



NOTICE OF PUBLIC HEARING

Notice is hereby given that the **Town Council** of the Town of Herndon, Virginia, will hold a work session on Wednesday, August 3, 2022, at 7:00 p.m. in the Herndon Police Department Community Room, located at 397 Herndon Parkway, Herndon and a public hearing on Tuesday, August 9, 2022, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon on the following item:

Ordinance, to consider Development Plan, **DP #19-01, 593 Herndon Parkway, Parkview**, a development plan in the Planned Development-Transit Oriented Core zoning district with proffered conditions to allow the redevelopment of the site with mixed office, retail, and multi-family residential uses. The site is approximately 5.5 acres and is currently improved with a four-story, 134,451 square feet gross floor area, office building. The proposed redevelopment includes two land use options both of which would have up to a 4.3 floor area ratio. The first option would have a maximum of 400,216 square feet of office, 615,325 square feet of residential, and 10,000 square feet of retail. The second option would have a maximum of 986,500 square feet of office, 12,500 square feet of retail, and no residential. For both options there would be three buildings built with structured parking, two of which with a maximum height of 275 feet and the third with a maximum height approximately 225 feet. The site would also be improved with private streets, a central courtyard, public street frontage improvements, and the partial development of the promenade leading from Herndon Parkway to the Metro pavilion. The property is governed by the policies of the “Herndon Transit-Oriented Core,” “Metrorail Station Urban Development Areas,” and “Herndon Metro Station Area” in the Comprehensive Plan. The application includes a request for a modification to Section 78-100.2D of the zoning ordinance regarding the minimum required number of loading spaces. The property is located on the south side of Herndon Parkway approximately 1,000 feet southeast from its intersection with Van Buren Street. Fairfax County Tax Map Reference Number 0164-10-0007C. Agents: Greg Riegle and Lori Greenlief, McGuireWoods, LLP. Applicant/Property Owner: Parkview Executive Center, Joint Venture, RLLP.

The proposed item is available for review by the public on the town’s website www.herndon-va.gov beginning at 3:00 pm on **Friday**, prior to the meeting.

The public is encouraged to participate in the town’s public hearing process. Individuals having an interest in the above item are invited to attend the public hearing and to state their opinions. Individuals may submit comments to town.clerk@herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities, so that they may participate in services, programs, or activities, offered by the Town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow for participation.

Viki L. Wellershaus, Town Clerk

Note to Publisher:

Publish on July 22 /July 29, 2022