ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA

Herndon Council Chambers Building
765 Lynn Street, Herndon, VA 20170

Wednesday, March 4, 2026 | 7:30 PM

1. **Call to Order**

2. **Public Hearings**

   a. APPLICATION FOR NEW CONSTRUCTION, ARB #26-001, located at 13100 and 13150 Worldgate Drive, Herndon, Virginia, in the northeast corner of the intersection of Worldgate Drive and Centreville Road, to consider an application for the erection of a multi-family building and other minor site improvements at the property

   b. APPLICATION FOR NEW CONSTRUCTION, ARB #26-002, 13100 and 13150 Worldgate Drive, Herndon, Virginia, to consider an application for the erection of stacked condominiums, townhouses, and other minor site improvements at the property located in the northeast corner of the intersection of Worldgate Drive and Centreville Road

3. **Comments**

   a. Comments from the Staff Members

   b. Comments from the Board Members

4. **Adjournment**

Architectural Review Board Work Session
Agenda Item 2.a.

Agenda Item: **APPLICATION FOR NEW CONSTRUCTION, ARB #26-001, located at 13100 and 13150 Worldgate Drive, Herndon, Virginia, in the northeast corner of the intersection of Worldgate Drive and Centreville Road, to consider an application for the erection of a multi-family building and other minor site improvements at the property**

Meeting Date: March 4, 2026

Category: Public Hearings

Prepared by: Angelina Jones, Lead Planner / Design and Development

Description:
This application is for the redevelopment of the properties at 13100 and 13150 Worldgate Drive, located on the northeast corner of Worldgate Drive and Centreville Road/Elden Street. The proposed project will demolish the existing office buildings and partially demolish the extant garage to construct a 5-story, multi-family residential building, stacked two-over-two residential units (stacked condos), and residential townhouses. This application pertains only to the construction of the multi-family residential building.

Background/Timing Impact:
The property at 13100 and 13150 Worldgate Drive comprises approximately 453,958 square feet of land. The property formerly featured two office buildings and an associated parking garage. Demolition of the two office buildings and a portion of the garage commenced in the fall of 2025 under building permits BIC25-0101 (office buildings) and BIC25-0095 (partial demolition of the garage).

The ARB previously reviewed this proposal as a discussion item as part of a preliminary review of the architectural designs included in Zoning Map Amendment (ZMA) case #22-02 (approved in March 2024). The site plan process associated with this redevelopment is ongoing as of February 2026 (MJP24-02). Please note, staff recommends that it is appropriate for the ARB to waive the requirement for an approved site plan to be submitted with the application materials in accordance with Section 58-76(b) of the Herndon Town Code, upon the determination that the site plan review and approval process is nearing completion, and no further site design work is expected in relation to this project as proposed in this application.

For additional information, please refer to the attached staff report.

Fiscal Impact:
N/A

Legal Impact:
N/A

Staff Recommendation/Next Steps:
Staff is withholding a recommendation at this time pending submission and clarification of the materials and information noted above.

Attachments:
1. Staff Report
2. Materials

STAFF REPORT

Agenda Item: **ARB #26-001, 13100 and 13150 Worldgate Drive, in the northeast corner of the intersection of Worldgate Drive and Centreville Road, to consider an application for the erection of a multi-family building and other minor site improvements at the property**

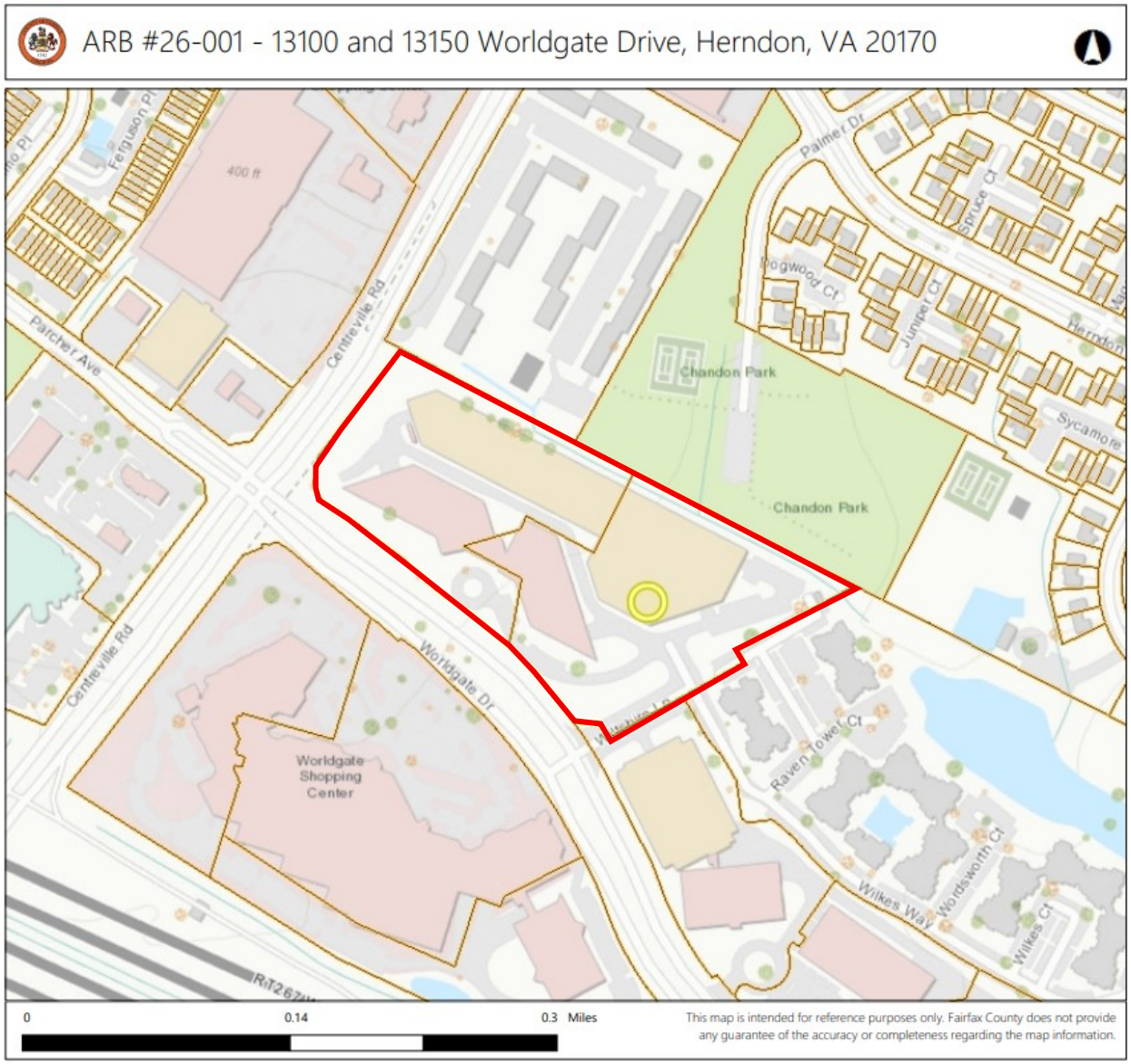
Meeting Date: **March 4, 2026**

Staff Contact: Angelina R. Jones, Lead Planner – Development & Design

Summary Information:

Proposed Modification	New Construction – Multi-family residential building and other minor site improvements		
Address	13100 and 13150 Worldgate Drive, Herndon, VA 20170		
Fairfax County Tax Map Number	0163 02 0002A and 0161 02 0025		
Owners	AM Worldgate Owner LLC		
Applicant	Matthew J. Bonifant		
Business/Organization	N/A		
Property Use	Multi-family residential		
Zoning District	PD-W, Planned Development - Worldgate		
Adjacent Zoning	**North:** CO - Commercial Office District and PD-R - Planned Development - Residential **South:** PD-W, Planned Development - Worldgate	**East:** PD-R - Planned Development - Residential **West:** N/A (outside of Town of Herndon)	
Building Type(s)	Multi-family residential	**Date of Construction:**	N/A
Architectural Style(s)	Contemporary/International		
Exterior Material(s)	Mix of brick and fiber-cement cladding, glass storefront systems		
Neighborhood Design Profile	Mix of commercial and residential		
Comprehensive Plan Land Use Designation	Regional Corridor Mixed Use		

Location Map:



Background Information:

Property Description

The property at 13100 and 13150 Worldgate Drive comprises approximately 453,958 square feet of land. The property formerly featured two office buildings and an associated parking garage. Demolition of the two office buildings and a portion of the

garage commenced in the fall of 2025 under building permits BIC25-0101 (office buildings) and BIC25-0095 (partial demolition of the garage).

Applicable Land Use and Case History

The ARB previously reviewed this proposal as a discussion item as part of a preliminary review of the architectural designs included in Zoning Map Amendment (ZMA) case #22-02, which proposed the demolition of the existing office buildings and construction of a multi-family residential building, stacked two-over-two residential units (stacked condos), and residential townhouses. The Board discussed this project at the request of the project representatives at its July 5, 2023, and November 1, 2023, work sessions. The ARB submitted a report to the Planning Commission dated November 28, 2023, expressing its general support for the design submitted as part of the General Development Plan (GDP). The GDP was approved shortly thereafter under ZMA #22-002 on March 26, 2024 (amended July 16, 2024).

The site plan process associated with this redevelopment is ongoing as of February 2026 (MJP24-02). Please note staff recommend that it is appropriate for the ARB to waive the requirement for an approved site plan to be submitted with the application materials in accordance with Section 58-76(b) of the Herndon Town Code, upon the determination that the site plan review and approval process is nearing completion and no further site design work is expected in relation to this project as proposed in this application.

While no two properties within the Architectural Control District are alike and therefore previous cases at other properties do not set precedent, knowledge of similar types of projects previously heard by the ARB provide useful context for evaluation. Related cases include the following:

- ARB #24-005 – On November 20, 2024, the ARB voted to approve an application to construct an approximately 400-unit multi-family residential building with approximately 5,300 square feet of retail space at 555 Herndon Parkway. This project was situated in the Herndon Transit Oriented Core (HTOC) and is under construction as of February 2026. The building will be wood frame over a concrete podium and varies between six and eight stories. It comprises a full urban block with a contemporary design intended to appear as a collection of smaller buildings.

- ARB #26-002 – The ARB is concurrently considering an application for the property at 13100 and 13150 Worldgate Drive for stacked condominiums and townhouses. While this portion of the development will be adjacent to the multi-family building proposed under ARB #26-001, it is being built by a separate entity and is therefore considered under a separate application.

Case Details & Proposal:
This staff report relates to the redevelopment of the properties at 13100 and 13150 Worldgate Drive, located on the northeast corner of Worldgate Drive and Centreville Road/Elden Street. As stated above, the proposed project will demolish the existing office buildings and partially demolish the extant garage to construct a 5-story, multi-family residential building, stacked two-over-two residential units (stacked condos), and residential townhouses. This application pertains only to the construction of the multi-family residential building.

Staff Analysis:

Staff closely examined the design against the Architectural Control District criteria for review, the GDP and proffers approved under ZMA #22-02, and the HTOC Architectural and Design Guidelines, which are on the Town's website here. Refer to the summary of staff analysis below.

Town Code of Ordinances/Zoning Ordinance Compliance

1. Staff have found that the proposed new construction meets the applicable standards and requirements of the Town of Herndon Zoning Ordinance.

2. Before a full evaluation of this case can be completed, the following information should be clarified and provided with additional specifications and drawings:

- Material details for the north elevation and how it interacts with the extant parking garage that will be incorporated into the multi-family building's design
- Material/finish of balcony structures including ceiling and railings
- Material/finish/detail/image of storefront systems and awnings
- Materials/finish/detail/image of all exterior doors and windows (categorized by type in a schedule)
    - Including garage doors for loading area(s)
        - Note that the proffers require the following: "The multifamily loading bays will include roll-up garage doors. These doors will include a design aesthetic, materials, and colors coordinated with the

surrounding architecture as generally depicted in the GDP" (Section 2.j).

  - Details demonstrating the window articulation
- Materials/finish/details/image of all stairs and associated railings
- Material/finish/details/image of any gates and enclosures, including fencing, walls, and/or HVAC screening
  - HVAC locations (both ground and roof mounted) and screening finish/details/images
    - Note that the proffers state the following: "The Applicant will screen ground level exterior HV AC units facing Worldgate Drive and Wiltshire Lane, as generally depicted in the GDP" (Section 2.k.).
- On-site lighting fixture details/specifications/images
- Material/finish/details/image of conductor heads, downspouts, gutters (if any)
- Clarity on the façade materials used immediately adjacent to the loading dock/garage on Kindred Street elevation
- Clarity on whether any screening will be added to extant garage incorporated into the design – if so, provide material/finish/detail of the garage screening
  - Note that the proffers for the approved ZMA state, "…the remaining portion of the multifamily garage will be finished and painted to be substantially similar to the existing exposed finished garage" (Section 2.c.i.).
- Clarity on when the Wiltshire Court Pocket Park will be installed (under which development phase/by which entity).
- Revised landscape details that are consistent with the materials shown in the approved GDP and what is proposed in the related site plan materials
  - Note that the proffers state, "…more detailed landscape plans for each building phase shall be provided and subject to the review and approval of the ARB, provided that the detailed landscaping and hardscape plans are found to be in substantial conformance with the concepts included in the Development Plan" (Section 2.d.iv).
  - Furthermore, the proffers require that: "Unified and high-quality streetscape materials shall be provided and may include, but not be limited to, unit pavers, seat walls, tree space, edging, lighting, benches, trash receptacles and other hardscape elements" (Section 2.f). These items are subject to ARB review. All such streetscape elements the applicant proposes to introduce to the site must be included in the ARB submission materials, both their location and specifications for their design.

Staff will provide the code section 58-96 Design Criteria compliance analysis table to the Board upon clarification of the items listed above.

HTOC Architectural and Design Guidelines Compliance (pp. 30-37; 74-77):

- Vertical articulation and cladding details. When reviewing this design as a discussion item, the Board expressed concern over the extensive use of fiber cement paneling, especially along the Worldgate Drive and Elden Street facades (*Figures 1 and 2*). Materials with smaller units and variable surfaces like brick add a level of variety, scale, and texture to the facades and tend to soften and balance out the stark lines of modern designs like those in this project. Cement fiber paneling flattens facades. Especially on long facades, overreliance on cement paneling should be avoided and used only as secondary field material, after brick or a similar masonry unit. This is a particular problem on both principal elevations with Worldgate Drive and Elden Street frontage where the paneling combined with simple forms creates overall design language that is too stark and scaled too large.
    - The design as submitted retains extensive use of fiber cement paneling along the Elden Street and Worldgate Drive façades. Staff recommend that these façades be broken up vertically through the use of alternating brick or a similar masonry unit cladding. Furthermore, these elevations should be broken up horizontally with elements that delineate a base, middle, and top, such as cornice or eave detailing and varying cladding treatments on the lower, middle, and top floors.
    - Additional information is needed from the applicant to adequately evaluate the north elevation of this building (*Figure 3*). There are currently no material details for this aspect of the design. Furthermore, there are no drawings that illustrate how this portion of the building interacts with the extant garage. Similar to the Elden Street and Worldgate Drive elevations, this portion of the building should be clad in a majority of brick or similar masonry units with fiber cement cladding used only as a secondary or accent material.
- Corner Form of Building. During its initial review, the Board agreed with the idea of having a somewhat visually distinct form at the highly visible corner of Elden Street and Worldgate Drive. However, the Board was uncertain of the success of the roof form as conceptually designed and how well the slight slope works with the rest of the building.

    - The roof of this portion of the building in the current design still features a slightly pitched roof and the ARB should discuss this aspect of the design during the March work session.
- Window Articulation. Given the simple and contemporary lines and forms of this architecture, window articulation becomes a vital component of how well the singularity of the wall plane is balanced with the fenestration in a manner that avoids overtly flat facades. Details of the articulation of the windows, in addition to material specifications, are needed to fully analyze this aspect of the design.
- Landscaping Details. The proposed design creates outdoor rooms along Worldgate Drive including at the corner of Elden Street. The designs as submitted are generally consistent with the HTOC design guidelines for landscaping including proposed seating and paving materials. However, there are inconsistencies between what was approved in the GDP for landscaped areas, what is currently proposed in the ongoing site plan, and what is shown in the materials submitted for ARB review under this application. This includes but is not limited to discrepancies in proposed seating, tables, and paving types between submission sets. Furthermore, the GDP specifies bus shelters (one on Worldgate Drive and one on Elden Street) that should be represented in the ARB submission for design consideration. The applicants should submit revised landscaping details prior to the ARB Regular Meeting that are consistent with the materials approved in the GDP and the materials submitted for the ongoing site plan.
    - Staff recommend that the Wiltshire Court Pocket Park privacy fence depicted on Sheet 31 of the submitted materials be constructed out of metal rather than wood. A metal fence is more durable and will therefore have a longer replacement cycle period than wood. Staff are also asking for clarity on when this feature will be installed (under which development phase/by which entity).
- Signage. Note that signage is excluded from this application and will be considered under a separate Permanent Sign License request after the ARB approve the application for construction of the Multi-Family building and once the site plan process is completed.

ARB Alternatives:
The following alternatives are available to the ARB for its decision on #26-001.

1. Approval as proposed
2. Approval with conditions

3. Denial on specific stated grounds
4. Continuance of the application to a future public hearing

Staff Recommendation:

Staff is withholding a recommendation at this time pending submission and clarification of the materials and information noted above.



ELDEN STREET ELEVATION



ELDEN STREET ELEVATION

Figure 1: Details of the Elden Street Elevation. Note the use of fiber-cement paneling as the primary cladding for this elevation.

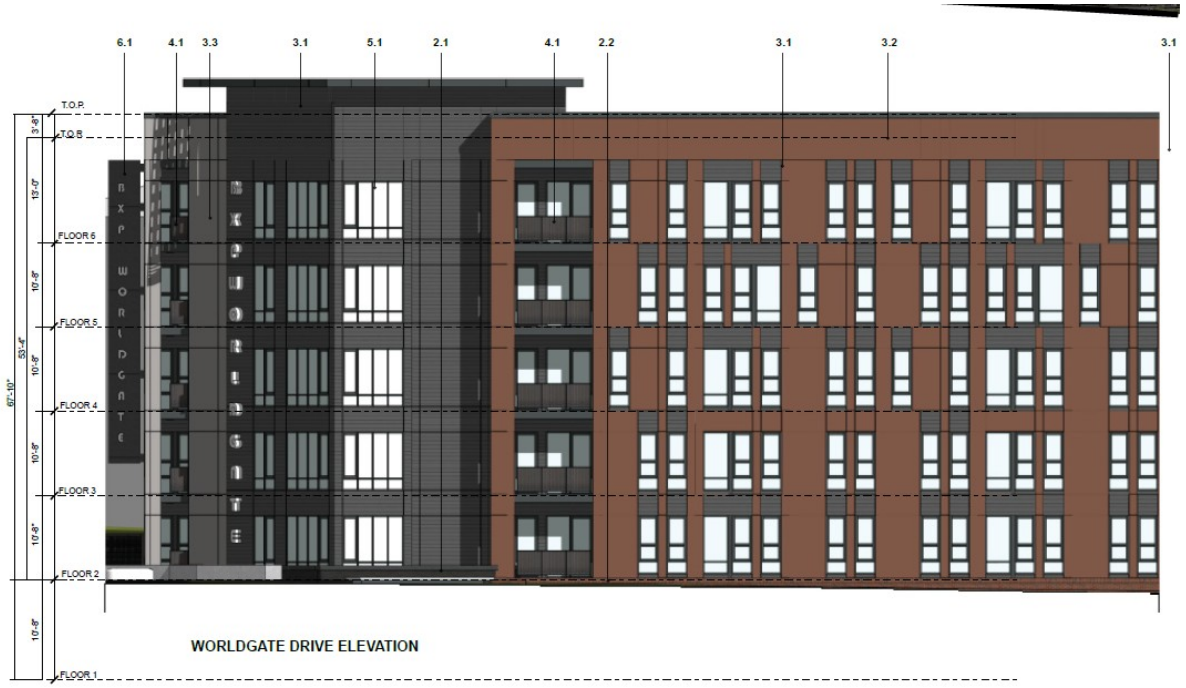




Figure 2: Details of the Worldgate Drive Elevation. Note the use of fiber-cement paneling as the primary cladding for this elevation.

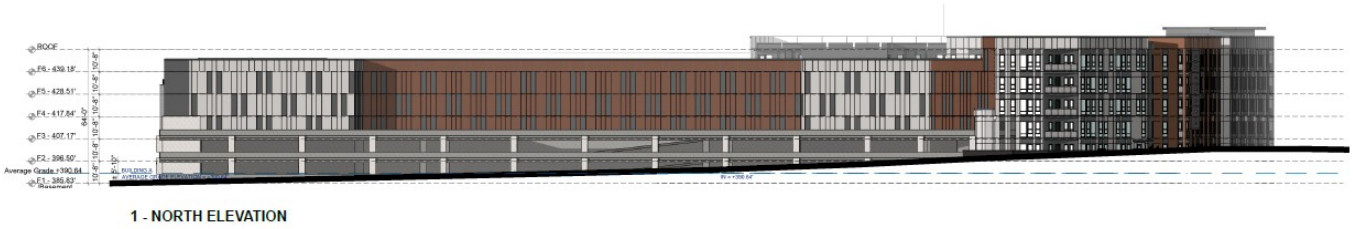


Figure 3: North Elevation (cladding unspecified).

800 Boylston Street, Suite 1900
Boston, MA 02199

617.236.3300
www.bxp.com

Boston Properties, Inc.
(NYSE: BXP)

February 12, 2026

Members of the Architectural Review Board
Town of Herndon

Re: Final Architectural Elements – AM Worldgate Owner, LLC

Dear Members of the Architectural Review Board,

Boston
Los Angeles
New York
San Francisco
Seattle
Washington, DC

On behalf of AM Worldgate Owner, LLC (the "Applicant"), we respectfully submit this letter describing the proposed final architectural elements for the multifamily building at Worldgate. The townhome and stacked condo portion of the project will be submitted under a separate application.

The proposal is guided by a clear objective: to create a building that belongs to its time and place—forward-looking in its expression while remaining rooted in Herndon's heritage. The architectural approach draws upon enduring principles found in historic structures that have stood the test of time, including tectonic massing, verticality, and gravitas. At the same time, the building's block massing reflects defining characteristics of strong urban environments, incorporating urban notches, clearly defined massing components, vertical corner markers, and material variety expressed with honesty and clarity.

The façade composition is organized as a series of articulated building components clad in alternating brick and fiber cement materials. Deep recesses between these components create pronounced vertical breaks along the façades, reinforcing the building's vertical emphasis and breaking down the overall scale. The composition establishes a clear base and top—tenets of traditional architecture—while introducing a more contemporary and playful staggered window arrangement that adds visual interest and depth.

It is important to note that while the design has been further detailed since the rezoning approval, none of the major materials or elements of the design have changed. We found the preliminary review of the ARB to be a positive experience that resulted in a building both we, and the Town of Herndon can be proud of and look forward to working together to a final approval.

Sincerely,
Matthew J. Bonifant
Matthew J. Bonifant
VP, Development
On behalf of AM Worldgate Owner, LLC

WORLDGATE DRIVE

ARB WORK FORMAL SUBMISSION

HERNDON, VA

02/10/2026

ktgy



bxp

ktgy

BOHLER



THE SITE

The project site sits at the strategic intersection of Worldgate Drive and Elden Street (Centreville Road) one of the main accesses to downtown Herndon. It is located about a mile away in between two Silver Line Stations and served by public bus on Worldgate Drive. The 10.42 acres site currently hosts two vacant office buildings and a precast garage along the entirety of the north border. Its limits are a buffer/trail with a neighborhood park and single-family homes to the north, commercial and retail center to the west and south, and a multi-family residential complex to the east.

After studying several options, the team opted for a concept which bisects the site to proportion the multi-family and single-family components, partially demolishes the garage, and improves the area connectivity by adding a new street grid.

These images are conceptual and are subject to change in accordance with the approved development plans and proffers.
Building materials and colors are subject to change, in accordance with final ARB approval.



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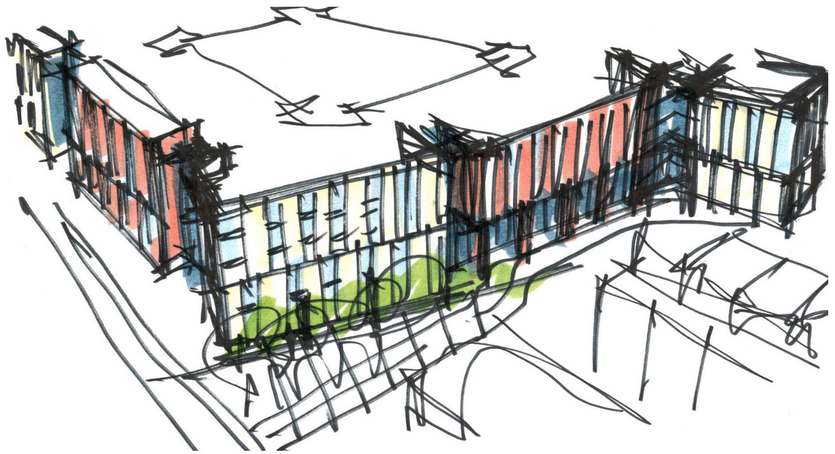
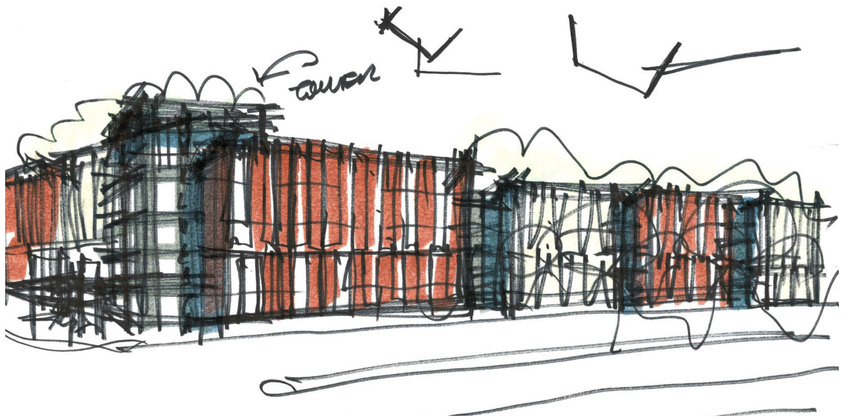
0 50' 100' 200'

Site Plan
20230003 02/10/2025

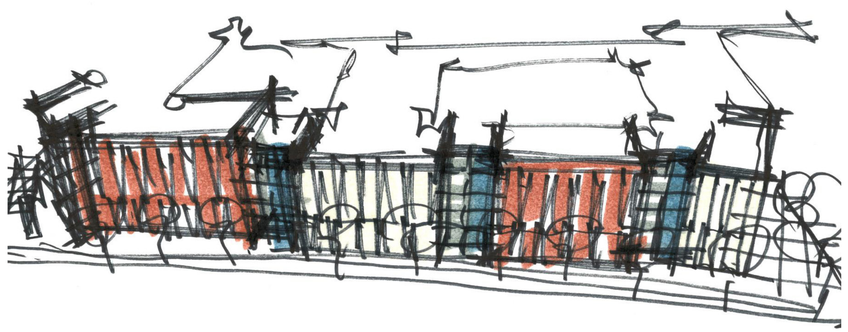
04



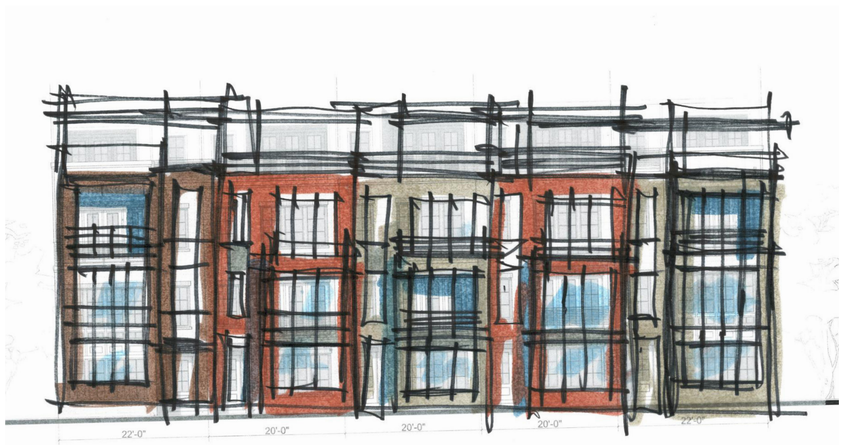
MULTIFAMILY- CREATING PUBLIC SPACE



MULTIFAMILY- ANCHORING THE CORNER



MULTIFAMILY- BREAKING UP THE BLOCK



TOWNHOUSES- FORWARD LOOKING YET ROOTED IN TRADITION

MULTIFAMILY BUILDING

The proposal aims to create a building that belongs to its time and place; forward looking but rooted in Herndon's Heritage. The massing evokes the architectural principles that make historic buildings stand the test of time such as: tectonic massing, verticality, gravitas. The block massing evokes the principles that define urban character: urban notches, massing definition, vertical corner markers, variety with honesty.

The proposal articulates a series of building components in alternating brick and fiber cement cladding with deep recesses that create vertical breaks along the facades.

The new proposed road A is enhanced as an arrival space where the building chamfers in to create a public plaza for trees, landscape, and hardscape. The chamfer opens the view to the multifamily building's main amenity and entrance.

The building facade composition emphasizes verticality, base and top, tenets of traditional architecture, combined with a more playful treatment of windows in a staggered arrangement.

The different building components are treated with deep recessed balconies at the corners to carve out the massing.

At the corner of Elden and Worldgate Drive the design proposes a rotated vertical tower that acts as an urban marker for the main entry corridor to the downtown area of Herndon. The corner volume rotation aligns with and existing easement, but also helps to accentuate the building and signage by aligning it with the drivers sight line.

TOWNHOUSES + STACKED BUILDINGS

Like the multifamily design, the townhouses and stacked products proposed design evokes traditional architectural principles like tectonic massing, verticality, gravitas. Traditional materials that have been adapted to a contemporary lifestyle: large openings, simple geometries

The use of color and massing variation on each stack will visually create the necessary variation and breaks for an aesthetically pleasing streetscape, as well as complement the multifamily building's expression to create a holistic identity for this neighborhood.

These images are conceptual and are subject to change in accordance with the approved development plans and proffers.
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MULTIFAMILY
WORLDGATE DR. + ELDEN ST.



MULTIFAMILY ENTRANCE + TOWNHOUSES
WORLDGATE DR. + ROAD A



KEY PLAN

Note: Refer to landscape sheets for latest design.



KEY PLAN

Note: Refer to landscape sheets for latest design.



KEY PLAN

Note: Refer to landscape sheets for latest design.

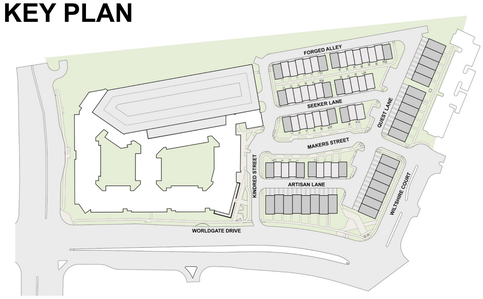


1 - SOUTH ELEVATION



2 - EAST ELEVATION

KEY PLAN



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Previous Elevations
20230003 02/10/2025

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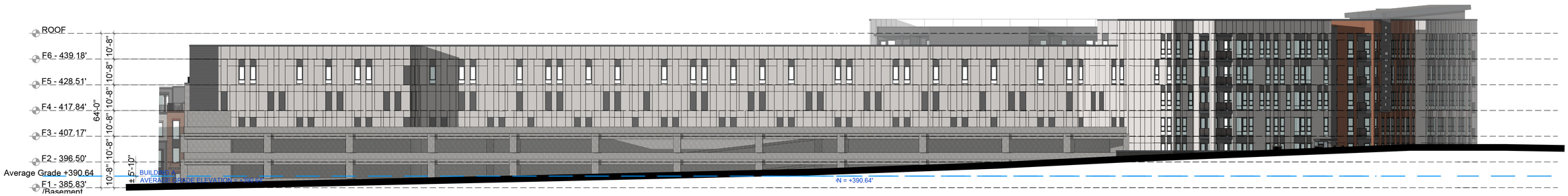


1 - NORTH ELEVATION



2 - NORTHEAST PARTIAL ELEVATION

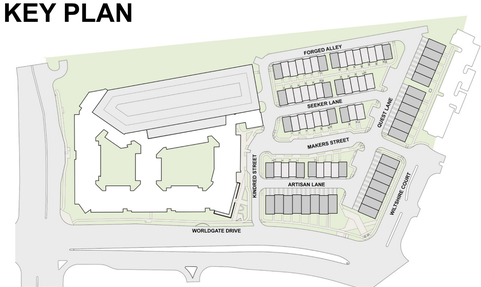
3 - SOUTHEAST PARTIAL ELEVATION

4 - NORTHWEST PARTIAL ELEVATION



5 - WEST ELEVATION

KEY PLAN



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Previous Elevations
20230003 02/10/2025

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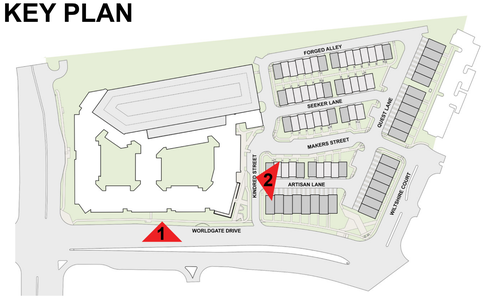
1 - SOUTH ELEVATION



2 - EAST ELEVATION

KEY PLAN



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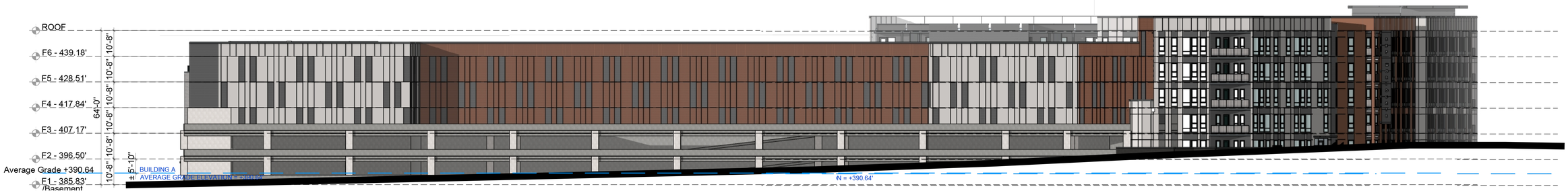
Current Elevations
20230003 02/10/2025

12



1 - NORTH ELEVATION



2 - NORTHEAST PARTIAL ELEVATION

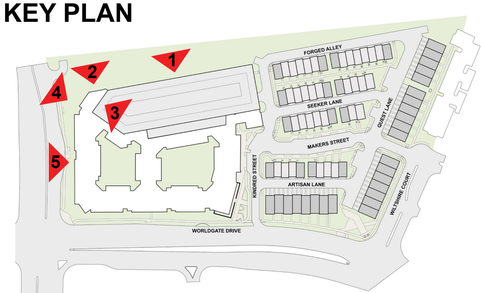
3 - SOUTHEAST PARTIAL ELEVATION

4 - NORTHWEST PARTIAL ELEVATION



5 - WEST ELEVATION

KEY PLAN



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Current Elevations
20230003 02/10/2025

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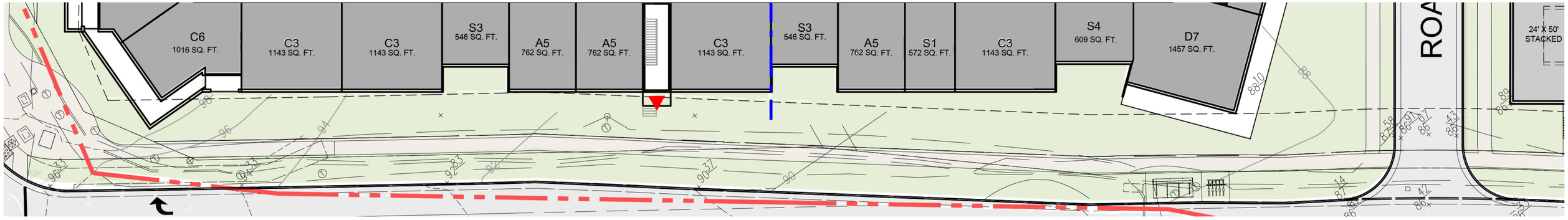


1 - FLOOR PLAN



2 - SOUTH ELEVATION

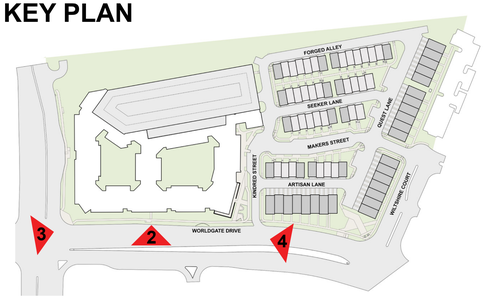


3 - PERSPECTIVE



4 - PERSPECTIVE

KEY PLAN



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0 8 16 32

Facade Articulation
20230003 02/10/2025

14





KINDRED STREET ELEVATION



CERACLAD RAIN SCREEN EXTERIOR SYSTEM



1.1 THIN BRICK SYSTEM YUKON BLEND



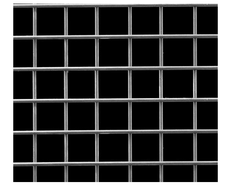
1.2 THIN BRICK SYSTEM QUEENSPORT BLEND



1.3 THIN BRICK SYSTEM BLACK DIAMOND



3.1 FIBER CEMENT LAP SIDING - IRON GRAY

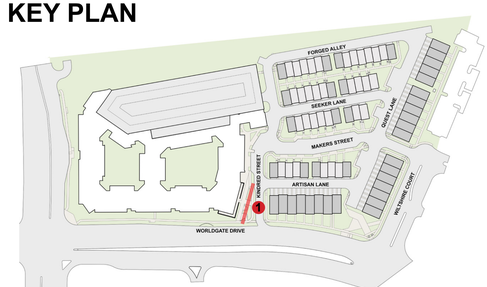


4.1 WIRE MESH RAILING

MATERIAL LIST:

1.1 RAINSCREEN THIN BRICK - GRAY
1.2 RAINSCREEN THIN BRICK - RED
1.3 RAINSCREEN SIDING - BLACK
2.1 BRICK - BLACK
2.2 BRICK - RED
3.1 FIBER CEMENT LAP SIDING - IRON GRAY
3.2 FIBER CEMENT PANEL - RUSTIC RANCH
3.3 FIBER CEMENT PANEL - PEARL GRAY
4.1 WIRE MESH RAILING
4.2 METAL CANOPY
4.3 METAL SUNSCREEN
4.4 METAL STOREFRONT SYSTEM
5.1 VINYL WINDOW & DOOR SYSTEM
6.1 SIGNAGE (OPTIONAL)

KEY PLAN



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0 3/16" = 1'

Detail Elevations
20230003 02/10/2025

15





KINDRED STREET ELEVATION



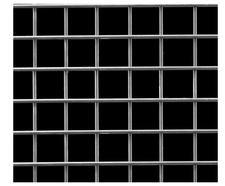
CERACLAD RAIN SCREEN EXTERIOR SYSTEM



3.1 FIBER CEMENT LAP SIDING - IRON GRAY



1.2 THIN BRICK SYSTEM QUEENSPORT BLEND



4.1 WIRE MESH RAILING

MATERIAL LIST:

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6.1 SIGNAGE (OPTIONAL)

KEY PLAN



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Detail Elevations
20230003 02/10/2025

16





WORLDGATE DRIVE ELEVATION



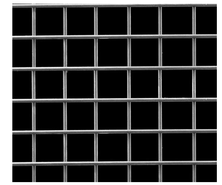
2.1 THIN BRICK SYSTEM
BLACK DIAMOND



3.1 FIBER CEMENT LAP
SIDING - IRON GRAY



3.2 FIBER CEMENT
PANEL - RUSTIC RANCH



4.1 WIRE MESH

MATERIAL LIST:

1.1 RAINSCREEN THIN BRICK - GRAY
1.2 RAINSCREEN THIN BRICK - RED
1.3 RAINSCREEN SIDING - BLACK
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2.2 BRICK - RED
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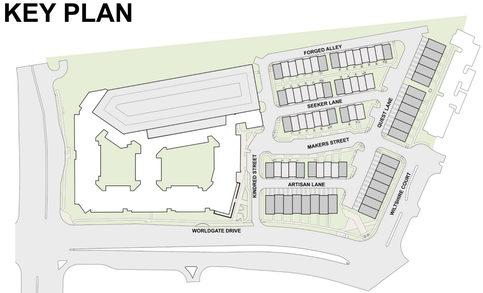
4.2 METAL CANOPY
4.3 METAL SUNSCREEN
4.4 METAL STOREFRONT SYSTEM
5.1 VINYL WINDOW & DOOR SYSTEM
6.1 SIGNAGE (OPTIONAL)

KEY PLAN



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0 3/16" = 1'

Detail Elevations
20230003 02/10/2025

17





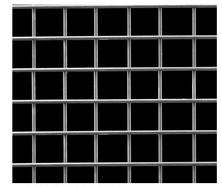
WORLDGATE DRIVE ELEVATION



3.3 FIBER CEMENT PANEL - PEARL GRAY



3.1 FIBER CEMENT LAP SIDING - IRON GRAY



4.1 WIRE MESH

MATERIAL LIST:

1.1 RAINSCREEN THIN BRICK - GRAY
1.2 RAINSCREEN THIN BRICK - RED
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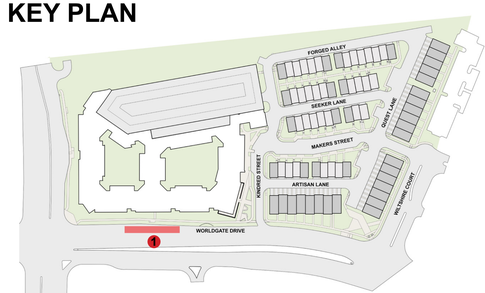

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Detail Elevations
20230003 02/10/2025





WORLDGATE DRIVE ELEVATION



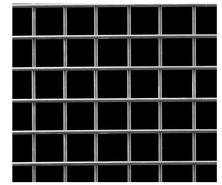
2.1 THIN BRICK SYSTEM
BLACK DIAMOND



3.1 FIBER CEMENT LAP
SIDING - IRON GRAY



3.2 FIBER CEMENT
PANEL - RUSTIC RANCH



4.1 WIRE MESH



1.2 THIN BRICK SYSTEM
QUEENSPORT BLEND

MATERIAL LIST:

1.1 RAINSCREEN THIN BRICK - GRAY
1.2 RAINSCREEN THIN BRICK - RED
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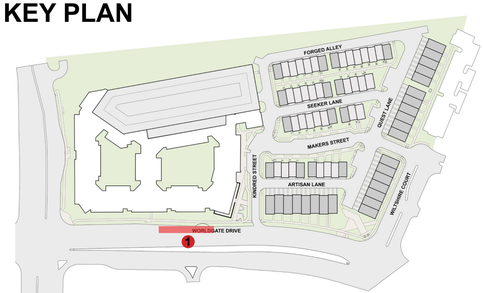
4.2 METAL CANOPY
4.3 METAL SUNSCREEN
4.4 METAL STOREFRONT SYSTEM
5.1 VINYL WINDOW & DOOR SYSTEM
6.1 SIGNAGE (OPTIONAL)

KEY PLAN



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Detail Elevations
20230003 02/10/2025





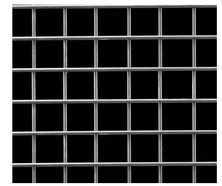
ELDEN STREET ELEVATION



3.2 FIBER CEMENT PANEL - RUSTIC RANCH



3.1 FIBER CEMENT LAP SIDING - IRON GRAY



4.1 WIRE MESH

MATERIAL LIST:

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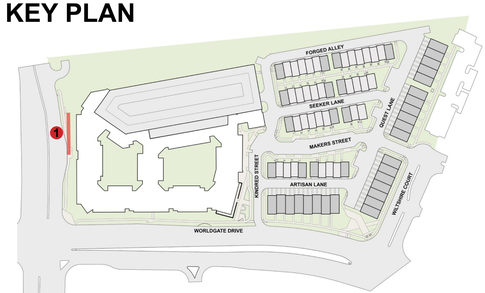
KEY PLAN



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0 3/16" = 1'

Detail Elevations
20230003 02/10/2025

20





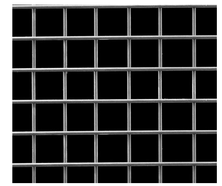
ELDEN STREET ELEVATION



3.3 FIBER CEMENT PANEL - PEARL GRAY



3.1 FIBER CEMENT LAP SIDING - IRON GRAY



4.1 WIRE MESH

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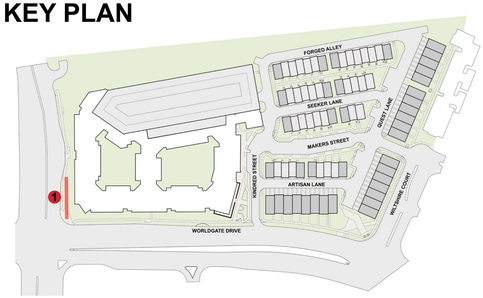

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0 3/16" = 1'

Detail Elevations
20230003 02/10/2025

21



KEY PLAN

Note: Refer to landscape sheets for latest design.



KEY PLAN

Note: Refer to landscape sheets for latest design.

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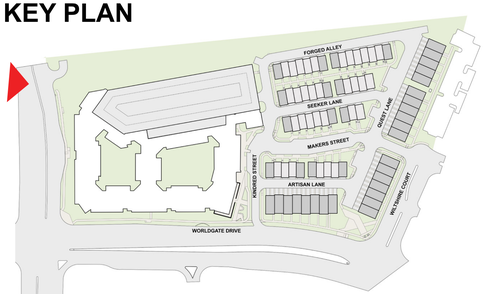
KEY PLAN

Note: Refer to landscape sheets for latest design.

KEY PLAN



Note: Refer to landscape sheets for latest design.



KEY PLAN

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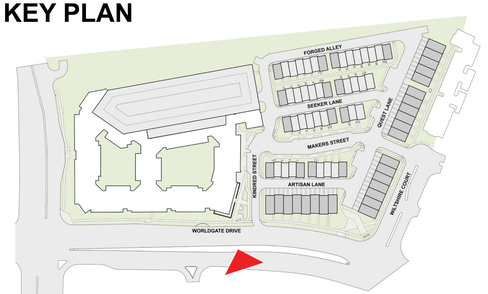
KEY PLAN



Note: Refer to landscape sheets for latest design.



ktgy **Worldgate Drive**

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Illustrative Site Plan
20230003 02/10/2025

28

CONCRETE PAVING - SIDEWALK - NATURAL

P10 - STAINED CONCRETE - STONE GREY



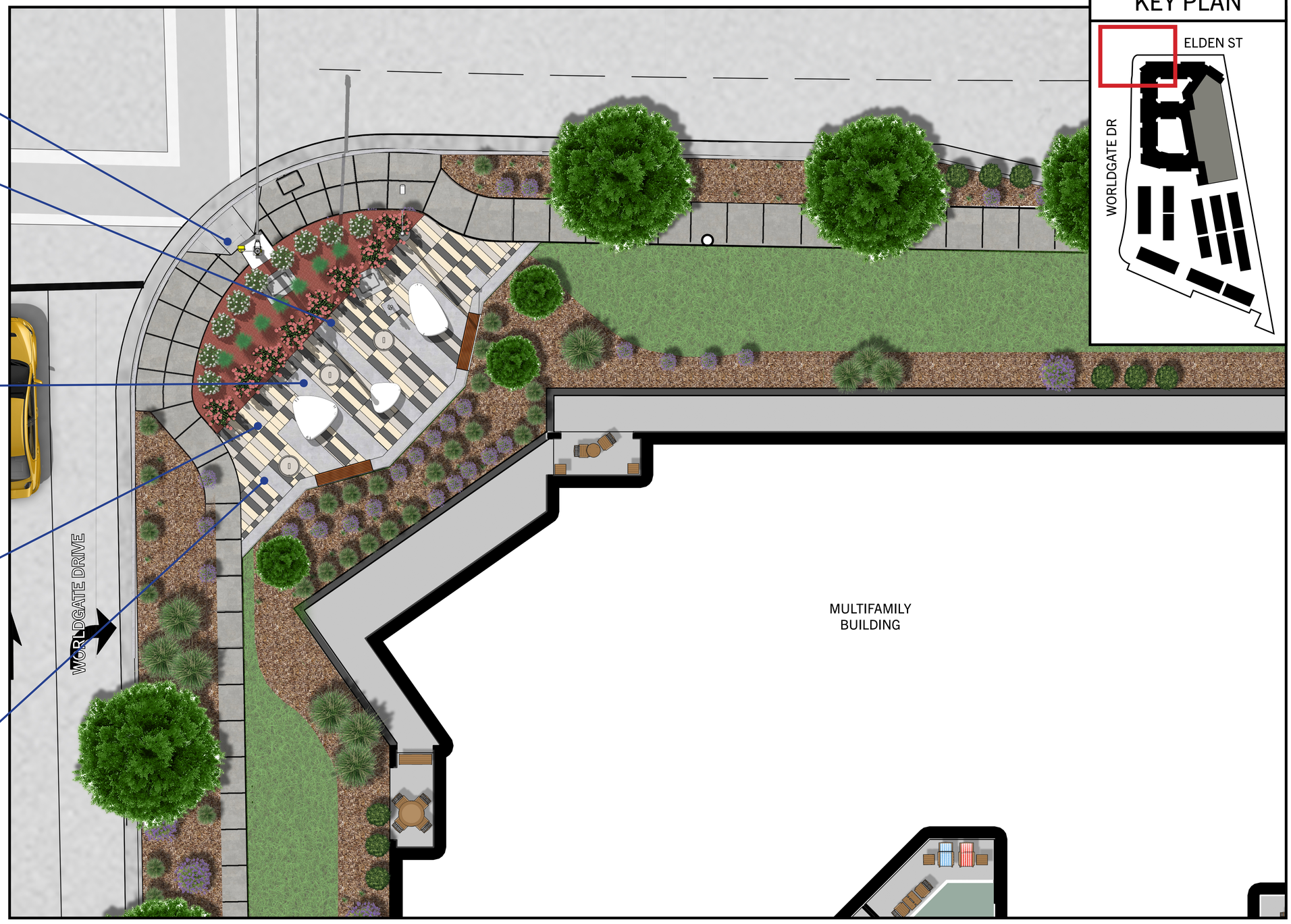
SITTING STONE BENCHES
WASUAU TILE - SKIPPING STONE



P4 - HANOVER PREST PAVER (CHARCOAL, LINESTONE GREY AND NATURAL)

CONCRETE SEAT WALL WITH WALL MOUNTED BACKLESS BENCH





CONCRETE PAVING -
SIDEWALK - NATURAL

P3 - HANOVER PREST PAVER
(LIMESTONE GREY AND
GLACIER WHITE)



P2 - HANOVER PLANKSTONE
(MATRIX #1914)



RAISED METAL PLANTERS
24” HIGH +/-

RAISED METAL PLANTERS WITH
BUILT IN BENCHES. 24” HIGH +/-





KEY PLAN

WOOD PRIVACY FENCE



CONCRETE PAVING - SIDEWALK - NATURAL

P3 - HANOVER PREST PAVER (LIMESTONE GREY AND GLACIER WHITE)



ORE BOW BENCH



P6 - HANOVER PREST PAVER (TAN, CREAM AND LIMESTONE GREY)





KEY PLAN

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MATERIAL SCHEDULE

FURNISHING

KEY	DESCRIPTION	MODEL	MANUFACTURER	FINISH	LOCATION	NOTES/COMMENTS
F-17	BOW BENCH	BOW BENCH	ORE	POWDER COATED COLOR: RED	AMENITY SPACE #4	(3) THREE BENCHES, ATTACHED TO GROUND PER MANUFACTURER'S INSTRUCTION
F-18	CONCRETE BENCH WITH HEAT TREATED HARDWOOD SEATING TOPPER	KNIGHT BENCH 8'-0"	FORMS + SURFACES	HEAT TREATED HARDWOOD	STREETSCAPE AMENITY SPACES	WOOD MUST BE A NATIVE HARDWOOD. NO IPE
F-19	VICTOR STANLEY BENCH	LILLY BENCH 6'-0"	VICTOR STANLEY	POWDER COATED	AMENITY SPACE #3	
F-20	ORE PLANTER	PLANTER WALL SYSTEM	ORE	POWDER COATED	AMENITY SPACE #2	ORE OR APPROVED EQUAL.
F-21	ORE PLANTER WITH SEATING	PLANTER WALL SYSTEM	ORE	HEAT TREATED HARDWOOD	AMENITY SPACE #2	"ORE OR APPROVED EQUAL" WOOD MUST BE A NATIVE HARDWOOD. NO IPE

PRODUCT SCHEDULE

DESIGNATION	MODEL	MANUFACTURER	SIZE	FINISH	COLOR	NOTES
CONC "SKIPPING STONE BENCH" TYPE I	GALET MODEL NUMBER: SF-ZBGL01	WASUAU TILE	50" x 50" (APPROX.)	ACID WASH	A30	WWW.WAUSAUTILE.COM WTILE@WAUSAUTILE.COM 800-388-8728
CONC "SKIPPING STONE BENCH" TYPE III	GALET MODEL NUMBER: SF-ZBGL03	WASUAU TILE	94" X 52" (APPROX.)	ACID WASH	A30	WWW.WAUSAUTILE.COM WTILE@WAUSAUTILE.COM 800-388-8728
CONC "SKIPPING STONE BENCH" TYPE VI	GALET MODEL NUMBER: SF-ZBGL06	WASUAU TILE	72" X 72" (APPROX.)	ACID WASH	A30	WWW.WAUSAUTILE.COM WTILE@WAUSAUTILE.COM 800-388-8728
WALL MOUNT BACKLESS BENCH	KNIGHT BENCH	FORMS + SURFACES	8'-0" LENGTH	THERMALLY MODIFIED RED OAK / ALUMINUM	-	WWW.FORMS-SURFACES.COM OUTDOOR PRODUCTS / RYAN COSGROVE 410.458.1234 RYAN.COSGROVE@FORMS-SURFACES.COM
BENCH	ORE BOW BENCH 3009	ORE	6'-0" LENGTH	POWDER COATED ALUMINUM	RED	INSTALL W/ MANUF PROVIDED SURFACE MOUNTS WWW.ORE.DESIGN JASON PARKER 385.249.1984 / JPARKER@ORE.DESIGN

PAVING TYPE	MODEL	SIZE (NOMINAL)	COLOR	FINISH	MANUFACTURER	CONTACT	LOCATION	SRI RATING	REMARKS
P1	CONCRETE SIDEWALK	AS SHOWN	PORTLAND GREY	BROOM FINISH	-	-	PRIMARY SIDEWALKS, CURB RAMPS, SECONDARY / TOWNHOME LEAD WALKS	0.35-0.45	POURED IN PLACE CONCRETE
P2	PREST PLANKSTONE PAVERS	6" X 24"	MATRIX #1914	TUDOR	HANOVER ARCHITECTURAL PRODUCTS	AISLINN VONSAS 800-426-4242 INFO@HANOVERPAVERS.COM	ENTRY AMENITY SPACE SEATING AREA, COURTYARD POOL AREA	.50	*(WHAT KIND OF FINISH (FINISH #13, FINISH #21, GROUND, TUDOR, OR GROUND TUDOR)*
P3	PREST PAVERS ON-GRADE	18" X 36"	#1 (FIELD): LIMESTONE GREY #2 (ACCENT): GLACIER WHITE	#1 - GROUND #2 - TUDOR	HANOVER ARCHITECTURAL PRODUCTS		ENTRY AMENITY SPACE MAIN PATH	0.33 0.72	PATTERN: 5 ROWS FIELD, 1 ROW ACCENT *(WHAT KIND OF FINISH (FINISH #13, FINISH #21, GROUND, TUDOR, OR GROUND TUDOR)*
P4	PREST PAVERS ON-GRADE	12" X 36"	#1: CHARCOAL #2: LIMESTONE GREY #3: NATURAL	#1 - TUDOR #2 - GROUND #3 - TUDOR	HANOVER ARCHITECTURAL PRODUCTS		AMENITY SPACE ON CORNER OF WORLDGATE DRIVE AND ELDEN STREET	0.32, 0.33, 0.45	PATTERN OF MIXED COLORS *(WHAT KIND OF FINISH (FINISH #13, FINISH #21, GROUND, TUDOR, OR GROUND TUDOR)*
P5	PREST PAVERS ON-GRADE	24" X 24"	LIMESTONE GREY	TUDOR	HANOVER ARCHITECTURAL PRODUCTS		COURTYARD MAIN FIELD AND PRIVATE PATIOS	0.22	*(WHAT KIND OF FINISH (FINISH #13, FINISH #21, GROUND, TUDOR, OR GROUND TUDOR)*
P6	PREST PLANKSTONE PAVERS	MIX OF: 4" X 9", 4" X 18" & 4" X 24"	EQUAL MIX OF TAN, CREAM & LIMESTONE GRAY	TUDOR	HANOVER ARCHITECTURAL PRODUCTS		CORNER OF TOWNHOUSE PARK SEATING AREAS	.33, .39,	-
P7	SAFETY SURFACE	AS SHOWN	EWF	PLAYSPEC WOODFIBER (EWF)	PLAYGROUND SPECIALISTS INC.	800-385-0075 SALES@PLAYSPEC.COM	OUTDOOR EXERCISE EQUIPMENT, REAR PARK, AMENITY SPACE #4	N/A	OR APPROVED EQUIVELENT
P8	WHITE GRAVEL	AS SHOWN	RAIN FOREST WHITE GRAVEL	-	MARGO GARDEN PRODUCTS	855-496-2999 CUSTOMERSERVICE@ MARGOGARDENPRODUCTS.COM	COURTYARD 2	0.3-0.5	1' Ø ROUGH EDGE BLUESTONE STEPPING STONES WITHIN FIELD OF PEA GRAVEL.
P9	ARTIFICIAL TURF	AS SHOWN	AS SHOWN	SYNNatural 35	SYNLAWN OR APPROVED EQUIVALENT	TILE TECH 866-337-0438 SALES@TILETECHPAVERS.COM	COURTYARD 1 & 2	-	-
P10	STAINED CONCRETE SURFACE	AS SHOWN	STONE GREY	-	BRICKFORM OR APPROVED EQUIVALENT	VIRGINIA CONTRACTORS SUPPLY 703-368-2950 SALES@VCS-VA.COM	STREETSCAPE	.35	-
P11	PORCELAIN PAVERS	24" X 24"	NATURAL PLANK	-	TILE TECH	866-703-8588 SALES@TILETECHPAVERS.COM	COURTYARD 1 AND 2, SUNKEN FITNESS AREAS	.44	ALIGN PAVERS SO THAT PLANKS ARE ALIGNED LONGITUDINALLY



ktgy

Architectural Review Board Work Session
Agenda Item 2.b.

Agenda Item: **APPLICATION FOR NEW CONSTRUCTION, ARB #26-002, 13100 and 13150 Worldgate Drive, Herndon, Virginia, to consider an application for the erection of stacked condominiums, townhouses, and other minor site improvements at the property located in the northeast corner of the intersection of Worldgate Drive and Centreville Road**

Meeting Date: March 4, 2026

Category: Public Hearings

Prepared by: Angelina Jones, Lead Planner / Design and Development

Description:
This application is for the redevelopment of the properties at 13100 and 13150 Worldgate Drive, located on the northeast corner of Worldgate Drive and Centreville Road/Elden Street. The proposed project will demolish the existing office buildings and partially demolish the extant garage to construct a 5-story, multi-family residential building, stacked two-over-two residential units (stacked condos), and residential townhouses. This application pertains only to the construction of the stacked condos and residential townhouses.

Background/Timing Impact:
The property at 13100 and 13150 Worldgate Drive comprises approximately 453,958 square feet of land. The property formerly featured two office buildings and an associated parking garage. Demolition of the two office buildings and a portion of the garage commenced in the fall of 2025 under building permits BIC25-0101 (office buildings) and BIC25-0095 (partial demolition of the garage). The ARB previously reviewed this proposal as a discussion item as part of a preliminary review of the architectural designs included in Zoning Map Amendment (ZMA) case #22-02 (approved in March 2024). The representatives for this project proposed changes to the proffered elevations for the stacked condos and townhouses following the ZMA approval. The ARB reviewed the proposed changes to the proffered elevations as discussion items during its August 6, 2025, and November 19, 2025, work sessions.

The site plan process associated with this redevelopment is ongoing as of February 2026 (MJP24-02). Please note staff recommends that it is appropriate for the ARB to waive the requirement for an approved site plan to be submitted with the application materials in accordance with Section 58-76(b) of the Herndon Town Code, upon the determination that the site plan review and approval process is nearing completion, and no further site design work is expected in relation to this project as proposed in this

application.

For additional information, please refer to the attached staff report.

Fiscal Impact:
N/A

Legal Impact:
N/A

Staff Recommendation/Next Steps:
Staff is withholding a recommendation at this time pending submission and clarification of the materials and information noted above.

Attachments:
1. Staff Report
2. Materials

TOWN OF Herndon VIRGINIA

Architectural Review Board
Work Session

STAFF REPORT

Agenda Item: **ARB # 26-002, 13100 and 13150 Worldgate Drive, to consider an application for the erection of stacked condominiums, townhouses, and other minor site improvements at the property located in the northeast corner of the intersection of Worldgate Drive and Centreville Road**

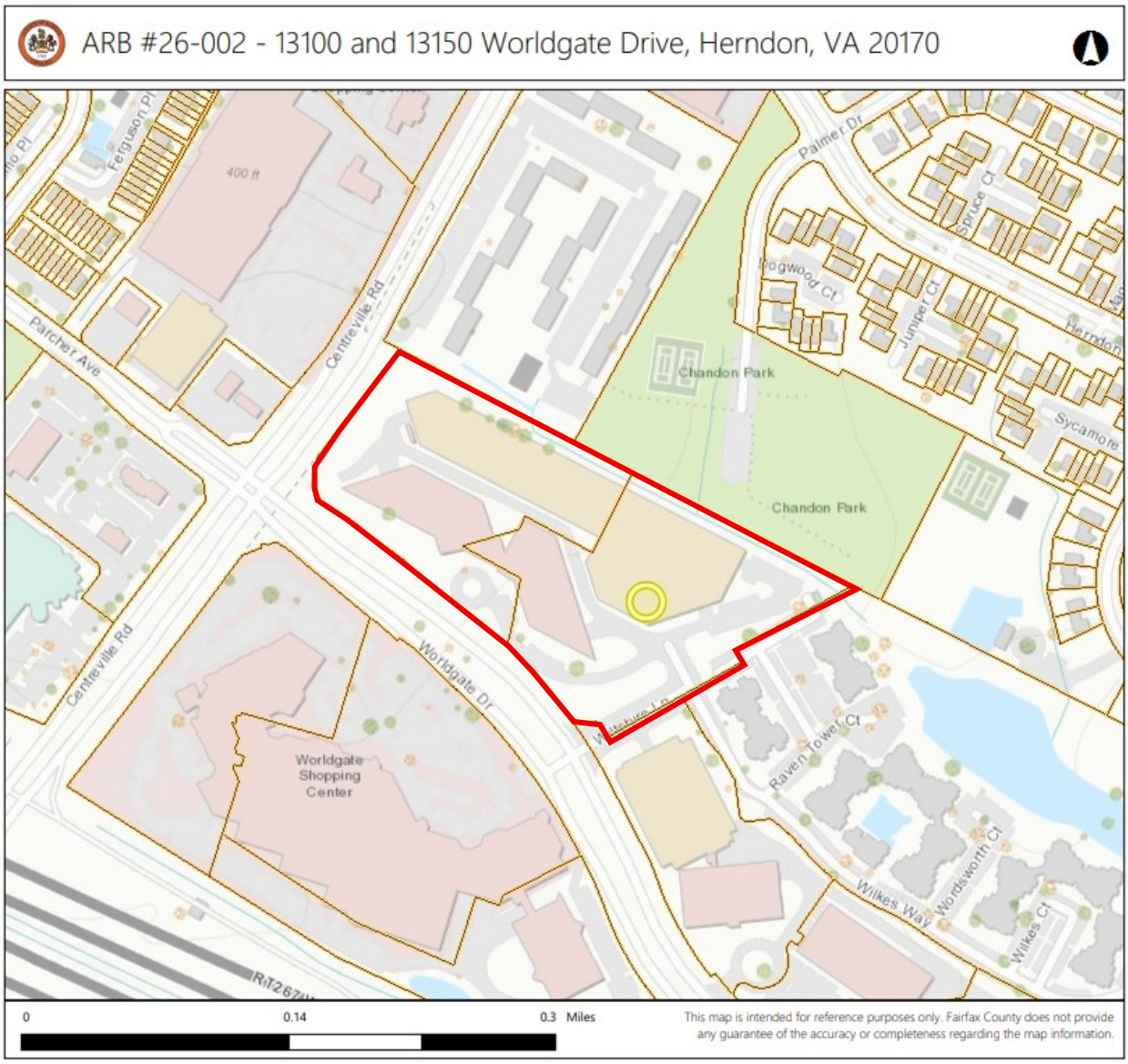
Meeting Date: **March 4, 2026**

Staff Contact: Angelina R. Jones, Lead Planner – Development & Design

Summary Information:

Proposed Modification	New Construction – Townhouses, stacked condominiums, and other minor site improvements		
Address	13100 and 13150 Worldgate Drive, Herndon, VA 20170		
Fairfax County Tax Map Number	0163 02 0002A and 0161 02 0025		
Owners	AM Worldgate Owner LLC		
Applicant	Andrew Ohleger, NV Homes		
Business/Organization	N/A		
Property Use	Multi-family residential		
Zoning District	PD-W, Planned Development - Worldgate		
Adjacent Zoning	**North:** CO - Commercial Office District and PD-R - Planned Development - Residential **South:** PD-W, Planned Development - Worldgate	**East:** PD-R - Planned Development - Residential **West:** N/A (outside of Town of Herndon)	
Building Type(s)	Multi-family residential	**Date of Construction:**	N/A
Architectural Style(s)	Contemporary/International		
Exterior Material(s)	Mix of brick and fiber-cement cladding		
Neighborhood Design Profile	Mix of commercial and residential		
Comprehensive Plan Land Use Designation	Regional Corridor Mixed Use		

Location Map:



Background Information:

Property Description

The property at 13100 and 13150 Worldgate Drive comprises approximately 453,958 square feet of land. The property formerly featured two office buildings and an associated parking garage. Demolition of the two office buildings and a portion of the garage commenced in the fall of 2025 under building permits BIC25-0101 (office buildings) and BIC25-0095 (partial demolition of the garage).

Applicable Land Use and Case History

The ARB previously reviewed this proposal as a discussion item as part of a preliminary review of the architectural designs included in Zoning Map Amendment (ZMA) case #22-02, which proposed the demolition of the existing office buildings and construction of a multi-family residential building, stacked two-over-two residential units (stacked condos), and residential townhouses. The Board discussed this project at the request of the project representatives at its July 5, 2023, and November 1, 2023, work sessions. The ARB submitted a report to the Planning Commission dated November 28, 2023, expressing its general support for the design submitted as part of the General Development Plan (GDP). The GDP was approved shortly thereafter under ZMA #22-002 on March 26, 2024 (amended July 16, 2024).

The representatives for this project proposed changes to the proffered elevations for the stacked condos and townhouses following the ZMA approval. The ARB reviewed the proposed changes to the proffered elevations as discussion items during its August 6, 2025, and November 19, 2025, work sessions.

The site plan process associated with this redevelopment is ongoing as of February 2026 (MJP24-02). Please note staff recommends that it is appropriate for the ARB to waive the requirement for an approved site plan to be submitted with the application materials in accordance with Section 58-76(b) of the Herndon Town Code, upon the determination that the site plan review and approval process is nearing completion and no further site design work is expected in relation to this project as proposed in this application.

While no two properties within the Architectural Control District are alike and therefore previous cases at other properties do not set precedent, knowledge of similar types of projects previously heard by the ARB provide useful context for evaluation. Related cases include the following:

- ARB #24-005 – On November 20, 2024, the ARB voted to approve an application to construct an approximately 400-unit multi-family residential building with approximately 5,300 square feet of retail space at 555 Herndon Parkway. This project was situated in the Herndon Transit Oriented Core (HTOC) and is under construction as of February 2026. The building will be wood frame over a concrete podium and varies between six and eight stories. It comprises a full urban block with a contemporary design intended to appear as a collection of smaller buildings.

- ARB #26-001 – The ARB is concurrently considering an application for the property at 13100 and 13150 Worldgate Drive for a multi-family residential building. While this portion of the development will be adjacent to the stacked condos and townhouses proposed under ARB #26-002, it is being built by a separate entity and is therefore being considered under a separate application.

Case Details & Proposal:
This staff report relates to the redevelopment of the properties at 13100 and 13150 Worldgate Drive, located on the northeast corner of Worldgate Drive and Centreville Road/Elden Street. As stated above, the proposed project will demolish the existing office buildings and partially demolish the extant garage to construct a 5-story, multi-family residential building, stacked two-over-two residential units (stacked condos), and residential townhouses. This application pertains only to the construction of the stacked condos and residential townhouses.

Staff Analysis:

<u>Town Code of Ordinances/Zoning Ordinance Compliance</u>

1. Staff have found that the proposed new construction meets the applicable standards and requirements of the Town of Herndon Zoning Ordinance.

2. Before a full evaluation of this case can be completed, the following information should be clarified and provided with additional specifications and drawings:

- Include sheets that compare the GDP proffered elevations to the revised elevations to clearly demonstrate all proposed design changes
- Roof plans that show changes in wall planes for all sticks
- Add material callouts for side elevations to the submission materials.
- Material/finish of balcony structures including ceiling and railings
- Materials/finish/detail/image of all exterior doors and windows (categorized by type in a schedule)
    - Including details for the proposed garage doors
    - Details demonstrating the window articulation
    - Clarification on what type of window configuration is proposed – the window specification sheet shows multiple options
- Materials/finish/details/image of all stairs and associated railings
- Material/finish/details/image of any gates and enclosures, including fencing, walls, and/or HVAC screening

    - HVAC locations (both ground and roof mounted) and screening finish/details/images
        - Note that the proffers state the following: “The Applicant will screen ground level exterior HV AC units facing Worldgate Drive and Wiltshire Lane, as generally depicted in the GDP” (Section 2.k.).
    - Garbage dumpster locations and screening finish/details/images
- On-site lighting fixture details/specifications/images
- Material/finish/details/image of conductor heads, downspouts, gutters (if any)
- Elevations and sections and/or axonometric renderings illustrating how flights of stairs leading from townhouses to development sidewalks will look from the street/pedestrian perspective (note these stairs were included in plans submitted for the associated site plan)
- Information for all landscaping design elements this applicant will be responsible for and clarification on which aspects of the proffered landscaping design will be handled by NV Homes (applicant) rather than AM Worldgate Owner LLC (property owner).
    - This includes clarity on when the Wiltshire Court Pocket Park will be installed (under which development phase/by which entity).
    - Note that the proffers state, “…more detailed landscape plans for each building phase shall be provided and subject to the review and approval of the ARB, provided that the detailed landscaping and hardscape plans are found to be in substantial conformance with the concepts included in the Development Plan” (Section 2.d.iv).
    - Furthermore, the proffers require that: “Unified and high-quality streetscape materials shall be provided and may include, but not be limited to, unit pavers, seat walls, tree space, edging, lighting, benches, trash receptacles and other hardscape elements” (Section 2.f). These items are subject to ARB review. All such streetscape elements the applicant proposes to introduce to the site must be included in the ARB submission materials, both their location and specifications for their design.

Staff will provide the code section 58-96 Design Criteria compliance analysis table to the Board upon clarification of the items listed above.

Additional Design Analysis:

- <u>Comparison to the Proffered Elevations.</u> As noted in the staff memo for the November 2025 work session, despite proposed changes to the proffered

elevations, the formal ARB application should include all drawing sheets and materials included as a part of the GDP approved under ZMA #22-002 to facilitate a comprehensive review of the project. The ARB record needs to show that the Board reviewed the same materials that were approved as part of the GDP during the formal ARB case review.
    - The current submission materials do not include a comparison with the GDP proffered elevations that clearly juxtapose the proposed changes with what was approved in the proffers.
- Compatibility with the Multi-Family Building. The revised townhouse and stacked condo designs incorporate much of the same materiality as the multi-family building (*Figure 1*). They also match its contemporary architectural style in both the townhouse and stacked condo designs as demonstrated by the flat parapet roof and the window groupings used for both housing types. Although the revised design features double hung windows and soldier-course brick lintels, the window groupings successfully balance the arrangement of these features across the stick and present a contemporary rather than traditional character.
- Division of Façades and Massing. The revised design provides a dynamic façade along each townhouse stick by staggering the placement of walls between units (*Figure 2*). This effect is accomplished in the stacked condos by selectively stepping the units back as site conditions allow and/or by selectively incorporating roofline variations and bay windows (*Figure 3*). As noted in the staff memo from the November 2025 work session, the applicant should supply roof plans that demonstrate how wall plane changes will be sited for each building in the development. Note that wall planes have implications for site plan approvals.
    - The current submission materials do not include roof plans that demonstrate how the wall planes change for each building in the development.
    - Furthermore, the rendering on Sheet 07 indicates that the stacked units facing east have flat front facades and do not feature a wall plane change. Submission of the roof plan will help to clarify this aspect of the design.
- Use of Balconies. The updated design incorporates Juliette balconies on the bookends of the front façades of the stacked condos. The proffered elevations had Juliette balconies in this location, too. These provide a visual break in the window groupings at the ends of these buildings. Furthermore, the revised townhouse design incorporates balconies on the façade. The revised townhouse design also includes a shed roofed, inset balcony on the rear elevation as an option. The other option is an uncovered balcony and both are located over the units' garages.
- Side Elevation Design. The revised side elevations of these buildings exhibit a clear four-level delineation also found in the proffered elevations. Furthermore, incorporation of the brick cladding material used on the front elevation for both housing types and through the addition of a "blind window" feature on the townhouses maintains the rhythm of the window arrangement on the side elevations.

    - The applicant should add material callouts for side elevations to the submission materials.
- Window Articulation. Given the simple and contemporary lines and forms of this architecture, window articulation becomes a vital component of how well the singularity of the wall plane is balanced with the fenestration in a manner that avoids overtly flat facades. Details of the articulation of the windows are needed to fully analyze this aspect of the design.
    - Furthermore, the cut sheet provided specifies vinyl windows. Staff recommends that the ARB discuss relative durability of the windows compared to fiberglass or aluminum clad windows.
- Landscaping Details. The applicant should provide clarification on which aspects of the proffered landscaping design will be handled by NV Homes rather than AM Worldgate Owner LLC. Any landscaping design elements to be handled by this applicant (NV Homes) should be submitted in the material package for ARB #26-002.
    - Staff recommends that the Wiltshire Court Pocket Park privacy fence depicted on Sheet 31 of the submitted materials be constructed out of metal rather than wood. A metal fence is more durable and will therefore have a longer replacement cycle period than wood. Staff are also asking for clarity on when this feature will be installed (under which development phase/by which entity).

ARB Alternatives:
The following alternatives are available to the ARB for its decision on #26-002.

1. Approval as proposed
2. Approval with conditions
3. Denial on specific stated grounds
4. Continuance of the application to a future public hearing

Staff Recommendation:

Staff are withholding a recommendation at this time pending submission and clarification of the materials and information noted above.



Figure 1: Relationship between the stacked condos and townhouses to the multi-family residential building.



Figure 2: Townhouse design front and rear elevations (typ.)



Figure 3: Stacked condo design front and rear elevations (typ.)

WORLDGATE DRIVE

ARB WORK FORMAL SUBMISSION

HERNDON, VA

02/13/2026

ktgy

ktgy

NVHomes



THE SITE

The project site sits at the strategic intersection of Worldgate Drive and Elden Street (Centreville Road) one of the main accesses to downtown Herndon. It is located about a mile away in between two Silver Line Stations and served by public bus on Worldgate Drive. The 10.42 acres site currently hosts two vacant office buildings and a precast garage along the entirety of the north border. Its limits are a buffer/trail with a neighborhood park and single-family homes to the north, commercial and retail center to the west and south, and a multi-family residential complex to the east.

After studying several options, the team opted for a concept which bisects the site to proportion the multi-family and single-family components, partially demolishes the garage, and improves the area connectivity by adding a new street grid.

SITE CONTEXT

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PROPOSED SITE PLAN

The proposed multi-family building will use half of the garage structure, wrapping around it to create internal courtyards and build an urban edge towards Elden Street and Worldgate Drive. The new Road A South access will announce the multi-family amenity from Worldgate Drive, while the new Road B will connect the townhouse neighborhood directly to the building's entry.

The single-family component is proposed as a series of urban blocks with townhouses and stacked flats; a grid of landscaped streets, pedestrian mews and service alleys will integrate with the multi-family building and adjacent residential complex.

SITE AREA	10.42 ACRES 453,958 SF
MULTIFAMILY (MF) BUILDING	
5 FLOORS+ BASEMENT	
359 UNITS	
STACKED BUILDINGS	
4 FLOORS	
52 UNITS	
TOWNHOUSE (TH) BUILDINGS	
4 FLOORS	
47 UNITS	
PARKING PROVIDED	
MF GARAGE	498 SPACES
SURFACE PARKING	34 SPACES
STACKED PRIVATE GARAGES	104 SPACES
TH PRIVATE GARAGES	94 SPACES
TOTAL	730 SPACES

SITE PLAN

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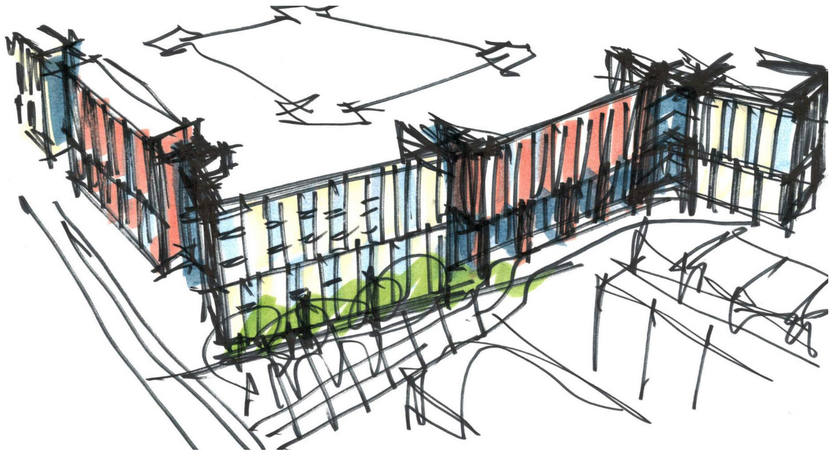
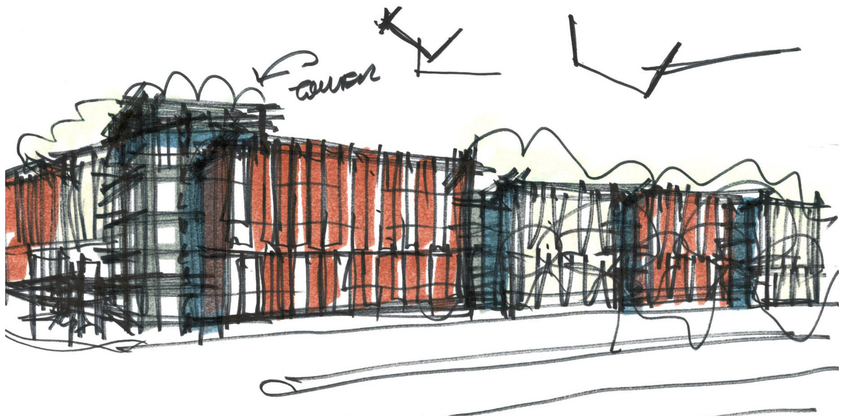
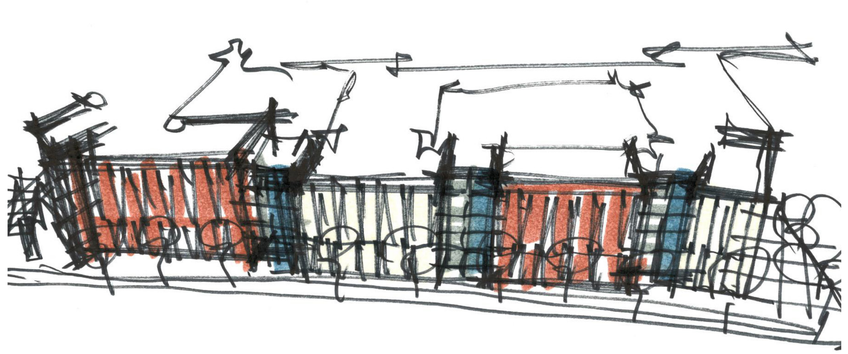
0 0.5 NTS 2



MULTIFAMILY- CREATING PUBLIC SPACE



MULTIFAMILY- ANCHORING THE CORNER



MULTIFAMILY- BREAKING UP THE BLOCK



TOWNHOUSES- FORWARD LOOKING YET ROOTED IN TRADITION

MULTIFAMILY BUILDING

The proposal aims to create a building that belongs to its time and place; forward looking but rooted in Herndon's Heritage. The massing evokes the architectural principles that make historic buildings stand the test of time such as: tectonic massing, verticality, gravitas. The block massing evokes the principles that define urban character: urban notches, massing definition, vertical corner markers, variety with honesty.

The proposal articulates a series of building components in alternating brick and fiber cement cladding with deep recesses that create vertical breaks along the facades.

The new proposed road A is enhanced as an arrival space where the building chamfers in to create a public plaza for trees, landscape, and hardscape. The chamfer opens the view to the multifamily building's main amenity and entrance.

The building façade composition emphasizes verticality, base and top, tenets of traditional architecture, combined with a more playful treatment of windows in a staggered arrangement.

The different building components are treated with deep recessed balconies at the corners to carve out the massing.

At the corner of Elden and Worldgate Drive the design proposes a rotated vertical tower that acts as an urban marker for the main entry corridor to the downtown area of Herndon. The corner volume rotation aligns with and existing easement, but also helps to accentuate the building and signage by aligning it with the drivers sight line.

TOWNHOUSES + STACKED BUILDINGS

Like the multifamily design, the townhouses and stacked products proposed design evokes traditional architectural principles like tectonic massing, verticality, gravitas. Traditional materials that have been adapted to a contemporary lifestyle: large openings, simple geometries.

The use of color and massing variation on each stack will visually create the necessary variation and breaks for an aesthetically pleasing streetscape, as well as complement the multifamily building's expression to create a holistic identity for this neighborhood.

ARCHITECTURAL CONCEPTS



STACKED BUILDINGS
WORLDGATE DR. + WILTSHIRE LANE.



CONVENTIONAL TOWNHOUSES
MAKERS ST. - LOOKING EASTWARDS

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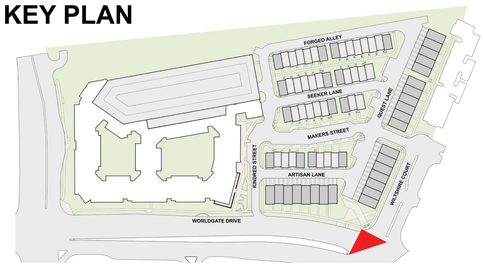
KEY PLAN



PERSPECTIVE

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PERSPECTIVE



1 - FRONT ELEVATION - TOWNHOUSE BUILDING 1 & 2



2 - FRONT ELEVATION - TOWNHOUSE BUILDING 3 & 4

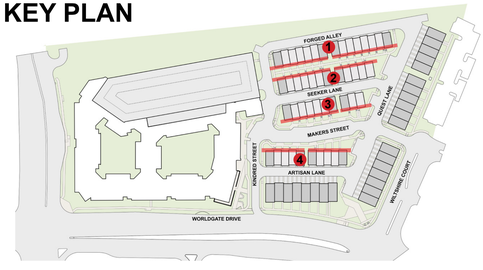


3 - FRONT ELEVATION - TOWNHOUSE BUILDING 5 & 6



4 - FRONT ELEVATION - TOWNHOUSE BUILDING 7 & 8

KEY PLAN



ELEVATIONS

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09



1 - REAR ELEVATION - TOWNHOUSE BUILDING 1 & 2



2 - REAR ELEVATION - TOWNHOUSE BUILDING 3 & 4



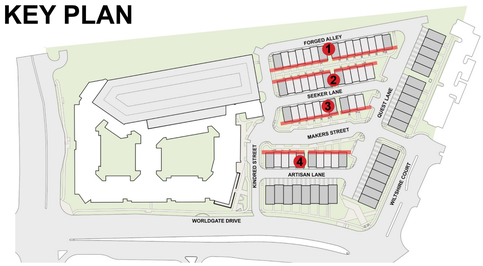
3 - REAR ELEVATION - TOWNHOUSE BUILDING 5 & 6



4 - REAR ELEVATION - TOWNHOUSE BUILDING 7 & 8

BALCONIES SHOWN ARE OPTIONAL.

KEY PLAN



ELEVATIONS

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10



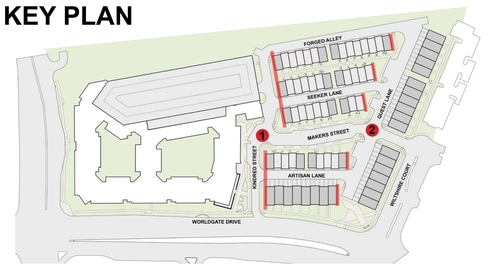
1 - SIDE ELEVATION - TOWNHOUSE BUILDING 1, 3, 5, 7 & 9



2 - SIDE ELEVATION - TOWNHOUSE BUILDING 9, 8, 6, 4 & 2

BALCONIES SHOWN ARE OPTIONAL.

KEY PLAN



ELEVATIONS

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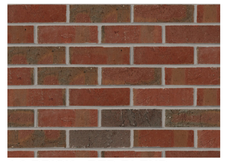
DETAIL 1 - FRONT ELEVATION



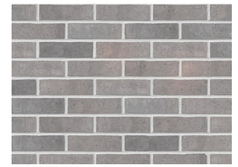
DETAIL 2 - REAR ELEVATION



1.1 BRICK - BLACK



1.2 BRICK - RED BLEND



1.3 BRICK - GRAY



2.1 FIBER CEMENT PANEL & TRIM BOARD
IRON GRAY



2.3 FIBER CEMENT LAP SIDING
AGED PEWTER

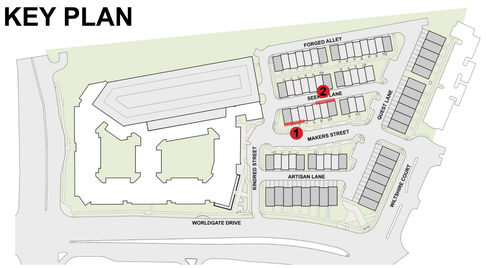


2.4 FIBER CEMENT LAP SIDING
PEARL GRAY

MATERIAL LIST: 20’ & 22’ TH

1.1 BRICK - BLACK
1.2 BRICK - RED BLEND
1.3 BRICK - GRAY
2.1 FIBER CEMENT PANEL & TRIM BOARD - IRON GRAY
2.2 FIBER CEMENT PANEL & TRIM BOARD - AGED PEWTER
2.3 FIBER CEMENT LAP SIDING - AGED PEWTER
2.4 FIBER CEMENT LAP SIDING - PEARL GRAY
2.5 FIBER CEMENT LAP SIDING - COUNTRYLANE RED
3.2 METAL CANOPY
3.3 METAL COPING 1
3.4 METAL COPING 2
3.5 SEGMENTED GARAGE DOOR
5.1 VINYL WINDOW & DOOR SYSTEM
5.2 VINYL RAILING
6.1 ASPHALT SHINGLE ROOFING

KEY PLAN



DETAILED ELEVATIONS

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20230003 02/13/2026

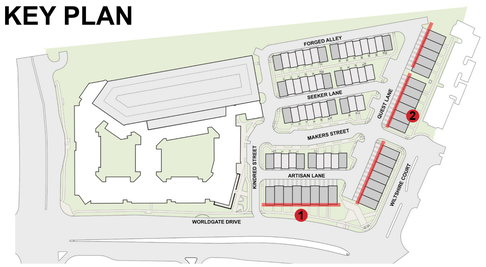


1 - FRONT ELEVATION - STACKED BUILDING 9



2 - FRONT ELEVATION - STACKED BUILDING 10, 11 & 12

KEY PLAN



ELEVATIONS

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20230003 02/13/2026



1 - REAR ELEVATION - STACKED BUILDING 9



2 - REAR ELEVATION - STACKED BUILDING 12, 11 & 10

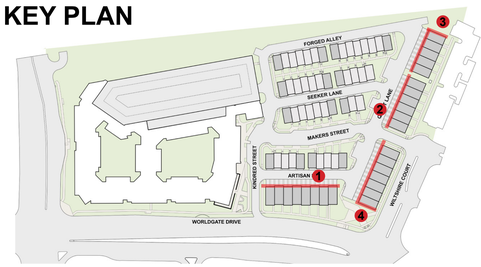


3 - RIGHT SIDE ELEVATION - STACKED BUILDING 10, 11 & 12



4 - LEFT SIDE ELEVATION - STACKED BUILDING 10, 11 & 12

KEY PLAN



ELEVATIONS

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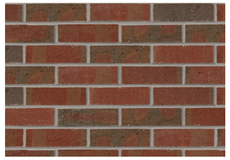
DETAIL 1 - FRONT ELEVATION





DETAIL 2 - REAR ELEVATION



1.1 BRICK - RED BLEND



1.2 BRICK - GRAY



2.1 FIBER CEMENT PANEL & TRIM
IRON GRAY



2.2 FIBER CEMENT PANEL & TRIM
AGED PEWTER



2.3 FIBER CEMENT LAP SIDING
AGED PEWTER



2.4 FIBER CEMENT LAP SIDING
PEARL GRAY

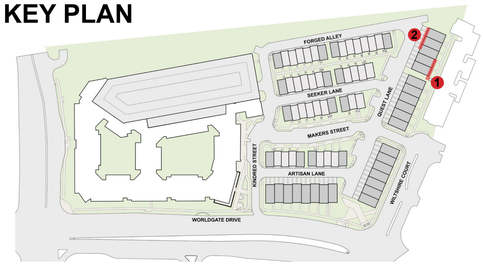


2.5 FIBER CEMENT LAP SIDING
COUNTRYLANE RED

MATERIAL LIST: STACKED TH

1.1 BRICK - BLACK
1.2 BRICK - RED BLEND
1.3 BRICK - GRAY
2.1 FIBER CEMENT PANEL & TRIM BOARD - IRON GRAY
2.2 FIBER CEMENT PANEL & TRIM BOARD - AGED PEWTER
2.3 FIBER CEMENT LAP SIDING - AGED PEWTER
2.4 FIBER CEMENT LAP SIDING - PEARL GRAY
2.5 FIBER CEMENT LAP SIDING - COUNTRYLANE RED
3.2 METAL CANOPY
3.3 METAL COPING 1
3.4 METAL COPING 2
3.5 SEGMENTED GARAGE DOOR
5.1 VINYL WINDOW & DOOR SYSTEM
5.2 VINYL RAILING
6.1 ASPHALT SHINGLE ROOFING

KEY PLAN



DETAILED ELEVATIONS

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0 10 20 40

20230003 02/13/2026



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KEY PLAN

PERSPECTIVE



PERSPECTIVE

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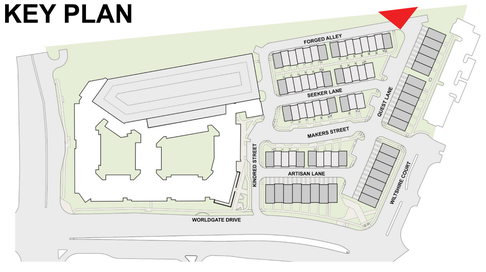
BALCONIES SHOWN ARE OPTIONAL.

KEY PLAN



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KEY PLAN



PERSPECTIVE

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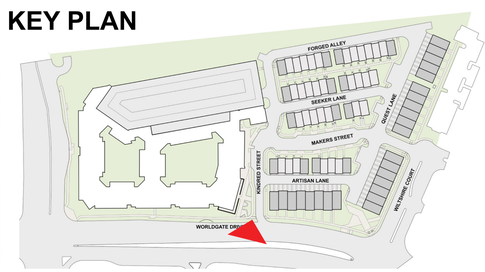
KEY PLAN



PERSPECTIVE

These images are conceptual and are subject to change in accordance with the approved development plans and proffers.
Building materials and colors are subject to change, in accordance with final ARB approval.



ktgy



1500**Vinyl** Collection

Single Hung Windows

BUILDER





Building choice into every view.

Ply Gem® WINDOWS & DOORS

1500 Single Hung Windows



Upgrade your view

- High performance in a builder's window
- Traditional or contemporary frame design
- SDL or GBG grilles
- Sizes to meet your need
- Egress Size: 3050SH, 4040SL
- Limited Lifetime Warranty

When you build a lot of homes, you expect a lot from your windows. Quality. Performance. Value. A company you can count on. Our new 1500 vinyl windows offer all that and more, including a full range of options to meet your every need.

Frame**Options**



Brickmould



Beveled



Flat

Window**Anatomy**



Multi-chamber construction with fusion-welded sash and frame

7/8" or 1" dual or triple pane insulated glass with Warm Edge spacer saves energy

Sloped sill drains water away from home exterior

Integral J-channel for simple, secure siding installation *(optional double utility trim)*

Color options

Solid Vinyl Colors



Co-extruded Colors



Grille types

Also available with no grilles.

GBG Grilles



¾" Flat or
⅝" Sculptured

SDL Grilles



⅞" or 1¼" SDL
with Shadow Bar

Glass options

Compare U-Factor ratings

Low-E



⅞" **Low-E**	.35	SHGC .27
One lite of Low-E		
⅞" **Low-E^{SC}**	.35	SHGC .22
One lite of solar cooling Low-E		
⅞" **Low-E2+**	.30	SHGC .27
One lite of Low-E and one lite of Interior Surface Low-E		

Low-E with Argon



⅞" **HP**	.31	SHGC .27
One lite of Low-E with argon		
⅞" **HP^{SC}**	.31	SHGC .22
One lite of solar cooling Low-E with argon		
⅞" **HP2+**	.27	SHGC .26
One lite of Low-E and one lite of Interior Surface Low-E with argon		
HP2+^{PSL}	.29	SHGC .50
One lite of passive solar low-E and one lite of Interior Surface Low-E with argon		

Triple-Glazed



⅞" **HP2$_{Max}$**	.27	SHGC .26
Two lites of Low-E with two chambers of argon		
7/8" **HP3$_{Max}$**	.24	SHGC .23
Two lites of Low-E, two chambers of argon, one lite of Interior Surface Low-E		

Values reflect 3050 call size brickmould non-drywall glazed single window with 3mm glass, WarmEdge Spacer, no grilles. Beveled frame th[illegible]ntly.



easyinstall

for a quick, correct fit

- Alignment clips
- Double utility trim
- Integral J-channel
- Jamb extensions or drywall receiver options
- Accessory grooves
- Protective construction film

WindowHighlights

LIMITED LIFETIME WARRANTY[1]

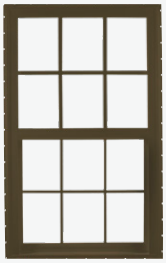
15 YEAR GLASS WARRANTY

LC 35 CERTIFIED

Optional LC 50 upgrade available in limited sizes



Interior



Exterior



Jamb Alignment Clips

Aligns and holds frame in place during installation; enables one person to center smaller windows.



Removable Meeting Rail

Patented meeting rail anchor makes removing rail simple; ideal for drywall applications.

Patent #: 9624713



Integral Mulls

Twins and triples with continuous head and sill frame allows a mix of operating and fixed windows.

Patent #: 9038333



Interlocking Sash

Sash locks tightly together to help keep out intruders and inclement weather.



Forced Entry Resistant Locks

Enhanced security locks meet tough AAMA forced entry requirements. ADA accessible and auto-lock options available.



ADA Accessible Lock



Auto Lock

1. Limited 10-year warranty for co-extruded color windows.

Building character into every view.



ENERGY STAR PARTNER

Window**Specs**

FRAME

3 1/2" dual wall brickmould frame depth
2 7/8" beveled frame depth
1 3/8" integral nail fin set back
Optional 1/2" flush flange for block installs
Optional 3 1/2" flat casing for rectangles and arches
Optional double utility trim simplifies siding installation
Custom and traditional sizing to meet your needs
Integral J-pocket simplifies siding installations
Interior/exterior accessory grooves
Sloped sill for water management
Screen clip Patent #: 6173878 3
Mixed operating and fixed integral mulls Patent #: 9038333
Easy to remove meeting rail Patent #: 9624713

SASH

Interior glazed top glass
Exterior glazed bottom glass
Interlocking sash with dual pile weatherstripping
Inverted block & tackle or constant force coil balances
Recessed tilt-latch
Dual lift rails for easy operation
Half screens (shipped separately)

GLASS

Double: Low-E, Low-E^{SC}, Low-E2+, Low-E2+^{SC}, HP, HP^{SC}, HP2+, HP2+^{SC}, LE2+^{PSL} and HP2+^{PSL}
Triple: HP2$_{Max}$, HP2$_{MAX}^{SC}$, HP3$_{MAX}$, HP3$_{MAX}^{SC}$
Optional Warm Edge+ spacers
Configurable STC values up to 35
Impact, tempered, obscure and rain options
Bronze Tempered Tint, Grey Tint and Black Spandrel options

GRILLES

GBG (Grilles Between Glass): 3/4" Flat or 5/8" Sculptured
SDL (Simulated Divided Lite): 7/8" or 1 1/4" with Shadow Bar
Colonial, Plaza, Prairie, Diamond, Gothic patterns available

LOCKS

Standard forced entry resistant cam lock
Self-latching forced entry resistant auto-lock option
ADA accessible forced entry resistant auto-lock option

PERFORMANCE CERTIFICATIONS

FLORIDA APPROVED
For a list of Ply Gem's Florida approved products visit floridabuilding.org.

CANADIAN STANDARDS ASSOCIATION CERTIFIED

TDI TEXAS DEPARTMENT OF INSURANCE

		NAFS Product Performance								Housing Performance	
Product Type	Test Unit Size (inches)	Overall Rating	Air Infiltration (scfm/ft²)	Air Exfiltration (scfm/ft²)	Water Pressure (psf)	Structural Pressure (psf)	Test Standard(s)	Florida Approval	TDI Approval	AAMA 1701.2 Wind Zone	AAMA 1704 Egress Rated
Single Hung	36 x 62	H-LC35	0.17	0.16	5.43	+35/-35	NAFS 05, 08, 11	FL16103	WIN-1769		
	35.5 x 73.5	H-LC30	0.17	0.16	4.59	+30/-30	NAFS 05, 08, 11	FL16103			
	40 x 72	H-LC25	0.13	0.11	3.76	+35/-35	NAFS 05, 08, 11	FL16103	WIN-1769	WZ II	Yes
	44 x 77.125	H-LC25	0.13	0.11	3.76	+25/-25	NAFS 05, 08, 11	FL16103	WIN-1769	WZ I	Yes
	35.5 x 73.5	H-LC35	0.17	0.16	7.52	+35/-35	NAFS 05, 08, 11	FL16103			
	36 x 74	H-LC50	0.13	0.11	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	44 x 77.125	H-LC35	0.13	0.11	5.43	+40/-40	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	35.5 x 61.5	H-LC50	0.17	0.16	7.52	+55/-55	NAFS 05, 08, 11	FL16103			
	36 x 74	H-LC35	0.17	0.16	5.43	+35/-35	NAFS 05, 08, 11	FL16103	WIN-1769	WZ II	Yes
	36 x 74	H-LC50	0.17	0.16	7.52	+50/-50	NAFS 05, 08, 11	FL16103		WZ III	Yes
	36 x 84	H-LC50	0.11	0.06	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	40 x 72	H-LC50	0.11	0.05	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	44 x 77.125	H-LC40	0.11	0.05	7.52	+40/-40	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	48 x 72	H-LC50	0.11	0.06	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	48 x 96	H-LC30	0.11	0.06	7.52	+30/-35	NAFS 05, 08, 11	FL16103	WIN-1769	WZ I	Yes
	52.125 x 62	H-LC50	0.28	0.19	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769		
	53 x 77.125	H-LC40	0.28	0.19	7.52	+40/-40	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	53 x 77.125	H-LC50	0.28	0.19	7.52	+50/-50	NAFS 05, 08, 11	FL16103	WIN-1769	WZ III	Yes
	38 x 77.125	H-LC50	0.11	0.05	7.52	+50/-60	AAMA 506-06, 08	FL16103	WIN-1771	NA	NA
	52.125 x 62	H-LC50	0.28	0.19	7.52	+50/-60	AAMA 506-06, 08	FL16103		NA	NA
	52.125 x 71	H-LC50	0.28	0.19	7.52	+50/-50	AAMA 506-06, 08	FL16103			
Integral Mull (Twin)	71.5 x 73.5	H-R25	0.17	0.14	3.76	+40/-40	NAFS 05, 08, 11	FL16100			
	72.5 x 74	H-LC25	0.18	0.15	3.76	+35/-35	NAFS 05, 08, 11	FL16100		WZ II	Yes
	71.5 x 73.5	H-R50	0.17	0.14	7.52	+50/-50	NAFS 05, 08, 11	FL16100			
	71.5 x 73.5	H-LC35	0.26	0.17	5.43	+35/-35	NAFS 05, 08, 11	FL16100		WZ II	Yes
	71.5 x 73.5	H-LC50	0.26	0.17	7.52	+50/-55	NAFS 05, 08, 11	FL16100		WZ III	Yes
	76.125 x 65.125	H-R50	0.30	0.30	7.52	+50/-50	NAFS 05, 08, 11	FL16100			
	81 x 72	H-LC50	0.18	0.16	7.52	+50/-50	NAFS 05, 08, 11	FL16100		WZ III	Yes
	84.25 x 77.125	H-LC40	0.18	0.16	7.52	+40/-40	NAFS 05, 08, 11	FL16100		WZ III	Yes
Integral Mull (Triple)	81 x 72	H-LC50	0.18	0.16	7.52	+50/-50	NAFS 05, 08, 11	FL16100		WZ III	Yes
	84.25 x 77.125	H-LC40	0.18	0.16	7.52	+40/-40	NAFS 05, 08, 11	FL16100		WZ III	Yes
	107.5 x 73.5	H-R25	0.17	0.14	3.76	+40/-40	NAFS 05, 08, 11	FL16100			
	109 x 74	H-LC25	0.18	0.15	3.76	+35/-35	NAFS 05, 08, 11	FL16100		WZ II	Yes
	107.5 x 65.5	H-LC50	0.26	0.17	7.52	+50/-50	NAFS 05, 08, 11	FL16100			
	107.5 x 73.5	H-LC35	0.26	0.17	5.43	+35/-35	NAFS 05, 08, 11	FL16100		WZII	Yes
	107.5 x 73.5	H-LC50	0.26	0.17	7.52	+50/-55	NAFS 05, 08, 11	FL16100		WZ III	Yes
	114.625 x 65.125	H-R40	0.30	0.30	6.06	+40/-45	NAFS 05, 08, 11	FL16100		WZ III	Yes
	114.625 x 65.125	H-R45	0.30	0.30	7.52	+45/-50	NAFS 05, 08, 11	FL16100			
	121 x 77.125	H-LC45	0.16	0.14	7.52	+45/-45	NAFS 05, 08, 11	FL16100		WZ III	Yes

Compression Tape Glazing
Two-Sided Tape Glazing
Impact Rated

Test Standards
AAMA/WDMA/CSA 101/I.S.2/A440-05 (NAFS-05)
AAMA/WDMA/CSA 101/I.S.2/A440-08 (NAFS-08)
AAMA/WDMA/CSA 101/I.S.2/A440-11 (NAFS-11)
AAMA 506-06

MADE IN USA

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