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**ARCHITECTURAL REVIEW BOARD
Work Session
Wednesday, January 6, 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during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments, the work session and public hearing may be by electronic means.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, December 31, 2020. In attendance electronically were: Chairman Walker and Board Members: Eric Boll and Hiren Shah. Vice Chair Leslie Blaker-Glass and Board Member Lauren Edmondson were absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Christopher Garcia, Community Design Planner; 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 January 20, 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during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments, the work session and public hearing may be by electronic means.

**January 6, 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.

ANNOUNCEMENT BY CHAIRMAN

Chairman Walker announced that Vice Chair Blaker-Glass was not be present for the work session.

1. ROLL CALL /DETERMINATION OF QUORUM

Chairman Walker called the work session to order at 8:30 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.

PUBLIC HEARINGS

- 2. APPLICATION FOR A MASTER SIGN PLAN, ARB #20-027**, to consider an application to approve a master sign plan for the multi-tenant commercial building and accessory low rise commercial buildings located at 1025 Herndon Parkway, Herndon, Virginia, located at the southwest corner of the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0161-02-0015E. The property is zoned CS, Commercial Services, and consists of 325,968 square feet of land. Owner/Applicant: Elden LLC c/o Ryan Lorey, EDENS. Applicant's Representative/Agent: Gary Brent, MG Permits. ***(Continued from the December 16, 2020 ARB Public Hearing)***

Note: Item was continued from the December 20, 2020 ARB public hearing.

**January 6, 2021
(Work Session)**

Chairman Walker called on Christopher Garcia, Community Design Planner for staff memo. Mr. Garcia presented the staff memo dated December 31, 2020, which is on file in the office of Community Development.

Staff withheld its recommendation at this time for ARB #20-027.

Staff stated that this case had improved greatly from the initial submission and was appreciative of the continued collaboration with the applicant. Though staff was not able to provide a recommendation for approval, there is expectation that with further clarity on several signage standards noted in the staff memo, staff was confident there will be a recommendation for a conditional approval prepared for the January 20, 2021 ARB public hearing, for the Board's consideration. Staff concluded its presentation of the case.

Chairman Walker called on Board Members to address questions to staff. There were no questions by the Board to staff.

Chairman Walker called on the applicant's representative, Mr. Gary Brent, for comments. Mr. Brent provided his comments. The Board had no requests or questions for staff or the applicant's representative.

3. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #21-001, to consider an application to construct a new wall sign on the multi-tenant commercial building located at 171 Elden Street, more specifically for Unit 3B, Herndon, Virginia, located between the intersection of Elden Street and Carlisle Drive and the intersection of Elden Street and Fairfax County Parkway, and further identified as Fairfax County Tax Maps 0171-29020302A and 0171-29020302B. The property is zoned O&LI, Office and Light Industrial, and consists of 2,673 square feet of floor area within the multi-tenant building. Owner/Applicant: Matthew Fitzer. Applicant's Representative/Agent: Ken Padgett, Mid-Atlantic Permit Services.**

Chairman Walker called on Christopher Garcia, Community Design Planner for staff report. Mr. Garcia presented the staff report dated January 6, 2021, which is on file in the office of Community Development.

Staff recommended approval of ARB #21-001 in accordance with the draft resolution provided with the staff report.

[Note: Below is the draft resolution recommended by staff.]

Resolution to consider ARB #21-001, to allow a new wall sign located at 171 Elden Street, Fairfax County Tax Map Numbers 0171-29020302A & 0171-29020302B.

WHEREAS, the applicant has submitted an application to install a wall sign at the above referenced address; and

**January 6, 2021
(Work Session)**

WHEREAS, the proposed sign complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the allowance of a sign cabinet is permitted as a legal nonconformity to comply with the approved Master Sign Plan of the subject property; and

WHEREAS, the proposed sign generally complies with the applicable Design Criteria as stated in the Town of Herndon code Section 78-60.3; and

WHEREAS, the Town of Herndon Architectural Review Board has reviewed this application and has held a public hearing on January 20, 2021.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #21-001, to allow a wall sign on the upper parapet of the multi-story office building at 171 Elden Street in Herndon, VA with the following condition:

1. The sign shall be installed and aligned in a manner that exactly matches the indent from the parapet cap and indent from the parapet corner that exists for the other parapet wall sign installed on the left side of the building's west elevation.

Chairman Walker called on Board Members to address questions to staff. There were no questions by the Board to staff.

Chairman Walker called on the applicant's representative, Mr. Ken Padgett, for comments. Mr. Padgett provided his comments stating he had no issues with the proposed condition of approval. The Board had no requests or questions for the applicant's representative.

4. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #21-002**, to consider an application to construct a new wall sign on the southern multi-tenant commercial building located at 450 Springpark Place, Herndon, Virginia, located at the northeast corner of the intersection of Springpark Place and Spring Street, and further identified as Fairfax County Tax Map 0162-02-0164B. The property is zoned PD-B, Planned Development - Business, and consists of 274,148 square feet of land area. Owner/Applicant: Springpark Place, LLC c/o Penzance Management, LLC. Applicant's Representative/Agent: William M. Kuker, Klas Government, Inc.

Chairman Walker called on Christopher Garcia, Community Design Planner for staff report. Mr. Garcia presented the staff report dated January 6, 2021, which is on file in the office of Community Development.

Staff recommended approval of ARB #21-002 in accordance with the draft resolution provided with the staff report.

**January 6, 2021
(Work Session)**

[Note: Below is the draft resolution recommended by staff.]

Resolution to consider ARB #21-002, to allow a new wall sign located at 450 Springpark Place, Fairfax County Tax Map Number 0162-02-0164B.

WHEREAS, the applicant has submitted an application to install a wall sign at the above referenced address; and

WHEREAS, the proposed sign complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the proposed sign generally complies with the applicable Design Criteria as stated in the Town of Herndon code Section 78-60.3; and

WHEREAS, the Town of Herndon Architectural Review Board has reviewed this application and has held a public hearing on January 20, 2021.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #21-002, to allow a wall sign on the south elevation of the office building at 450 Springpark Place in Herndon, VA with the following condition:

1. The sign shall be centered horizontally between the two nearest arcade columns and centered vertically between the bottom edge of the brick fascia and the decorate brick band at the fascia mid-point.

Chairman Walker called on Board Members to address questions to staff. There were no questions by the Board to staff.

Chairman Walker called on the applicant's representative, Mr. William Kuker, for comments. Mr. Kuker provided his comments. The Board had no requests or questions for staff or the applicant's representative.

5. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #21-003,** to consider an application to construct a new wall sign on the southern multi-tenant commercial building located at 505 Huntmar Park Drive, Herndon, Virginia, located at the north corner of the intersection of Huntmar Park Drive and Spring Street, and further identified as Fairfax County Tax Map 0162-02-0156D. The property is zoned O&LI, Office and Light Industrial, and consists of 221,890 square feet of land area. Owner/Applicant: Brit-Herndon Square, LLC c/o Kevin Lewis, BECO Management, Inc. Applicant's Representative/Agent: Ken Lake, ARK Sign Services, Inc.

**January 6, 2021
(Work Session)**

Chairman Walker called on Christopher Garcia, Community Design Planner for staff report. Mr. Garcia presented the staff report dated January 6, 2021, which is on file in the office of Community Development.

Staff stated that in the staff report, staff withheld its recommendation for ARB#20-003, while the zoning compliance matter discussed in the staff analysis is determined. However, since publication of the staff report, the Town Zoning Administrator had determined that the proposed west facing sign on the building would be compliant with the Town Zoning Ordinance related to face-lit signs adjacent to residential zoning districts. Further, staff recommended an alternative sign design with metal faced signs that were non-illuminated or halo-lit to be more in keeping with the building's exterior materials and architecture. Staff indicated that pending Board comments during the work session, staff would return with a recommendation for the case at the public hearing. Staff concluded its presentation of the case.

Chairman Walker called on Board Members to address questions to staff. There were no questions by the Board to staff, and two Board members stated that they agreed with staff comments in the presentation and the staff report

Chairman Walker called on the applicant's representative, Mr. Ken Lake, for comments. Mr. Lake provided his comments . The Board had no requests or questions for staff or the applicant's representative.

COMMENTS

6. Comments from the Staff Members

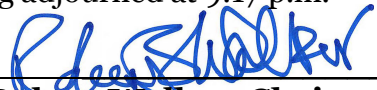
Mr. Garcia advised the Board that the thirty-day outlook for the next months anticipated Board agenda would be provided at the January 20, 2021 Public Hearing.

7. Comments from the Board Members

There were no comments from the Board Members.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:17 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