

Block D
 The resolution included the following language related to this block: "The Council recognizes that the Block D parking structure must include a permanent public easement for the use of a minimum of 182 spaces to fulfill existing town public shared parking agreements. The Block D garage could be configured as per the Option A plan at 570 spaces or a smaller garage providing fewer spaces (420 spaces+) could be configured exclusively on town land within Block D and without serving future development on privately owned land on Block D. The land on blocks D and E that is owned by the town would be fully served by such a reduced facility. Alternately, an exchange of land for parking could be negotiated so that the 570-space garage as shown on Option A could be developed with a permanent parking easement to serve redevelopment on lots 26 and 27A, as included in the Planning Commission's initial plan recommendation of May 2010."

Block E: Arts/Associated Uses
 Town Council approved a public art center combined with commercial space for arts related uses. The resolution notes that the arts/associated uses designation would be reevaluated if a facility is not designed and funded by the end of 2015

Block F: Multi-Family
 Town Council resolution added options for single-family homes or townhouses

Pines Block
 Small lots single family homes along Jefferson Street as part of the transition to the existing neighborhood are shown here per the Town Council Resolution

① Reinforce Elden Street as the retail core by adding new mixed-use buildings and restoring certain historic buildings to accommodate viable commercial uses

② Convert Center Street into a residential address lined by townhouses and multi-family buildings

③ Increase connections along the trail and extend Pine Street as a direct link to the trail. Create a new public space at Pine and Lynn Street that could include a small pavilion and outdoor seating.

④ Redevelop The Pines Shopping Center as a mixed-use center with retail along Elden, and new housing transitioning back to the neighborhood

⑤ Encourage a hotel use somewhere in the Downtown

* See also the plan options page for two blocks where the Town Council resolution provides alternate land uses.



Block F

Alternative 1: Townhouse option

Develop additional housing in a townhouse form as a transition from the mixed-use block east of Center Street over to the single-family neighborhood to the west. Townhouses shall complement the historic character of downtown and occur in no more than 6 units in a row. On site parking and public open space shall be provided.



Alternative 2: Small Lot Single Family Detached Option

This plan option proposes to extend Haley Place back to Vine Street and develop a series of single-family lots within Block F. The primary frontage of these units shall occur along Vine Street and Center Street, with parking located in the rear of the lots and accessed via the new road extension. These lots shall reflect the smaller house typologies of Herndon and serve as a transition from downtown to the more residential neighborhoods to the west.



BLOCK D: Alternate configuration per Town Council Resolution item

(Item B. 6 of Town Council Resolution 10-G-68 of February 22, 2011):

This plan option reflects the redevelopment of Block D on town-owned land only. Vine Street shall be extended and a new garage may be developed to provide additional parking capacity for downtown. The garage will be accessed from Vine Street and will include improved streetscaping along Center Street as a buffer to the neighborhood. The Vine Street façade should be articulated in such a way as to enhance the pedestrian walkability along this new connection. A new pedestrian connection through the block is proposed between the garage and a new mixed-use building to be developed on the existing town parking lot. This will enhance the connectivity from Elden Street, across the Vine Street extension, and over to the Herndon Municipal complex.

