

A PROPOSAL FOR THE

HERNDON DOWNTOWN REDEVELOPMENT PROJECT

Community Presentation

June 8, 2016



ILANUN 2016

COMSTOCK



TORTI GALLAS AND PARTNERS, INC. 2

WHO ARE WE?

COMSTOCK PARTNERS, LC

- PRIVATELY-HELD DEVELOPER OF MIXED USE COMMUNITIES
- STRONG EXPERIENCE IN PUBLIC PRIVATE PARTNERSHIPS IN NOVA
- RESTON, VA
- CURRENT PROJECTS
 - RESTON STATION at Wiehle Reston East Metro Station
 - LOUDOUN STATION at Ashburn (Route 772) Metro Station

TORTI GALLAS AND PARTNERS, INC.

- ARCHITECTURAL AND MASTER PLANNING FIRM
- SILVER SPRING, MD
- EXCELLENCE IN TRANSFORMING:
 - LAND INTO VIBRANT NEIGHBORHOODS
 - NEIGHBORHOODS INTO THRIVING COMMUNITIES
- EXCELLENCE IN DELIVERING SUSTAINABLE ENVIRONMENTS

OTHER TEAM MEMBERS – “BEST IN CLASS” TRADES, Including:

- JAMES G DAVIS CONSTRUCTION, URBAN ENGINEERING

ENHANCING COMMUNITIES WITH MIXED USE DEVELOPMENTS



RECENT RELEVANT PROJECT

TORTI GALLAS AND PARTNERS, INC.

FORT BELVOIR

- MIXED-USE, TOWN CENTER IN FORT BELVOIR, VIRGINIA
- SERVICES PROVIDED
 - MASTER PLANNING
 - URBAN DESIGN
 - ARCHITECTURAL DESIGN
- PROGRAM INCLUDES:
 - 38,000 SF OF RETAIL SPACE
 - 45 LIVE/WORK UNITS
 - LANDSCAPE SQUARE
 - MAIN STREET



Plan of Town Center





Fort Belvoir
For Belvoir, Virginia



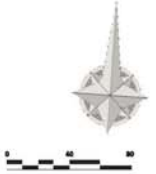
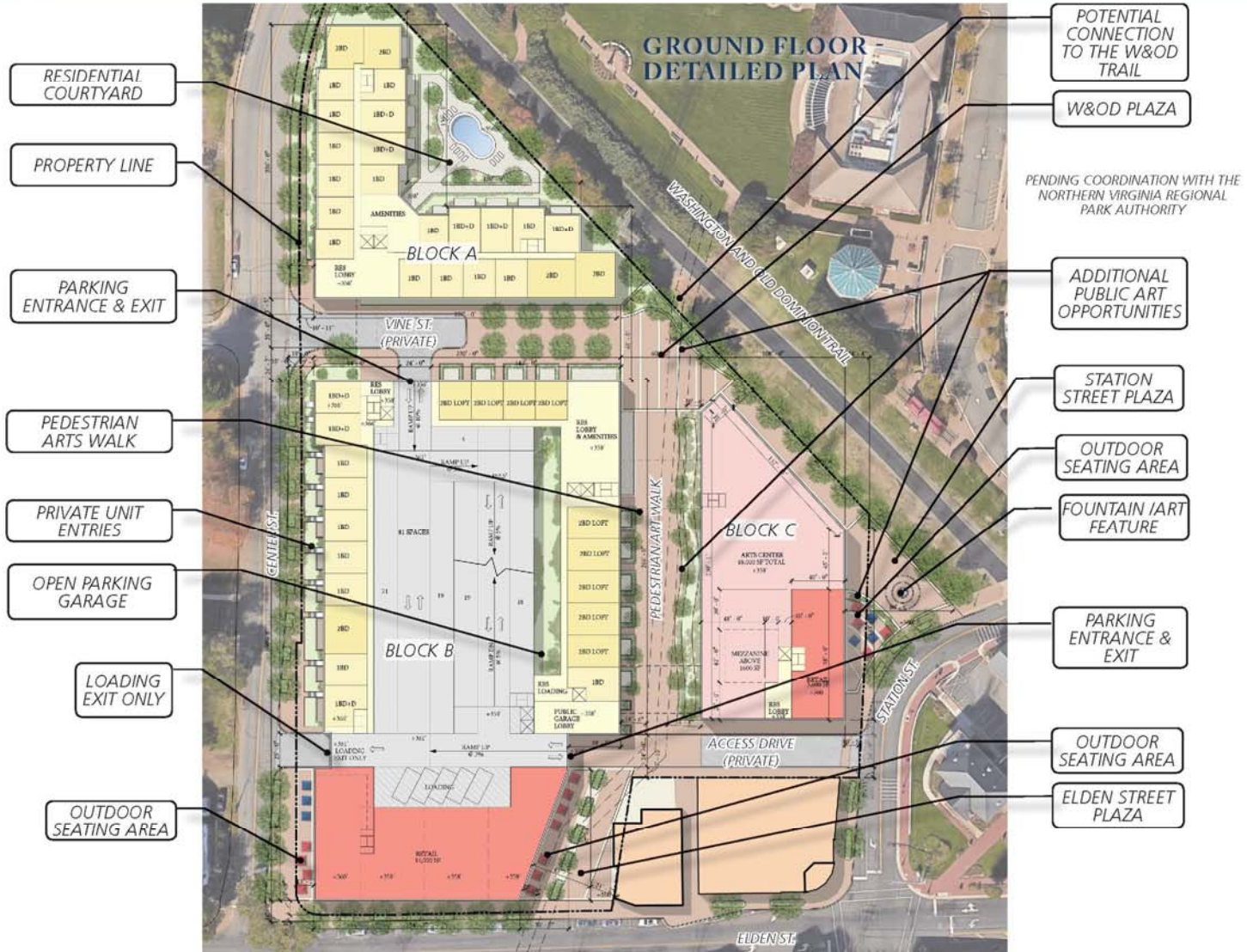


THE COMSTOCK TEAM PROPOSAL

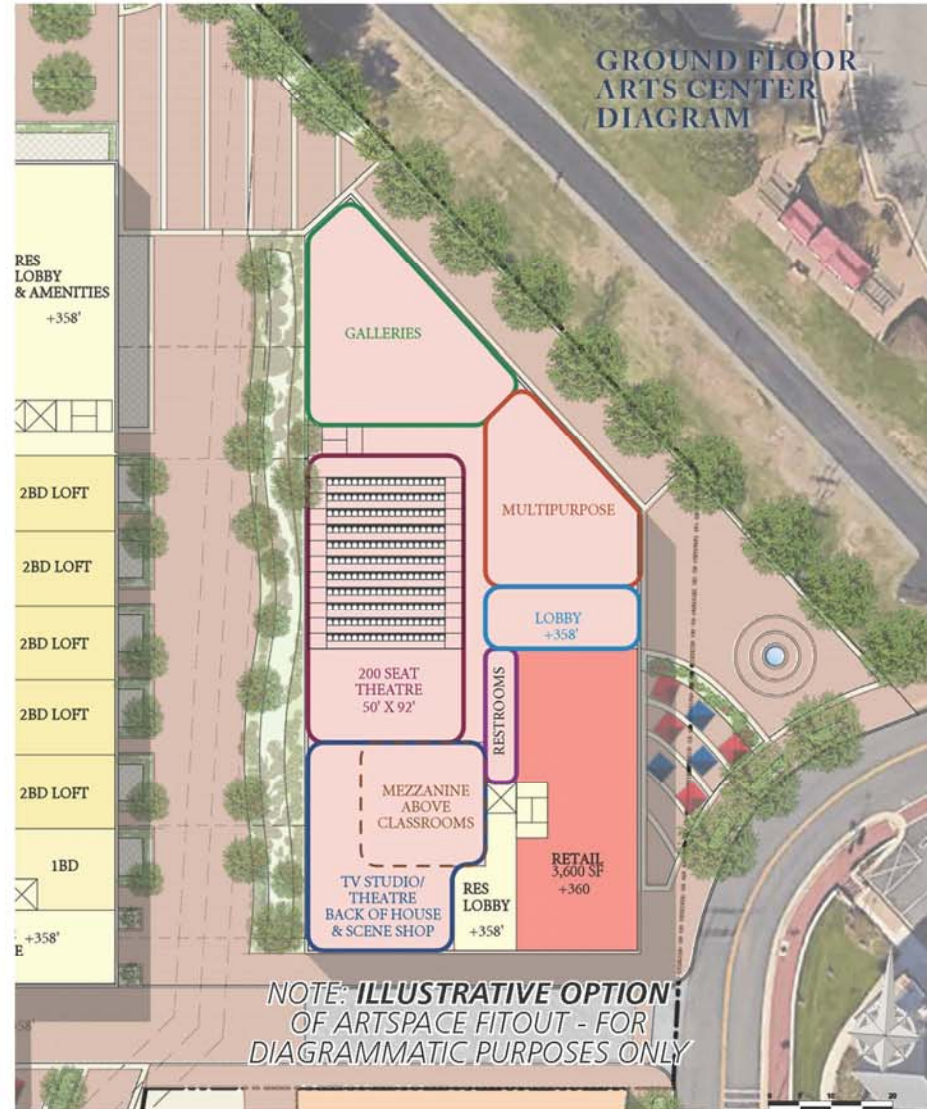
- 281 high quality apartment units
- 3 and 4 Stories, 54 feet in height
- 761 car parking garage, 1 ½ levels below grade
- Art Space 18,000 sf
- Retail 17,600 sf
- 3 Public Plazas and a Paseo
- Arts Walk
- Nestled into existing neighborhood
- Pedestrian/ Bicycle-Friendly
- Integration with existing features of Downtown Herndon







FLOOR PLANS - GROUND FLOOR PLAN AND ARTS CENTER DIAGRAM



SAMPLE FIT OUT

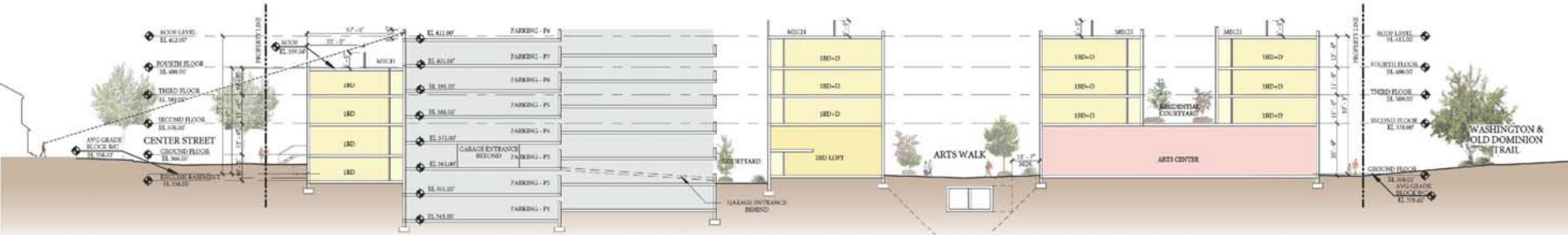




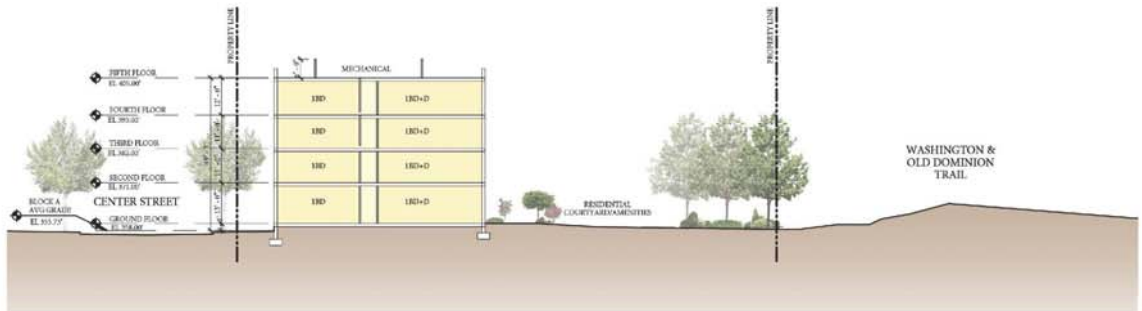


BUILDING SECTIONS

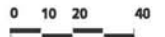
NOTE TYPICAL PARAPETS TO BE MAXIMUM 42" ABOVE ROOF
 ARCHITECTURAL EMBELLISHMENTS SUCH AS TOWERS OR GABLES TO BE MAXIMUM 64" ABOVE AVERAGE GRADE



EAST - WEST SECTION 1



EAST - WEST SECTION 2



ELEVATIONS - CENTER STREET



3 stories returns on Elden Street for 35 feet

OVERALL CENTER STREET ELEVATION

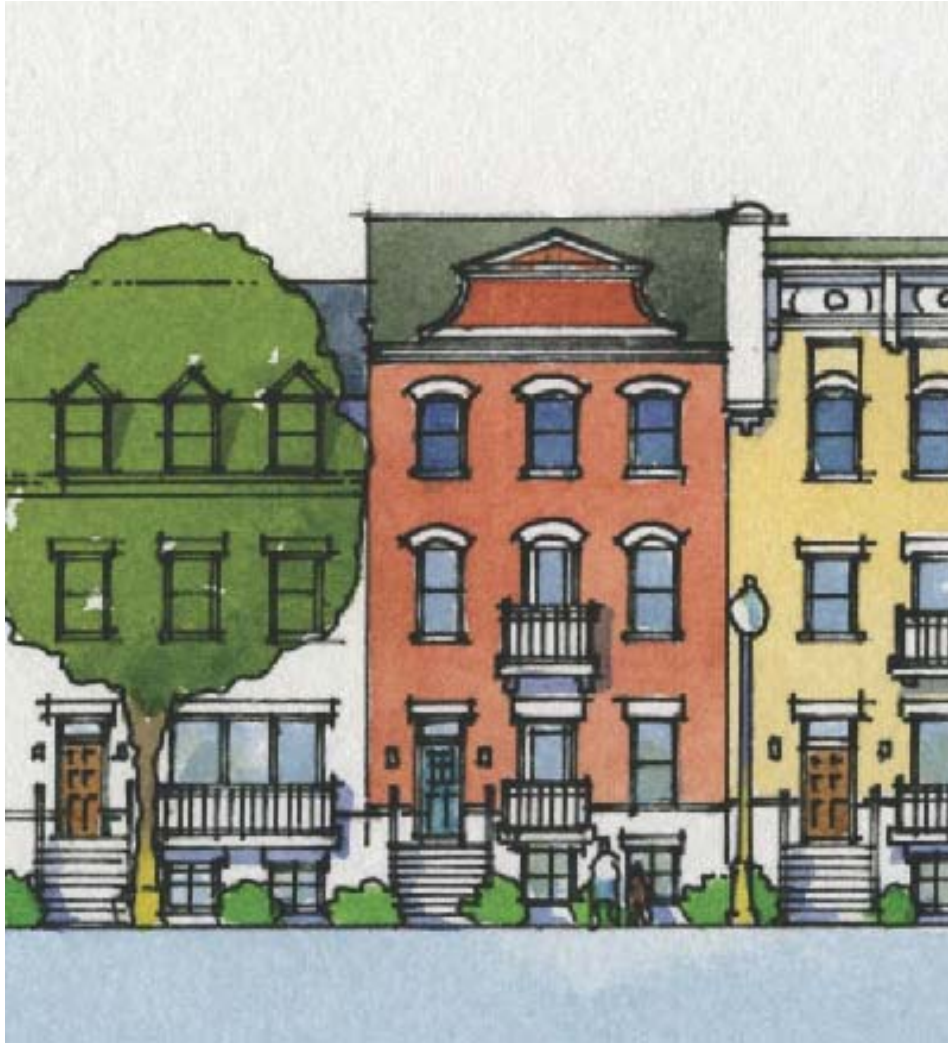


A PARTIAL ELEVATION



B PARTIAL ELEVATION





PURPOSED THREE STORY WITH ENGLISH BASEMENT



PARTIAL ELEVATION



EXISTING FOUR STORY TOWNHOUSES ON CENTER STREET



- FIBER CEMENT OR FRP TRIM
- BRICK
- METAL RAILINGS
- MASONRY
- ALUMINUM STOREFRONT



A W&OD TRAIL ELEVATION

- FIBER CEMENT OR FRP TRIM
- BRICK
- METAL RAILINGS
- RESIDENTIAL WINDOWS & DOORS



B W&OD TRAIL ELEVATION



C PARTIAL VINE STREET ELEVATION (SIMILAR TO CENTER ST)



NEXT STEPS


- Following selection
 - Engagement / conversation between
 - Stakeholders
 - Planners
 - Developer
 - Northern Virginia Regional Park Authority (W&OD)
 - Neighbors
 - Finalize Plan
 - Research/Produce/Implement Construction Relocation Plan
 - Necessary approvals, permits, utility relocation

DEAL STRUCTURE

- Comstock purchases land
 - Comstock builds Project and establishes commercial condominium:
 - Arts Center Unit
 - Residential Unit
 - Retail Unit
 - Public Shared Parking and other common elements
 - Ownership and Operation of Completed Project:
 - Town owns Arts Center Unit and interest in common elements
 - Comstock owns Residential and Retail Units and interest in common elements
 - Unit owners are members of Condo Association
 - Condo Association maintains common elements including parking
 - Condo Association coordinates Arts Walk programming

DEVELOPMENT MILESTONES

- Comprehensive Agreement November 2016
- Design and Entitlement Completion January 2018
- Building Permit Issued March 2018
- Residential Construction Completion November 2019
- Town Shared Parking Opening November 2019
- **Arts Center Opening** November 2019



Thank You, Questions?



