

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

**Becky Skillin
Deputy Town Clerk**



Minutes approved by the Architectural Review Board: **March 18, 2026**