Present: Nick Georgas, Charlie Hoffman (sub)

Staff Present: Lisa Heath

Absent: Richard Newlon

I. PROCEDURAL ITEMS

A. Call to Order & Opening Remarks
Vice Chair Nick Georgas called the meeting to order at 6:35 pm and established that quorum of the Design Review Board was present.

Design Review Board Vice Chair Nick Georgas informed the applicants that the meeting would be held by a two-member quorum of the Panel and offered the option to reschedule. None of the applicants present opted to reschedule the review of their application.

B. Approval of the October 1, 2019 Design Review Board Meeting Agenda
DRB member Charlie Hoffman, seconded by DRB member Nick Georgas, moved to approve the October 1, 2019, Design Review Board agenda.

The motion passed unanimously.

C. Approval of the July 9, 2019 Design Review Board Meeting Minutes
DRB member Charlie Hoffman, seconded by DRB member Nick Georgas, moved to approve the July 9, 2019, Design Review Board Meeting Minutes.

The motion passed unanimously.

II. MEMBER COMMENTS

None.

III. OWNER APPLICATIONS FOR REVIEW/DECISION

D. Turnbridge Cluster Association (C)
c/o Scott Blackerby, President (11502 Turnbridge Lane, Reston, VA 20194)

The cluster representative was present.

DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, made the following motion:

Approved addition to cluster standards for exterior colors for decks, porches and wood walkways in Turnbridge Bluster to include the following:
- Left to weather (existing)
- Cabot Semi-Solid Deck & Siding Stain, color: Oak Brown (existing)
- Sikkens, Cetol DEK Finish, color: Cedar #077 (existing)
- Behr Exterior Wood Finish, color: Cedar Naturaltone (existing)
- Behr Exterior Semi-Transparent Wood Stain, color: Cedar Naturaltone #DP-533 (existing)
- Behr Semi-Transparent Stain, color: Pewter ST-131 (existing)
- Behr Exterior Solid Wood Finish, color: Chestnut SC-110 (addition)
- Behr Exterior Semi-Transparent Wood Finish, color: Russett ST-117 (addition)
- Behr Exterior Solid Wood Finish, color: Tugboat SC-141 (addition)

as proposed.

The motion passed unanimously.

E. Saddler Oaks Cluster Association (C)
c/o Matt Sewell, President (P.O. Box 2566, Reston, VA 20195)

The cluster representative was not present.

DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, made the following motion:

Deferred decision on revision to cluster standard for decks in Saddler Oaks Cluster to allow the applicant the opportunity to be present during the review of the application. Please contact your Covenants Advisor to be rescheduled.

The motion passed unanimously.

F. 2613 Fox Mill Road (D*P)
Courtney Parker

The homeowner was not present.

DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, made the following motion:

Deferred decision on existing driveway extension to allow the applicant the opportunity to be present during the review of the application. Please contact your Covenants Advisor to be rescheduled.

The motion passed unanimously.

G. Arbor Glen Cluster Association (C)
c/o Roe Buchanan, President (P.O. Box 723, Herndon, VA 20172)
The cluster representative was not present and the affected party was present.

DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, made the following motion:

Deferred decision on existing tree removal to allow the applicant the opportunity to be present during the review of the application. Please contact your Covenants Advisor to be rescheduled.

The motion passed unanimously.

H. Wainwright Cluster Association (C)
c/o Mark Waddell, President (1725 Wainwright Drive, Reston, VA 20190)

The cluster representative was present.

DRB member Charlie Hoffman, seconded by DRB member Nick Georgas, made the following motion:

Approved additions and revisions to cluster standards for Wainwright Cluster to include the following:

**Front Doors**

- Materials: solid metal or full-view glass, smooth finish, color: painted to match siding (existing)
- Materials: solid wood, fiberglass or steel, color: painted white to match trim (addition)

**Storm Doors**

- Style: full-view glass or self-storing/screen, color: painted to match front door (existing)
- Color: painted to match siding or white trim color (addition)

**Replacement Windows**

- Style: 2-pane slider or 2-pane slider over fixed, no grids, material: aluminum, finish: silver (existing)
- Frame and sash/rail thickness may not exceed 4” before glass portion (addition)
- Replacement materials: vinyl, fiberglass composite or aluminum, replacement color: white only (addition)
- Optional trim to be aluminum wrap, color: must be white only (addition)
Note: Currently existing original aluminum windows may remain until replacement occurs.

**Replacement Patio Doors**

- Style: 2-pane slider, aluminum, no grids, color: mill-finished or white (existing)
- Narrow rails and stiles, frame and rails to be max. 6” thick (addition)
- Replacement materials: vinyl, fiberglass composite or aluminum, no grids, color: white only (addition)
- Optional trim to be aluminum wrap, color: white only (addition)

Note: Currently existing original aluminum patio doors may remain until replacement occurs.

**Siding**

- Materials: T1-1, approx. 5/8” x 48” x 96” sheet, Dada beveled on 4”, on-center (oc) with 3/8” W groove and 1/4” D groove, color: paint or solid stain to match approved house color (existing)
- Replacement materials: plywood, fiber cement, PVC or T1-11, color: to match approved housing color (addition)
- Profile must match existing T1-11 profile, vertical 4”, on-center (oc) - grooved (addition)

**Roofing**

- Owens Corning Supreme, 3-tab or architectural, color: Autumn Brown or Brownwood (addition)
- CertainTeed XT25, 3-tab or architectural, colors: Cedar Brown or Oakwood (addition)
- GAF, Royal Sovereign, 3-tab or architectural, color: Autumn Brown (addition)
- CertainTeed, 3-tab, color: Oakwood (existing)

**Decorative Lighting (Front)**

- Style: “box”, translucent cover, color: white (existing)
- Houses with no overhangs: rectangular shape, flush-mount, dimensions to be max. 12” H x 6” W, non-clear lens, color: any exposed metal to be silver or white (addition)
- Houses with overhangs: square shape, surface-mount on underside of overhang above doorway, dimensions to be max. 12” W x 12” D, 6” H, non-clear lens, color: any exposed metal to be silver or white (addition)

**Decorative Lighting (Rear)**
• Style: rectangular or oval shape, flush-mount, approx. max. 12” H x 6” W, non-clear lens, color: white (existing)
• Replacement style: rectangular, oval tube or sconce shape as long as fixture conforms to max. dimensions of 12” H x 6” W (addition)
• Replacement color: any exposed metal must be silver or white (addition)

**Decks**

• Material: pressure treated wood, colors: left to weather naturally, Behr Composite Deck & Fence Stain, solid, Redwood V-8, Grey TT-15, Behr Exterior Wood Stains & Finishes, semi-transparent, Redwood ST-330, Grey ST-159, wood or metal railing, approx. 36” H, color: to match deck board colors or Olympic Mahogany to match existing siding only (existing)
• All deck railings on each rear elevation must match (existing)
• Replacement material: Azek Synthetic Decking Arbor Collection, railings to match deck color, colors: Brazilian Walnut, Mountain Redwood or Silver Oak (addition)
• Replacement material: pressure treated wood, 5/4” x 6” deck boards, railings to match deck color, solid or semi-transparent stain, colors: left to weather naturally, Behr, Redwood ST-330, Behr, Grey ST-159 or Behr, Russet Brown ST-117 colors (addition)

**Patios - Rear (no current cluster standard exists):**

• Materials: grade wood, pea gravel brown stone, flagstone paver, poured concrete, stamped concrete, concrete/brick pavers or a combination of materials (addition)
• Reston Association approval is not required for standard patios (addition)

as amended, to include the following change:

That any LED bulbs used in front and/or rear decorative lighting fixtures may not exceed a maximum 3000 kelvins.

The motion passed unanimously.

I. 11331 Woodbrook Lane (D)
   Nancy Martin

The homeowner was present.

DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, made the following motion:

Approved screened porch (approx. 16’ L x 15’ W) to include stairs (2) and deck (approx. 18’ L x 10’ W) in rear location as indicated in submitted site plans to include the following:
• Materials: (deck boards and railings, pressure treated wood, left to weather)
• Door: (Andersen 4000, full-view screen door, color: Bronze, fiberglass screen, color: Charcoal Gray)
• Skylight: (1, approx. 22” W x 46” L, Velux, color: frame to match roofing color)
• Roofing: (color and shingle to match existing on house)
• Trim: (material, size and color to match existing on house)
• Siding: (cedar clapboard, 4” exposure, color: to match existing on house)
• Gutters and downspouts: (material, size and color to match existing on house)
• Lighting: (stair lights, disc, color: black)

as proposed.

The motion passed unanimously.

J. 11914 Fawn Ridge Lane (D)
Jeff and Jennifer Castelli

The homeowners were present.

DRB member Charlie Hoffman, seconded by DRB member Nick Georgas, made the following motion:

Approved window replacements (6, Soft Lite, Pro, fixed, no grids, color: White) on right-side and rear elevations as indicated in submitted photos, as proposed.

The motion passed unanimously.

K. 11830 Sunrise Valley Drive, #400 (NR)
c/o Ray Rajabi, Sign City (for RKGK INC./Reston Kabob, 23476 Rock Haven Way, #145, Sterling, VA 20166)

The representative was present.

DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, made the following motion:

a. Approved identification sign (lettering, approx. 194” L x 18”-23” H, flame logo, approx. 25” L x 30” H, “RESTON KABOB”, aluminum, building-mounted, individually illuminated channel letters, raceway, approx. 7” H x 7” L, color: dark bronze, lettering color: white acrylic, red outline, logo color: red and orange gradient) on front, main entrance facade as indicated in submitted elevation drawings, as proposed.

b. Deferred decision on identification signs (2, 1-identification, lettering, approx. 194” L x 18”-23” H, flame logo, approx. 25” L x 30” H, “RESTON KABOB”, aluminum, building-mounted, individually illuminated channel letters, raceway, approx. 7” H x 7” L, color: dark bronze, lettering color: white acrylic, red outline, logo color: red and
orange gradient, left-side building elevation, 1-blade, lettering and flame logo, approx. 41” L from edge of wall x 25” H, cloud-shaped, building-mounted, aluminum, LED illuminated, letter coloring: red outline, logo color: red and orange gradient, back-side building elevation) to the next Full Design Board meeting of October 15, 2019 to give the Design Review Board the opportunity to clarify existing signage approval and the applicant to provide additional information to include the following:

- Updated site plan showing the location of the store front in relation to the streets
- Blade sign detail sheet with the logo and writing detail
- Color samples of all colors to be used (you only dropped off a bronze/white color

The motion passed unanimously.

L. Shadowood Condominium (NR)
c/o Thomas Whiting, Property Manager (11639 Stoneview Square, Reston, VA 20191)

The representative was not present.

DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, made the following motion:

Deferred decision on cooking and seating equipment for Shadowood Condominium to allow the applicant the opportunity to be present during the review of the application. Please contact your Covenants Advisor to be rescheduled.

The motion passed unanimously.

M. 1620 Bennington Hollow Lane
Mythili Fickling

The homeowners and contractor were present.

DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, made the following motion:

Approved addition (garage, approx. 22’ L x 27’, front, left-side yard location) and window addition (3- conversion from existing garage door to bay window, front elevation location) as indicated on submitted site plan and elevation drawings to include the following:

- Roofing: (color and shingle to match existing on house)
- Trim: (material, size and color to match existing on house)
- Siding: (vinyl, exposure and color: to match existing on house)
• Doors: (garage, 2, Clopay, Classic Collection, steel, Elegant Short, 16-panel, color: Sandtone, pedestrian, 1, approx. 33.5’ W x 81’ L, Masonite, steel, 6-panel, color: White, rear elevation)
• Windows: (7 total - conversion from garage door to bay window, 3, fixed, double-hung, approx. 8.9’ W vinyl, grids, color: white, in front elevation location, 4, double-hung, vinyl, grids, color: white on addition elevations)
• Gutters and downspouts: (material, size and color to match existing on house)
• Lighting (3, fixture style and color to match existing on house)
• Tree removal: (1, deciduous, approx. 6-8” DBH) in left-side yard location

as amended, to include the following change:

One (1) replacement tree (shade-bearing deciduous or as appropriate) of a minimum 2” caliper must be installed and maintained in an appropriate location on the property.

The motion passed unanimously.

N. 12003 Aintree Lane (D)
Cathryn Waters

The homeowner was present.

DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, made the following motion:

Approved tree spar (approx. max. 25’ H, Southern Red Oak, approx. 36” DBH) in rear, right-side location as indicated on submitted site plan, as proposed.

The motion passed unanimously.

IV. CLOSE OF MEETING/ADJOURNMENT

O. DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 7:32 pm.

_______________________
Nick Georgas, Vice Chair

# Indicates Affected Party(s)
* Indicates existing condition
Indicates application is result of POAA Inspection
Indicates in Legal Committee

cc: Harry P. “Hank” Lynch, Chief Executive Officer
    Reston Association
    Director Julie Bitzer
    Reston Association Board Liaison
    Director Aaron Webb
    Reston Association Board Liaison
    Director Catherine Baum
    Reston Association Board President
Reston Association
Design Review Board Meeting Minutes
October 8, 2019

PRESENT: Richard Newlon, Ken Knueven, Michael Wood

STAFF PRESENT: Anna Donato, Jane Houston, Meagan Micozzi

ABSENT: None

I. PROCEDURAL ITEMS

A. Call to Order & Opening Remarks
Chair Richard Newlon called the meeting to order at 6:39 pm and established that quorum of the Design Review Board was present.

B. Approval of the October 8, 2019 Design Review Board Meeting Agenda
DRB member Richard Newlon, seconded by DRB member Michael Wood, moved to approve the October 8, 2019, Design Review Board agenda.

The motion passed unanimously.

C. Approval of the September 24, 2019 Design Review Board Meeting Minutes
DRB member Richard Newlon, seconded by DRB member Michael Wood, moved to approve the September 24, 2019, Design Review Board Meeting Minutes.

The motion passed unanimously.

II. MEMBER COMMENTS

None.

III. OWNER APPLICATIONS FOR REVIEW/DECISION

D. Colts Neck Cluster (C)
c/o Michael Egley, President (P.O. Box 3802, Reston, VA 20195)

The cluster representative was present.

DRB member Michael Wood, seconded by DRB member Richard Newlon, made the following motion:

Approved addition to cluster standards for roofing in the Colts Neck Cluster to include the following:

- GAF, Timberline HD, architectural, color: Hickory (addition)
- GAF, Royal Sovereign, 3-tab asphalt, color: Autumn Brown (existing)
• Owens Corning Supreme, 3-tab asphalt, color: Autumn Brown (existing)

or its equivalent, as proposed.

The motion passed unanimously.

E. 11567 Brass Lantern Court (C)
Douglas Pepelko

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

Approved solar panels (25, 66.93” W x 40” L, LG Neon R 60 cell, flush mounted, rear roof top and detached garage locations, color: black) to include inverter box, (mounted inside garage location) cables to match siding, as indicated on submitted site plan and photos with optional configurations:

• Option 1 - 12 panels on garage, 13 panels on rear roof top location
• Option 2 - 15 panels on garage, 10 panels on rear roof top location

as proposed.

The motion passed unanimously.

F. 1320 Pavilion Club Way (C#)
Kent & Susannah Peters

The homeowner and affected party were present.

DRB member Michael Wood, seconded by DRB member Ken Knueven, made the following motion:

Approved landscaping plan (grading) in rear locations to connect with existing swale, as indicated in submitted site plan and photos, to include the following:

• Downspout extensions: (2, below grade)
• Drainage box: (1, approx. 24” x 24”, below grade)
• Grading: (sod and soil)

as proposed.

The DRB suggests the addition of gravel to the grading to help slow down the water flow.

The motion passed unanimously.
G. 10721 Cross School Road (D)
Pam & Stephen Pick

The homeowner was present.

DRB member Michael Wood, seconded by DRB member Richard Newlon, made the following motion:

Approved garage door replacement (2, Clopay, vintage style, steel, approx. 7’ 8” x 10’, wrought iron arch windows, color: black) in front location as indicated in submitted photos, as proposed.

The motion passed unanimously.

H. 11752 Indian Ridge Road (C)
Brendan & Caitlyn Henry

The homeowner was present.

DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the following motion:

Approved existing window replacements (Paradigm 8300 Series, vinyl, sliding and picture, color: Bronze), to include trim capping (aluminum, PVC trim coil, color: Bronze), and existing sliding door replacements (3, Paradigm, vinyl, color: Bronze), on property as indicated in submitted photos.

The Design Review Board strongly urges the cluster board to consider whether it wishes to add window capping to the Hunters Green Cluster standards for windows, and if so, to make application to revise the standards accordingly. Applications which conform to an approved cluster standard often may be reviewed by staff.

The motion passed unanimously.

I. 11615 Hunters Green Court (C)
Anne Marie Stevenson & Mike Ligas

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

a. Approved shed (approx. 6’.6” H x 9’ W x 7’ D), pressure treated wood, color: Benjamin Moore, Sandstone, painted to match fence; roofing, GAF Timberline, color: Autumn Brown, to match house, in rear location, as proposed.
b. Approved fence modification (height from 6’ to 6.5” pressure treated wood), painted in conformance with DRB-approved color palette for fences in the Hunters Green Cluster, as proposed.

c. Approved relocation of gate (1, style, material, color exactly to match the fence) in rear yard, as indicated in submitted site plan and photos, as proposed.

The Design Review Board strongly urges the cluster board to consider whether it wishes to update their standards for fences, and if so, to make application to revise the standards accordingly. Applications which conform to an approved cluster standard often may be reviewed by staff.

The motion passed unanimously.

J. Walden Cluster Association (C)
c/o Julia Taylor, 2005 Swans Neck Way, Reston, VA 20191

The cluster representative was present.

DRB member Ken Knueven, seconded by DRB member Michael Wood, made the following motion:

Approved landscape plan (2, 1-approx. 212 linear feet 1-approx. 36 linear feet feeder swale, 5’ W, rock swale, 1” – 3” mix river jack stones or similar), on cluster common property as indicated in submitted site plans and photos to include (stormwater/yard inlets, sanitary sewer lines, below grade) with the stipulation that there be no alteration to drainage patterns that might detrimentally impact adjacent property or existing vegetation, as proposed.

The motion passed unanimously.

K. 11569 Lake Newport Road (D)
Lezley McIlveen

The homeowner was present.

DRB member Michael Wood, seconded by DRB member Ken Knueven, made the following motion:

Approved replacement roofing (CeDUR, synthetic, wood shake, color: Walden Chocolate Brown) on property as indicated in submitted photos, as proposed.

The motion passed unanimously.

L. 2048 Chadds Ford Drive (C)
Matthew Rice

The homeowner was present.
b. Approved privacy screens (2, approx. 47” W x 50” H, lattice and pressure treated wood, stained to match the existing deck) as a close match to other privacy screens approved in the cluster.

c. Approved existing deck color (Behr, color: Chocolate SC-129) in rear location as indicated in submitted photo, as amended, with the following change:

When the deck needs to be re-stained or rebuilt, it shall be brought into conformance with the current DRB-approved exterior color palette for decks in Baldwin Grove Cluster.

The motion passed unanimously.

O. 11094 Saffold Way (C)
Sean & Martha Furniss

The homeowner was present.

DRB member Michael Wood, seconded by DRB member Richard Newlon, made the following motion:

Approved replacement deck (approx. 23” L x 10’ D, including the 18” D extension, (composite flooring, Trex color: Woodland Brown, simple metal vertical pickets) with the stipulation that all metal elements of the railing must be black and the cap board must be stained an approved deck stain color to match the deck or painted/stained to match the approved house siding color.

The motion passed unanimously.

IV. CLOSE OF MEETING/ADJOURNMENT

P. DRB member Michael Wood, seconded by DRB member Richard Newlon, moved to adjourn the meeting.

The motion passed unanimously.

The meeting adjourned at 7:45 pm.

_______________________
Richard Newlon, Chair

# Indicates Affected Party(s)
* Indicates existing condition
P Indicates application is result of POAA Inspection
L Indicates in Legal Committee
DRB member Ken Knueven, seconded by DRB member Richard Newlon, made the following motion:

Approved existing deck color (Behr Premium Waterproofing Stain and Sealer, color: Cedar Natural Tone) in rear location as indicated on submitted photos, and due to similar DRB-approved exterior deck colors, as amended, to include the following change:

When the deck needs to be re-stained or rebuilt, it shall be brought into conformance with the current DRB-approved exterior color palette for decks in Chadds Ford Cluster.

The motion passed and the votes recorded as follows:

Aye: Richard Newlon, Ken Knueven
Nay: Michael Wood
Abstain: None

M. Bennington Square Cluster (C)
c/o Tyler Jones, President, 1553 Bennington Woods Court, Reston, VA 20194

The cluster representative was not present.

DRB member Michael Wood, seconded by DRB member Richard Newlon, made the following motion:

Approved addition to cluster standards for roofing in the Bennington Square Cluster to include the following:

- CertainTeed, Landmark Pro, architectural, color: Moire Black (addition)
- Owens Corning, Duration, architectural, color: Onyx Black (addition)
- CertainTeed, 3-tab, color: Black (existing)

The motion passed unanimously.

N. 11443 Summer House Court (C*P)
Fred & Ann Bohlander

The homeowner was present.

DRB member Richard Newlon, seconded by DRB member Ken Knueven, made the following motion:

a. Approved deck modification (stairs, landings, Behr, Premium Stain and Sealer color: Chocolate) in rear location as indicated in submitted photos, as proposed.
cc:  Harry P. “Hank” Lynch, Chief Executive Officer
     Reston Association

     Director Julie Bitzer
     Reston Association Board Liaison

     Director Aaron Webb
     Reston Association Board Liaison

     Director Catherine Baum
     Reston Association Board President
Reston Association  
Design Review Board Meeting Minutes  
October 15, 2019

PRESENT: Chair Richard Newlon, Neal Roseberry, Nick Georgas, Ken Knueven, Bruce Ramo, Charlie Hoffman, Jason Beske, Michael Wood, Reston Association General Counsel: Anthony Champ (non-voting, phone-in)

STAFF PRESENT: Anna Donato, Margo Collins

ABSENT:

I. PROCEDURAL ITEMS

A. Call to Order & Opening Remarks
Chair Richard Newlon called the meeting to order at 7:03 pm and established that quorum of the Design Review Board was present.

B. Approval of the October 15, 2019 Full Design Review Board Meeting Agenda
DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, moved to approve the October 15, 2019, Design Review Board Agenda.

The motion passed unanimously.

C. Approval of the September 17, 2019 Full Design Review Board Meeting Minutes
DRB member Nick Georgas, seconded by DRB member Charlie Hoffman, moved to approve the September 17, 2019, Design Review Board meeting minutes.

The motion passed unanimously.

II. MEMBER COMMENTS

None

III. OWNER APPLICATIONS FOR APPEAL

D. Belcastle Court Cluster (C)
c/o James Scheeler, President (P.O. Box 3402, Reston, VA 20195)

The cluster representative was present.

In consideration of the new information presented by the cluster, that the proposed garage door is only available in a pebbled finish, upon appeal, the Design Review Board amended the decision of September 10, 2019, specifically:

Approved addition to cluster standards for garage doors in Belcastle Court Cluster, as indicated in submitted plans to include the following:
• Garage doors: steel (CHI 2294, approx. 16’ x 7’/4 panel long, insulated or equal, 16-
panel, recessed, no windows, pebbled finish, hardware: owner option) (addition)
• Garage doors: wood (Wayne Dalton, 105/110 approx. 16’ x 7’, hardboard or equal)
• (existing)
• Exterior colors: for cedar siding trim on house (McCormick “Greystone”) (existing)
• Exterior colors: for Hardieplank siding trim on house (“Sailcloth” JH20-10)
  (addition)

as proposed.

The motion passed unanimously.

IV. OWNER APPLICATIONS FOR REVIEW

E. North Shore Sidewalk Project (NR)
c/o Seyed Nabavi, Project Manager (Fairfax County Department of Transportation, 4050
Legato Road, Suite 400, Fairfax, VA 22033)

The project representative was present.

DRB member Richard Newlon, seconded by DRB member Michael Wood, made the
following motion:

Approved tree removal (10, deciduous, ornamental, evergreen, North Shore Sidewalk
Project) in multiple locations, adjacent North Shore Drive as indicated in submitted photos
and site plan, as proposed.

The Design Review Board recommends that if the property owners receive compensation
from Fairfax County Department of Transportation, it be applied towards tree replacements,
of an appropriate size, in the general area of the removal, where possible.

The motion passed unanimously.

F. Tall Oaks Assisted Living (NR)
c/o George Winters, Executive Director (Tall Oaks at Reston, 12052 N. Shore Drive,
Reston, VA 20190)

The project representatives were present.

At the request of the applicant, the application was presented to the Design Review Board
(DRB) as an “Informational Only” presentation. The representative presented a proposed
temporary directional sign (“TALL OAKS ASSISTED LIVING, OPEN, During
Construction”, directional arrow, approx. 4’.8” W x 3’ H, 4” square posts, sign and post
color: white, directional arrow: orange, background color: black and white with reverse color
lettering) to be installed at the entryway to the Tall Oaks Village Center, adjacent N. Shore
Drive. The DRB suggested that the applicant contact the property owner, The Jefferson
Group, and propose a temporary sign that would include all property owners/tenants in the
center that would benefit from a temporary construction sign.
The project representative was present.

DRB member Neal Roseberry, seconded by DRB member Charlie Hoffman, made the following motion:

Approved identification signs (1-identification, lettering, approx. 194” L x 18” H, flame logo, approx. 25” L, “RESTON KABOB”, aluminum, building-mounted, individually illuminated channel letters, color: dark bronze, lettering color: white acrylic, red outline, logo color: red and orange gradient, left-side building elevation, facing Sunrise Valley Drive) and (1- identification blade, lettering and flame logo, approx. 41” L from edge of wall x 25” H, cloud-shaped, building-mounted, aluminum, LED illuminated, letter coloring: red outline, logo color: red and orange gradient, interior-side of building elevation) as indicated in submitted site plan and renderings, as amended, with the following changes:

1. The signs be no brighter than necessary to convey location.
2. The sign letters be a maximum of 18” H (not including slight serifs or extensions), and the logo be scaled back to a maximum of 24” H for the sign facing Sunrise Valley Drive.

The Design Review Board (DRB) notes that signs are being permitted on two adjacent faces of this building due to the unique nature of this tenant and its store front, pedestrian environment.

The DRB reserves the right to review the lighting after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.

The motion passed with the votes recorded as follows:

AYE: Neal Roseberry, Nick Georgas, Charlie Hoffman, Jason Beske, Michael Wood
NAY: Richard Newlon, Ken Knueven, Bruce Ramo
ABSTAIN: None

The Springs at Reston Apartments (NR)
c/o Bonnie Pulise, Property Manager (Reston Apartments LLC, Lerner, 2000 Tower Oaks Blvd., Rockville, MD 20852)

The project representative was present.

DRB member Ken Knueven, seconded by DRB member Jason Beske, made the following motion:

Approved site plan modifications (clubhouse, amenity deck, tree removal) in locations as indicated on submitted site plan and renderings, “In-Concept” only, to include the following:
• Club House Building: (approx. 66’ W x 46’ D, brick veneer base, EIFS w/reveals, metal canopy, aluminum window system, metal roof, metal railings, exposed wood beams, wood trellis, cantilever balcony)
• Amenity Deck: (pool w/sun shelf, spa, water feature, ping pong & foosball table, bocce court, lounge area w/fire pit, outdoor grill & furniture, lounge seating & umbrellas, two-level decking)
• Landscaping: (ADA entry, raised boardwalk style walkway, horizontal wood privacy fence, vertical wood & metal perimeter fence, horizontal wood covered Bocce Court)
• Tree Removal: (18, various species) in club house/pool area
• Plantings: (29 ornamental trees, 16 shade trees) throughout site
• Bioretention area

as proposed.

For final approval, please submit the following information:

1. Detailed landscaping plan, that includes the proposed tree removals and all supplemental plantings, keyed to site
2. Comprehensive sign package that includes all building mounted, parking and informational/direction signs, keyed to site
3. Details for the trash receptacles locations and specifications
4. Details for the mechanical equipment locations and specifications

The Design Review Board (DRB) reminds the applicant that final approval by the DRB is required before commencing any tree removal, excavation or construction relating to the proposed project.

The motion passed unanimously.

V. EXECUTIVE SESSION

None

VI. DISCUSSION

I. Design Review Board Process Improvements

Anna Donato proposed a lunch meeting for November 1st at 12:00 noon, with the sub-panel members (Richard Newlon, Neal Roseberry and Michal Wood) and staff to discuss the training agenda for the upcoming annual meeting for the review of the Design Guidelines to be held on December 10, 2019 in the Covenants Conference Center.

VII. CLOSE OF MEETING/ADJOURNMENT

J. DRB member Richard Newlon, seconded by DRB member Ken Knueven, moved to adjourn the meeting.

The motion passed unanimously.
The meeting adjourned at 8:41 pm.

_______________________
Richard Newlon, Chair

D Indicates Detached Single-Family Property
C Indicates Cluster Property
NR Indicates Non-Residential Property (Commercial, Condominium, Apartments)
RA Indicates Reston Association Property
# Indicates Affected Party(s)
* Indicates existing condition
P Indicates application is result of POAA Inspection
L Indicates in Legal Committee

cc: Harry P. “Hank” Lynch, Chief Executive Officer
    Reston Association

Jared Wilcox, Chair
Reston Planning and Zoning Committee

Director Julie Bitzer
Reston Association Board Liaison

Director Aaron Webb
Reston Association Board Liaison

Director Catherine Baum
Reston Association Board President

Anthony Champ
Reston Association General Counsel