



ARCHITECTURAL REVIEW BOARD REGULAR MEETING AGENDA

Herndon Council Chambers
765 Lynn Street, Herndon, VA 20170

Wednesday, March 18, 2026 | 7:30 PM

1. Call to Order

2. Approval of Minutes

- a. February 18, 2026, Architectural Review Board Regular Meeting Minutes
- b. March 4, 2026, Architectural Review Board Work Session Minutes

3. Comments

- a. Comments from the Staff Members
- b. Comments from the Board Members
- c. Comments from the Public
Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

4. Public Hearings

- a. APPLICATION FOR NEW CONSTRUCTION, ARB #26-001, located at 13100 and 13150 Worldgate Drive, Herndon, Virginia, located 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 -- revised March 16, 2026
- b. APPLICATION FOR NEW CONSTRUCTION, ARB #26-002, to consider an application for the erection of stacked condominiums, townhouses, and other minor site improvements at the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia, located in the northeast corner of the intersection of Worldgate Drive and Centreville Road -- revised March 16, 2026

5. Adjournment

Agenda Item: February 18, 2026, Architectural Review Board Regular Meeting Minutes

Meeting Date: March 18, 2026

Category: Approval of Minutes

Prepared by: Becky Skillin, Deputy Town Clerk

Description:

This is a request to approve the February 18, 2026, Architectural Review Board Regular Meeting Minutes Minutes.

Background/Timing Impact:

Architectural Review Board minutes are typically presented for approval in chronological order. Action on the minutes is an important function of the Architectural Review Board.

Fiscal Impact:

N/A

Legal Impact:

Code of Virginia Section 2.2-3707 outlines the requirements for the recording of minutes for the governing body.

Staff Recommendation/Next Steps:

Recommend approval as presented.

Attachments:

1. February 18, 2026, ARB Draft Meeting Minutes

**HERNDON ARCHITECTURAL REVIEW BOARD
Regular Meeting Minutes
Wednesday, February 18, 2026**

1. Call to Order

Chair Blaker-Glass called the February 18, 2026, Architectural Review Board Regular Meeting to order at 7:30 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, and stated that four Architectural Review Board Members were present, which constituted a quorum. Board Members in attendance: Tamim Chowdhury, Amy Oleinick, Vice Chair Fetske, and Chair Leslie Blaker-Glass.

Staff present during the meeting: Angelina Jones, Lead Planner / Design and Development; Lauri Sigler, Deputy Town Attorney; and Margie Tacci, Deputy Town Clerk.

Comments and Disclosures for the Record

Chair Blaker-Glass asked Margie Tacci, Deputy Town Clerk, if she received comments for the record. Ms. Tacci stated that comments were entered into the record on Public Hearing item 4(a), Application for Alteration to an Existing Structure, ARB #25-005, 300 Elden Street. The Town Clerk did not receive additional public comments or disclosures on any other items listed on that meeting's agenda.

2. Approval of Minutes

- a. January 7, 2026, Architectural Review Board Work Session Minutes**
- b. January 21, 2026, Architectural Review Board Meeting Minutes**
- c. February 4, 2026, Architectural Review Board Work Session Minutes**

Board Member Fetske moved to approve the January 7, 2026, and February 4, 2026, Architectural Review Board work session minutes and the January 21, 2026, regular meeting minutes. Motion seconded by Board Member Chowdhury. The question was called on the motion which was carried by a 4-0 roll call vote. Board Members Chowdhury and Oleinick, Vice Chair Fetske, and Chair Blaker-Glass voting "Aye."

3. Comments

- a. Comments from the Staff Members**

Angelina Jones, Lead Planner / Design and Development, provided comments about future items that may come before the Board in upcoming meeting cycles.

b. Comments from the Board Members

There were no comments offered from Board Members.

c. Comments from the Public

There were no comments offered from the public.

4. Public Hearings

a. APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #25-005, 300 Elden Street, Herndon, Virginia, to consider an application for alterations including recladding a portion of the existing shopping center in a new material at the commercial property (item was continued from the January 21, 2026, meeting)

Certificates of Publication were filed from the Editor of the *Fairfax County Times* newspapers, showing that notice of said public hearing item had been duly advertised in the January 2, 2026, and January 9, 2026, issues.

Chair Blaker-Glass opened the public hearing and recognized Angelina Jones, Lead Planner / Design and Development, for the staff report. This item had been continued from the January 21, 2026, meeting, and the public hearing remained open.

Ms. Jones provided an overview of the application for alterations to the commercial property located at 300 Elden Street. She summarized the discussions from the January 7 and February 4 ARB work sessions regarding proposed changes to exterior materials and building colors. Staff requested that the applicant provide additional materials and samples for the Board's review at this meeting. Ms. Jones noted that the applicant had made revisions following those discussions and clarified that the adjacent bank building is under separate ownership and management; therefore, the building colors may not necessarily match.

Chair Blaker-Glass paused the discussion briefly before recognizing Board Member comments.

Board Member Oleinick expressed confusion about the Board's purview of the paint color and external materials. Responding, Ms. Jones stated that it is the staff's opinion that maintaining the roof and architectural features is important and that the roof color is therefore a significant design consideration.

Vice Chair Fetske read the comment submitted by a citizen regarding the

importance of the roof's color into the record.

There was discussion among the Board and staff about the proposed materials and colors, including the relationship of the building to the adjacent bank property and the visual continuity of the surrounding commercial area. There were also questions regarding the expected lifecycle of the proposed roof finish and whether coordination had occurred with the neighboring bank building.

Chair Blaker-Glass invited the applicant or applicant's agent forward for comments.

David Bruhnke, applicant's agent, provided comments on the proposed alterations on behalf of the property owner, Tom Donaldson. He discussed revisions made following the earlier work sessions and noted that the applicant had evaluated several color options for the building and roof.

There was discussion among the Board, applicants, and staff about the potential conditions related to roof color and exterior finishes. Board Members expressed concern over changing the roof color from green. The applicant indicated that several color options were considered before selecting the proposed color.

Chair Blaker-Glass asked if staff had additional comments.

Ms. Jones asked to review the sample of the proposed material, which was presented to the Board.

There were no comments from the audience. Chair Blaker-Glass closed the public hearing and moved to Board level for discussion and action.

Following clarification from the Deputy Town Attorney, Board Member Fetske moved to approve ARB #25-005 in accordance with the draft resolution, with the following conditions:

1. The shade of green be consistent with the Bank Building on the adjacent parcel for the upper roof sections to be reviewed by staff.
2. Vertical standing seam metal features on the standard storefront may be painted the color that the applicant designated.

Motion seconded by Board Member Oleinick.

There was discussion by the Board on the motion.

Board Member Chowdhury suggested continuing the item to allow the applicant additional time to review the proposed changes; the suggestion did not receive a second.

The question was called on the motion, which carried by a 3-1 vote. Board Member Oleinick, Vice Chair Fetske, and Chair Blaker-Glass voted “Aye.” Board Member Chowdhury voted “No.”

Chair Blaker-Glass advised the applicant of the right to appeal the decision within 14 days.

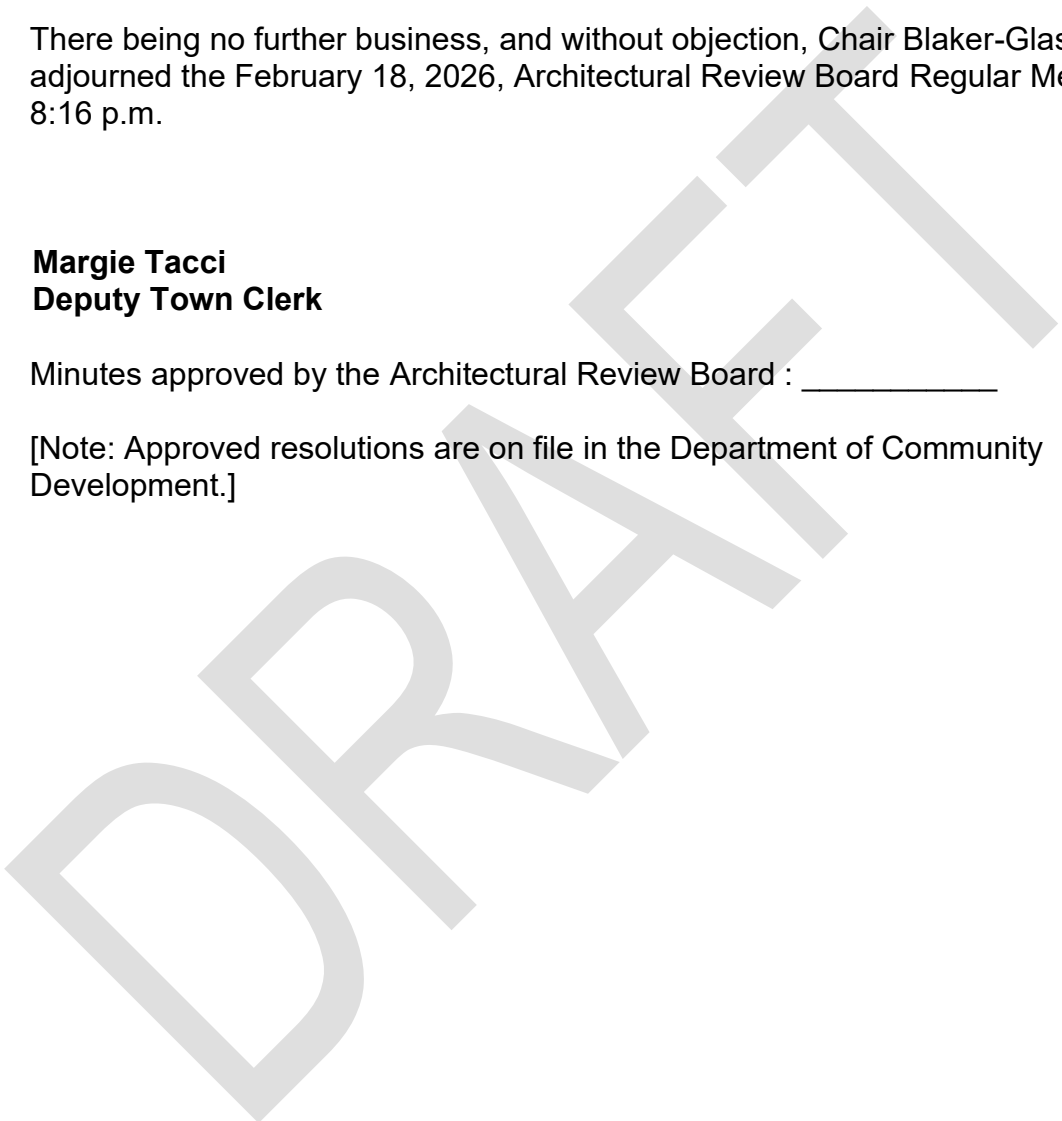
5. Adjournment

There being no further business, and without objection, Chair Blaker-Glass adjourned the February 18, 2026, Architectural Review Board Regular Meeting at 8:16 p.m.

Margie Tacci
Deputy Town Clerk

Minutes approved by the Architectural Review Board : _____

[Note: Approved resolutions are on file in the Department of Community Development.]



Agenda Item: March 4, 2026, Architectural Review Board Work Session Minutes

Meeting Date: March 18, 2026

Category: Approval of Minutes

Prepared by: Becky Skillin, Deputy Town Clerk

Description:

This is a request to approve the March 4, 2026, Architectural Review Board Work Session Minutes minutes.

Background/Timing Impact:

Architectural Review Board minutes are typically presented for approval in chronological order. Action on the minutes is an important function of the Architectural Review Board.

Fiscal Impact:

N/A

Legal Impact:

Code of Virginia Section 2.2-3707 outlines the requirements for the recording of minutes for all public bodies.

Staff Recommendation/Next Steps:

Recommend approval as presented.

Attachments:

1. March 4, 2026 ARB Draft WS Minutes

HERNDON ARCHITECTURAL REVIEW BOARD
Work Session Minutes
Wednesday, March 4, 2026

1. Call to Order

Chair Blaker-Glass called the Wednesday, March 4, 2026, Architectural Review Board Work Session to order at 8:37 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon. In attendance were: Amy Oleinick, Vice Chair Melody Fetske, and Chair Leslie Blaker-Glass.

Board Member Tamim Chowdhury was absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Angelina Jones, Lead Planner, Design / Development; and Becky Skillin, Deputy Town Clerk.

Chair Blaker-Glass stated three Architectural Review Board Members were present, which constituted a quorum.

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

Chair Blaker-Glass opened discussion of the public hearing item and recognized Angelina Jones, Lead Planner, Design / Development, for the staff report. Ms. Jones explained that the discussion of this item pertained only to the multifamily portion of the project, noting that the development is being reviewed through separate applications due to the involvement of different applicants for different components of the project. She stated that earlier concept discussions in July and November 2023 considered the project as a single application; however, the development components were later separated into individual applications for review. She clarified that signage is not included in the current review.

Ms. Jones stated that the submission includes a range of proposed materials and that the applicant had brought additional material samples for review. She summarized the architectural design elements described in the staff report, including façade articulation, elevation details, and variations in cladding materials. The primary cladding material is proposed to be fiber cement, with masonry elements incorporated in portions of the building façade. Landscaping

requirements are addressed through proffers associated with the zoning map amendment approval. She also noted that while the Board was reviewing the architectural plans, the site plan approval process had not yet been finalized, and no substantial changes to the design were anticipated at this stage.

Ms. Jones requested that the Board provide guidance regarding which design elements should require Board approval, and which items can be addressed through administrative review. She noted that previous Board discussions had focused on façade articulation, elevation variation, and methods of breaking up long horizontal building façades.

Ms. Jones asked for the Board's input on:

1. Garage elements.
2. Window articulation.
3. Consistency with proffered design commitments, particularly related to landscaping details.

Chair Blaker-Glass then invited the applicant to come forward to provide comments.

The applicant team included Matt Bonifant, Senior Project Manager and Development Manager with BXP, Inc., and Greg Porter, Project Manager with Bohler Engineering. Mr. Bonifant stated that demolition activities had begun at the site and that BXP would retain ownership of the property and remain responsible for development of the overall project. He explained that the public park areas associated with the development would be constructed prior to the development of the stacked condominium portion of the project. Mr. Bonifant noted that the presentation would focus primarily on façade articulation and the design of the prominent corner at Worldgate Drive and Herndon Parkway. He also discussed the proposed residential unit mix, noting that the development would include approximately 350 multifamily units, with a mix of one-bedroom, two-bedroom, and three-bedroom units intended to create a balanced residential community.

Florence Graham, representing KTG Architecture and Planning, described the architectural design approach for the project. She discussed the design of the parking garage connection with portions of the garage to utilize an open wall design with cable barrier systems. Ms. Graham stated that the building façade incorporates horizontal fiber cement panels and brick materials to create visual variety, and that contrasting light and dark gray tones are intended to emphasize building texture and articulation.

Ms. Graham further explained that the corner of Worldgate Drive and Elden Street is intended to serve as a prominent gateway location for the Town. The design includes vertical and horizontal architectural elements intended to break up the length of the building façade and create visual interest for both residents and

pedestrians.

Chair Blaker-Glass invited the Board for comments, which included:

1. Lighting elements associated with the parking deck
2. Methods of breaking up the linear sight lines, including possible use of window insets and balconies.
3. Corner structures and artistic features.
4. Roofing design
5. Adding depth and texture to building massing, including consideration of additional materials beyond fiber cement panels.
6. Dog walking areas.
7. Screening for HVAC and electrical equipment
8. Stormwater management considerations
9. Egress and circulation from the parking garage

Mr. Porter presented the landscape design plan that includes sitting areas, cement walkways, and alternating evergreen with canopy trees.

Chair Blaker-Glass asked additional questions regarding traffic circulation, pedestrian buffers including plantings and articulated walls, the timing of landscape installation, and the design of the dog park barrier wall. Vice Chair Fetske asked about tree species within the landscaping plan.

Ms. Jones then asked the Board to clarify which architectural details they would like to review again at the regular meeting, and which elements could be resolved through administrative review. Board Member Oleinick indicated that the Board would like to review the roofing materials prior to the next regular meeting. Board members also suggested that lighting elements and additional façade design details be incorporated into the materials presented at the regular meeting.

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

Chair Blaker-Glass opened discussion of the public hearing item and recognized Angelina Jones, Lead Planner, Design / Development, for the staff report. Ms. Jones presented an overview of the application for new construction, noting that the proposal is similar in design and context to ARB #26-001, and that the overall site design process remains ongoing. She stated that during the previous Board discussion in November 2025, the Board requested that the applicant return with revisions reflecting updates to the design that had been discussed. Ms. Jones

explained that the architectural style for the proposed development is intended to be consistent with the multifamily building reviewed under ARB #26-001. Staff requested additional clarification regarding the rendered appearance of the building façade, including concerns about the flattening of the design, site elevations, landscaping elements, and window articulation.

There was discussion among staff and the Board regarding:

1. Proposed materials, window framing, and elevations.
2. Lighting options.
3. Connection details for downspouts and stormwater drainage.
4. Design of stairs serving townhouse units and connections to adjacent sidewalks.
5. Material compatibility with the multifamily buildings included in ARB #26-001.
6. Roof design as viewed in plan's view.
7. Aluminum-clad or fiberglass windows over vinyl.
8. The use of balconies to provide a visual break along the building façades.
9. Plans for waste collection.

Chair Blaker-Glass then invited the applicant to come forward to provide comments. Florence Graham, architect with KTG Architecture and Planning, and Andrew Ohleger with NV Homes provided comments on the proposed design and responded to questions from the Board.

Responding to questions from the Board, Ms. Jones clarified that ground-level and roof-level screening requirements fall within the purview of the Board's review. She noted that detailed landscaping design would be addressed by BXP as part of the overall site development and is not included within the scope of this application. Ms. Jones further stated that the roof design and façade articulation are expected to remain consistent with the approved site plan.

Chair Blaker-Glass requested that the applicant provide window material samples for the Board's review at the next regular meeting.

3. Comments

a. Comments from the Staff Members

Angelina Jones, Lead Planner, Design / Development, thanked the Board for the careful review of applications.

b. Comments from the Board Members

Board Members Oleinick, Vice Chair Fetske, and Chair Blaker-Glass had no comments.

4. Adjournment

There being no further business, and without objection, Chair Blaker-Glass adjourned the March 4, 2026, Architectural Review Board Work Session at 10:47 p.m.

Becky Skillin
Deputy Town Clerk

Minutes approved by the Architectural Review Board: _____

DRAFT

Agenda Item: APPLICATION FOR NEW CONSTRUCTION, ARB #26-001, located at 13100 and 13150 Worldgate Drive, Herndon, Virginia, located 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 -- revised March 16, 2026

Meeting Date: March 18, 2026

Category: Public Hearings

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

Description:

Project Summary: This application is for the redevelopment of the properties located at 13100 and 13150 Worldgate Drive, Herndon, Virginia, located in the northeast corner of the intersection of Worldgate Drive and Centreville Road. 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. The overall redevelopment includes stacked condominiums and townhouses; however, this ARB application pertains only to the construction of the multi-family residential building. For more information, please see the March 4, 2026, ARB work session staff report.

Background/Timing Impact:

Work Session Discussion:

The board and staff provided the following feedback at the March 4, 2026, work session:

1. The applicant provided the Architectural Review Board (ARB) with additional materials during the work session pertaining to the building's cladding material and articulation, the existing garage's relationship to the proposed multi-family building, and a comparison between the proposed landscape details and the landscape details approved in the General Development Plan (GDP).
 - The board generally expressed support for the articulation achieved through the use of fiber cement lap siding to break up the expanses of fiber cement paneling. However, they stated that panels are currently overused in the Elden Street and Worldgate Drive elevations, giving an overall flat quality to these façades.
 - The board suggested that this could be ameliorated with additional reveals that create depth at ground level, including window

- openings of at least six-inch depth.
- The board inquired why the garage design incorporates cables and the applicant explained that the design of the structure precluded the ability to hang fascia, but that a landscape buffer would be planted adjacent to this area.
 - The applicant confirmed that the cladding above the loading dock would be fiber cement.
 - Paving at the pocket parks will convey a hierarchy between paths through change in materials. Walkways are to be a mix of concrete pavers, cast stone pavers, and poured concrete.
2. The ARB expressed that the corner form should be more expressive and that its design is currently unremarkable. They requested that the applicant revise and resubmit the design, potentially adding a design element and/or lighting feature to the top portion of the central form.
 - The applicant responded that they would be unable to submit revisions to this aspect of the design for inclusion in the additional materials for the March 18 Regular Meeting, but that they would submit revised renderings prior to that meeting for inclusion in the staff presentation.
 3. In response to staff comments, the applicant clarified that the landscaping associated with the project would be completed as part of the erection of the multi-family building, prior to the construction of the townhouses and stacked condominiums. This includes the Wiltshire Court Pocket Park.
 4. The applicant confirmed that there would be no ground level HVAC.
 5. The ARB agreed that it would be appropriate for staff to review the material details requested in the March 4 staff report administratively and that they would support including this as a condition of a resolution for this case.

Updates Since Work Session:

- The applicant submitted additional materials digitally to staff following the March 4 work session (these are consistent with the materials the applicant shared with the board during the work session):
 1. Second floor plan view and key showing how the existing garage interacts with the new multi-family component
 2. A perspective view of the façade articulation on Worldgate Drive to illustrate the façade composition
 3. A perspective view of the parking garage to show locations of stairs and porosity
 4. East Garage Elevation to show the new vehicle barrier cable system and the proximity of the garage and loading dock
 5. Precedent images demonstrating the articulation of fiber cement paneling in built projects
 6. Side-by-side comparison of the park spaces throughout the project to images from the GDP

Summary of Compliance with the Town Code of Ordinances, [Section 58-96 – Design criteria](#):

- Criterion 1 – The overall proposal is suitable for a good suburban community as it provides a focal point at an important gateway into the Town of Herndon, as well as additional landscaped spaces along Elden Street and Worldgate Drive. However, the design still needs further resolution in terms of the cladding materials and the design of the center form as detailed in the March 4 staff report.
- Criterion 2 – The extensive use of fiber cement panels is incongruous with other similarly scaled developments in the town, which primarily feature masonry cladding or exposed concrete construction. Staff continue to recommend that these façades be broken up vertically through the use of alternating brick or a similar masonry unit cladding and horizontally with elements that delineate a base, middle, and top, as detailed in the March 4 staff report.
- Criterion 4 – As described in the March 4 staff report, the proposed design does not use the same cladding for each elevation, with the Kindred Street elevation using primarily brick cladding and all other elevations relying on a combination of fiber cement panels and fiber cement lap siding to create texture and depth along the façade.
- Criterion 5 – The over-reliance on fiber cement paneling and lap siding in the design, particularly on the Elden Street and Worldgate Drive elevations, will likely appear dated quickly. Furthermore, the long-term durability of this relatively new material treatment on a building of this size is as of yet unknown.
- The proposed design fully meets the conditions stated in Design Criteria 3 and 6.

Based on discussion by the ARB at the March 4 work session, the applicant should provide the following materials to staff for review and inclusion in the case file (note that information must be consistent between the site plan once it is approved and the materials submitted for ARB review):

- Details illustrating the location and overall design of the bus shelters specified in the approved GDP
- 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)
 1. Including garage doors for loading area
 2. Details demonstrating the window articulation for each adjacent cladding type
 - Note that the ARB stated a preference for window recesses of six inches or more
- Materials/finish/details/image of all stairs and associated railings
- Material/finish/details/image of any gates and enclosures, including fencing and walls
- On-site lighting fixture details/specifications/images

- Material/finish/details/image of conductor heads, downspouts, gutters (if applicable – to be confirmed by applicant)
- Material/finish/details/image for screening of roof top units (if applicable – to be confirmed by applicant)

The ARB should provide direction as to whether the applicant can address the following outstanding design comments with staff or whether the board will need to evaluate revisions related to:

- The building's cladding, texture/articulation, and the ratio of masonry to fiber cement in the overall composition
- The addition of design elements and/or lighting to the building's corner form
- The design of the two bus shelter structures
- Landscape details and their consistency with the GDP and materials submitted as part of the ongoing site plan

Staff have prepared a proposed draft resolution stating conditions related to this analysis (included in the March 18 ARB meeting materials).

For more information, please see the March 4, 2026, ARB work session staff report.

Fiscal Impact:

N/A

Legal Impact:

N/A

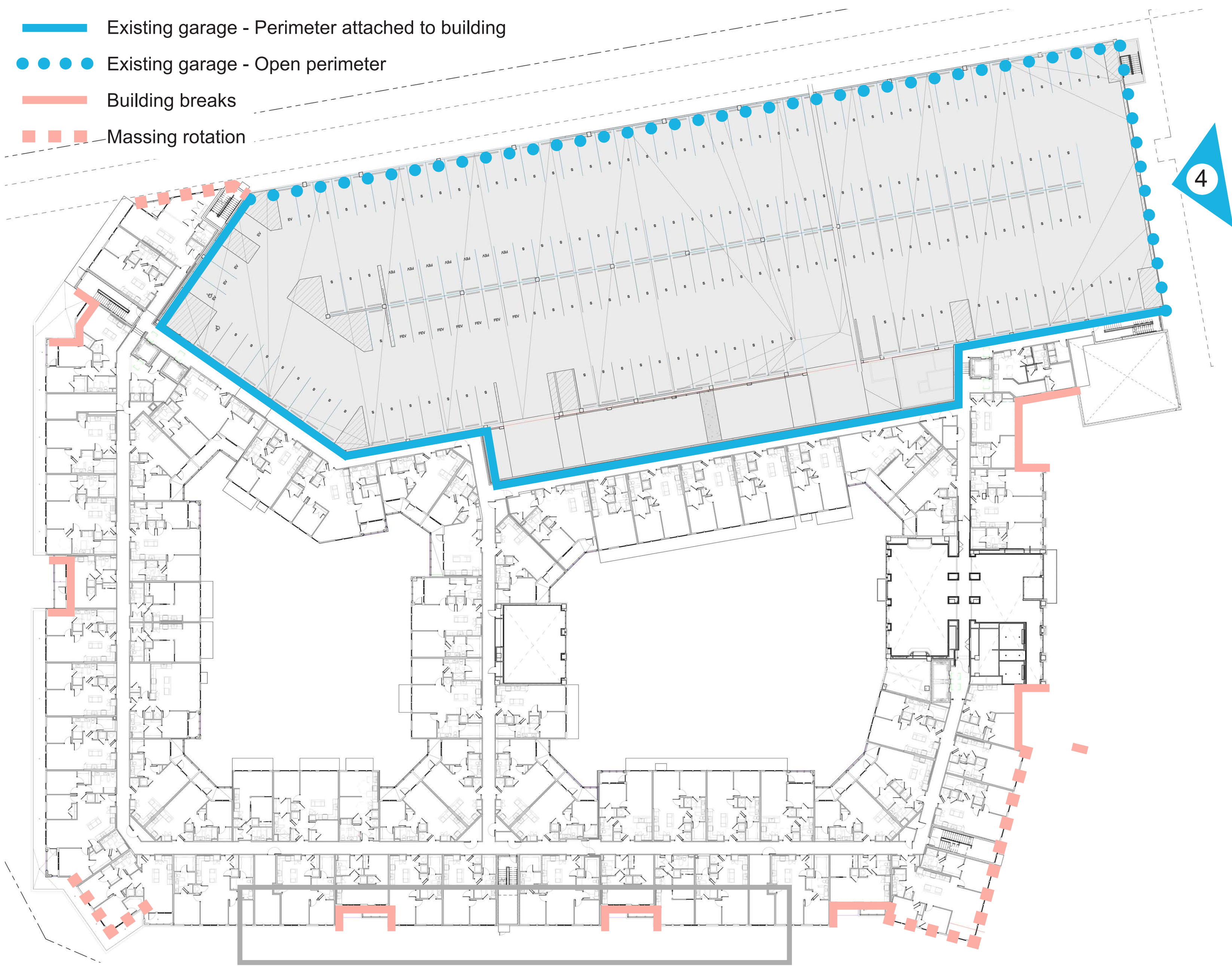
Staff Recommendation/Next Steps:

Staff recommend approval of the application in accordance with the conditioned draft resolution.

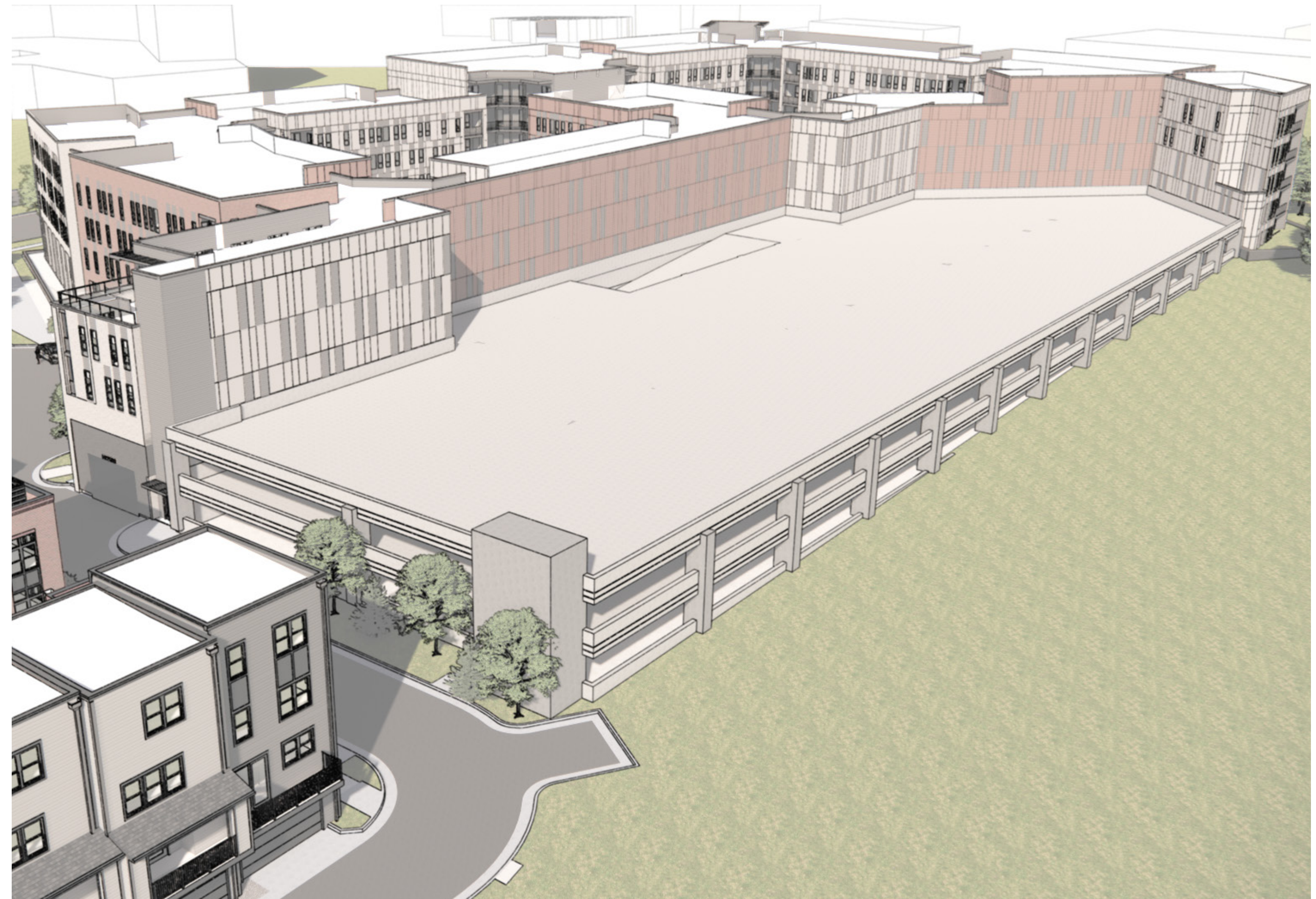
Attachments:

1. Additional Materials
2. 2026.03.16 - ARB #26-001 Proposed Resolution (Revised)

- Existing garage - Perimeter attached to building
- Existing garage - Open perimeter
- Building breaks
- - - - Massing rotation



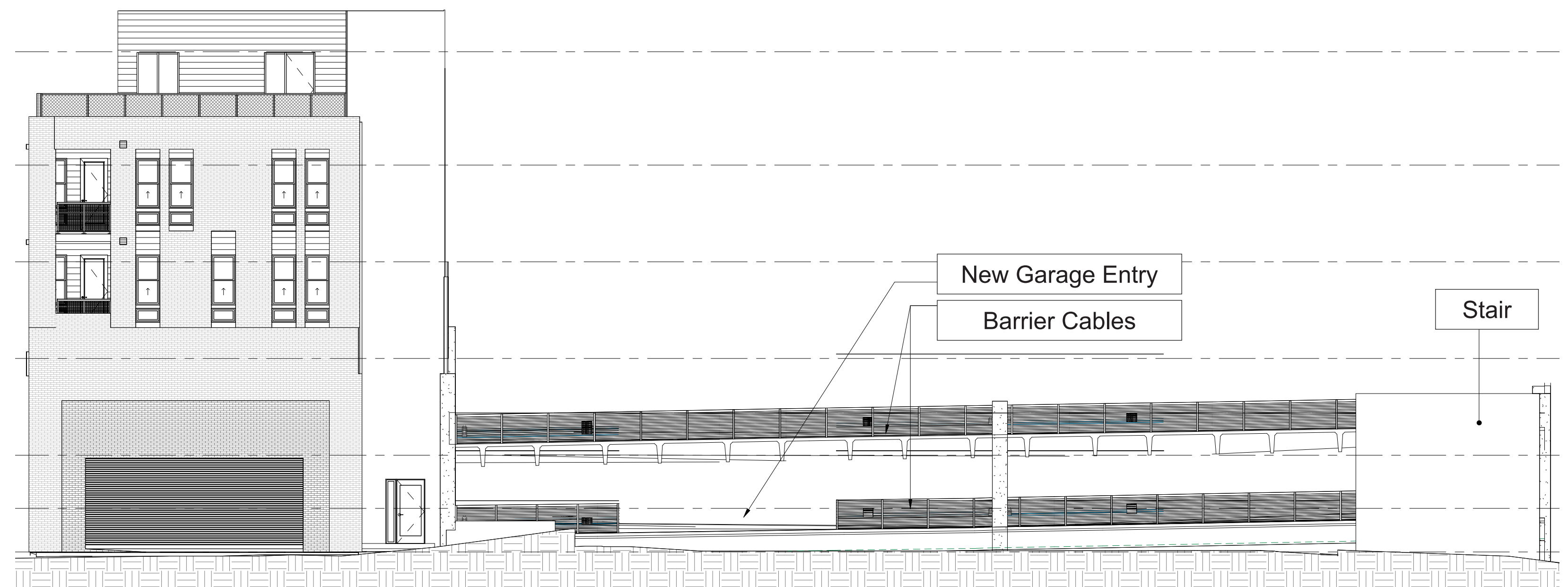
1. Second Floor Plan
Scale: 1/32" = 1'-0"



3. Perspective View
View from townhouses across Kindred



2. Perspective View
View from Worldgate Drive



4. East Garage Elevation
Scale: 1" = 20'



The Point at Reston
Reston, VA



The Laureate
Rockville, MD



Atwell on Spring
Silver Spring, MD



Autumn Willow
Fairfax, VA



Autumn Willow
Fairfax, VA



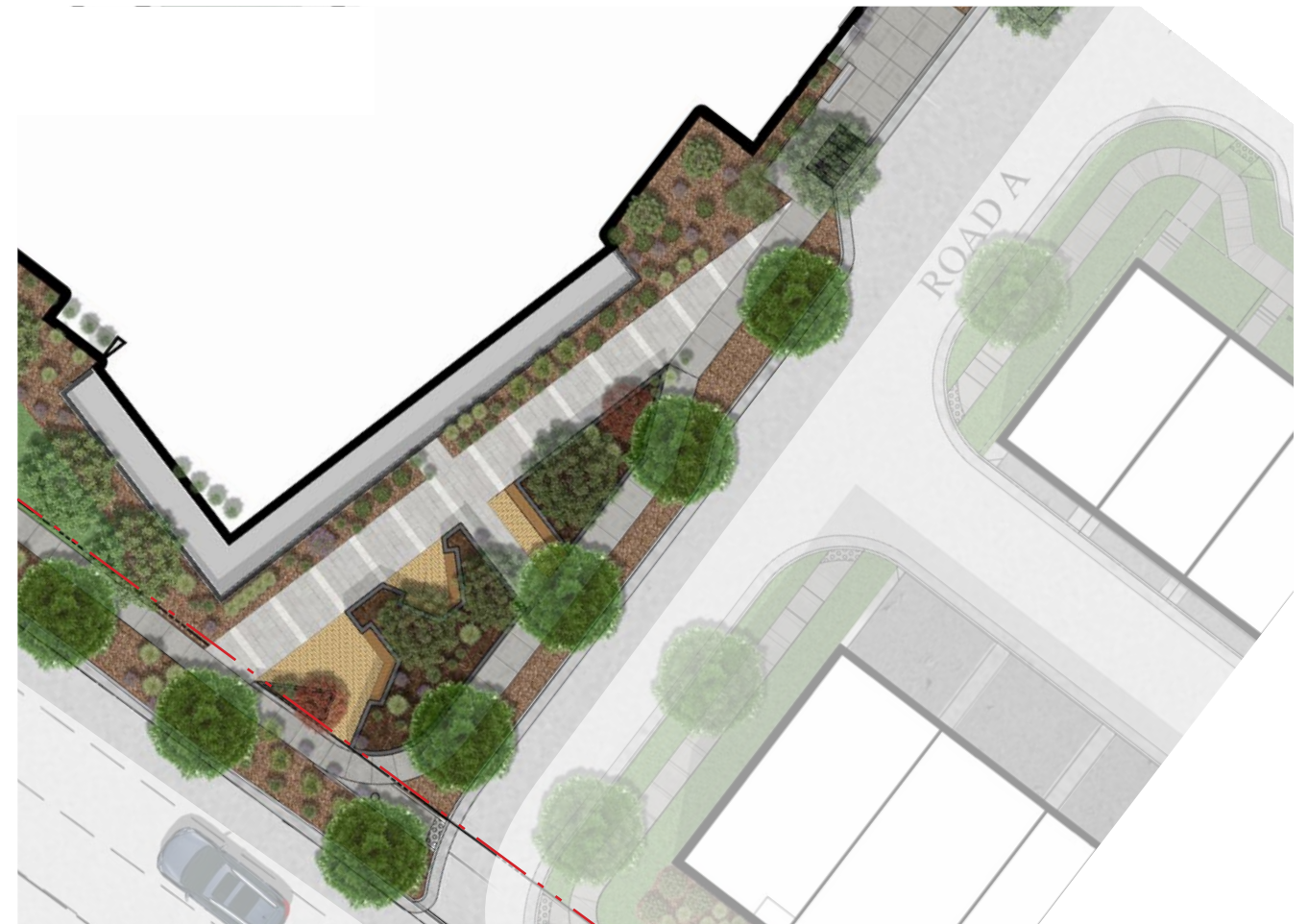
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Charlotte, NC



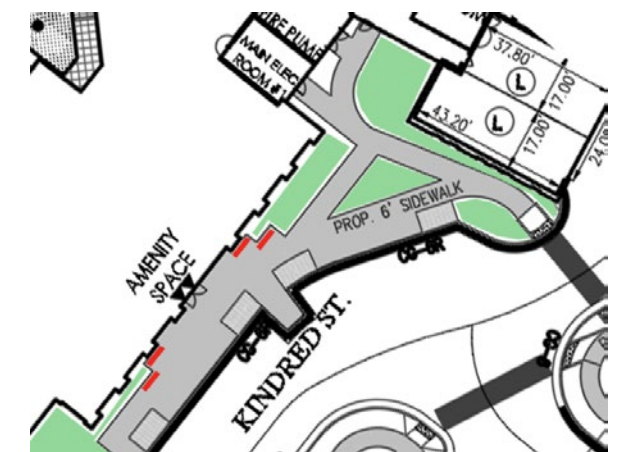
Generalized Development Plan
March 26, 2024



Architectural Review Board Plan
February 10, 2026



AREA AJACENT TO ENTRY



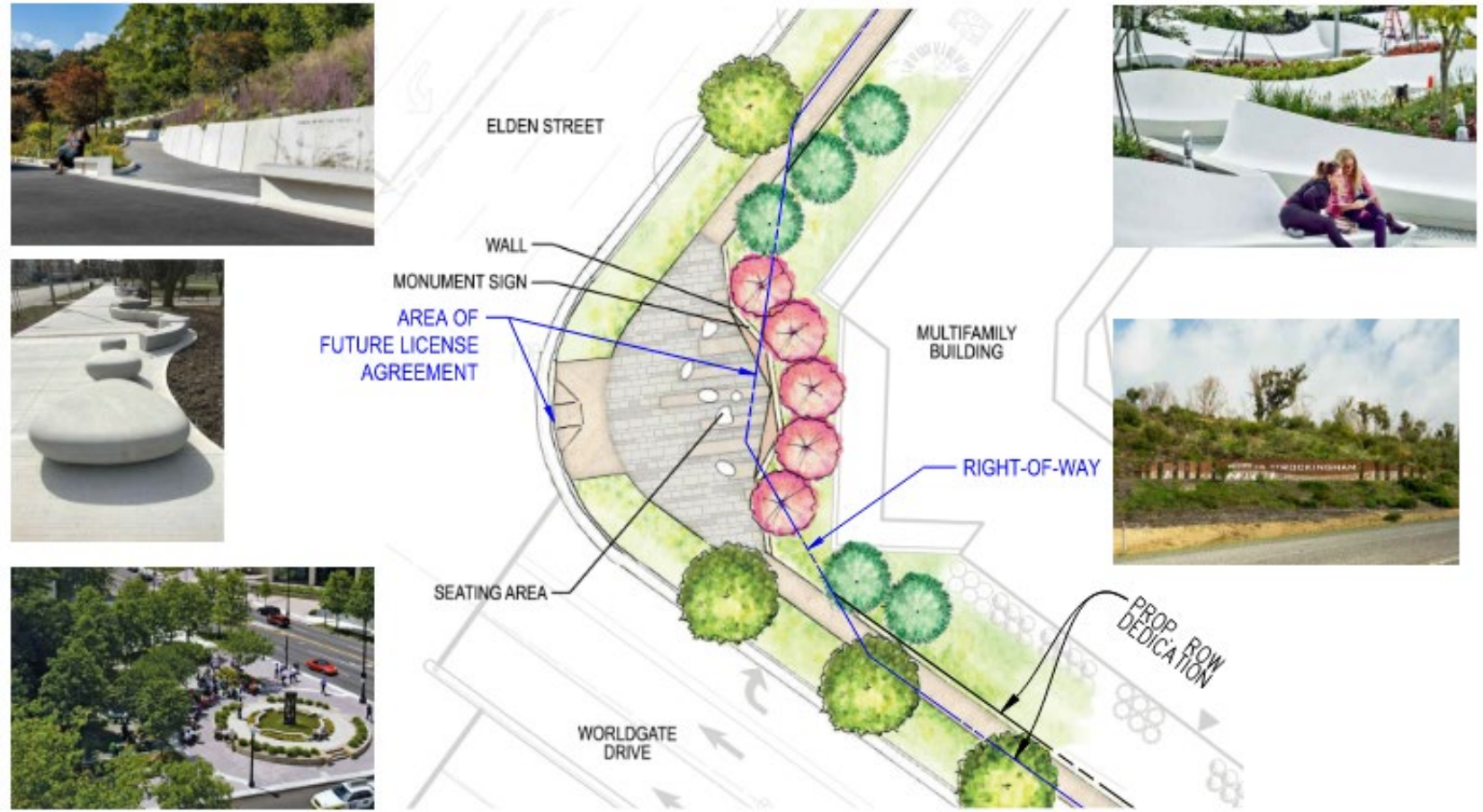
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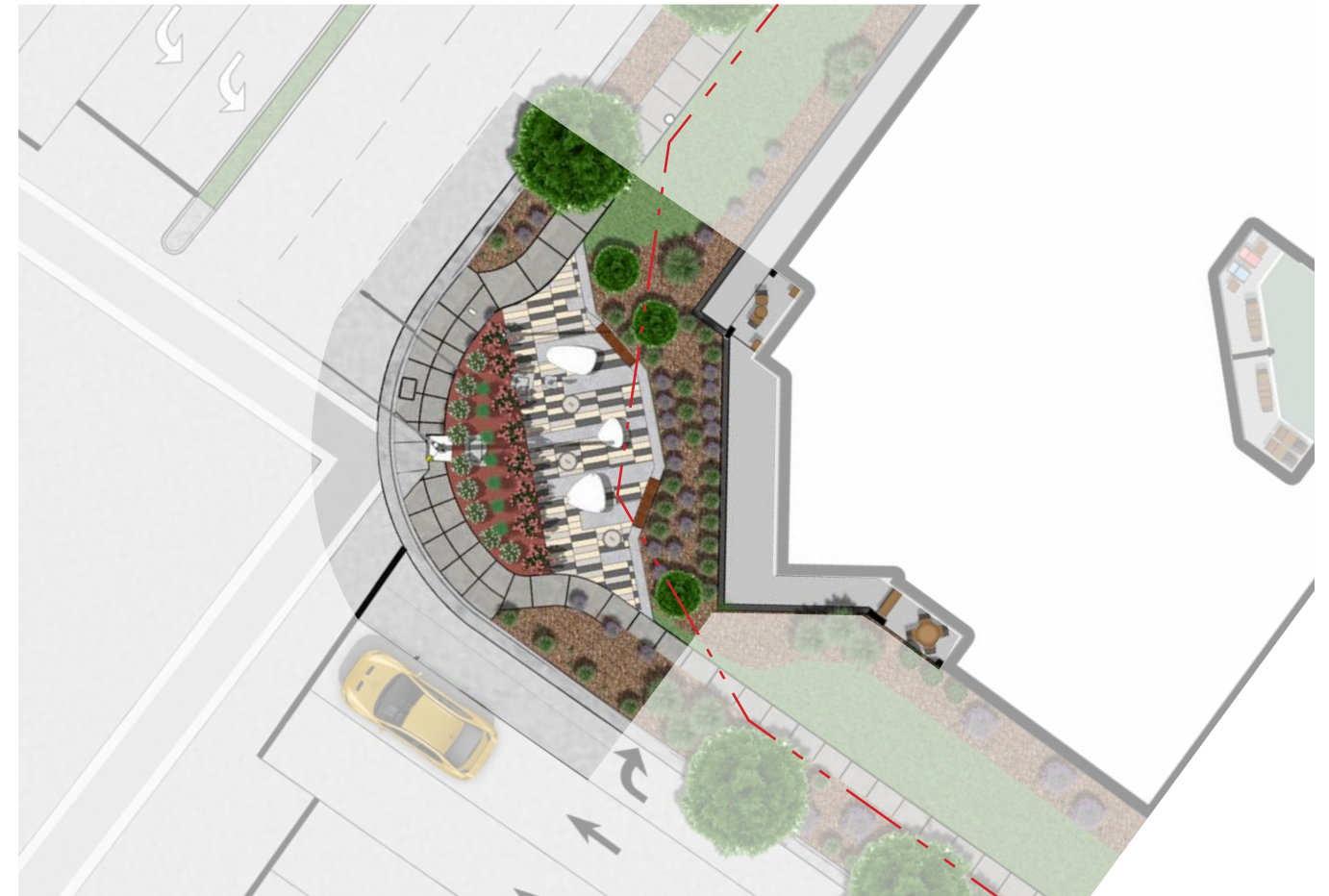
WORLDGATE ARB REVIEW
ENTRY PLAZA / OPEN SPACE

MARCH, 2026

Generalized Development Plan
March 26, 2024



Architectural Review Board Plan
February 10, 2026



Generalized Development Plan
March 26, 2024



Architectural Review Board Plan
February 10, 2026



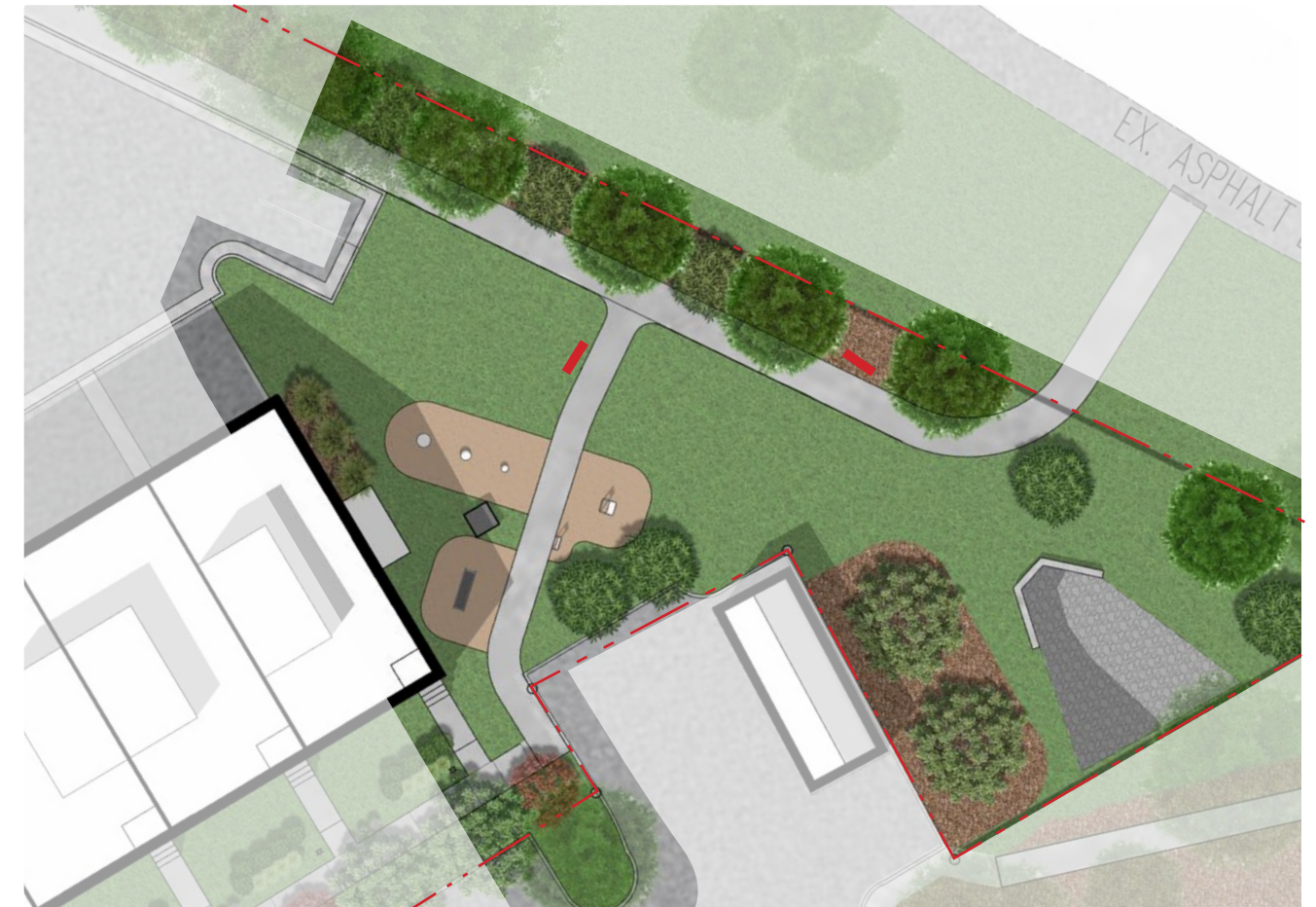
Generalized Development Plan

March 26, 2024



Architectural Review Board Plan

February 10, 2026



**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

RESOLUTION

MARCH 18, 2026

Resolution- to approve the erection of a multi-family building and other minor site improvements at the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia, located in the northeast corner of the intersection of Worldgate Drive and Centreville Road and further identified as Fairfax County Tax Map 0163 02 0002A and 0161 02 0025.

BE IT RESOLVED by the Architectural Review Board of the Town of Herndon, Virginia that:

The Architectural Review Board (ARB) approves ARB #26-001, to permit the erection of a multi-family building and other minor site improvements at the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia, located in the northeast corner of the intersection of Worldgate Drive and Centreville Road in substantial conformance with the information originally reviewed by the ARB at the March 4, 2026, work session and modified by the materials reviewed by the ARB at the March 18, 2026, public hearing and with the following conditions:

1. The Architectural Review Board waives 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 process is nearing completion and no further site design work is expected in relation to this project as proposed in this application.
2. This application does not include any signage. The signage is shown for informational purposes only. Any new signage proposed for this site shall require a separate application.
3. The applicant shall coordinate with staff to address the outstanding design concerns expressed in the staff report dated March 4, 2026, and the staff analysis included with the March 18, 2026, public hearing materials prior to submission of building permits.
4. The applicant will work with staff to resolve any outstanding design inconsistencies between the approved General Development Plan, final site plan, and the ARB plan sets.

26-ARB-005

5. The applicant shall provide a consolidated digital file of all final application materials for inclusion in the file records.

Agenda Item: APPLICATION FOR NEW CONSTRUCTION, ARB #26-002, to consider an application for the erection of stacked condominiums, townhouses, and other minor site improvements at the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia, located in the northeast corner of the intersection of Worldgate Drive and Centreville Road -- revised March 16, 2026

Meeting Date: March 18, 2026

Category: Public Hearings

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

Description:

Project Summary: This application is for the redevelopment of the properties located at 13100 and 13150 Worldgate Drive, Herndon, Virginia, located in the northeast corner of the intersection of Worldgate Drive and Centreville Road. 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. For more information, please see the March 4, 2026, work session staff report.

Background/Timing Impact:

Work Session Discussion:

The board and staff provided the following feedback at the March 4, 2026, work session:

- The applicant provided a digital copy of additional materials that began to address some of the comments found in the March 4 staff report.
- The ARB asked the applicant to submit materials that compare the revised townhouse and stacked condominium elevations to the proffered elevations.
- The board requested to see the roof plan that demonstrates how the wall planes change for each building juxtaposed with the associated building elevation.
- The board also asked that the applicant provide the following datasheets for their review:
 - Exterior light fixtures
 - Conductor head/downspout details
 - Connection details for canopies

- The ARB agreed that it would be appropriate for staff to review all other additional material details requested in the March 4 staff report administratively and that they would support including this as a condition of a resolution for this case.
- The ARB requested the applicant bring a sample of the brand and style of proposed window to the March 18 meeting.
- The applicant confirmed that HVAC will be a mix of roof mounted and ground units. The roof mounted units will be concealed by the parapets of the buildings.
- The applicant let the board know that they created a rendering that depicts how stairs leading from the townhouses and stacked condos to the sidewalks will look from the street/pedestrian perspective.
- The applicant stated that they are not responsible for installation of any of the landscape elements in the GDP (that aspect of the design will be handled by the property owner at the same time as the construction of the multi-family building).

Updates Since Work Session:

- The applicant submitted additional materials digitally to staff following the March 4 work session:
 - Annotated plan showing the footprint for all townhouse and stacked condo units
 - Materials showing the revised townhouse and stacked condominium elevations compared to the proffered elevations
 - Rendering depicting the stairs leading from the townhouses and stacked condos to the sidewalk
 - Material callouts for side elevations for both unit types
 - Canopy details
 - Exterior lighting specification sheet
 - Stair railing specification sheet
 - Lanai rendering
 - Garage specification sheet
 - Conductor head/downspout specification sheets

Summary of Compliance with the [Town Code of Ordinances, Section 58-96 – Design criteria](#):

- Criterion 1 - The overall proposal is suitable for a good suburban community as it provides a walkable townhouse and stacked condominium community that is spatially and architecturally coordinated with the adjacent multi-family building. However, the intended massing and wall articulation of the buildings, particularly on the east portion of the project site, needs to be demonstrated with additional materials described below to ensure full compliance with the conditions of this criterion.
- Criterion 2 – The proposed townhouse and stacked condo designs are compatible with the multi-family building that will be built adjacent to this project.

Furthermore, the buildings are primarily clad in brick, which is consistent with similar residential developments within the Town of Herndon.

- Criterion 5 – The design proposal is generally consistent with this criterion. As noted below, additional information is needed to verify whether the material detailing conforms to accepted architectural principles, particularly in terms of window articulation and other small-scale design elements. Furthermore, staff recommend that the finish on fiber-cement paneling throughout the development be smooth rather than feature a faux woodgrain.
- The proposed design fully meets the conditions stated in Design Criteria 3, 4, and 6.

Based on discussion by the ARB at the March 4 work session, the applicant should provide the following materials to staff for review and inclusion in the case file (note that information must be consistent between the site plan once it is approved and the materials submitted for ARB review):

- Roof plans that show changes in wall planes for all sticks, including projecting bay windows (note that the board asked for this information juxtaposed with the associated building elevation)
- Material callouts for balcony structures including ceiling and railings to supplement the rendering provided
- Materials/finish/detail/image of all exterior doors and windows (categorized by type in a schedule)
- Details demonstrating the window articulation
- Elevation(s) demonstrating that roof mounted equipment will be completely obscured by the parapets
- Material/finish/details/image of any gates and enclosures, including fencing and walls (if applicable)
- Garbage dumpster locations and screening finish/details/images (if applicable)

Staff have prepared a proposed draft resolution stating conditions related to this analysis (included in the March 18 ARB meeting materials).

For more information, please see the March 4, 2026, staff report.

Fiscal Impact:

N/A

Legal Impact:

N/A

Staff Recommendation/Next Steps:

Staff recommend approval of the application in accordance with the conditioned draft resolution.

Attachments:

1. 2026.03.16 - ARB #26-002 Proposed Resolution (Revised)
2. Additional Materials

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

RESOLUTION

MARCH 18, 2026

Resolution- to approve the erection of stacked condominiums, townhouses, and other minor site improvements at the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia, located in the northeast corner of the intersection of Worldgate Drive and Centreville Road and further identified as Fairfax County Tax Map 0163 02 0002A and 0161 02 0025.

BE IT RESOLVED by the Architectural Review Board of the Town of Herndon, Virginia that:

The Architectural Review Board (ARB) approves ARB #26-002, to permit the erection of stacked condominiums, townhouses, and other minor site improvements at the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia, located in the northeast corner of the intersection of Worldgate Drive and Centreville Road in substantial conformance with the information originally reviewed by the ARB at the March 4, 2026, work session and modified by the materials reviewed by the ARB at the March 18, 2026, public hearing and with the following conditions:

1. The Architectural Review Board waives 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 process is nearing completion and no further site design work is expected in relation to this project as proposed in this application.
2. The applicant shall coordinate with staff to address the outstanding design concerns expressed in the staff report dated March 4, 2026, and the staff analysis included with the March 18, 2026, public hearing materials prior to submission of building permits.
3. The applicant will work with staff to resolve any outstanding design inconsistencies between the approved General Development Plan, final site plan, and the ARB plan sets.
4. The applicant shall provide a consolidated digital file of all final application materials for inclusion in the file records.

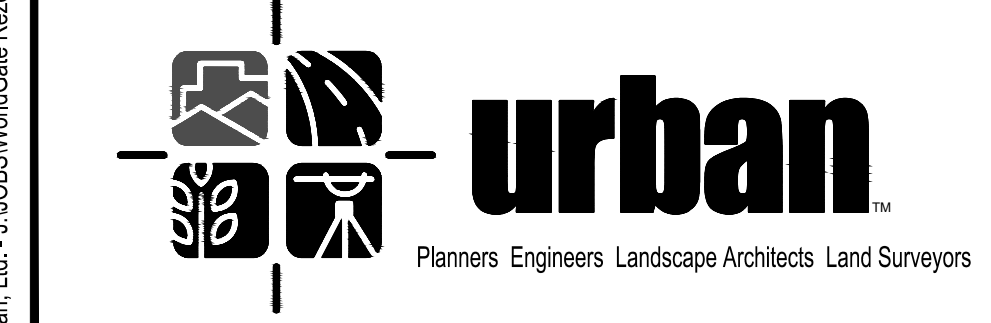
26-ARB-006



All townhome buildings and Condo Building #9 shall be staggered 2 feet between units

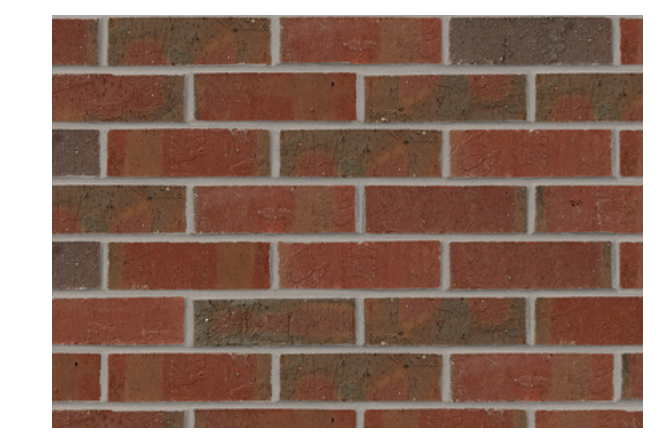
Three condo buildings along Wiltshire Lane unable to stagger due to utility easement. Will include projecting bay windows above grade

TOWNHOUSE UNIT STAGGER AND DOOR FLIP
WORLDGATE
 TOWN OF HERNDON, VIRGINIA

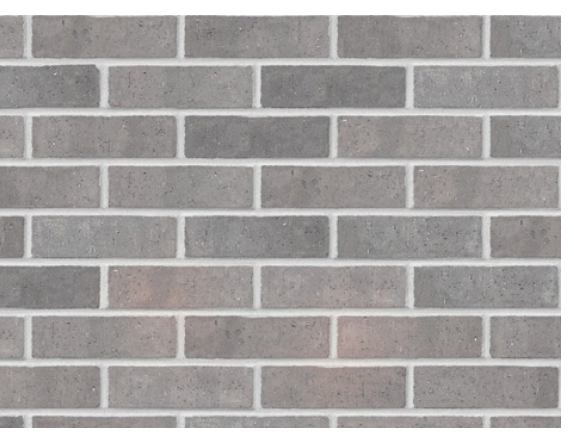


SCALE: 1"=30'
 AUGUST 25, 2025

Urban, Ltd. - J:\CGS\WorldGate\Reconing\Reconing\Site Plan\Exhibit\TH STAGGER AND DOOR FLIP\151515-04-04-BASE - TH Stagger and Door Flips.dwg (Exhibit 2) August 26, 2025 - 1:10pm mslem



1.1 BRICK - RED



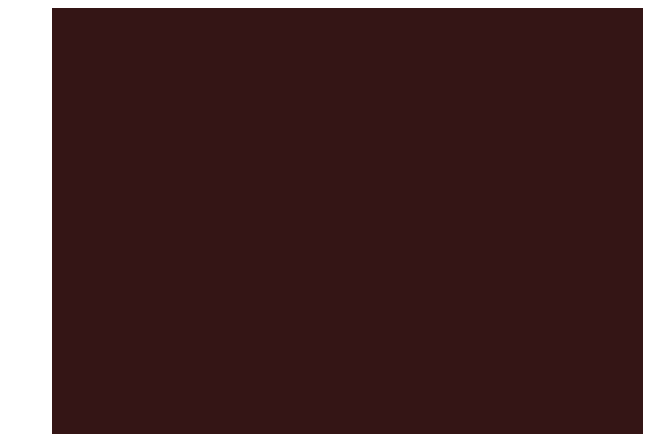
1.2 BRICK - LIGHT



1.3 BRICK - DARK



2.1 FIBER CEMENT PANEL 1



2.2 FIBER CEMENT PANEL 2



2.1 FIBER CEMENT LAP SIDING



DETAIL 1 - FRONT ELEVATION

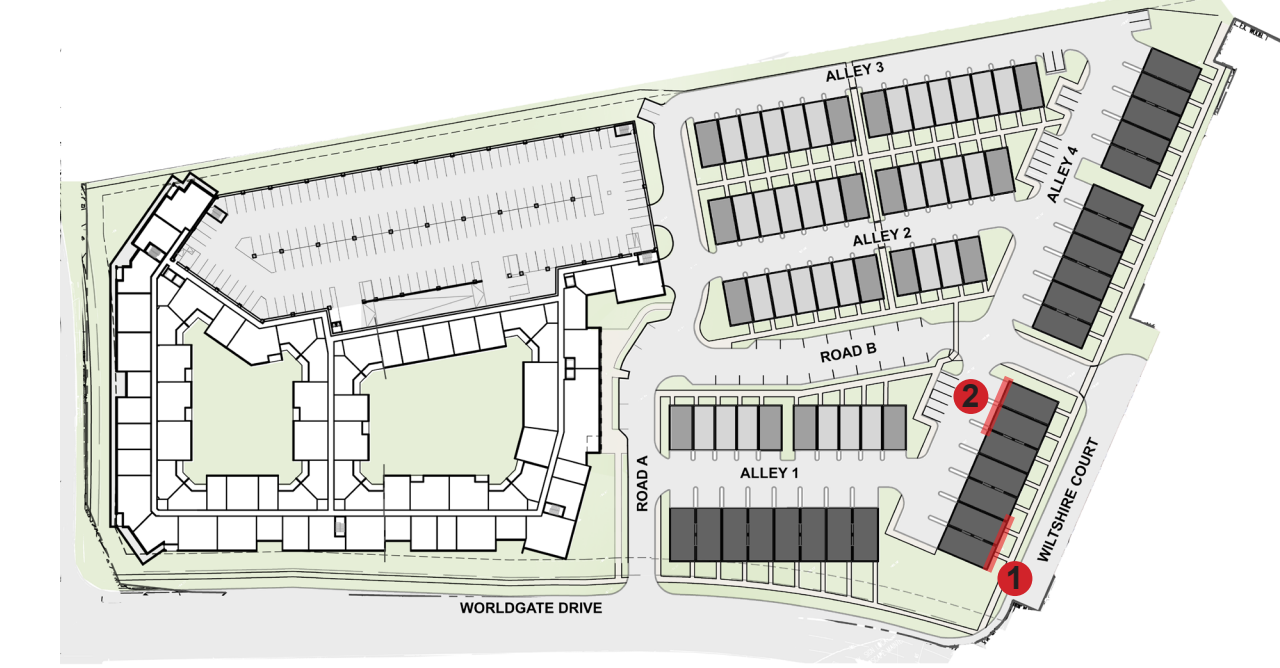


DETAIL 2 - REAR ELEVATION

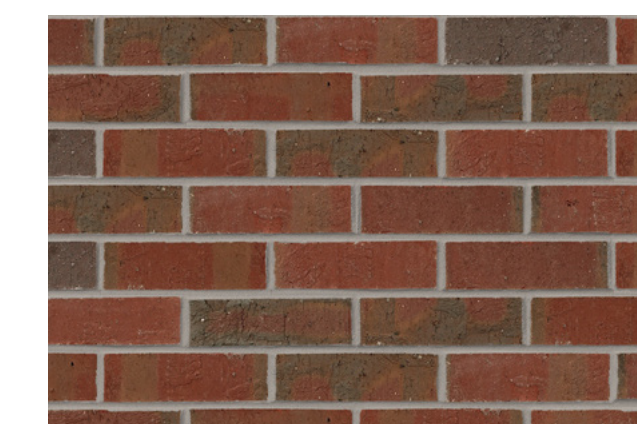
MATERIAL LIST: STACKED TH

- 1.1 BRICK 1
- 1.2 BRICK 2
- 1.3 BRICK 3
- 2.1 FIBER CEMENT PANEL 1
- 2.2 FIBER CEMENT PANEL 2
- 2.3 FIBER CEMENT LAP SIDING 1
- 2.4 FIBER CEMENT LAP SIDING 2
- 2.5 FIBER CEMENT LAP SIDING 3
- 3.1 METAL RAILING
- 3.2 METAL CANOPY
- 3.3 METAL COPING 1
- 3.4 METAL COPING 2
- 3.5 SEGMENTED GARAGE DOOR
- 4.1 VINYL WINDOW & DOOR SYSTEM

KEY PLAN



Previous Condo Elevs.



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

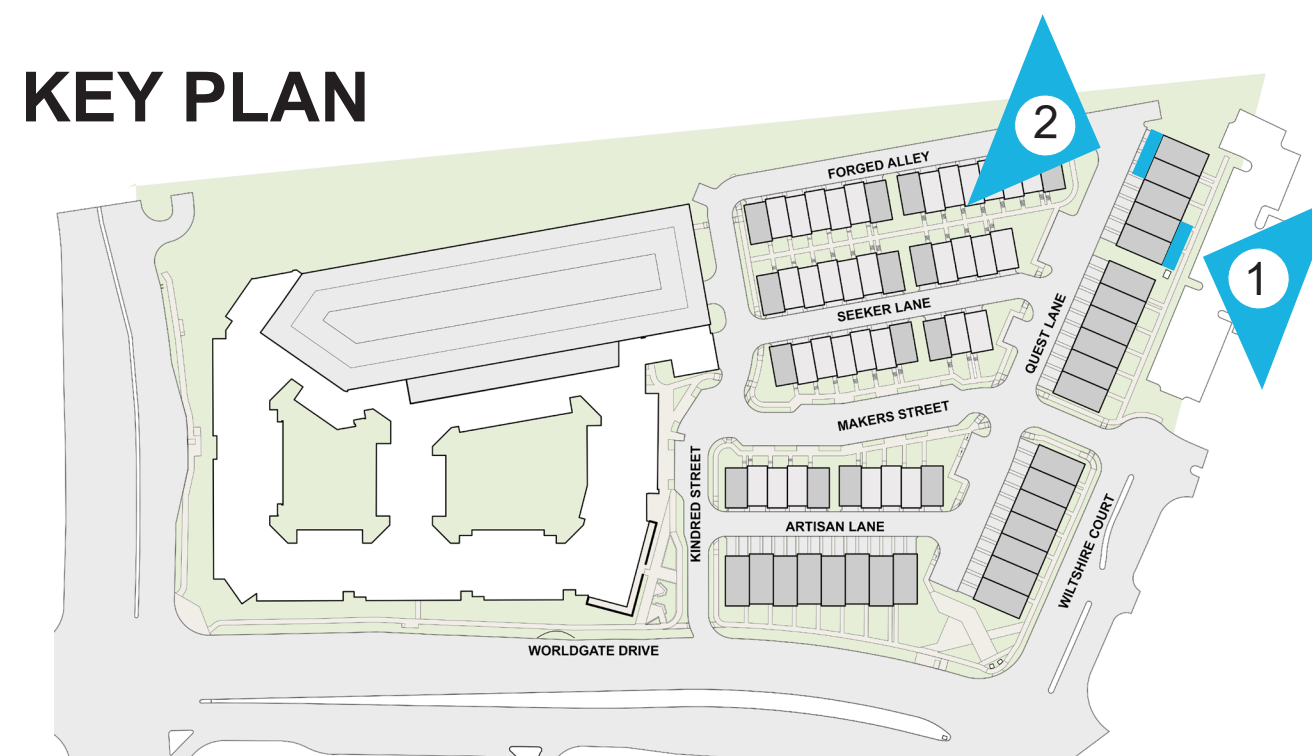


2.5 FIBER CEMENT LAP SIDING COUNTRYLANE RED

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 COPING
- 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

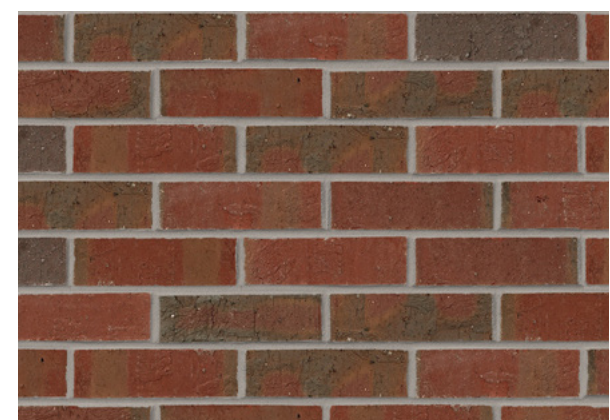
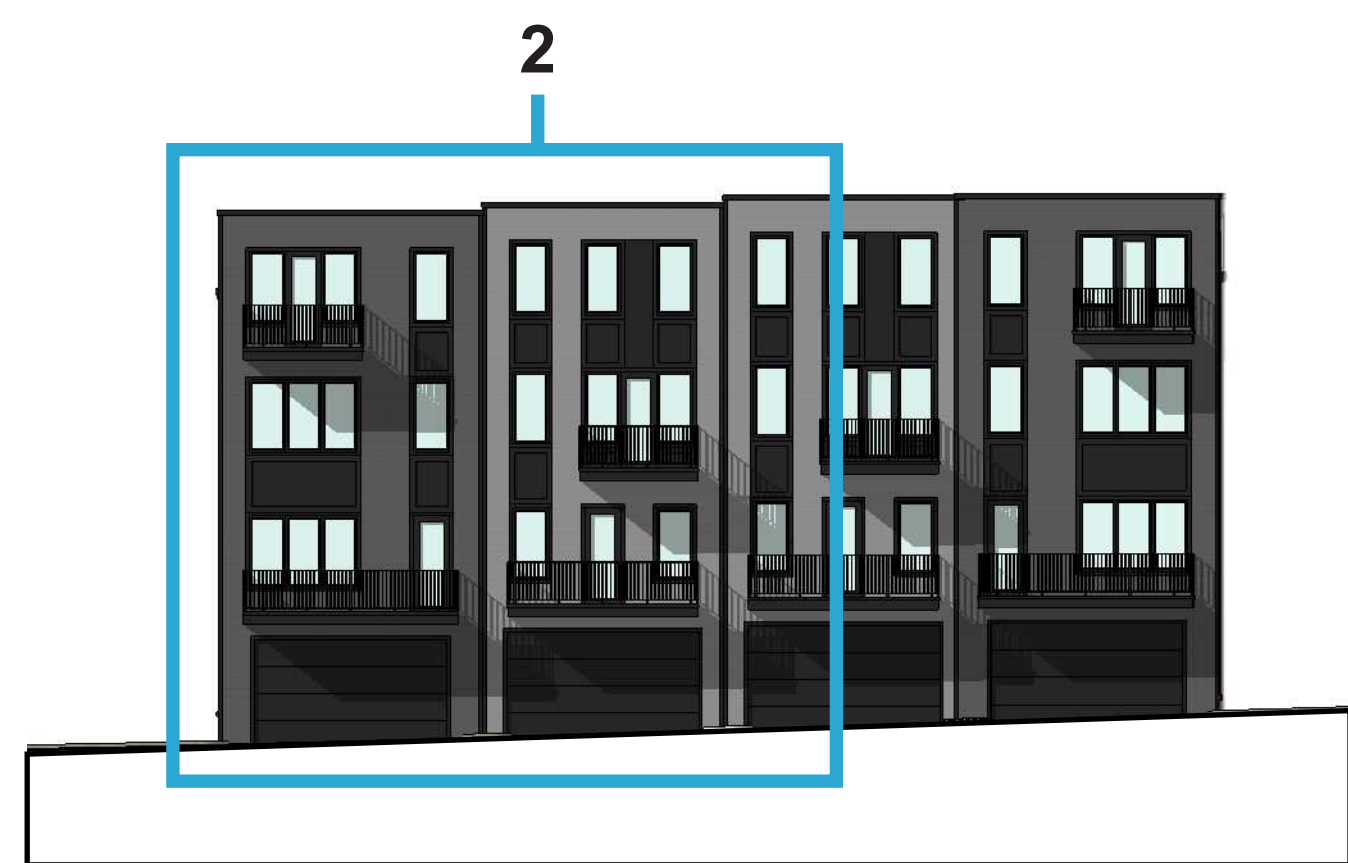
KEY PLAN



DETAIL 1 - FRONT ELEVATION

DETAIL 2 - REAR ELEVATION

Current Condo Elevs.



1.1 BRICK - RED



1.2 BRICK - LIGHT



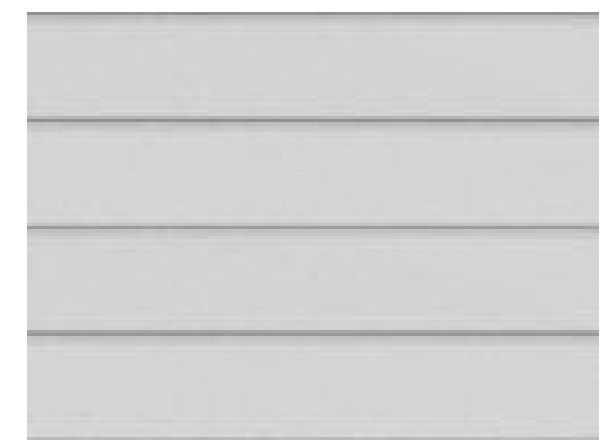
1.3 BRICK - DARK



2.1 FIBER CEMENT PANEL 1



2.2 FIBER CEMENT PANEL 2



2.1 FIBER CEMENT LAP SIDING



DETAIL 1 - FRONT ELEVATION

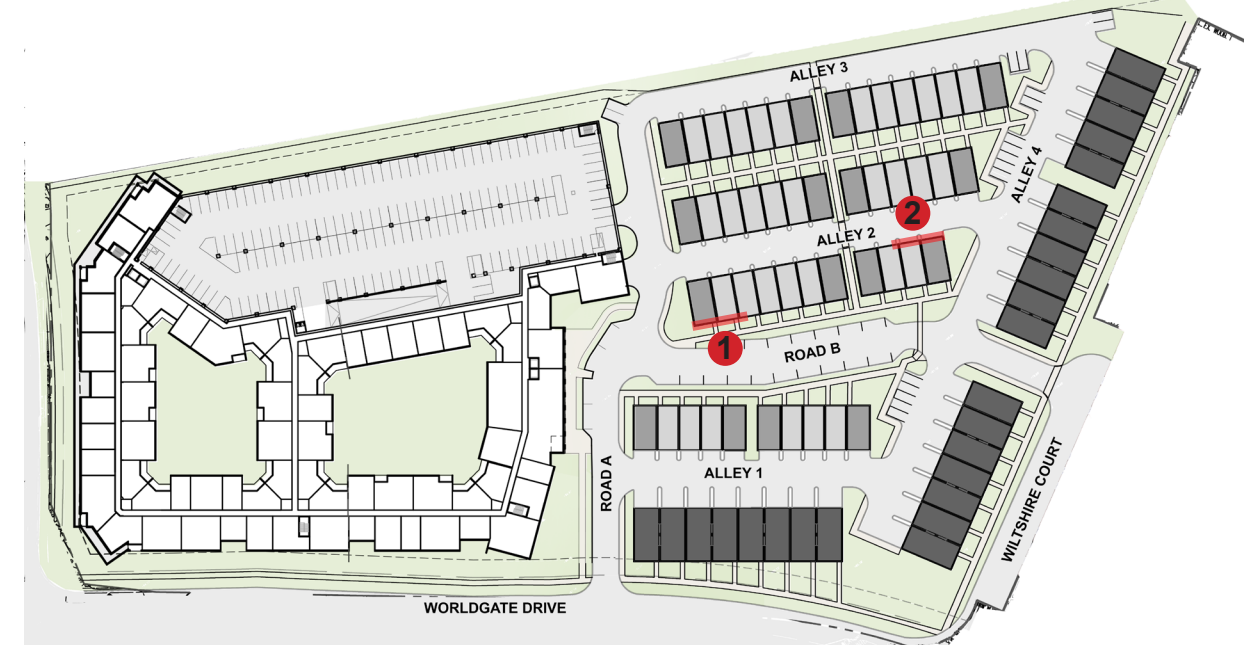


DETAIL 2 - REAR ELEVATION

MATERIAL LIST: 20' & 22' TH

- 1.1 BRICK 1
- 1.2 BRICK 2
- 1.3 BRICK 3
- 2.1 FIBER CEMENT PANEL 1
- 2.2 FIBER CEMENT PANEL 2
- 2.3 FIBER CEMENT LAP SIDING 1
- 2.4 FIBER CEMENT LAP SIDING 2
- 2.5 FIBER CEMENT LAP SIDING 3
- 3.1 METAL RAILING
- 3.2 METAL CANOPY
- 3.3 METAL COPING 1
- 3.4 METAL COPING 2
- 3.5 SEGMENTED GARAGE DOOR
- 4.1 VINYL WINDOW & DOOR SYSTEM

KEY PLAN



Previous Townhouse Elevs.



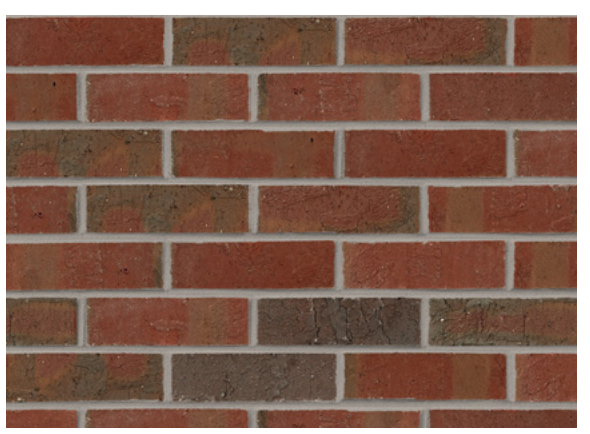
DETAIL 1 - FRONT ELEVATION



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

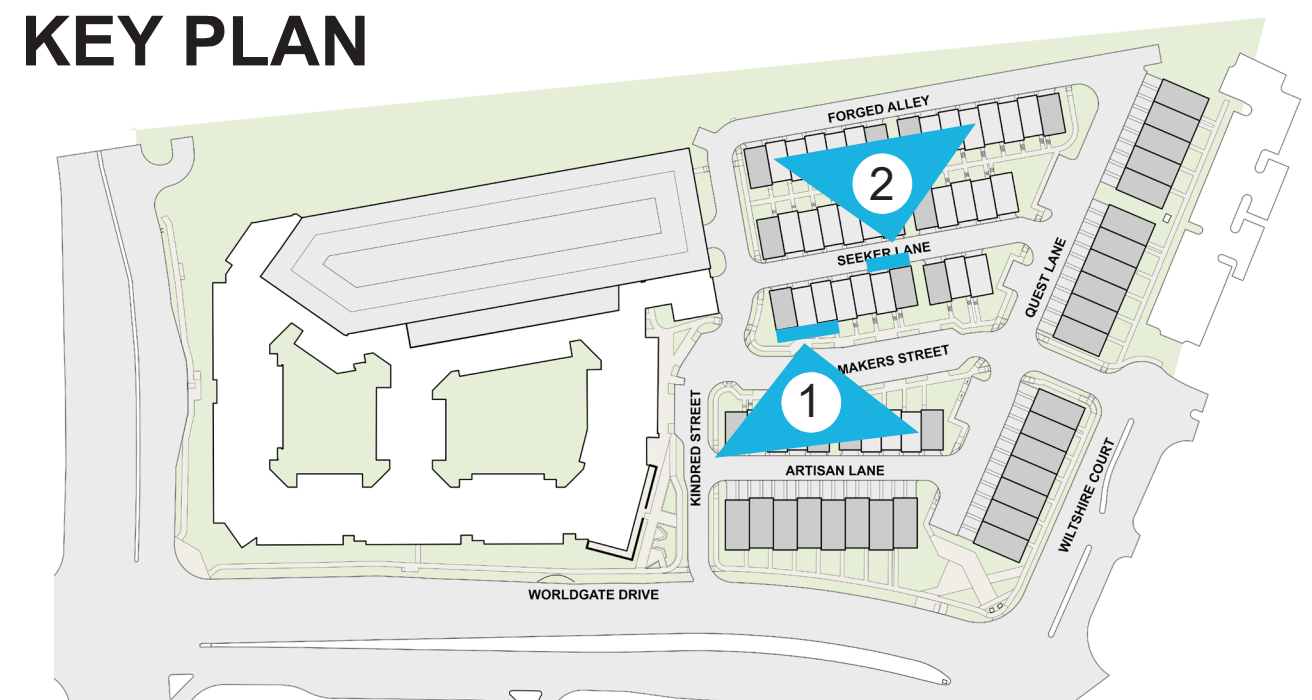


2.4 FIBER CEMENT LAP SIDING - PEARL GRAY

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



Current Townhouse Elevs.

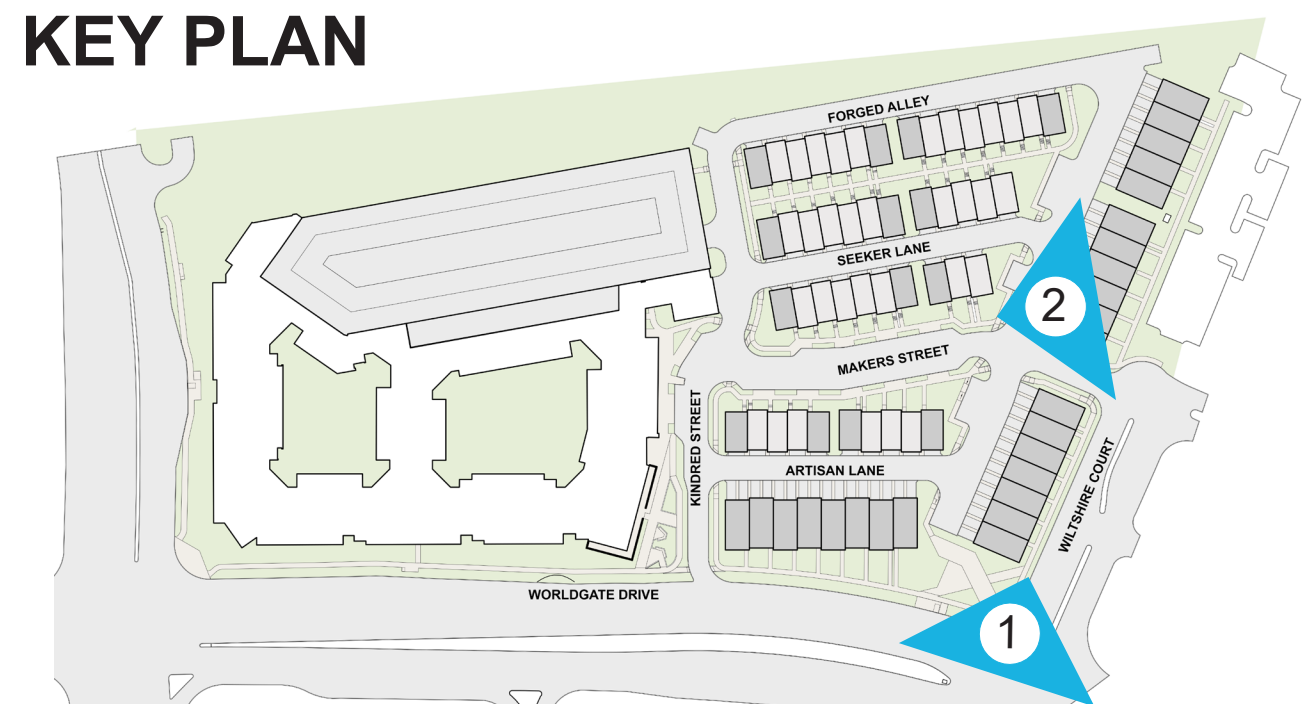


1. Perspective View - Condos Stoops
View from Wiltshire Ct.



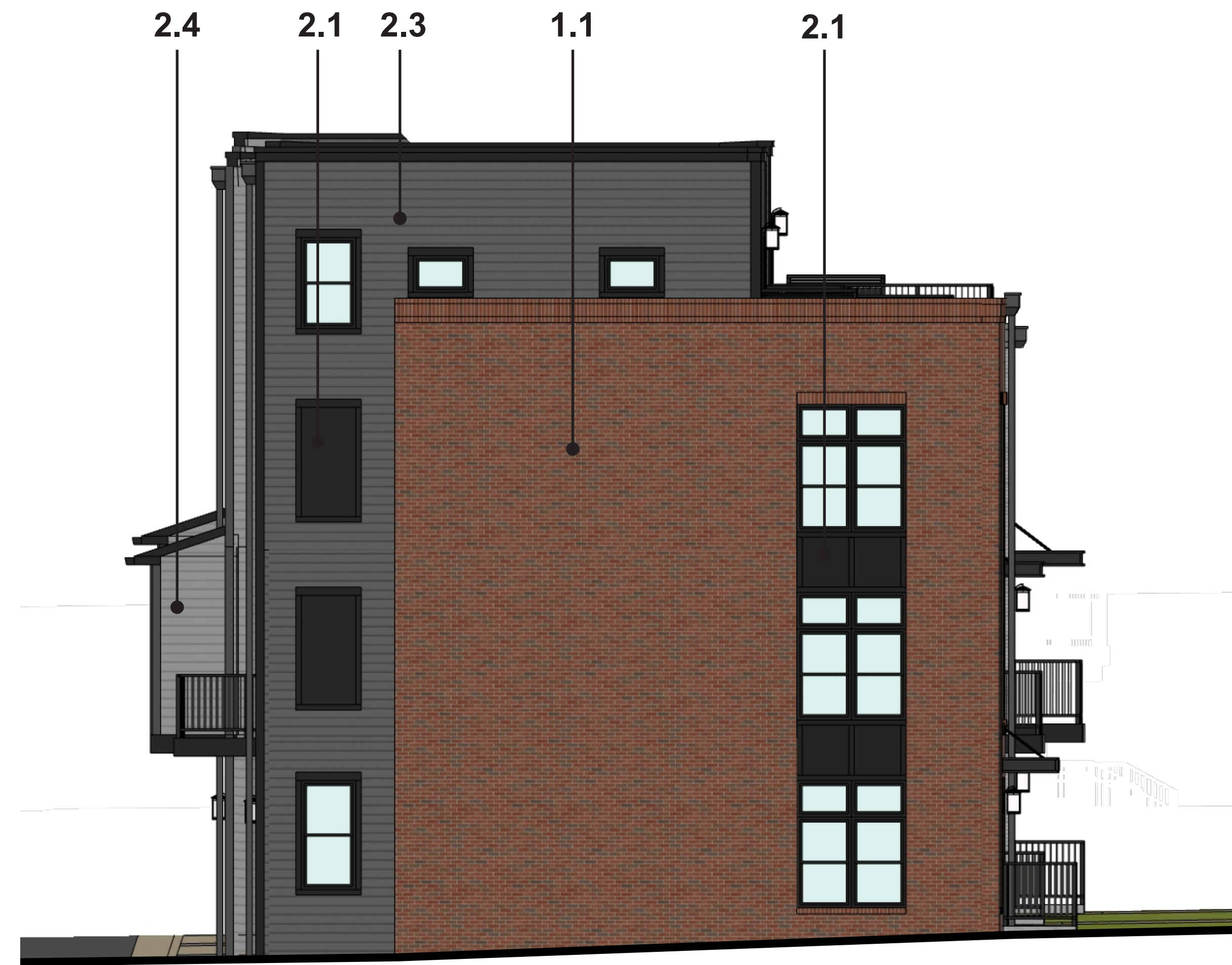
2. Perspective View - Townhouses Stoops
View from Makers St.

KEY PLAN

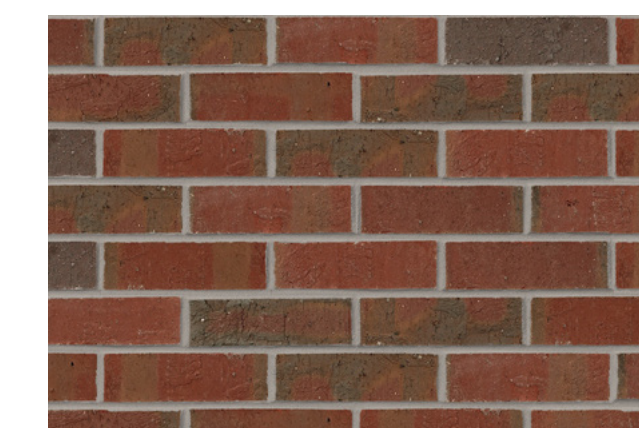




1. Side Elevation - Stacked Condo



1. Side Elevations - Townhouse



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

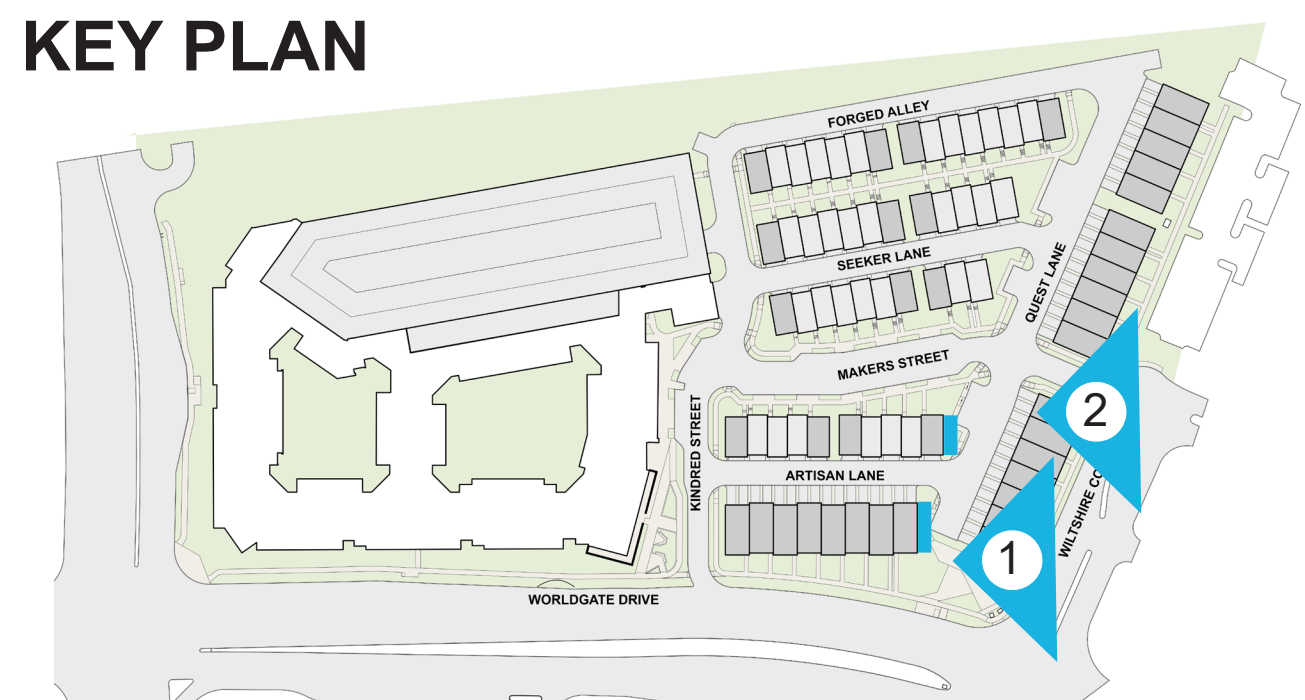


2.5 FIBER CEMENT LAP SIDING COUNTRYLANE RED

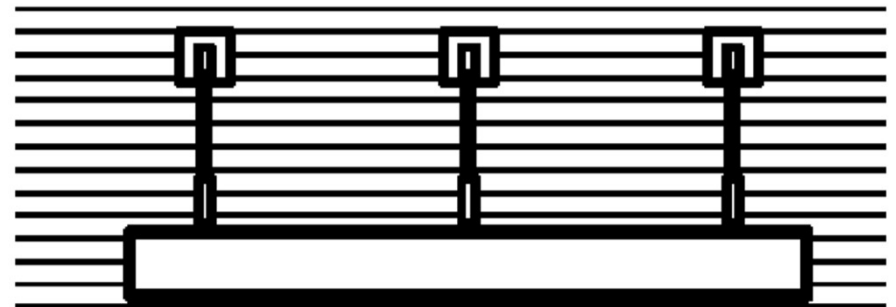
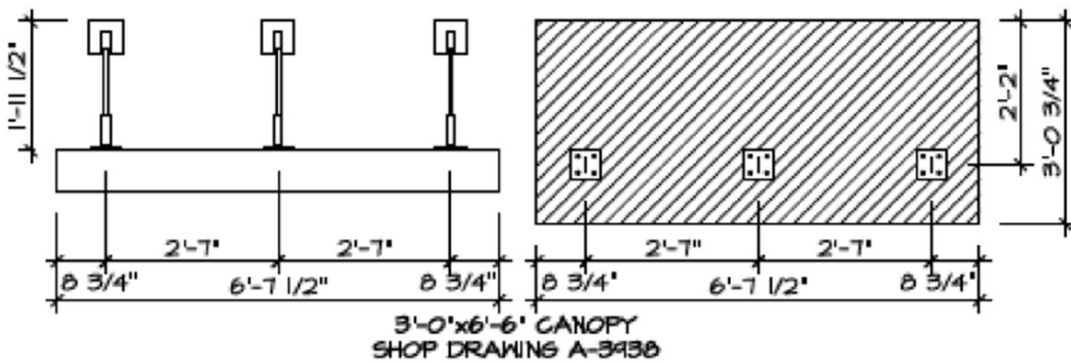
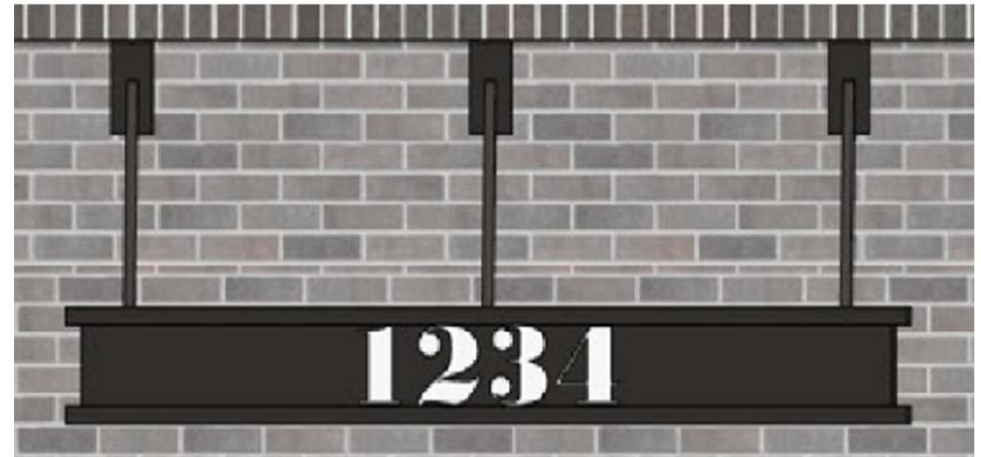
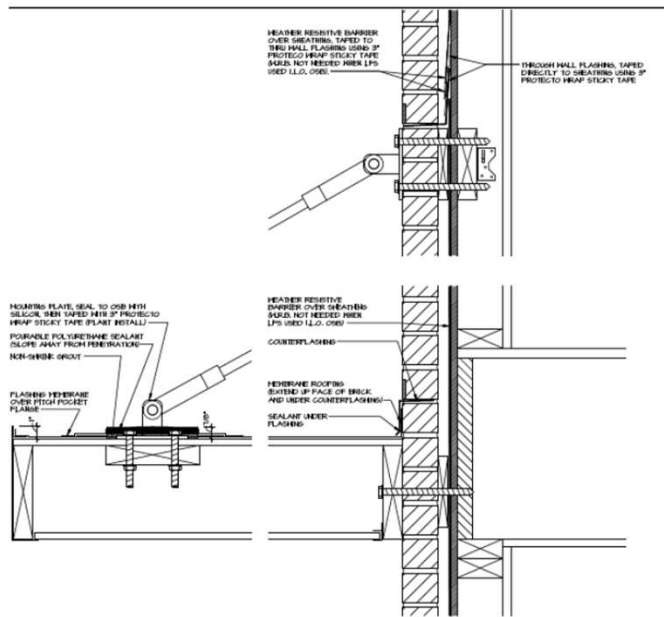
MATERIAL LIST: STACKED TH

- 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



Entrance Canopy Details – Worldgate Stacked Condominiums and Townhomes



VISUAL COMFORT & Co.

8731101-12: Large One Light Outdoor Wall Lantern



Dimensions:

Width: 8.0" **Extends:** 9.5'
Height: 17.12" **Wire:** 6.5" (color;Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:

1 - Medium ST19 75.0w Max. 120v Not included

Features:

- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (VADO_OD_WALL)
 Trilingual (English, Spanish, and French) (8531101 8631101 8731101 8831101)

Collection: Vado

UPC #: 785652125768

Finish: Black (12)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Clear	1				8.75	5.0				

Backplate / Canopy Details:

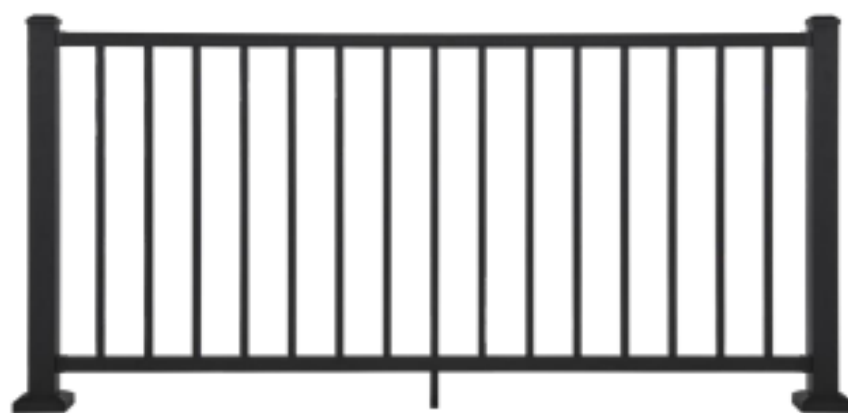
Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	6.0	6.0	0.75		2.5	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frts. Class	UPS Ship
Individual	8531101-12	1	785652125768	20.8	11.4	10.3	1.41	5.15	0	Yes
Master Pack	8731101-12	0	10785652125765							No
NJ Pallet		56		48.0	40.0	77.0	85.56	288.4		No
NV Pallet		56		48.0	40.0	77.0	85.56	288.4		No

Trex Select™ Aluminum Railing

A simplistic style that can complement any outdoor space at an affordable price.



Rails & Balusters

CHARCOAL
BLACK

BURNISHED
BRONZE

ALTERNATE POST OPTION

- 4X4 ALUMINUM POST SLEEVE (BK, BR)
- 4X4 COMPOSITE POST SLEEVE (VL, RK, WT, RS)
- 6X6 COMPOSITE POST SLEEVE (WT)
- 4X4 ALL-IN-ONE POST KIT (WT)

MORE LIGHTING AVAILABLE WITH ALTERNATIVE POST OPTIONS

CUSTOMIZATIONS

-  COCKTAIL RAIL
-  ALUMINUM POST CAP LIGHT
-  WEDGE LIGHT
-  ADA
-  STAIRS

HOME





Stacked Condo Integrated Outdoor Living (Sky Lanai) – Photograph of Finished Condition
(Finishes to match Worldgate color schemes)

Amarr® Lincoln

Value Traditional Steel Garage Doors



Long Panel design with Stockton DecraTrim in True White

Traditional style. Exceptional value. The Amarr Lincoln collection combines unique, yet timeless traditional designs and color options with the durability & strength of steel and conventional hardware. Along with a variety of decorative window choices, this affordable collection delivers premium style at a competitive price. The Amarr Lincoln collection. A new tradition of style and value.



Flush Panel design with Frost Mosaic window option in Charcoal Gray.

Short Panel with Prairie DecraTrim (SP21)



Flush Panel (FP) with SlimLine® Clear Insulated Windows



Long Panel with Cascade DecraTrim (LP23)



Ribbed Panel (RP) with Long Panel Clear windows

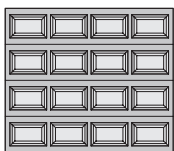


Short Panel with Jardin DecraGlass (SP75)

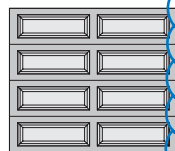


PANEL DESIGNS

SP • SHORT PANEL



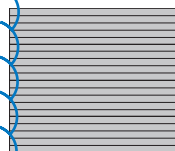
LP • LONG PANEL



FP • FLUSH PANEL



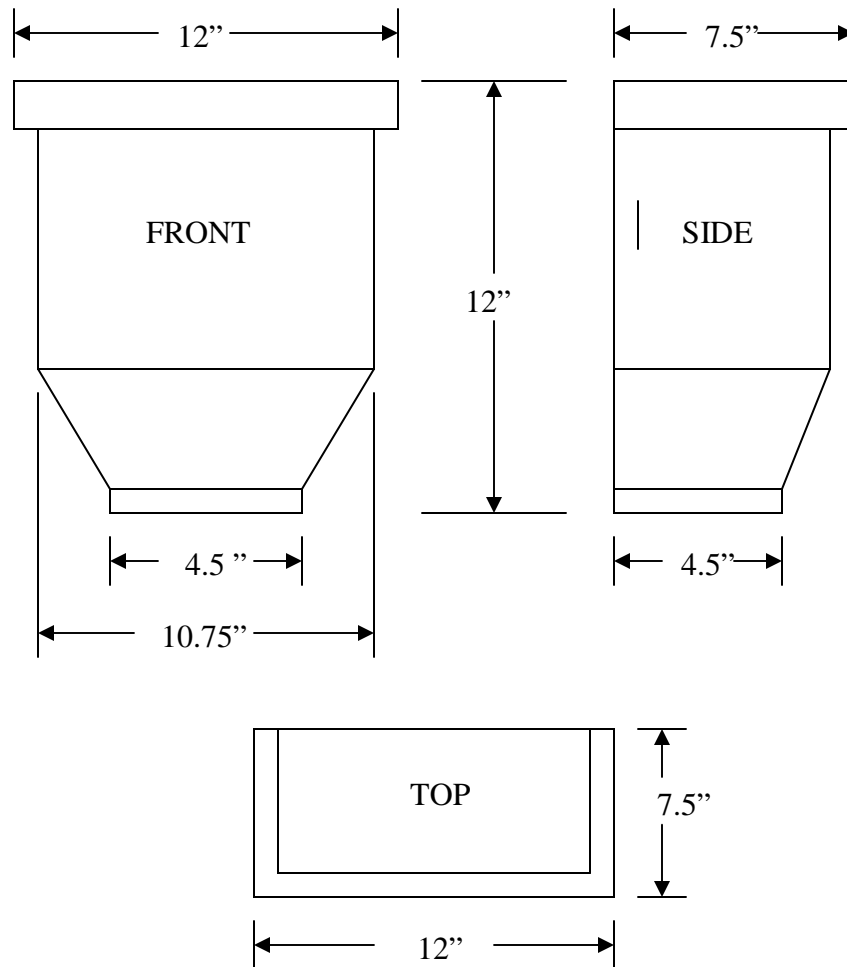
RP • RIBBED PANEL*



Garage Doors to be black -
Flush Panel without windows.

*Available in LI3138 and LI3000 only.

2X3 CONDUCTOR



Not to scale, all measurements nominal

SPECIFICATIONS

Aluminum: 3105-H24 which meets the specifications set forth in the "Aluminum Standards and Data 1988" published by the Aluminum Association. The gauge is .027, plus or minus .002.

- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies
 - A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
 - The color range of the applied finish is .8 mils, plus or minus .1 mils (.7-.9)
 - Made in the USA
 - Testing includes:
 - 180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)
 - Reverse impact -2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)
 - Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)
 - M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)
- Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F

Specification Sheet

.019 x 10 ½” Aluminum Downspout Coil
2”x 3” Aluminum Downspout

Specifications on the paint, metal preparation, and finish coating for aluminum downspout coil:

- The aluminum used is alloy 3105-H25 which meets the specifications set forth in the “Aluminum Standards and Data 1988” published by the Aluminum Association. The gauge of the aluminum for the pipe is .019, plus or minus .002.
- The surface of the aluminum sheet is thoroughly cleaned and dried to remove residual oils and impurities using a 140°F-160°F hot water solution of potassium hydroxide provided by Henkel Surface Technologies and then applying a chromate or titanium base conversion coating, 1402W or 1455SF by Henkel Surface Technologies
- A thermo setting polyester enamel is roller coated and baked at high temperatures for the outside coating. The reverse side of the coil, or wash coat, is a thermo setting polyester enamel applied to help resist corrosion and promote formability.
- The color range of the applied finish is .8 mils, plus or minus .2 mils. (1.0)
- The physical test used on our coated panels includes

180 degree-2T bend flex test no tape off using Scotch Brand #610 tape (ASTM D-4145-83)

Reverse impact –2 lbs./mil no tape off in positive direction using Scotch Brand #610 tape (ASTM D-4146-83)

Pencil Hardness-F minimum using Eagle Turquoise Brand pencil (ASTM D-3363-92A)

M.E.K. resistance - 100 double rubs using cheesecloth-mesh size 28 x 24 (ASTM D-5402-92)

Dry Heat flexibility – no tape off on 2T bend after 2minutes at 160 degrees F

Specifications & features of the finished product:

- The overall length is 10 or 15 feet, standard
- The pipe’s opening is 2 x 3 inches nominal
- The pipe is corner crimped on one end for ease of assembly
- The finish of this product is covered by a 20 year limited warranty
- Made in the USA

