

**HERNDON ARCHITECTURAL REVIEW BOARD**  
**Work Session Minutes**  
**Wednesday, April 1, 2026**

**1. Call to Order**

Chair Blaker-Glass called the Architectural Review Board Work Session to order on Wednesday, April 1, 2026, at 8:01 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon. In attendance were: Tamim Chowdhury, Amy Oleinick, and Chair Leslie Blaker-Glass.

Vice Chair Fetske was absent.

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

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

**2. New Business**

**a. Architectural Review for DP #25-01, 535 Herndon Parkway**

Before opening the public hearing, Chair Blaker-Glass invited Board Member Oleinick to read a transactional disclosure declaration pursuant to § 2.2-3112(B)(2) and § 2.2-3115(I), Code of Virginia (1950), as amended in connection with Board Member Oleinick's employment at Hord Coplan Macht (HCM). Board Member Oleinick disclosed that her employer has been retained by the applicant to provide architectural services for the project, but stated that she is not personally involved in the project, has no interaction with the applicant, and is able to participate fairly, objectively, and in the public interest.

Chair Blaker-Glass opened discussion of the public hearing and recognized Angelina Jones, Lead Planner / Design and Development, for the staff report. Ms. Jones provided an architectural review of DP #25-01, 535 Herndon Parkway, for a proposed seven-story building on a site formerly occupied by a mid-rise office building that has been demolished. The applicant proposes a multifamily residential building with a limited amount of ground-floor retail located at the northeast corner. She noted that the project is currently under review as part of the rezoning

application, and that the materials presented incorporate staff feedback from the applicant's initial submission. She also stated that the Board's discussion of this item was part of the rezoning process, and no formal action was requested.

Ms. Jones advised that staff requested additional conceptual elevation drawings identifying exterior materials, plans, and enhanced streetscape renderings with greater detail along the ground floor. She noted that the project is intended to incorporate Herndon-specific character elements and stated that additional information on these elements is requested for Board review.

Ms. Jones stated that staff identified concerns related to building massing and scale, which may be addressed through application of the Herndon Transit-Oriented Core (HTOC) architectural design approach. She noted that the current design includes a heavy use of fiber-cement paneling and recommended incorporating a greater mix of masonry and other cladding materials, increased architectural depth, and a more defined base, middle, and top consistent with HTOC guidelines. She further noted that the south elevation reads as a secondary façade and recommended enhancements to activate this elevation. She added that comments on the General Development Plan (GDP) may further influence the overall design.

Chair Blaker-Glass invited the applicant for comments. Several representatives of the applicant provided comments, including:

Karl Alt, a representative of the applicant, provided an overview of the company's role as a housing developer. He confirmed receipt of the staff report. Mr. Alt discussed the overall building design and massing, noting articulation at the southeast corner to create depth and suggesting that the rear of the building could be further broken up from thirds into quarters. Mr. Alt stated the design approach is intended to be consistent with 555 Herndon Parkway, and that the design meets minimum requirements of walkability guidelines. Mr. Alt described material selections and proposed garage artwork.

Chase Eatherly, representing the applicant, provided additional details on specific elevations. He stated the southwest corner incorporates vertical bay elements consistent with the main building entry and was recessed. He stated the northwest corner includes increased material investment to create a townhouse-style appearance, while the northeast corner includes inset balconies.

Mr. Alt stated that planning is in coordination with transportation and street design to balance building and streetscape elements and that the courtyard is planned to include programmed space. Mr. Alt commented on the project timeline and noted the importance of clear feedback early in the process due to site plan requirements prior to closing and that landscape plans will be presented at a future meeting.

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

1. Landscape architecture and site context: Integration with the trail and walkable areas as part of site design; Herndon's designation as a Tree City; pedestrian-friendly environments; and maintaining a small-town feel.
2. Massing and scale: Avoiding a fortress-like appearance. The northwest corner reflects the desired design approach; additional articulation is needed to address concerns with the northeast, southeast, and southwest corners. The second floor and above along the northeast corner appear too solid and require additional articulation.
3. Pedestrian experience and activation: Additional glazing and transparency; screening; and relocation of elements.
4. Architectural design and guidelines: The Herndon Transit-Oriented Core (HTOC) guidelines to guide design; consistency and adherence to the guidelines is critical to the review process; long-term impact of design decisions.
5. Roof line and building articulation: Consider push-and-pull design elements and varying loft heights.
6. Building corners and elevations: Incorporate additional design variations, particularly at the northeast corner, as a welcome to Herndon from the metro stop; the southeast corner is monotonous; adjustments may include the relocation of loading areas. Acoustic impacts from transformers may affect nearby balconies.
7. Garage and screening design: Screening treatments; artistic elements; longevity and design of materials.

**b. Discussion Item, proposed Special Exception (SE #25-02), 250 Spring Street**

Chair Blaker-Glass stated that the applicant was unable to attend the public hearing and she asked for the Board's concurrence to continue the discussion of this item, Special Exception SE #25-02, 250 Spring Street, Herndon, Virginia.

Board Member Oleinick moved to continue the proposed Special Exception (SE #25-02) to the Architectural Review Board Work Session on May 6, 2026. Motion seconded by Board Member Chowdhury. The question was called on the motion, which was carried by a 3-0 vote. Board Members Chowdhury, Oleinick, and Chair Leslie Blaker-Glass voting "Aye."

Vice Chair Fetske was absent.

**3. Comments**

**a. Comments from the Staff Members**

Chair Blaker-Glass recognized staff members for additional comments.

Ms. Jones commented on potential training opportunities, including site visits to evaluate successful and unsuccessful architectural and pedestrian design examples. The intent of training is to build a shared understanding of effective design and improve the Board's ability to communicate design concepts. Members referenced prior training efforts and emphasized incorporating experiential aspects into architectural design, including indoor and outdoor space utilization. The importance of incorporating retail within communities was also noted.

**b. Comments from the Board Members**

There were no additional comments from the Board.

**4. Adjournment**

There being no further business, and without objection, Chair Blaker-Glass adjourned the April 1, 2026, Architectural Review Board Work Session at 9:18 p.m.

*Becky Skillin*

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



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