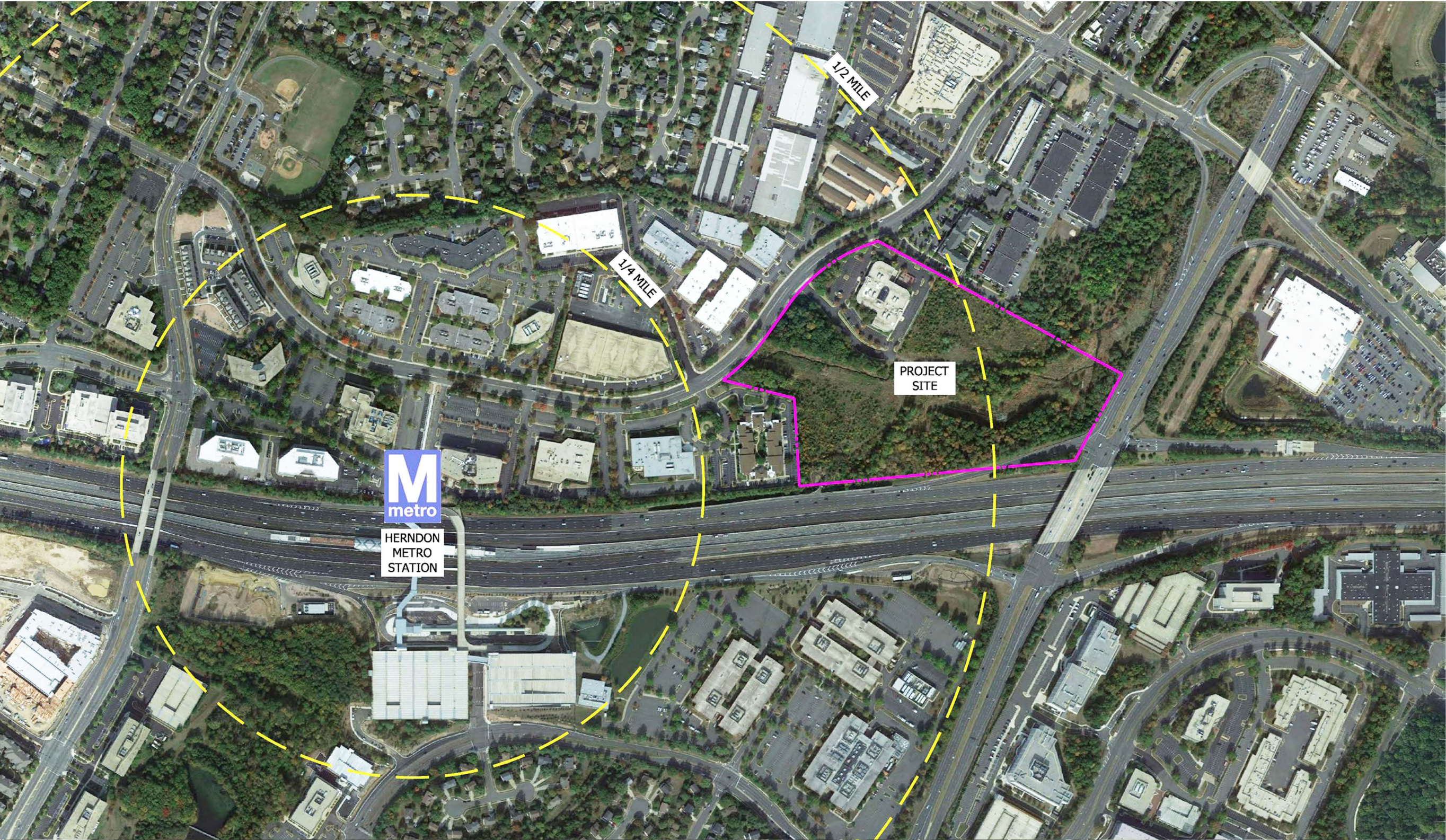


# FAIRBROOK PARK

ARCHITECTURAL REVIEW BOARD MATERIALS FOR PRELIMINARY DISCUSSION

AUGUST 5, 2020

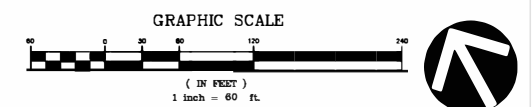








- DAYCARE
- RETAIL
- BLDG. AMENITIES
- RESIDENTIAL
- OFFICE
- PARKING



GROUND FLOOR PLAN

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020

## BUILDING TABULATIONS

BUILDING	BUILDING HEIGHT (FEET)			NUMBER OF FLOORS	USE	GFA
	MIN.	MAX.	SHOWN	SHOWN		SHOWN
1	160	275	275	19	OFFICE	360,000
2	160	275	180	10	OFFICE	240,000
3	65	105	85	8	RESIDENTIAL	470,000
					DAY CARE	10,000
					RETAIL	10,000
4	65	105	85	8	RESIDENTIAL	410,000
<b>TOTAL</b>						<b>1,500,000</b>

## OVERALL TABULATION

USE	MAXIMUM GFA
OFFICE	600,000
RESIDENTIAL	up to 895,000
DAY CARE	up to 10,000
RETAIL	up to 10,000
<b>MAXIMUM TOTAL</b>	<b>1,500,000</b>
<b>SITE AREA</b>	<b>27.8 AC</b>
<b>FAR</b>	<b>1.25</b>



1 VIEW FROM WEST



2 VIEW FROM EAST



3 VIEW FROM SOUTH



4 VIEW FROM NORTH



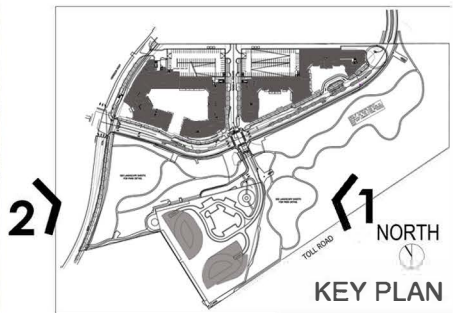
1 VIEW FROM TOLL ROAD



EXISTING SITE



2 VIEW FROM HERNDON PARKWAY





1 OFFICE TOWERS



2 GATEWAY PLAZA



3 VIEW FROM HERNDON PARKWAY



ARCHITECTURAL RENDERINGS

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020





ARCHITECTURAL RENDERINGS  
FAIRBROOK PARK, HERNDON, VIRGINIA  
AUGUST, 2020



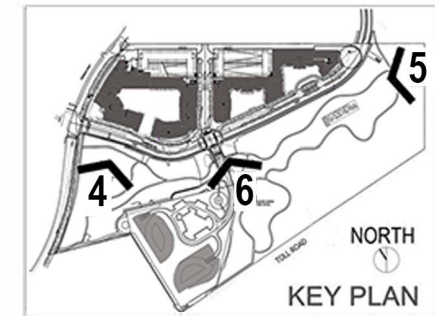
4 VIEW FROM THE PARK



5 VIEW FROM FAIRFAX PARKWAY



6 BUILDINGS 3 & 4 VIEW FROM FAIRBROOK DRIVE





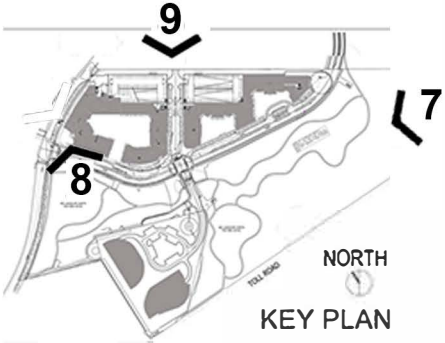
7 FAIRBROOK DRIVE



8 GATEWAY PLAZA



9 PRIVATE STREET

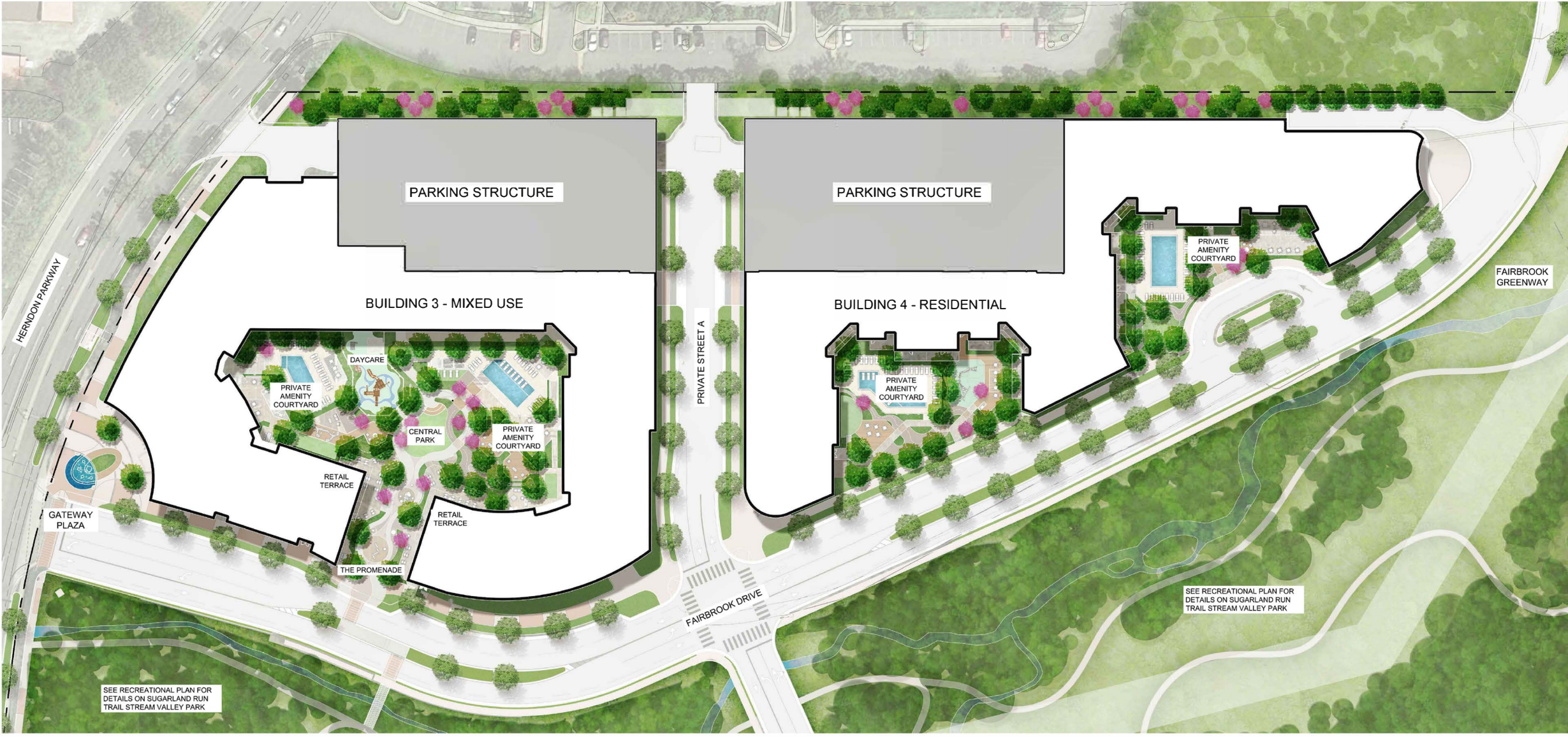


NORTH  
KEY PLAN

ARCHITECTURAL RENDERINGS

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020



GATEWAY PLAZA



THE PROMENADE AND CENTRAL PARK PUBLIC SPACE



STREETSCAPE - RETAIL / FAIRBROOK DRIVE WEST



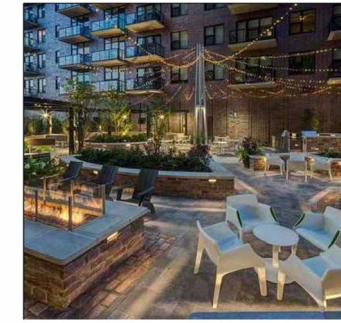
STREETSCAPE - RESIDENTIAL / FAIRBROOK DRIVE EAST / PRIVATE



RETAIL - DINING TERRACE



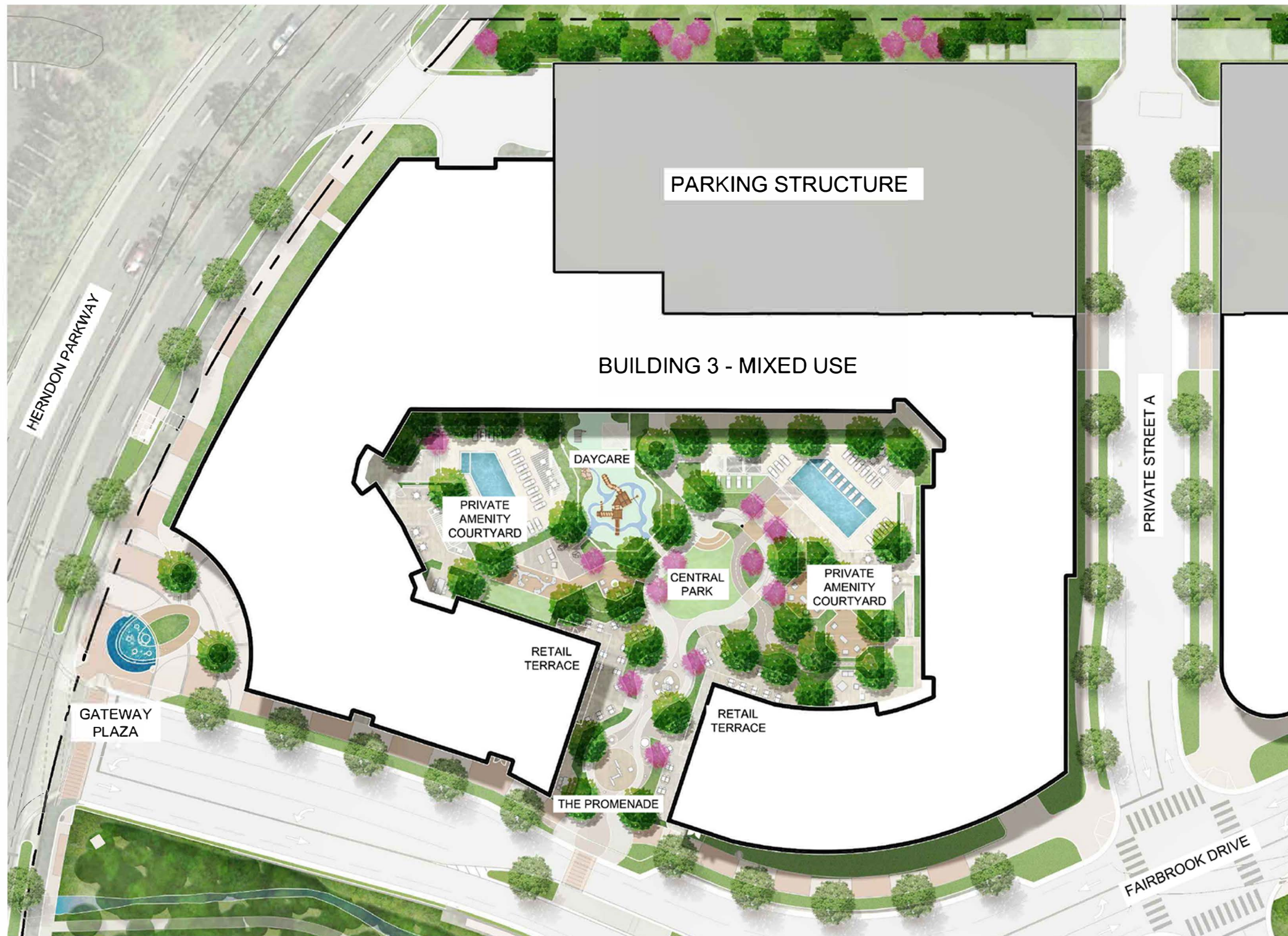
DAYCARE - OUTDOOR PLAY AREA



RESIDENTIAL - PRIVATE AMENITY SPACES

**LANDSCAPE PLAN - RESIDENTIAL BUILDINGS  
FAIRBROOK PARK, HERNDON, VIRGINIA**

AUGUST, 2020



DAYCARE - OUTDOOR PLAY AREA



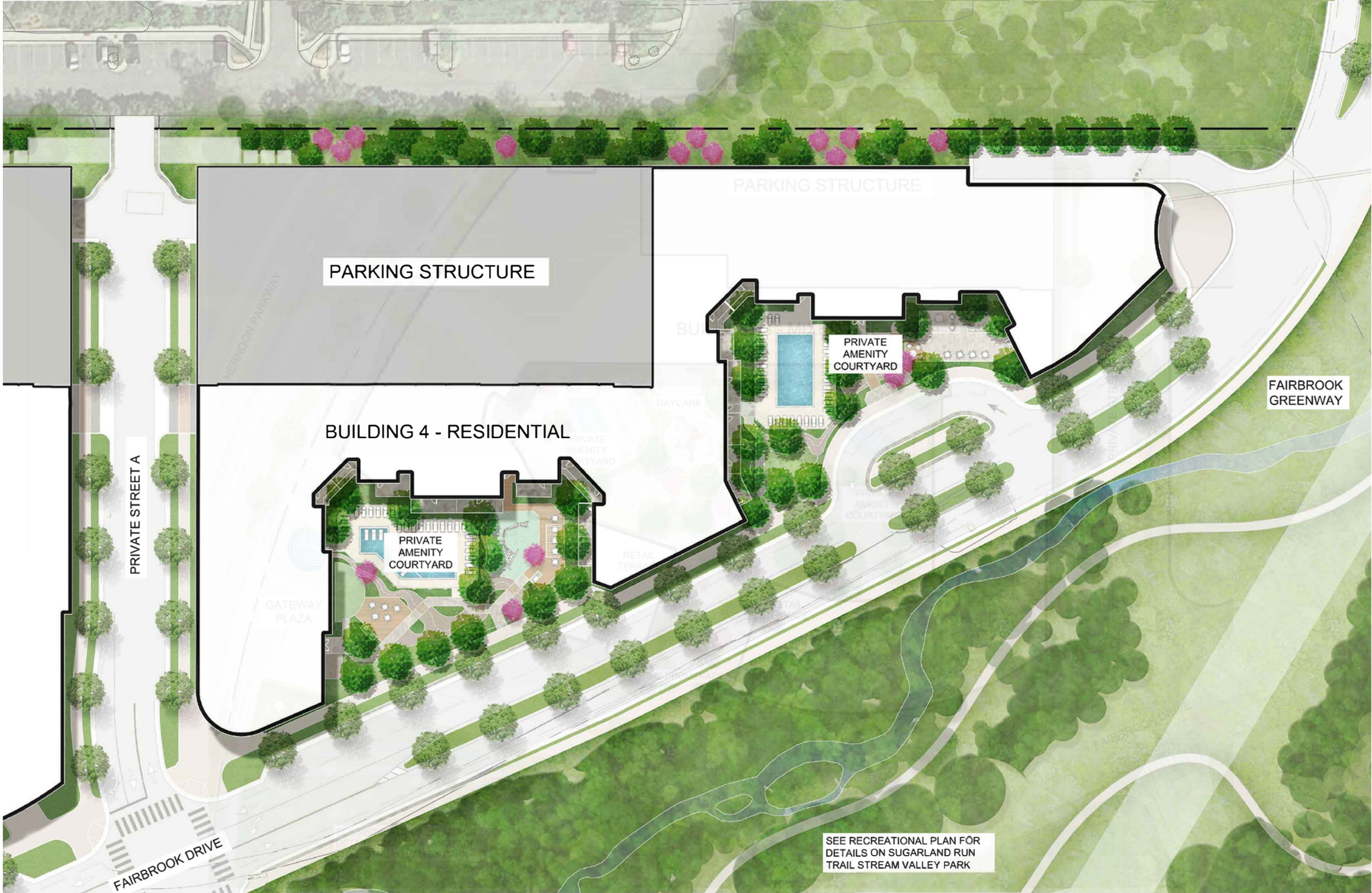
THE PROMENADE AND CENTRAL PARK PUBLIC SPACE



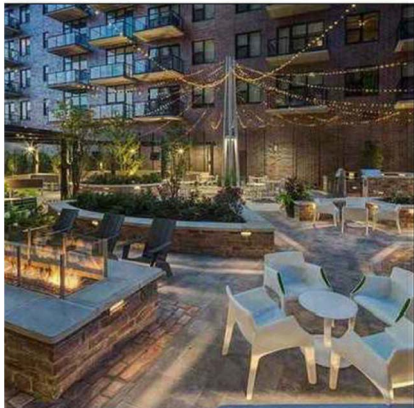
GATEWAY PLAZA

LANDSCAPE PLAN - RESIDENTIAL BUILDINGS  
FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020



**STREETScape - RETAIL / FAIRBROOK DRIVE WEST**



**RESIDENTIAL - PRIVATE AMENITY SPACES**



**RETAIL - DINING TERRACE**

**LANDSCAPE PLAN - RESIDENTIAL BUILDINGS  
FAIRBROOK PARK, HERNDON, VIRGINIA**

AUGUST, 2020



1 PEDESTRIAN EXPERIENCE - GATEWAY PLAZA

LANDSCAPE RENDERINGS

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020



2 PEDSETRIAN EXPERIENCE - EXPERIENTIAL CORRIDOR

LANDSCAPE RENDERINGS

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020





3 PEDESTRIAN EXPERIENCE - THE PROMENADE

LANDSCAPE RENDERINGS

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020



4 PEDESTRIAN EXPERIENCE - CENTRAL PARK

LANDSCAPE RENDERINGS  
FAIRBROOK PARK, HERNDON, VIRGINIA  
AUGUST, 2020



5 PEDESTRIAN EXPERIENCE - RESIDENTIAL STREETScape

LANDSCAPE RENDERINGS

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020



6 PEDESTRIAN EXPERIENCE - RESIDENTIAL PRIVATE AMENITY

LANDSCAPE RENDERINGS

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020



7 PEDESTRIAN EXPERIENCE - TRAIL BRIDGE CONNECTION

LANDSCAPE RENDERINGS

FAIRBROOK PARK, HERNDON, VIRGINIA

AUGUST, 2020

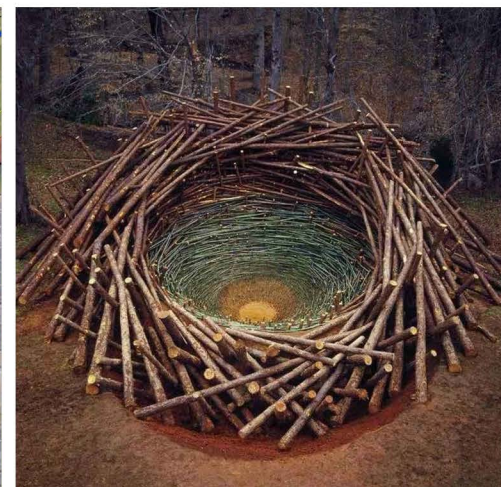
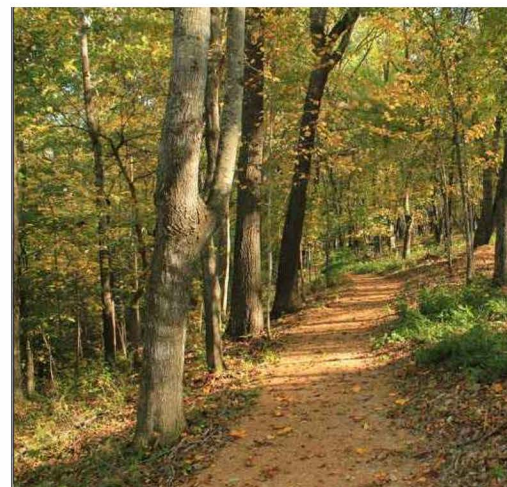
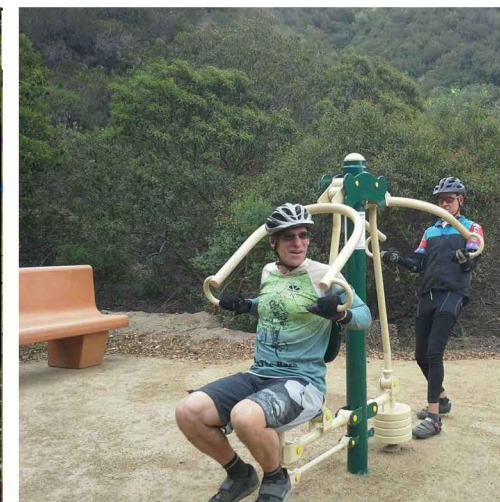
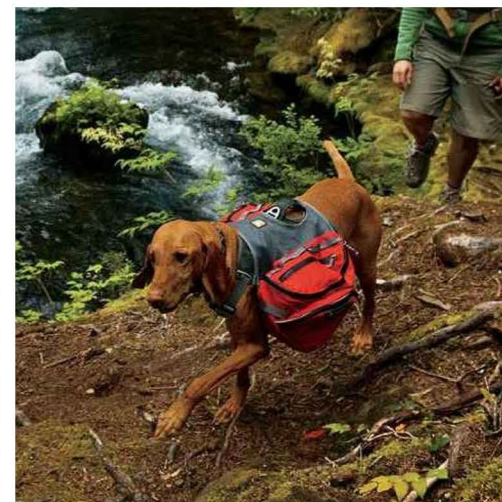
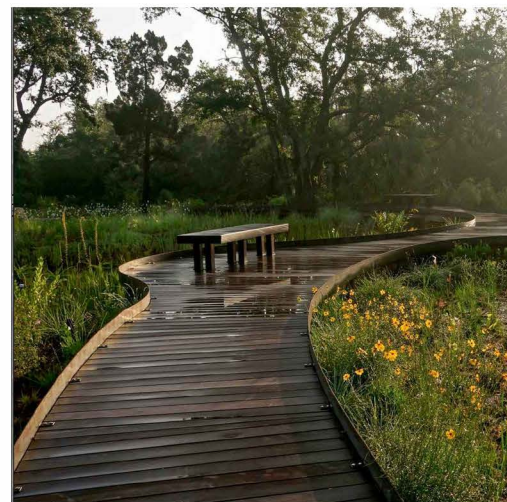
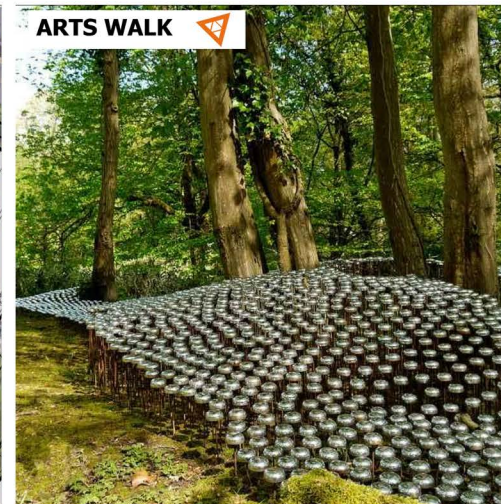


8 PEDESTRIAN EXPERIENCE - TRAIL AND OFFICE

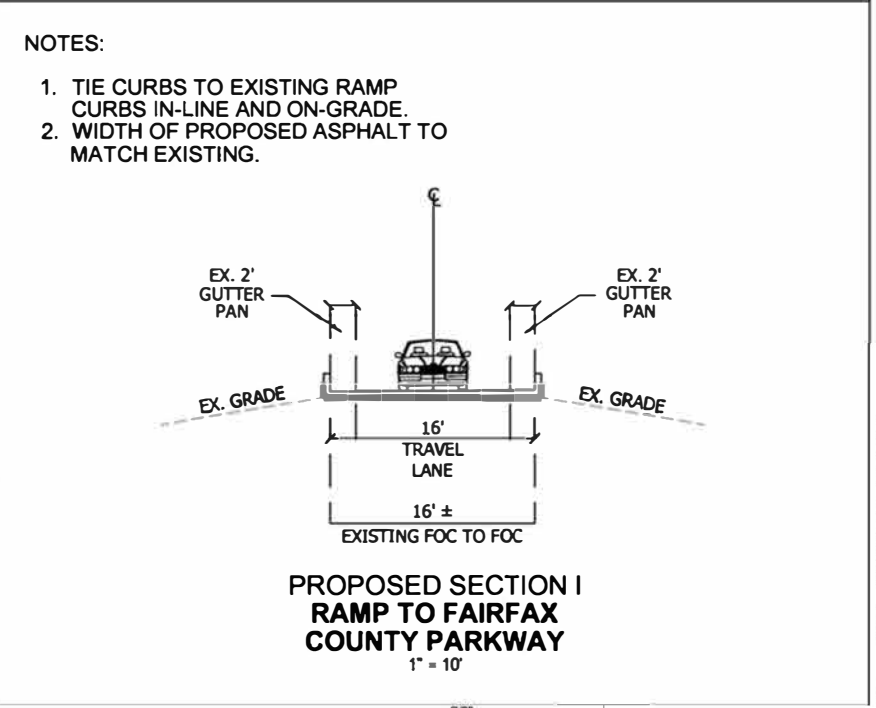
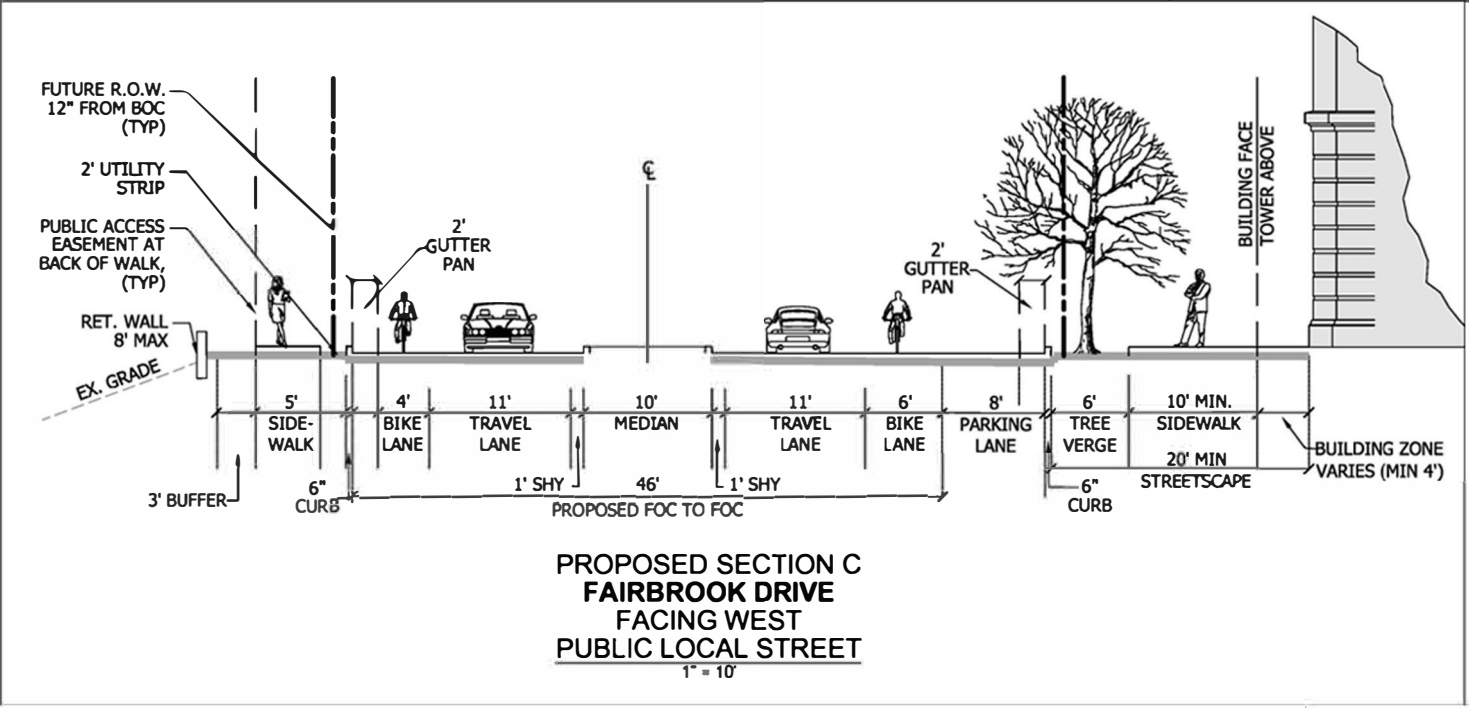
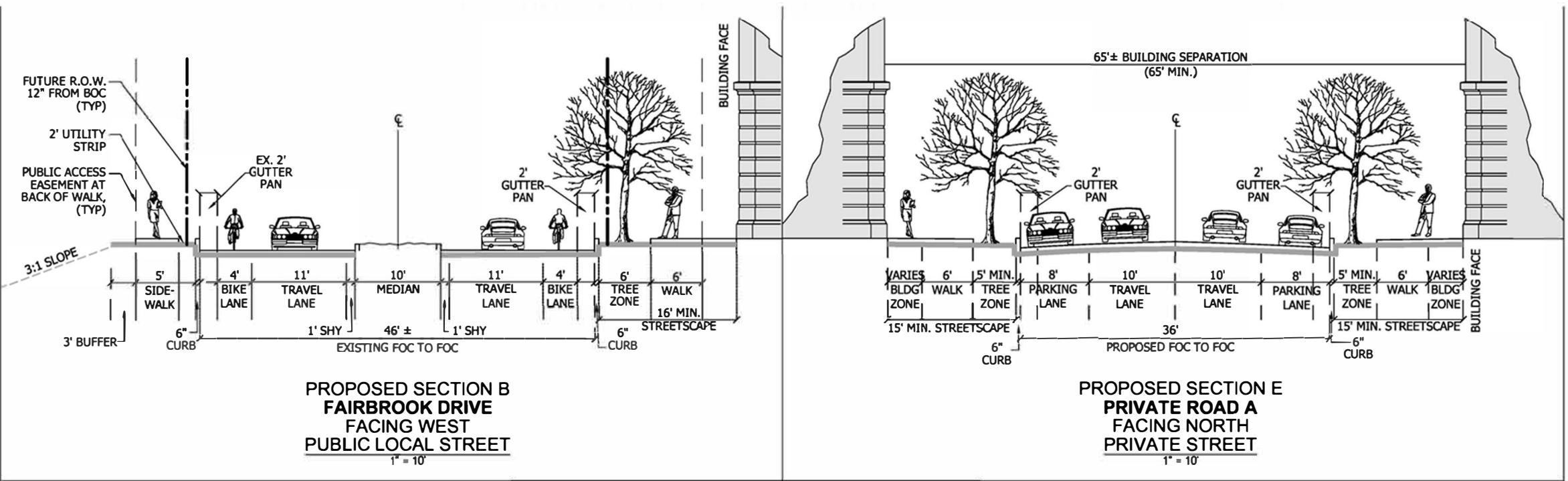


- LEGEND**
- 4' WIDE PERVIOUS PATH (PAVED)
  - EXERCISE STATION
  - ART INSTALLATION
  - CONSERVATION OR EASEMENT AREA
  - LOW-IMPACT DEVELOPMENT AREA
  - 8' WIDE MULTI-USE PERVIOUS TRAIL (PAVED, ACCESSIBLE)
  - LIMITS OF FEMA FLOOD PLAIN OVERLAY DISTRICT
  - BUILDING PODIUM / STRUCTURED GARAGE
  - BUILDING TOWER ABOVE PODIUM
  - LOADING/PARKING ENTRANCE
  - PEDESTRIAN ACCESS

STREAM VALLEY PARK PLAN  
 FAIRBROOK PARK, HERNDON, VIRGINIA  
 AUGUST, 2020

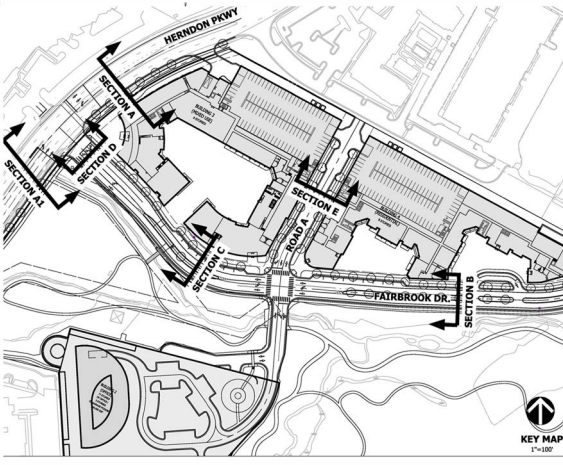




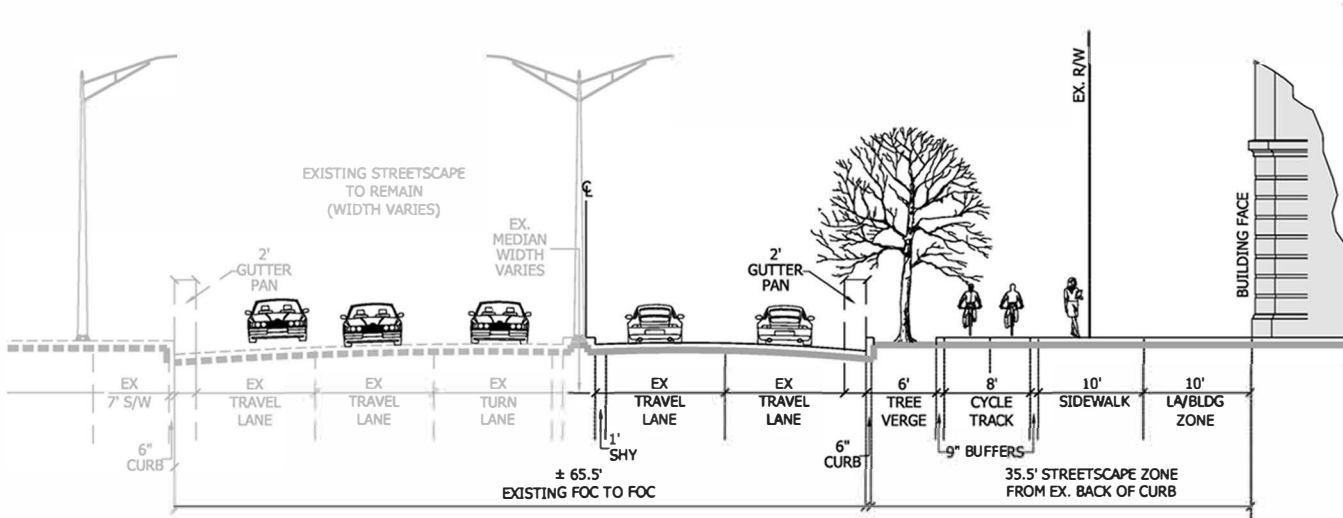


PROPOSED SECTION A-1  
PS-2 HERNDON PARKWAY (SOUTH OF FAIRBROOK)  
FACING NORTHEAST  
PUBLIC COLLECTOR STREET  
1" = 10"

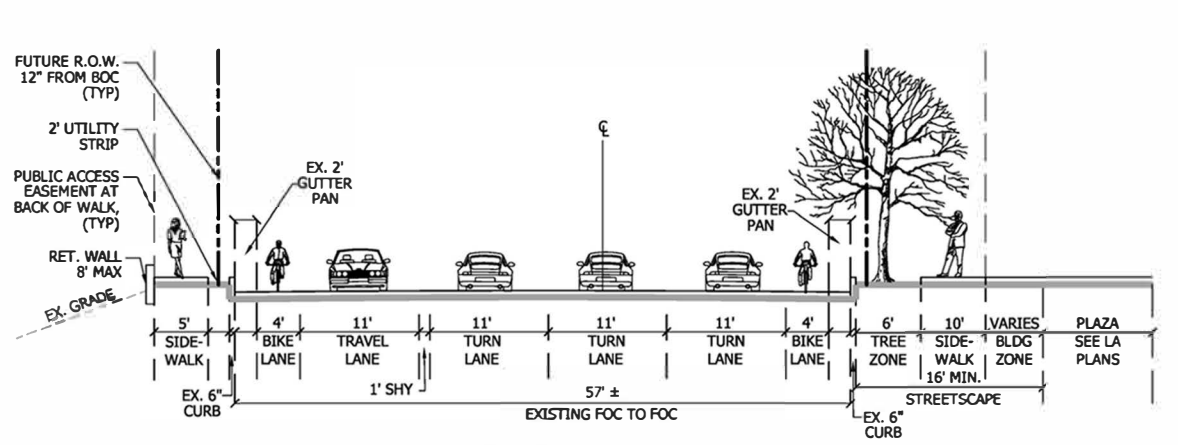
PROPOSED SECTION H  
FAIRBROOK DRIVE EXTENSION  
(ON TOWN / COUNTY - OWNED LAND)  
PUBLIC LOCAL STREET  
1" = 10"



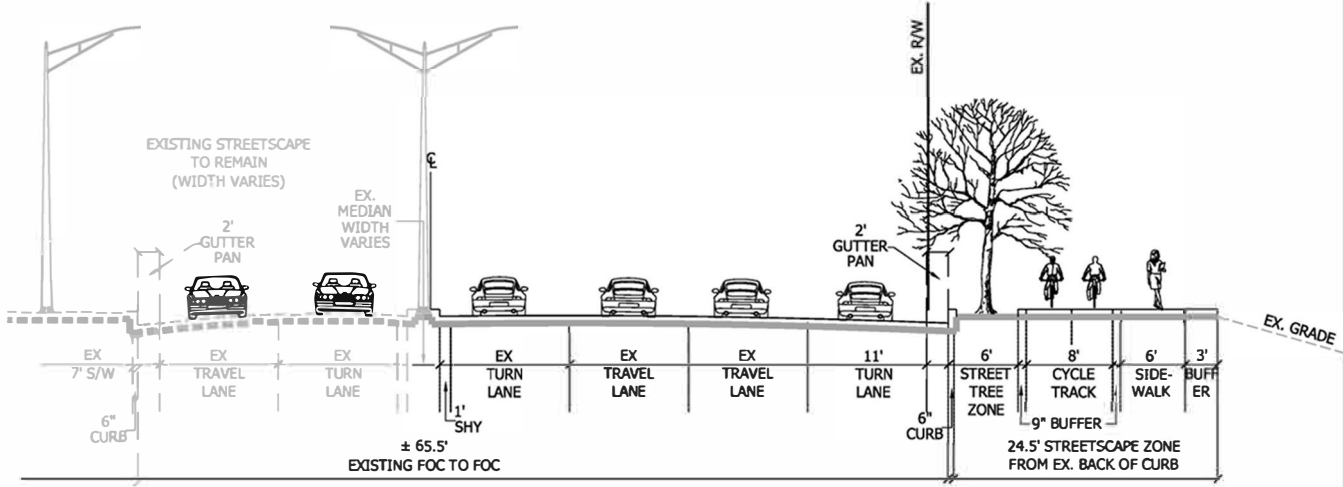
STREETSCAPE SECTIONS 1  
FAIRBROOK PARK, HERNDON, VIRGINIA  
AUGUST, 2020



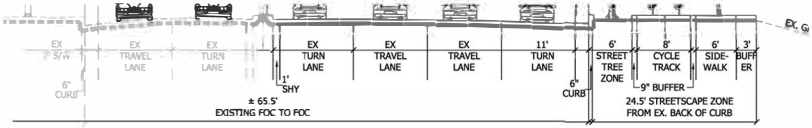
**PROPOSED SECTION A  
PS-2 HERNDON PARKWAY(NORTH OF FAIRBROOK)  
FACING NORTHEAST  
PUBLIC COLLECTOR STREET**  
1" = 10'



**PROPOSED SECTION D  
FAIRBROOK DRIVE  
FACING WEST  
PUBLIC LOCAL STREET**  
1" = 10'

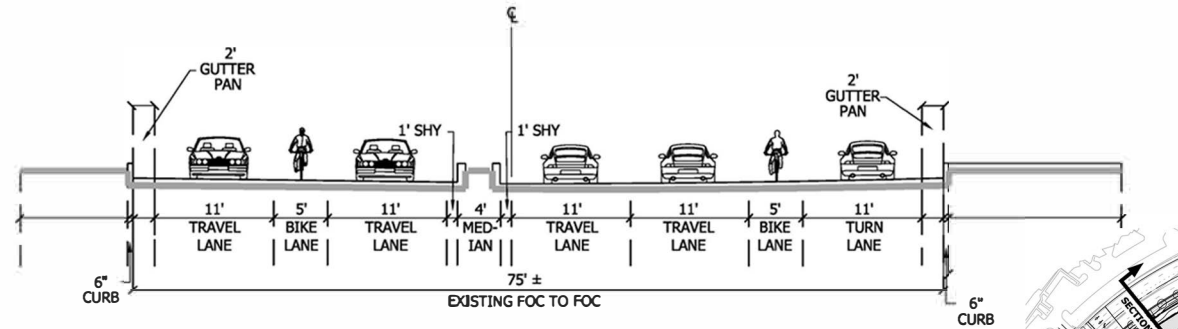


**PROPOSED SECTION A-1  
PS-2 HERNDON PARKWAY(SOUTH OF FAIRBROOK)  
FACING NORTHEAST  
PUBLIC COLLECTOR STREET**  
1" = 10'

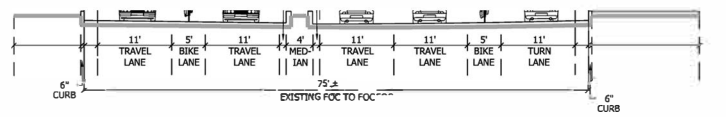


**PROPOSED SECTION A-1  
PS-2 HERNDON PARKWAY(SOUTH OF FAIRBROOK)  
FACING NORTHEAST  
PUBLIC COLLECTOR STREET**  
1" = 10'

- NOTES:
1. SEE FAIRBROOK DRIVE EXTENSION DETAIL ON SHEET C-08.
  2. ROADWAY SECTION SHOWN IS PRELIMINARY - FINAL DESIGN IS SUBJECT TO TOWN OF HERNDON AND VDOT APPROVAL.



**PROPOSED SECTION H  
FAIRBROOK DRIVE EXTENSION  
(ON TOWN / COUNTY - OWNED LAND)  
PUBLIC LOCAL STREET**  
1" = 10'



**PROPOSED SECTION H  
FAIRBROOK DRIVE EXTENSION  
(ON TOWN / COUNTY - OWNED LAND)  
PUBLIC LOCAL STREET**  
1" = 10'

