

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA
FEBRUARY 2, 2021
HERNDON POLICE DEPARTMENT
COMMUNITY ROOM
397 HERNDON PARKWAY
7:30 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARING

2. **APPLICATION FOR SIGNAGE, ARB #22-002**, to consider an application for three exterior wall signs located at 1062 Elden Street, Herndon Virginia and further identified as Fairfax County Tax Map 0161 02 0026A. The site is located within the Dulles Park Shopping center on the west side of Elden Street and is situated approximately 520 feet south of the intersection of Elden Street and Sterling Road. This property is zoned as CS, Commercial Services District, and consists of 351,915 square feet of land. Owner: Dulles Park Shopping Center LLC TR. Applicant/Agent: Betsy Marino, Service Neon Signs.

DISCUSSION

3. **PRE-APPLICATION, ARB**, to discuss a future application for a property modification project: two story building formerly functioning as a hotel at 315 Elden Street, Herndon, Virginia.

COMMENTS

4. Comments from the Staff Members
5. Comments from the Board Members

ADJOURNMENT



MEMORANDUM

To: Chair Blaker-Glass & Members of the Architectural Review Board

From: Tamsin Himes, Lead Planner/Design and Development ~~77~~

Date: January 28, 2022

Subject: ARB #22-002 1062 Elden Street, Herndon Virginia

Staff Comments:

The above noted case was an application for permanent wall signage at 1062 Elden Street. The application was submitted for ARB review and was officially put on the Board's agenda for the February 2nd Work Session but was withdrawn by the applicant after the legal ads were published. The applicant has put the project on hold indefinitely and will re-apply if they wish to continue in the future. This case is being officially closed out by town staff.



MEMORANDUM

To: Chair Blaker-Glass & Members of the Architectural Review Board

From: Tamsin Himes, Lead Planner/Design and Development 

Date: January 28, 2022

Subject: Pre-application ARB case, 315 Elden Street, Herndon Virginia

Project Background:

This staff memo covers a pre-application discussion item for the ARB work session on February 2nd, 2022. The subject is a project to carry out modifications to an existing group of buildings located at 315 Elden Street. The complex of buildings has been functioned a hotel in the past and the owners are proposing these changes as part a conversion of the property to multifamily residential units. The board's preliminary review and feedback is part of the official review process of a Zoning Map Amendment (ZMA) land use case currently in review for the conversion project. Following board review, the ARB chair will produce a report of the Board's findings and provide it to the Planning Commission for consideration during its deliberation of the ZMA case. The project will return to the ARB as a formal item following approval of the ZMA and a site plan.

As this is a pre-application discussion item, the review is preliminary and not comprehensive. The applicant has specified these changes to the property:

- 1) Exterior dark gray paint applied to the brown, currently unpainted brick facades
- 2) The addition of a bike enclosure to be placed within the current parking lot area
- 3) Construction of a refuse and recycling enclosure

Background:

315 Elden Street is a commercial property that includes a combination of multiple attached and detached structures which was built as and has functioned as a hotel. The development was built in 1990 and has 164 total units. A comprehensive plan amendment was approved last year to support the conversion of the property into multi-family residential.

Staff Comments:

After a preliminary review, staff has found that the items listed above will add to the general improvement of the complex and neighborhood.

Staff believes that the exterior paint illustrated in the rendering offers a high degree of compliance with Architectural Control District - *Design criteria* for its suitability for a

good suburban community, its compatibility with the existing buildings, and its general promotion of the surrounding area. Several different renderings or options were submitted with regard to the bike enclosure. The Board may wish to ask the applicant for clarification about the visual choices for the enclosure, color, how it fits visually in the proposed location and whether there will be signage leading to or attached to the enclosure. The applicant has stated that the enclosure will be about 24' wide by 24' deep by 6' tall.

As no drawings or renderings were submitted for the trash enclosure staff cannot evaluate for design appropriateness at this time. For this design, staff recommends one which reflects the forms, materials and overall architecture of the principal buildings on the site.

Attachments:

1. Renderings & Bicycle Enclosure Information
2. General Development Plan Sheet

HERNDON ARCHITECTURAL REVIEW BOARD INFORMATION ITEM

315 Elden Street Exhibits

Narrative: This project seeks to adaptively reuse an existing out-of-date hotel (Residence Inn Herndon-Reston) for updated multifamily residential use, specifically a combination of workforce and market-rate multifamily. Site and exterior changes are strategically being kept to a minimum. Will include new exterior paint and secure bicycle storage. Please see exterior paint representative images below and bicycle storage product sample attached.

Exterior Paint:

- White (SW 7006) “Extra White”
- Gray (SW 9564) “Before the Storm”

Bicycle Storage Finish: Galvanized



**HERNDON ARCHITECTURAL REVIEW BOARD
INFORMATION ITEM**



Bicycle storage product sample attached below.



DERO
A PLAYCORE Company



Cycle Station

The Dero Cycle Station provides high-capacity, covered bike parking for bicycle commuters. With a high roof and open platform, the Dero Cycle Station allows bike corrals, vertical, or two-tiered bike racks configured to meet your specific needs. Optional side and back panels are available for additional protection.

Cycle Station



FINISH OPTIONS

Galvanized



Powder Coat

 White	 Black	 Deep Red RAL 3003	 Yellow RAL 1023
 CNH Bright Yellow	 Orange RAL 2004	 Beige RAL 1001	 Hunter Green RAL 6005
 Light Green RAL 6018	 Green RAL 6016	 Sky Blue RAL 5015	 Blue RAL 5005
 Dark Purple	 Flat Black	 Wine Red RAL 3005	 Iron Gray RAL 7011
 Light Gray RAL 7042	 Silver RAL 9007	 Sepia Brown RAL 8014	 Bronze

SOLAR POWERED LIGHTING AVAILABLE





GENERAL NOTES:

- | | | | |
|---|-----------------------------|--------------------------|--|
| THIS PLAN IS BASED ON AN ALTA SURVEY BY GRS GROUP, ENTITLED "ALTANSPS LAND TITLE SURVEY, RESIDENCE INN, 315 ELDEN STREET, FAIRFAX COUNTY, HERNDON, VA 20170." PROJECT #: 19-40508.1. DATE: 11/5/19. | | | |
| 2. ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK. | | | |
| 3. <u>OWNER / DEVELOPER / APPLICANT</u> | | | |
| ELDEN STREET OWNER LLC
900 17TH STREET NW, SUITE 1050
WASHINGTON, DC 20006
PETER KLEEBLATT
(240-380-3602) | | | |
| 4. <u>PARCEL DATA:</u>
TAX MAP: #0171-02-0007 - 278.537 SF. | | | |
| 5. <u>ZONE:</u>
EXISTING ZONE: CS (COMMERCIAL SERVICES DISTRICT)
PROPOSED ZONE: PD-UR (PLANNED DEVELOPMENT URBAN RESIDENTIAL DISTRICT) | | | |
| 6. <u>BULK REQUIREMENTS</u> | <u>ALLOWED/REQUIRED</u> | <u>PROVIDED</u> | |
| A. MIN. LOT AREA | NONE | 278,537 SF (6.394 ACRES) | |
| B. MAXIMUM BUILDING SETBACK FROM R.O.W. * | | | |
| FRONT SETBACK (ELDEN STREET) | 15' | ±83' | |
| FRONT SETBACK (HERNDON PARKWAY) | 15' | ±85' | |
| REAR SETBACK (GROVE STREET LINE) | 15' | ±57' | |
| C. MINIMUM LANDSCAPE BUFFER* | | | |
| FRONT SETBACK (ELDEN STREET) | 10' | ±14.4' | |
| FRONT SETBACK (HERNDON PARKWAY) | 10' | ±6.8' | |
| REAR SETBACK (WEST PROPERTY LINE) | 10' | ±6.8' | |
| REAR SETBACK (GROVE STREET LINE) | 10' | ±7.2' | |
| D. MINIMUM DISTANCE BETWEEN BUILDINGS AND DEVELOPMENT BOUNDARIES | | | |
| E. RIGHT-OF-WAY VDOT DEDICATION AREA | NONE | ±0.02 ACRES | |
| F. TOWN OF HERNDON DEDICATION AREA | NONE | ±884 SF | |
| G. DENSITY (DWELLING UNITS/ACRE) | 28 UNITS/ACRE | 28 UNITS/ACRE | |
| H. MAX. BUILDING HEIGHT | 40' | 35' MAX | |
| I. OPEN SPACE (SEE SHEET C-5 FOR OPEN SPACE PLAN) | 20%
(8% RECREATION AREA) | 40% (8%) | |
| J. LOADING (ONE FOR GSF BELOW 40,000) | 1 | 1 | |
| K. MINIMUM LOT WIDTH | NONE | ±320 | |
| L. MINIMUM DISTANCE BETWEEN BUILDINGS^ | 18' | ±11.9' | |

*MODIFICATION REQUESTED FOR MAXIMUM BUILDING SETBACK DUE TO EXISTING LAYOUT DESIGN. SEE NOT
2 ON SHEET C-1 FOR LIST OF MODIFICATIONS REQUESTED.

*MODIFICATION REQUESTED FOR MINIMUM LANDSCAPE BUFFER DUE TO EXISTING LAYOUT DESIGN. SEE NOTE 4 ON SHEET C-1 FOR LIST OF MODIFICATIONS REQUESTED.

*MODIFICATION REQUESTED FOR MINIMUM DISTANCE BETWEEN BUILDINGS DUE TO EXISTING LAYOUT DESIGN. SEE NOTE 3 ON SHEET C-1 FOR LIST OF MODIFICATIONS REQUESTED.

7. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE REZONING AREA.
8. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE INUNDED BY THE 100-YEAR FLOOD), PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREAS, PANEL 130 OF 450" MAP NUMBER 51095C0130E, MAP EFFECTIVE DATE SEPTEMBER 17, 2010. SEE SHEET C-4 FOR FLOODPLAIN MAP. SEE SHEET C-4A SHOWING A DRAFT OF THE REVISED FEMA FLOODPLAIN MAPS TO BE APPROVED BY END OF 2022. A SPECIAL EXCEPTION AND APPLICATION ARE TO BE SUBMITTED UNDER A SEPARATE COVER.
9. NO ENVIRONMENTAL QUALITY CORRIDOR IS KNOWN TO EXISTING ON THIS SITE. FLOODPLAIN IS KNOWN TO EXIST ON THIS SITE.
10. MINOR IMPROVEMENTS SHOWN ON REZONING PLAN ARE SUBJECT TO FINAL ENGINEERING.
11. SITE LIGHTING SHALL CONFORM TO TOWN OF HERNDON CODE SEC. 78-130.9 AT TIME OF SITE PLAN.
12. ALL REQUIRED FIRE PROTECTION DEVICES, SIGNAGE, AND STRIPING WILL BE PROVIDED PER THE STATEWIDE BUILDING CODE, APPLICABLE FAIRFAX COUNTY CODE, AND STATEWIDE FIRE PREVENTION CODE.
13. THE PROPOSED DEVELOPMENT SHALL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, WITH THE EXCEPTION OF THE MODIFICATIONS LISTED ON THE COVER.
14. PROPOSED DUMPSTER SHOWN ON THIS SHEET SHALL MEET FAIRFAX COUNTY PFM DESIGN STANDARDS.
15. MAILBOXES WILL BE LOCATED INSIDE THE BUILDING CLOSEST TO THE INTERSECTION OF HERNDON PARKWAY AND ELDEN STREET.
16. BIKE RACKS TO BE PLACED THROUGHOUT THE PROPERTY AND ALONG EACH PUBLIC R.O.W. PER Z.O. 78-51.1.G.9. EACH BIKE RACK PAD CONTAINS TWO (2) BIKE RACKS. EACH RACK SECURES TWO (2) BIKES. THREE (3) BIKE PADS HAVE BEEN PROVIDED, PROVIDING STORAGE FOR A TOTAL OF 12 BIKES. A SECURE, WEATHER PROTECTED BIKE SHELTER WHERE A MINIMUM OF EIGHTEEN (18) BIKES CAN BE STORED ON-SITE HAS BEEN PROVIDED. PROPOSED CUMULATIVE BIKE STORAGE IS FOR AT LEAST THIRTY (30) BIKES. BIKE REPAIR AND MAINTENANCE STATION HAS ALSO BEEN PROVIDED.
17. IF PROPOSED LAND DISTURBANCE REACHES 2,500SF OF DISTURBANCE, STORMWATER MANAGEMENT MEASURES MEETING TOWN OF HERNDON REQUIREMENTS FOR QUANTITY AND QUALITY WILL BE REQUIRED. APPROXIMATE DISTURBANCE PROVIDED WITH THIS APPLICATION IS 1,604 SQUARE FEET.
18. PARKING REQUIREMENTS AND UNIT DISTRIBUTION BELOW:

UNIT DISTRIBUTION:

TOTAL UNITS:	174	WORKFORCE DWELLING UN ITS (WDU)	
EFFICIENCY/STUDIO	30	EFFICIENCY/STUDIO	6
ONE BEDROOM UNITS	98	ONE BEDROOM UNITS	20
TWO BEDROOM UNITS	46	TWO BEDROOM UNITS	10

PARKING:

<u>PARKING REQUIREMENTS</u>	<u>UNITS</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
EFFICIENCY/STUDIO UNIT (1/UNIT)	30	30		
ONE BEDROOM UNIT (1.5/UNIT)	98	147		
TWO BEDROOMS OR MORE (2/UNIT)	46	92		

TOTAL PARKING	269 (7ADA)	187 (4 ADA)	185 (8 ADA)
LOADING (1/20,000)	1	1	1

*THE REDUCTION IN THE AMOUNT OF REQUIRED PAVEMENT WILL PRESERVE THE ROOT ZONES OF EXISTING HEALTHY TREES WITH A DIAMETER AT BREAST HEIGHT OF TEN INCHES OR GREATER, ALLOW FOR UP TO 5% PARKING REDUCTION PER SEC. 78-111.5(B)

* A MODIFICATION REQUEST SEEKING A PARKING RATE REDUCTION IS INCLUDED WITH ZONING MAP AMENDMENT APPLICATION PACKAGE.

^PLEASE SEE NOTE 1 ON SHEET C-1.

WATER AND SEWER DEMAND CALCULATIONS

(TOTAL BUILDING COVERAGE - 121,441 SF)

WATER DEMAND (PER 1000 SQ.FT OF GSF)

EX. HOTEL USE - 210 GPD/1000SF = 254,940 GP

[illegible]

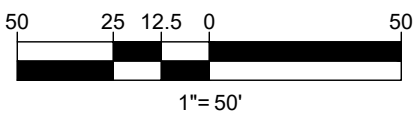
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217, 112, 122, 222, 223, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 218, 219, 220, 221, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947,

ABOVE CALCULATION SHOWS 7% PROXIMATELY 14-16% REDUCTION IN EMISSIONS FROM CHANGE IN USE

LEGEND

— LOD — LIMITS OF DISTURBANCE
AREA (2,022 SF)



REVISIONS

[illegible]

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NOT APPROVED FOR
CONSTRUCTION

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: S212133
DRAWN BY: AND
CHECKED BY: GE
DATE: 12/30/2021
CAD I.D.: GDVL - 0

PROJECT:

GENERAL DEVELOPMENT PLAN

315 ELDEN
STREET
RESIDENTIAL

LOCATION OF SITE

315 ELDEN STREET
TOWN OF HERNDON
FAIRFAX COUNTY, VA
DRANESVILLE DISTRICT

BOHLER //

12825 WORLDGATE DR. SUITE 700
HERNDON, VIRGINIA 20170
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com



SHEET TITLE:

GENERAL DEVELOPMENT PLAN

SHEET NUMBER:

C-3

REVISION 1 - 01/05/2022