

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

**1. Call to Order**

Chair Blaker-Glass called the Wednesday, March 18, 2026, Architectural Review Board Regular Meeting to order at 7:49 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon. In attendance were: Board Members Tamim Chowdhury, Amy Oleinick, Vice Chair Melody Fetske, and Chair Leslie Blaker-Glass.

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 four Architectural Review Board Members were present, which constituted a quorum.

**2. Approval of Minutes**

**a. February 18, 2026, Architectural Review Board Regular Meeting Minutes**

**b. March 4, 2026, Architectural Review Board Work Session Minutes**

Vice Chair Fetske moved to approve the February 18, 2026, Architectural Review Board Regular Meeting Minutes and the March 4, 2026, Architectural Review Board Work Session Minutes. Motion seconded by Board Member Oleinick. The question was called on the motion which was carried by a 4-0 roll call vote. The vote was: Board Members Chowdhury and Oleinick, Vice Chair Fetske, and Chair Blaker-Glass voting "Aye."

**3. Comments**

**a. Comments from the Staff Members**

There were no comments offered by staff.

**b. Comments from the Board Members**

There were no comments offered by the Board Members.

**c. Comments from the Public**

There were no comments offered by the public.

**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**

Certificates of Publication were filed from the Editor of the *Fairfax County Times* newspaper, showing that notice of said public hearing item had been duly advertised in the February 27, 2026, and March 6, 2026, issues.

Chair Blaker-Glass opened the public hearing and recognized Angelina Jones, Lead Planner / Design & Development, for the staff report. Ms. Jones stated that this application pertains only to the multi-family portion of the project, which is being reviewed through separate applications due to multiple applicants. She noted that earlier concept discussions in July and November 2023 considered the project as a single application, but it has since been divided. Signage is not included in this review, and the site plan requirement is waived pursuant to Section 58-76(b) of the Herndon Town Code. Ms. Jones summarized the proposed architectural design, including façade articulation, elevation details, and variation in cladding materials. Garage updates include additional lighting, articulation at the front corner, and bus stop and shelter elements consistent with streetscape guidelines. The primary material is fiber cement with masonry elements incorporated, and additional material samples were provided by the applicant as requested. She noted there would be no ground-mounted HVAC. Ms. Jones stated that several design details will be reviewed administratively, and she asked the Board to consider adding additional design elements to the administrative review process. She also requested the Board's guidance on the appropriate ratio of fiber cement to masonry along the Worldgate Drive elevations, and referenced applicable Architectural Control District criteria. Staff recommends approval of the proposed resolution.

There was discussion among staff and the Board on the application, including:

1. Administrative review of remaining design details and coordination with the Generalized Development Plan (GDP), Zoning Map Amendment, and site plan.
2. Cladding ratio and material placement along Kindred and Elden Streets.
3. Roof plans, balcony details, screening, and window articulation.
4. Changes to lighting from earlier design concepts.

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

Matt Bonifant, Boston Properties, representing the ownership group, addressed comments from the Board's March 4 work session. He stated the design incorporates approximately 33 percent masonry, with the remainder fiber cement, and uses varied paneling, colors, reveals, and balconies to break up massing and to create the appearance of multiple buildings. He noted that color selections are consistent with the GDP and that bus shelters are included in the site plan and will be coordinated with staff.

Florence Graham, KTG Architects, described design refinements based on Board feedback. She stated the design incorporates varied materials and red-toned hues to reflect community character and reduce perceived massing. Masonry is emphasized along Kindred Street to reinforce a neighborhood scale, while fiber cement panels with reveal systems are used to create variation in height and façade depth. Additional elements include enhanced roofline lighting, especially at the main corner tower as a welcome to the Town, base lighting, and articulation to maintain proportionality and cohesive building corners.

Greg Porter, Boehler Engineering, discussed landscaping design and ways to use it.

There was discussion among the Board and the applicant's representatives, including:

1. Parapet lighting proportionality, panel reveal systems, joint patterns, and the contrast in texture between paneling and masonry.
2. Building corner design, including suggestions of additional cladding elements to enhance verticality, such as murals, mosaic tile accents, or masonry.
3. Building design discussion including increasing window depth, varying panel depth to enhance articulation and texture, use of thinner elements (baguettes) to add visual interest, consideration of a rain screen system, and waterproofing behind the cladding to improve durability and allow for replacement of individual panels. It was noted the proposed color palette is intended to resist fading.
4. Landscape architecture to be used to maximize landscaping.

Chair Blaker-Glass stated that the updated presentation addressed the Board's work session comments related to the durability and texture of the cladding, articulation, lighting, corner treatment, and landscape details.

Responding to Chair Blaker-Glass, Ms. Jones noted that the bus shelter details are part of the landscaping elements included in the GDP and further refined through the site plan.

There were no comments from the audience. Chair Blaker-Glass asked for further comments from staff, and Lauri Sigler, Deputy Town Attorney, provided comments on the conditions outlined in the proposed resolution, noting that staff will review the points referenced in the staff report.

Chair Blaker-Glass closed the public hearing and moved to the Board level for discussion and action.

Vice Chair Fetske moved to approve ARB #26-001, 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, with an addition to Condition Three (3), that the applicant shall coordinate with staff to address outstanding design concerns expressed in the March 18, 2026, public hearing materials beginning on page three prior to submission of building permits. Motion seconded by Board Member Chowdhury.

The question was called on the motion, which carried by a 4-0 roll call vote. The vote was: Board Members Chowdhury and Oleinick, Vice Chair Fetske, and Chair Blaker-Glass voting "Aye."

**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**

Certificates of Publication were filed from the Editor of the *Fairfax County Times* newspaper, showing that notice of said public hearing item had been duly advertised in the February 27, 2026, and March 6, 2026, issues.

Chair Blaker-Glass opened discussion of the public hearing item and recognized Angelina Jones, Lead Planner / Design & Development, for the staff report. Ms. Jones provided an overview of the case history 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 a related ARB discussion in November 2025, the Board requested that the applicant return with revisions to update the design. Ms. Jones explained that the architectural style for the proposed development is meant to be consistent with the multi-family building presented under ARB #26-001. She reviewed key elements of the proposal, including HVAC placement, easements, stormwater details, building

elevations along adjacent streets, and consistency across building sections. Staff analysis noted that the design encourages walkability, incorporates brick elements consistent with materials used throughout the Town, and identifies the need for additional detail on window design and small-scale architectural features. Staff recommends approval of the application, with the condition that the applicant continue to coordinate with staff to resolve the General Development Plan (GDP), site plan, and ARB-approved plans. Staff also requested administrative approval to allow coordination between these plans, with the understanding that the final design set will be completed prior to issuance of building permits. Additionally, a window sample was presented at the meeting.

There was discussion among staff and the Board regarding windows as a defining feature of architectural style. It was noted that quality supports articulation and durability.

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

Andrew Ohleger, NV Homes, 3926 Pender Drive, Suite 200, Fairfax, stated that updated renderings were provided to the Board. He noted that the proposed windows are vinyl, white on the interior with a darker exterior finish, and that they are selected for durability, ease of maintenance, sound attenuation, price point, and availability of replacement parts for homeowners and associations.

There were no comments from the public or additional comments from staff on this application.

Chair Blaker-Glass closed the public hearing and moved to the Board level for discussion and action.

Vice Chair Fetske moved to approve ARB #26-002, 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, as presented. Motion seconded by Board Member Chowdhury.

The question was called on the motion, which carried by a 4-0 roll call vote. The vote was: Board Members Chowdhury and Oleinick, Vice Chair Fetske, and Chair Blaker-Glass voting "Aye."

**5. Adjournment**

There being no further business, and without objection, Chair Blaker-Glass adjourned the March 18, 2026, Architectural Review Board Meeting at 9:24 p.m.

*Becky Skillin*

**Becky Skillin**  
**Deputy Town Clerk**



Minutes approved by the Architectural Review Board: **May 20, 2026.**

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