- Would not be a formal requirement

Chairman Walker called on applicant's representative, Ms. Shaghayegh Osipov, was present, to provided brief comments. Ms. Osipov, applicant's representative, provided comments concerning this overall approach and intent of the design.

Chairman Walker called on Board Member to address questions to Ms. Shaghayegh Osipov, the applicant representative. Several Board members agreed with staff design evaluation comments while others Board members provided comments in support of the proposed development use in the South Elden Street area.

COMMENTS

4. **Comments from the Staff Members**

There were no comments from the staff members.

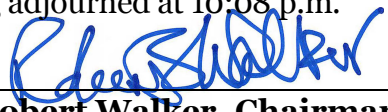
5. **Comments from the Board Members**

There were no comments from the Board Members.

ADJOURNMENT

On motion of Vice Chair Blaker-Glass, seconded by Board Member Shah, the February 3, 2021 ARB work session was adjourned by a vote of 5-0, the vote was: Board Members Boll, Edmondson, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye."

There being no further business, the meeting adjourned at 10:08 p.m.



Robert Walker, Chairman
Architectural Review Board



Erika Orellana
Clerk of Boards and Commissions

Minutes approved by the Architectural Review Board: April 21, 2021