



HERNDON ARCHITECTURAL REVIEW BOARD

Work Session Minutes Wednesday, August 6, 2025

1. Call to Order

Chair Blaker-Glass called the August 6, 2025, Architectural Review Board work session to order at 7:50 p.m. in the Herndon Police Department Community Room, 397 Herndon Parkway, #300, Herndon, Virginia. Board Members in attendance: Tamim Chowdhury, Amy Oleinick, Triston O'Savio, Vice Chair Melody Fetske, and Chair Leslie Blaker-Glass.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Angelina Jones, Lead Planner; and Aaron Zoellick, Clerk of Boards and Commissions.

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

2. New Business

a. **Discussion - Pre-application - 13100 & 13150 Worldgate Drive**

Chair Blaker-Glass opened the work session and called on Ms. Jones to lead the discussion.

Ms. Jones provided a staff report and staff presentation dated August 6, 2025, which are on file with the Department of Community Development. Ms. Jones stated that this discussion item is related to the proposed development of the properties at 13100 and 13150 Worldgate Drive.

The applicant's representatives from Wire Gill LLC, NVHomes, and KTGy were present. The applicants handed out updated design materials to the Board Members.

There was discussion among the Board, staff, and the applicants on this item, including: (1) clarification on the reason for the design changes - belief that the current proposal is a step backwards; (2) belief that the original design was a more contemporary design; (3) belief that a pitched roof on the proposed design is not appropriate; (4) the end facade looks like leftovers; (5) the need to wrap the design all around the building as in the proffered design; (6) the importance of the design of this building as it will set a first impression of Herndon - want a design

that will draw in a younger demographic; (7) clarification if the proposed townhomes are larger than the proffered designs; (8) how the proposed windows create different massing on the front elevation than the windows in the proffered design; (9) the proffered design provides more of a bookend for end units; (10) proposed design does not convey a message of resolution; (11) the overhang in the proposed design will look dark; (12) desire for privacy by homeowners - the proposed taller wall could help with sound buffering; (13) the proposed layout design of windows is boring in contrast to the interest laying in the proffered design; (14) raising the wall eliminates the massing relief in the proposed design; (15) detail on the front elevation in the proposed design is repeatable and plain; (16) the need to consider interior design when configuring the window design; (17) the proposed design of the rear elevation is dated and not differentiated; (18) clarification if the rear balconies would be optional; (19) whether blacked out windows would be acceptable for end units; (20) the need to pay attention to how the design is treating the corners of the building; (21) bay windows feel like enclosed balconies; (22) the side elevation needs more light - preference for the flat roof in the proffered design; (23) the proposed design of the stacked condos is better than the proposed design of the townhomes; (24) updated design does not feel uniform; (25) vertical interest and feeling of depth and texture is missing in the proposed design; (26) dark grid on the front elevation of the proposed design seems imposing; (27) preference for the elongated windows in the rear elevation; (28) concern about the pedestrian experience and the use of green space; (29) the importance of walkability; and (30) the color scheme.

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

Chair Blaker-Glass opened the work session and called on Ms. Jones to lead the discussion.

Ms. Jones delivered the staff report and staff presentation dated August 6, 2025, which are on file with the Department of Community Development. Ms. Jones stated that this is a continuation of the official preliminary review of the conceptual architecture proposed in the rezoning application, ZMA #24-001.

There was a discussion among the Board and staff on this item, including: the desire for more time to look through the staff report, presentation, and the proposed design.

Chair Blaker-Glass recognized the applicant for comments.

The applicants from Wire Gill, mv+a, and IMEG were present.

The applicants delivered presentations dated July 2025 which are on file with the Department of Community Development.

There was discussion among the Board, staff, and the applicants on this item,

including: (1) belief that the design is broken up enough that it looks welcoming; (2) the use of materials to enhance the sawtooth design - significant impacts from gradient of color; (3) concern about the cornice; (4) the percentage of units that were lost in the updated design; (5) the impact of the easement on landscaping; (6) the need to contextualize with the rest of the development; (7) incorporation of public art or an interactive feature; (8) Herndon as a walkable town; (9) recommendation for more shaded space; (10) clarification on micro-mobility stations; (11) the need for more balance with evergreens; and (12) the applicant's request for flexibility between the multifamily and stacked townhouse designs - allow for more organic design process versus a prescriptive design.

3. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Board Members

No comments were offered.

4. Adjournment

There being no further business, and without objection, the August 6, 2025, Architectural Review Board work session adjourned at 10:58 p.m.

A handwritten signature in black ink, reading "Aaron Zoellick". The signature is fluid and cursive, with the first name "Aaron" and last name "Zoellick" clearly distinguishable.

Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Architectural Review Board: October 15, 2025