TOWN OF Herndon VIRGINIA

HERNDON ARCHITECTURAL REVIEW BOARD
Work Session Minutes
Wednesday, April 2, 2025

1. **Call to Order**

Chair Blaker-Glass called the April 2, 2025, Architectural Review Board work session to order at 7:30 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Tamim Chowdhury, Amy Oleinick, Triston Chase O'Savio, Vice Chair Melody Fetske, and Chair Leslie Blaker-Glass.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Lisa Gilleran, Director of Community Development; Bryce Perry, Deputy Director of Community Development; and Collin Okoniewski, Planning Operations Manager.

Chair Blaker-Glass determined there was a quorum of five members present.

2. **Public Hearings**

a. **APPLICATION FOR NEW CONSTRUCTION, ARB #25-001, to consider an application for the construction of a new restaurant, Pollo Campero, with a drive-thru, located at 1131 Elden Street, Herndon, Virginia. [Continued from the March 19, 2025, regular meeting pursuant to ARTICLE IV. MEETINGS, paragraph a. of the ARB Bylaws.]**

Chair Blaker-Glass opened the public hearing and called on Mr. Perry for the staff report.

Mr. Perry delivered the staff report dated April 2, 2025, which is on file with the Department of Community Development. Mr. Perry stated this is an application for the construction of a new restaurant, Pollo Campero, with a drive-thru, located at 1131 Elden Street.

Staff did not provide a recommendation, and encouraged discussion on the application among the members of the ARB.

There was discussion among the board members and staff on this item, particularly focused on site lighting versus architectural lighting for the facade, as well as comments on the materials chosen by the applicant.

A representative of the applicant, James Dammer, was present and provided brief comments.

There was discussion among the board members, staff, and the applicant on this item that focused on positive comments towards the change towards simplicity reflected in the new building design, questions surrounding the maintenance of the product, the inclusion of the wall sconces, inclusion of bollards as an architectural feature, and clarification on the design of the canopies.

Mr. Perry said that staff would be able to make a recommendation at the public hearing based off of the board's feedback.

3. Discussion

a. Transit-Related Growth (TRG) Small Area Plan Design Guidance

Chair Blaker-Glass opened the discussion and called on Mr. Perry for the staff memo on the Transit-Related Growth (TRG) Small Area Plan Design Guidelines.

Mr. Perry delivered a presentation of the TRG Design Guidelines for the Board and the Architectural Review Board's role in enforcing and interpreting the guidelines. Mr. Perry stated that an additional discussion item would be held next month that will cover the TRG Landscape Design guidelines.

There was discussion among the board members and staff on this plan. Staff is open to having additional discussion item sessions to go over the TRG design guidelines as the Board sees fit.

b. Architectural Review for ZMA#24-001, 250 Exchange Place

Chair Blaker-Glass opened the discussion and called on Board member Oleinick for a disclosure.

Board member Oleinick provided her disclosure statement.

Chair Blaker-Glass then called on Mr. Perry for the staff memo on ZMA #24-001, 250 Exchange Place.

Mr. Perry delivered a presentation of the ZMA #24-001, 250 Exchange Place, and explained the process by which this discussion item fits into the Zoning Map Amendment review process.

Chair Blaker-Glass called on board members for comments

Mr. Ken Wire spoke and introduced the members of his team that also included members from MDA Architects.

There was a presentation by Mr. Wire and the architect team on the site and the proposed architectural design.

Following the presentation Chair Blaker-Glass called on the Board to ask questions of the applicant.

There was a discussion between Board members, staff and the applicant's team related to: (1) Description of the design of the town homes, desire to relate the multi-family and the townhomes (and vice-versa); (2) Design constraints and intents of the design team; (3) Traffic and parking plans and impacts as it relates to traffic within the proposed plan, and coming into the proposed area off of Herndon Parkway; (4) The sawtooth design, and agreement by Board members that it was positively unique; (5) Open spaces within the proposed design plan; (6) There were comments against the building size and massing; (7) The current purview of the Board, and the process in which this design will take in coordination with the development plan, site plan, and building processes; (8) Incorporating a less commercial design, and instead a more welcoming residential feel; (9) Creating a more cohesive look as it relates to other proposed developments in the metro area.

Following the discussion, the applicant's team affirmed that they will be looking into ways to address the Board's concerns in future designs.

4. <u>Comments</u>

a. Comments from the Staff Members

There were no comments from staff.

b. Comments from the Board Members

There were no comments by board members.

5. <u>Adjournment</u>

There being no further business, and without objection, the April 2, 2025, Architectural Review Board work session adjourned at 10:04 p.m.

Aaron Zoellick

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Clerk of Boards and Commissions

Minutes approved by the Architectural Review Board: May 21, 2025