

TOWN OF HERNDON, VIRGINIA

ORDINANCE

DECEMBER 13, 2022

Ordinance- to approve DP #21-01, 555 Herndon Parkway, a development plan in the Planned Development-Transit Oriented Core Zoning District with proffered conditions, to allow redevelopment of the site with mixed office, retail, and multi-family residential uses.

In adopting this Ordinance, the Town Council has considered the factors set out in 15.2-2284, Code of Virginia (1950) as amended.

BE IT ORDAINED by the Town Council of the Town of Herndon, Virginia that:

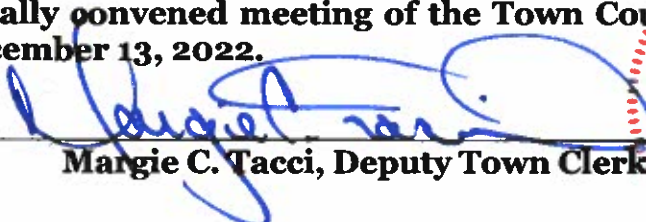
- A. The zoning of the property described below, lying in the Town of Herndon, Fairfax County, Virginia, is amended to allow mixed office, retail, and residential use with zoning ordinance modifications as proposed in the 555 Herndon LLC, C/O Penzance Management, LLC Generalized Development Plan dated December 5, 2022, and the Proffer Statement dated December 13, 2022, of DP #21-01, and in accordance with Section 78-50.8 and 78-155.1 of the Town of Herndon Zoning Ordinance.

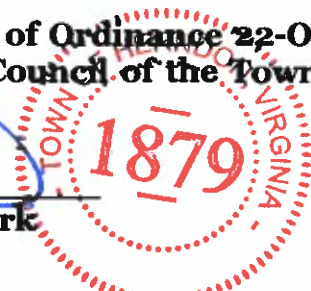
The property is shown in the above referenced Generalized Development Plan and described in the land records of Fairfax County in Deed Book 5838 on Page 1680. The Fairfax County Tax Map Number is 0164-10-0002C and the total land area is 4.34 acres.

- B. This rezoning shall be governed by this ordinance, the Town of Herndon Zoning Ordinance, the above referenced Proffer Statement for DP #21-01, and the above referenced Generalized Development Plan for DP #21-01. The Proffer Statement is included as an attachment to this ordinance. This Development Plan is consistent with the adopted 2030 Comprehensive Plan of the Town of Herndon.
- C. The Town Council approves the following modifications to the zoning regulations, as allowed under Section 78-50.2(d):
 - i. A modification to Section 78-100.2(d) to allow a reduction in the number of required loading spaces.

- ii. A modification to Section 78-100.6(a) to allow a reduction in the minimum width of loading spaces.
 - iii. A modification to Section 78-50.8(h) to allow a deviation from the streetscape dimensional criteria of the Herndon Streetscape Manual.
- D. As to the modifications set out in item C. above, the Town Council finds that such modifications will afford equal or greater assurance of meeting the goals of the zoning ordinance, Town of Herndon, Virginia, as set out in the preamble of that ordinance.
- E. This ordinance shall be effective on and after its adoption.

This is certified to be a true and accurate copy of Ordinance 22-O-28 adopted at a legally convened meeting of the Town Council of the Town of Herndon on December 13, 2022.


Margie C. Tacci, Deputy Town Clerk



Attached are the Proffer Statement dated December 13, 2022 and the 555 Herndon LLC, C/O Penzance Management, LLC Generalized Development Plan dated December 5, 2022.

PROFFERS

555 Herndon Parkway DPA/PCA

December ¹³~~07~~, 2022

Pursuant to Section 15.2-2303 of the Code of Virginia (1950, as amended) and Section 78-50.8 of the Town of Herndon Zoning Ordinance, as amended (the "Zoning Ordinance"), the undersigned, for themselves and their successors and/or assigns (referred to hereafter, both collectively and, where appropriate, individually, as the "Applicant"), hereby proffers that the development (the "Development") of the parcel that is the subject of this application, which is shown on the Fairfax County 2022 Tax Map as parcel 016-4 ((10)) 0002C (the "Property") shall be in substantial conformance with the conditions set forth below (the "Proffers") if and only if Development Plan # 21-01 ("Development Plan") is approved. Upon approval, these Proffers will supersede any and all previously approved proffers and development conditions associated with DP# 17-01 and subsequent amendments, as they apply to the Property.

1. DEVELOPMENT PLAN.

- a. The Property shall be developed in substantial conformance with the development plan entitled 555 Herndon Parkway prepared by Christopher Consultants and Davis Carter Scott dated December 05, 2022 (the "Development Plan") and these Proffers. It is understood by the Applicant that all other applicable regulations and policies governing land development within the Town of Herndon (the "Town") shall apply to the Property and its development unless specifically modified by the language of this approval.
- b. Minor modifications of the Development Plan may be permitted without the need for an amendment to this approval when necessitated by final engineering or site design provided that the development is in substantial conformance with the Development Plan, these Proffers, and as approved by the Architectural Review Board ("ARB"), if applicable. Substantial conformity shall be determined as provided in the Zoning Ordinance.
- c. The Applicant may proceed with the approval of a unified commercial subdivision development plan without the need to amend these Proffers, provided that the proposed subdivision does not adversely impact the ability of the site to develop in accordance with the Development Plan and these proffers.

2. ARCHITECTURE AND URBAN DESIGN

- a. The final architectural treatment and exterior design of all buildings within the Development Plan shall create a sense of identity and place through the use of unifying elements such as materials, textures, color, lighting, and landscaping as generally reflected on the materials and exhibits contained in the Development Plan and the HTOC Urban Design & Architectural Guidelines.
- b. Architectural plans may be revised in accordance with ARB review and approval subsequent to the final approval of the Development Plan.
- c. Development Phasing. The Applicant shall construct the streets and provide pedestrian improvements, public accessible parks, private amenities and public accessible facilities on the Property in conjunction with the development of each development phase in a manner that reflects the intent of that shown within the Phasing Exhibits contained in the Development Plan. Development may proceed with either the residential phase first, then the office phase, or with both phases occurring at the same time, provided that each building provides the phasing conditions depicted on the Phasing Exhibits. Each phase of the project shall also comply with the minimum parking requirements. Adjustments to the phasing boundaries may be approved with the site plan approvals provided that the adjustments do not materially adversely affect the other phases.
- d. Conceptual Open Space Plan. The Development Plan includes a conceptual publicly accessible open space plan for the Property as shown on Sheet 8.0 consisting of approximately 1 acre and a conceptual private open space plan as shown on Sheet 9.0 and 9.1 (alternate layout). The plans include details for streetscapes, plazas, publicly accessible open space areas, courtyards and private amenity areas. As part of each plan approval, more detailed landscape plans for each building phase shall be provided and subject to the review and approval of the ARB, provided that the detailed landscaping and hardscape plans are found to be in substantial conformance with the concepts included in the Development Plan.
 - i. Open Space on Structured Parking. The Development Plan includes a conceptual private open space on top of the parking structure as shown on Sheets 5.0, 5.2 (alternate layout), 9.0, and 9.1 (alternate layout). Notwithstanding Sheet 5.1, this amenity may be provided with either phase of the Project.
 - ii. Phase 1 Interim Green Space. The Development Plan includes a conceptual open space within the footprint of the future office building as shown on Sheet 5.1. This space will include landscaping, a dog park, bocce ball court, and seating.
- e. First Floor Activation. The Applicant shall include active first floor uses in the areas shown in the Development Plan facing Herndon Parkway, facing portions of the

internal open space courtyard, and along the private streets. Active first floor uses shall incorporate transparent exterior store fronts, residential and office lobbies, and residential stoops and patios accessible from the abutting streetscape or internal drop-off courtyards as depicted on the Development Plan.

- f. Interior Noise Attenuation. The Applicant shall submit highway noise studies, prepared by a qualified acoustical consultant, at the time of each building permit submission to determine what if any noise attenuation measures are needed to achieve Day-Night Average Sound Levels (DNL) of no more than 45 dBA for interior residential uses or hotel uses and no more than 55 dBA for interior office uses. Based on the findings of the studies, the Applicant shall incorporate the appropriate noise attenuation elements into the design and construction documents to achieve the recommended DNL for the applicable building(s) or portions thereof.
- g. Streetscape Furnishings, Materials and Lighting. Streetscape furnishing, materials and lighting plans shall be provided as part of the site plan and shall be in substantial conformance with the HTOC Urban Design & Architectural Guidelines and the Herndon Streetscape Manual and subject to review and approval by the ARB. Unified and high-quality streetscape materials shall be provided and may include, but not be limited to, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash receptacles and other hardscape elements. These plans submitted as part of the site plan shall include general product information and approximate locations of furnishings and materials to be located in the streetscape between the building face and the curb.
- h. Sugarland Run Trail fence and Lighting. The Applicant shall install a metal fence and lighting along the southern border of the Property. The style of the components shall reflect the HTOC Urban and Design and Architectural Guidelines and are subject to the review and approval of the ARB. The proposed fence and lighting shall be incorporated in the first site plan for the Property and shall be built with the first phase of the project.
- i. Decorative Surface Treatments. The Applicant shall utilize decorative pavers for high visibility crosswalks at all intersections. Similar crosswalks designed to blend with the adjoining streetscape pavements shall extend over aprons and curb cuts to loading docks or similar vehicular entrances and exits. Within the roadway a special decorative surface treatment or pavers shall highlight the pedestrian/vehicular entrance into the garage and/or pedestrian connections. The style of the crosswalks and special surface treatments shall reflect the HTOC Urban Design Guidelines and are subject to the review and approval of the ARB.
- j. Design of Central Plaza and Internal Street. The plaza will include decorative

pavers and crosswalks, flush curbs, bollards and other design elements as shown, subject to the review and final approval of the ARB. The internal street installed with Phase 1 shall include final materials including the decorative pavers within the drive aisle as shown on Sheets 6.0 and 7.0 of the development plan.

- k. Existing Utilities Relocation. The Applicant shall relocate, at its expense, any existing utilities (and associated easements) necessary to accommodate the proposed development as shown on the Development Plan. The relocation shall be shown at the time of site plan approval as required by the Town. Any necessary utility relocation shall occur with construction of the Development and prior to issuance of any certificate of occupancy.
 - l. Interim Design and Garage Screening.
 - i. As part of Phase 1 (residential phase), prior to construction of the office phase, the applicant shall screen the exposed portion of the garage and unfinished sides of the residential building. The screening shall be provided in the interim between Phase 1 and Phase 2, and may be made of decorative metal mesh, paint, fabric panels, landscaping, or other design treatments subject to ARB review and approval.
 - 1. The interim screening shall be well maintained and shall not be permitted to deteriorate over time.
 - 2. The interim screening shall cover a minimum of 50% of the garage openings.
 - ii. For the permanent condition, the exposed portion of the office building garage shall be treated with architectural enhancements that integrate the garage into the overall project design as shown on Development Plan Sheet 16.2.
 - m. Water Sampling Station. The Applicant shall provide a water sampling station in the general location shown on the Development Plan. Exact location and design to be determined during Site Plan and Building Plan review.
 - n. Retail Parking. The parking shall be located as shown on the Development Plan.
3. USES. Unless modified by an amendment to the approved Development Plan, any use or combination of uses permitted in the PD-TOC may be established on the Property so long as the Project is in substantial conformance with graphics and notes on Development Plan Sheet 4.0, or Sheet 4.1 (Alternative Layout) and the following:

- a. The total maximum project floor area is limited to 698,182 square feet of GFA which is a 3.69 FAR based on a lot area of 189,218 square feet.
- b. Total residential development shall not exceed 488,182 square feet of GFA;
- c. Total non-residential development shall not be less than 200,000 square feet of GFA. Non-residential uses shall be limited to the following:
 - i. Post-secondary institution
 - ii. Museum
 - iii. Library
 - iv. Community center
 - v. Conference center
 - vi. Theater
 - vii. Indoor Entertainment
 - viii. All office uses, including healthcare and outpatient healthcare facilities
- d. Total retail development shall not be less than the minimums shown on Sheet 4.0 of the Development Plan.
- e. Subject to Zoning Ordinance Article IX, Temporary uses and Structures, the Applicant, or its designee, shall be permitted to operate or hold festivals, fairs farmers' markets, food trucks/carts or similar activities on the Property, either in the interim surface parking lots or within publicly-accessible privately-owned open spaces, pedestrian ways and private streets. Portions of the private street network may be closed for such activities, provided that alternate circulation, garage and parking access is maintained.

4. TRANSPORTATION.

- a. Off-Site Transportation Improvement Contribution. The Applicant shall make a per GFA foot contribution of \$1.50 for residential square footage and \$2.50 for commercial square footage to the Town to address off-site transportation improvements. This contribution shall be paid on a pro-rata basis upon or prior to the issuance of an occupancy permit for each building based on the actual GFA of the building.
- b. Credit for Off-site Transportation Improvements. The Applicant shall receive credit towards the contribution provided in Proffer 4(a) for off-site transportation improvement expenditures requested by the town and constructed by the Applicant, except for expenditures required in Proffer 4(c) or improvements required by the

Zoning Ordinance.

- c. Traffic Signal at Herndon Parkway and Western Property Entrance. Prior to approval of the first site plan for Building A if the unit count exceeds 435 units, and prior to approval of the first site plan for Building B, a full traffic signal warrant analysis shall be prepared and submitted to the Town for review and approval unless the signal has already been installed by others. If warranted, for either phase, the site plan shall include a full design of the traffic signal and the Applicant shall dedicate right-of-way or grant any utility, public access, temporary construction, or grading easements, necessary to permit its construction at no cost to the Town. If warranted, for either phase, the applicant is not responsible for obtaining off-site easements, permissions, or installing the traffic signal.

- d. Right of Way Dedication. The Applicant shall dedicate the right-of-way along the Herndon Parkway frontage shown as Public Dedication Area on Sheet 8.1 of the Development Plan prior to the first site plan approval. The Applicant reserves future density credit from the Right-of-Way dedication in accordance with the terms and conditions of Zoning Ordinance Section 78-155.9 in affect as of the date of the approval of these Proffers.

- e. Public Pedestrian Access Easements.
 - i. The Applicant will grant public pedestrian access easements over the at-grade Public Accessible Space areas as shown on Sheet 8.1 of the Development Plan.
 - ii. This easement will enable the Applicant to restrict access temporarily for private events, maintenance, and for construction and staging of the various phases. The Applicant will work with the Town to establish reasonable rules and hours for use of the central plaza and courtyard areas of the Public Accessible Space.

- f. Private Street and Utility Easements.
 - i. The Applicant will grant public vehicular access and utility easements over the project's perimeter streets shown as Street and Utility Easement Area on Sheet 8.1 of the Development Plan.
 - ii. These easements will enable the Applicant to close the perimeter street for the construction of future phases and street maintenance.
 - iii. Prior to Town approval of the Site Plan, the Applicant shall obtain easements, and written permission for the offsite grading and temporary construction access from the immediately adjacent property owners for

installation of offsite grading, curb tie-ins and vehicular directional arrows as shown on the Applicant's Development Plan.

- iv. The Applicant will grant temporary construction and permanent street utility and public vehicular access easements to permit the future extension of the private east-west street along the Property's south, as shown on Sheet 8.1 of the Development Plan. Provided that access is maintained for the Applicant, within the Applicant's site.
- g. Sidewalk Improvements. As shown on the Development Plan, the Applicant will construct the sidewalk and bicycle track improvements along the Herndon Parkway frontage between the eastern and western Project entrances prior to the issuance of the first certificate of occupancy for the first phase of the project.
- h. Transportation Demand Management. This Proffer sets forth the programmatic elements of a transportation demand management program (the "TDM Program") that shall be implemented by the Applicant to encourage the use of transit (Metrorail, Fairfax Connector, Metrobus, or other public transit service), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the multifamily dwelling and the office uses constructed on the Property. The proffered elements of the TDM Program will be implemented through a Transportation Demand Management Work Plan (the "TDM Work Plan") developed by the Applicant with input from and approval by the Town of Herndon Department of Community Development. It is the intent of this Proffer that the TDM Work Plan will be adapted over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements. The Applicant's TDM Work Plan has the objective of meeting the trip reduction goals for signal occupancy vehicles measured at the peak AM/PM hours by 35% for residential uses and 25% for office and commercial uses. The TDM Work Plan shall incorporate any combination of the following elements:
 - i. Contributions to resident and employee Metro fare cards.
 - ii. Contributions to Fairfax Connector, WMATA, or other public transit service approved by the Town.
 - iii. Ride sharing and carpool parking spaces.
 - iv. Bicycle racks and bicycle share stations.
 - v. Bicycle storage rooms and office tenant shower and changing rooms.
 - vi. Tenant incentives to participate in yearly transportation management surveys.
- i. Parking. Parking shall be provided in phases concurrent with development of the

Property and in substantial conformance with the Development Plan and these proffers. Notwithstanding the above, Applicant reserves the right to provide parking at revised ratios as may be permitted at time of site plan by the Town of Herndon Zoning Ordinance or may seek future parking reductions for the Property as permitted by the Town of Herndon Zoning Ordinance, either of which shall not require a Development Plan amendment.

- j. Micro-Mobility Parking. The Applicant shall provide space for parking of micro-mobility vehicles, either in a stationed, or un-stationed format in coordination with the Town.

5. GREEN BUILDING.

- a. Residential Building Certifications. The Applicant shall design and construct each residential building to achieve either LEED v4 New Construction or Multifamily Midrise certification from U.S. Green Building Council, Multifamily Building certification from National Green Building Standard (NGBS), EarthCraft Multifamily certification, or an equivalent green building program as determined by the Town.
- b. Office Building Certifications. The Applicant shall design and construct the office base building to achieve either LEED v4 Core and Shell Development or New Construction Silver certification from U.S. Green Building Council, or an equivalent green building program as determined by the Town.
- c. The Applicant shall include, at the time of application for a building permit for each building, a list of specific credits or design elements incorporated into the building using the then current documentation of the selected green building program for each multifamily building and the office building.
- d. The Applicant shall meet with the Town following application for each site plan to coordinate green building strategies and priority credits, such priorities shall include evaluating green infrastructure for stormwater management and potential bird-friendly design features, and the installation of at least 2 electric vehicle charging stations per garage.
- e. Low Impact Development. The Applicant will meet all required local and DEQ stormwater management regulations as required for each phase of the development. This will consist of Low Impact Development (“LID”) facilities onsite to meet the water quality requirements associated with the development. The Applicant shall provide LID measures on the property at the time of project completion for each phase. Such LID facilities may include, but are not limited to: green roof areas, bio retention facilities, tree filters, stormwater filtration systems and/or any other LID

practice proposed by the Applicant, deemed by the Town to be acceptable and permitted by State regulations. The location of these features shall be provided as shown on Development Plan Sheet 12.1, and the type will be decided at the time of Site Plan, in coordination with the Town, for each phase to ensure the most effective and appropriate measures are chosen, and to accommodate limitations and constraints set by the final engineering of the property.

6. CONTRIBUTIONS.

- a. Sanitary Sewer. The Applicant shall make a contribution to the Town in the amount of \$120,000.00 for the construction of a new sewer sanitary line along the Project's Herndon Parkway frontage which shall be paid prior to the issuance of a building permit for the first phase of the project, which could be either the residential phase or the office phase.
- b. Recreation/Community Amenities/Civic Facilities. Prior to the issuance of the last certificate of occupancy for the residential phase, the Applicant shall demonstrate that the value of any proposed recreational on-site amenities/community amenities/civic facilities are equivalent to a minimum of \$1,900.00 per residential unit. The value calculation shall include the cost of amenities such as, but not limited to, benches and seating, outdoor seating and gathering areas, fitness centers, community rooms, swimming pools, decks, artwork, fire pits, trellises, etc. Project building materials are not included in the calculation. The Applicant shall submit the verification of the cost of these improvements to the Town as provided by its general contractor. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall provide the remainder in a cash contribution to the Town of Herndon for use on recreational facilities in the Town of Herndon.
- c. Offsite Recreation Contribution. The Applicant shall make a per GFA square foot contribution payment of \$0.35 to the Town for offsite recreation improvements for residential GFA prior to the issuance of the first Certificate of Occupancy for the residential GFA, and \$0.15 for offsite recreation improvements for non-residential GFA prior to the issuance of the Certificate of Occupancy for the office GFA, based on the actual GFA of the building for that phase. Such funds shall be used for the improvements of Town recreational facilities in locations that logically serve the approved development and the HTOC area.
- d. School Contribution.

- i. Per the Residential Development Criteria Implementation Motion adopted by the Fairfax County Board of Supervisors on January 7, 2003, as amended prior to the issuance of the first certificate of occupancy for the residential phase, the Applicant will contribute funds at an assumed rate of 0.062 students per units for elementary school, 0.019 for middle school, 0.031 students per high school multiplied by \$12,262.00 per student generated to the Board of Supervisors for transfer to the Fairfax County School Board to be used for capital improvements and capacity enhancements to schools that serve the Town of Herndon. The contributions will be based on the actual number of residential units constructed, as the total amount may vary. Following approval of this Development Plan and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should modify the ratio of students per units of the amount of the contribution per student, the Applicant will pay the modified contribution amount for that phase of development to reflect the then current ratio and/or contribution.
- ii. Prior to beginning construction, the Applicant will notify the Fairfax County Public Schools of the intended construction and anticipated completion date.

- e. Fire Department Contribution. The Applicant shall contribute a total of \$10,000.00 to the Fairfax County Fire and Rescue Department towards the cost of preemptive devices within a two-mile radius of the Property. The contribution shall be paid upon site plan approval for the first building to be constructed on the Property.

7. DECLARATION OR OWNERS ASSOCIATION. Prior to any subdivision of the Property, the Applicant shall cause the recordation of one or more declarations creating an owners' association ("OA") and as necessary, condominium owners' associations ("COA") or declarations of covenants and agreements dealing with the governance of maintenance and operation of the Property or other governance documents which will legally bind the Property, (collectively referred to as the "Governance Documents"). Such Governance Documents shall be prepared, be legally effective and recorded prior to the issuance of the first certificate of occupancy. The respective Governance Documents (including budgets provided in any offering or sale materials) shall specify the various proffer and maintenance obligations set forth in the Development plan and these Proffers, including the maintenance of certain streets, bicycle facilities, associated sidewalks and streetscapes, and site amenities such as, but not limited to, the publicly accessible park areas as well as funding, implementation and monitoring of the TDM program, as related to the Property. Purchasers shall be advised in writing of these obligations, and other restrictions, prior to entering into a contract of sale, whether purchasing residential or commercial property. The Governance Documents shall be included in any offering, sale materials or contracts for any condominiums. Purchasers of land of buildings shall be

advised of these obligations in the contract of sale.

8. **MAINTENANCE.** The Applicant shall maintain and replace in-kind all elements within the Development Plan that are shown on Sheet 7.1 as Public Accessible Space and Street Utility Easement Areas. Maintenance commitments include, but are not limited to:
 - a. All plantings including trees, shrubs, perennials, and annuals;
 - b. All associated irrigation elements;
 - c. All hard surfaces;
 - d. All streetscape furnishings including benches, bike racks, trash and recycling receptacles and non-standard structures;
 - e. All lighting fixtures, poles and brackets;
 - f. All sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes;
 - g. Snow removal;
 - h. Leaf removal;
 - i. Trash, recycling and litter removal;
 - j. Decorative and structural retaining walls;
 - k. Special drainage features, such a Low Impact Design facilities; and
 - l. All urban park amenities including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, and art.
9. **METRORAIL TAX DISTRICT BUYOUT FOR CERTAIN RESIDENTIAL USES.** At least sixty days prior to registration with the Common Interest Community Board of any residential condominium documents that would change the use of all or any portion of the Property to a use that is not subject to the Phase II Dulles Rail Transportation Improvement District (the "Phase II District") tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to register such condominium documents for that portion of the Property. Prior to registering the condominium documents, the Applicant shall pay to Fairfax County a sum equal to the then-present value of Phase II District taxes estimated by the County to be lost as a result of that change in use.
10. **ESCALATION.** All monetary contributions required by these proffers, with the exception of the proffer relating to the public school contribution, shall escalate on a yearly basis

from the base year of 2019 and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI"), as permitted by Virginia State Code Section 15.2-2303.3.3.

11. SUCCESSORS AND ASSIGNS. These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns

12. COUNTERPARTS. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

TITLE OWNER/APPLICANT SIGNATURE TO FOLLOW ON THE NEXT PAGE:

555 Herndon, LLC

Title Owner of 16-4((10))2C

By: [Signature]

Name: John E Kusturiss III

Title: Authorized Signatory

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF FAIRFAX, to-wit:

The foregoing instrument was acknowledged before me this 13th day of DECEMBER, 2022
by JOHN KUSTURISS as Authorized Signatory of and on behalf of 555 HERNDON LLC



[Signature]
Notary Public

Notary Registration No: 7667874

My Commission Expires: 8/31/2025

4811-4117-9274, v. 1

DEVELOPMENT PLAN AMENDMENT / PROFFER CONDITION AMENDMENT 555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA



APPLICANT / OWNER

555 HERNDON LLC
C/O PENZANCE MANAGEMENT, LLC
1680 WISCONSIN AVE NW, SUITE 300
WASHINGTON D.C. 20007

PROJECT TEAM

FOR ANY INQUIRIES ABOUT THIS DEVELOPMENT PLAN, PLEASE CONTACT:
JOSH MERTENSE, III
1780 WISCONSIN AVE NW, SUITE 300
WASHINGTON, DC 20007
PHONE: 202.321.7700
EMAIL: JOSH.MERTENSE@PENZANCE.COM

THE PROJECT TEAM CONSISTS OF THE FOLLOWING:
ARCHITECT: CHRISTOPHER CONNELLY PARTNERS, LLC
LANDSCAPE ARCHITECT: CHRISTOPHER CONNELLY PARTNERS, LLC
ATTORNEY: WIRE GILL LLP

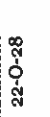
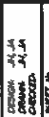
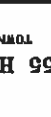
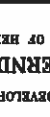
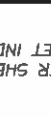
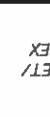
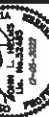
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8.1	PUBLIC DEDICATION, EASEMENTS, ACCESSIBLE SPACE
9.0	PRIVATE OPEN SPACE PLAN
9.1	PRIVATE OPEN SPACE PLAN (ALTERNATE LAYOUT)
10.0	FIRE ACCESS PLAN
10.1	FIRE ACCESS PLAN
10.2	FIRE ACCESS PLAN (INTERIM CONDITION)
11.0	TRUCK TURNING MOVEMENTS
11.1	TRUCK TURNING MOVEMENTS
11.2	TRUCK TURNING MOVEMENTS (ALTERNATE LAYOUT)
12.0	PROPOSED GRADING PLAN & LIMITS
12.1	SVM DRAINAGE PLAN
12.2	SVM COMPUTATIONS
13.0	ILLUSTRATIVE PLAN
14.0	ILLUSTRATIVE PARKING PLAN (ALTERNATE LAYOUT)
14.1	ILLUSTRATIVE PARKING PLAN (ALTERNATE LAYOUT)
15.0	SHADOW ANALYSIS (ALTERNATE LAYOUT)
15.1	SHADOW ANALYSIS (ALTERNATE LAYOUT)
16.0	PERSPECTIVE VIEWS
16.1	PERSPECTIVE VIEWS
16.2	ARCHITECTURAL ELEVATIONS
17.0	TECHNICAL ELEVATIONS (PHASE-1)
17.1	BUILDING CROSS-SECTIONS
17.2	BUILDING CROSS-SECTIONS
17.3	BUILDING CROSS-SECTIONS (ALTERNATE LAYOUT)
17.4	BUILDING CROSS-SECTIONS (ALTERNATE LAYOUT)
18.0	STREET LEVEL CROSS-SECTIONS
18.1	STREET LEVEL CROSS-SECTIONS
18.2	PRELIMINARY SIGNAL EXHIBIT (IF WARRANTED)
18.3	ULTIMATE SIGNAL EXHIBIT (IF WARRANTED)
18.4	PROPOSED ULTIMATE CONDITIONS OF LOOP ROAD
18.5	STREETSCAPE ZONING MODIFICATION
19.0	ILLUSTRATIVE DESIGN AMENITIES
19.1	HERNDON IDENTITY
20.0	ILLUSTRATIVE LANDSCAPE - STREETSCAPE
21.0	ILLUSTRATIVE LANDSCAPE - PLAZA
22.0	DN-PODIUM PRIVATE AMENITIES
23.0	SUSTAINABLE PRACTICES
24.0	SIGHT DISTANCE PLAN & PROFILES

DATE	REVISION
07/26/2017	ISSUE FOR PERMIT
08/02/2017	ISSUE FOR PERMIT
08/02/2017	ISSUE FOR PERMIT
08/02/2017	ISSUE FOR PERMIT
08/02/2017	ISSUE FOR PERMIT
08/02/2017	ISSUE FOR PERMIT
08/02/2017	ISSUE FOR PERMIT
08/02/2017	ISSUE FOR PERMIT
08/02/2017	ISSUE FOR PERMIT
08/02/2017	ISSUE FOR PERMIT

PENZANCE
CHRISTOPHER CONNELLY PARTNERS
dcs
BORRINI / SLADE
WIRE GILL



PROJECT NARRATIVE:

THE APPLICANT IS SEEKING AN AMENDMENT DEVELOPMENT PLAN DP#17-01 TO DEVELOP THE PROPERTY IN ACCORDANCE WITH THE HERNDON METRO STUDY AREA WITH RESIDENTIAL, OFFICE, AND RETAIL USES. THE PROPOSED DEVELOPMENT CONSISTS OF A PODIUM STYLE RESIDENTIAL BUILDING WRAPPED AROUND STRUCTURED PARKING, WITH GROUND FLOOR RETAIL AND AMENITY SPACES FACING THE PUBLIC RIGHT-OF-WAY. A LARGE PUBLIC SPACE IS LOCATED INTERNAL TO THE RESIDENTIAL BUILDING'S PLAZA SPACE. A SINGLE TOWER ON-SITE IS PROPOSED AS A SECOND PHASE TO THE DEVELOPMENT TO DELIVER OFFICE USE. THE APPLICANT REQUESTS FLEXIBILITY TO PHASE BOTH RESIDENTIAL AND OFFICE USES IN ANY SEQUENCE.

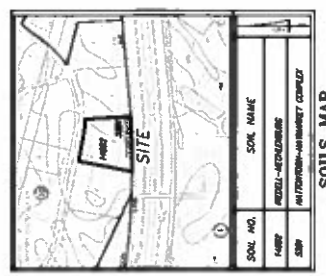
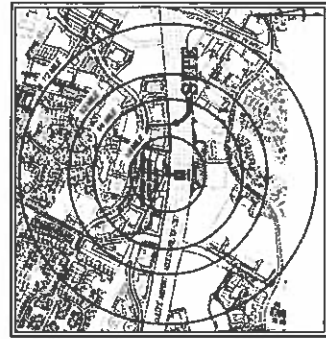
LEGAL DESCRIPTION:

TAX MAP: 16-4 (110) 2C
555 HERNDON PARKWAY
HERNDON, VIRGINIA 20170

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF HERNDON, FAIRFAX COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2C: PARKWAY TRADE CENTER, CONTAINING AN AREA OF 189,218 SQUARE FEET OR 4.349 ACRES OF LAND MORE OR LESS AS SHOWN ON A SURVEY DATED 11/16/2022 OF RECORD, AND A BASEMENT RECORDED AND LIST 11/16/22 AT DEED BOOK 1688 PAGE 1688 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

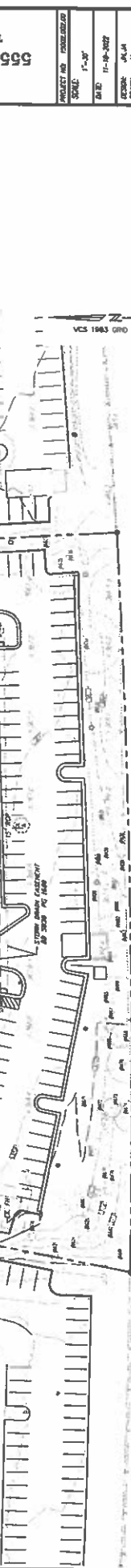
TOGETHER WITH AND SUBJECT TO THOSE EASEMENTS CONVEYED AT DEED BOOK 5638 PAGE 1690 AS APPLICABLE.



GENERAL NOTES:

- THE SUBJECT PROPERTY SHOWN HEREON IS RECORDED IN THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AS FOLLOWS:
- PER THE TOWN OF HERNDON ZONING ORDINANCE, THE PARCEL IS CURRENTLY ZONED PD-TOC (PLANNED DEVELOPMENT-TRANSIT ORIENTED CORE).
- THE SUBJECT PROPERTY IS BOUND ON THE NORTH AND ON THE EAST BY OFFICE USE, ON THE WEST BY OFFICE USE AND ON THE SOUTH BY THE DULLES TOLL ROAD. THE LAND TO THE WEST AND TO THE EAST IS ZONED PD-TOC. THE NORTHERN PORTION OF THE SITE IS ZONED OFFICE & LIGHT INDUSTRIAL AND THE LAND TO THE SOUTH IS ZONED INDUSTRIAL.
- THE SUBJECT PROPERTY IS FULLY DEVELOPED AND CONTAINS ONE (1) TWO-STORY OFFICE BUILDING WITH A PARKING LOT. THERE IS VEGETATION LOCATED ALONG THE PERIMETER OF THE PROPERTY. ACCESS TO THE SITE IS CURRENTLY FROM HERNDON PARKWAY.
- THE SUBJECT PROPERTY WILL REMAIN ZONED PD-TOC, SUBJECT TO THE PD-TOC REQUIREMENTS OF SECTION 78-507.8 OF THE TOWN OF HERNDON MUNICIPAL CODE.
- BOUNDARY SURVEY (ALTAGRAM TITLE SURVEY) WAS COMPLETED FOR THE SUBJECT PROPERTY BY BOWMAN CONSULTING DATED REVISED JANUARY 16, 2015.
- TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY COMPLETED BY CHRISTOPHER CONSULTANTS, LTD. BETWEEN THE DATES OF AUGUST 12th AND AUGUST 18th, 2015. THE CONTOUR INTERVAL IS ONE (1) FOOT.
- DURING THE PROCESS OF OUR PHYSICAL SURVEY NO EVIDENCE OF A CELESTIAL WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CELESTIALS.
- THE PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 5109502010 E, REVISED ON SEPTEMBER 17, 2010. BY GRAPHICAL DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE SUBJECT PROPERTY LIES COMPLETELY OUTSIDE OF THE CHESAPEAKE BAY RESOURCE PROTECTION AREA (RPA) AS PER THE 2008 TOWN OF HERNDON CHESAPEAKE BAY PRESERVATION AREAS MAP.
- A WETLAND DELINEATION WAS NOT DONE SINCE THE SITE IS FULLY DEVELOPED.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES LOCATED ON THE SUBJECT PROPERTY THAT ARE DESERVING OF PROTECTION AND PRESERVATION.
- THE SUBJECT PROPERTY LIES COMPLETELY WITHIN THE JURISDICTION OF THE TOWN OF HERNDON AND IS CURRENTLY LOCATED WITHIN THE DRANESVILLE TOWN OF HERNDON TRANS DULLES RAIL WEST DISTRICT.
- THE SUBJECT PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL PROPOSED SANITARY SEWER AND WATER SERVICES WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE TOWN OF HERNDON REQUIREMENTS.
- THE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE FACILITY LOCATIONS AND DIMENSIONS ARE CONCEPTUAL IN NATURE AND MAY VARY IN LOCATION AND SIZE WITH FINAL ENGINEERING. STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH TOWN OF HERNDON REQUIREMENTS.
- NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN PLAN AND TO COMPLY WITH ALL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY THE TOWN OF HERNDON. THE APPLICANT AGREES TO HOLD THE TOWN OF HERNDON HARMLESS FROM ANY AND ALL SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN. THE BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. FINAL BUILDING FOOTPRINTS AND SITE IMPROVEMENTS WILL BE CONFIGURED AT THE TIME OF SITE PLAN APPROVAL. SUBJECT TO MARKET CONDITIONS, BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED DEVELOPMENT PLAN.

Tree No.	Tree Name	Height (ft)	DBH (in)	Species	Health	Notes
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DATE	REVISION

PENZANCE
 1200 S. Christopher
 4110
 dcs
 GOROVE / BLADE
 WIRE GILL

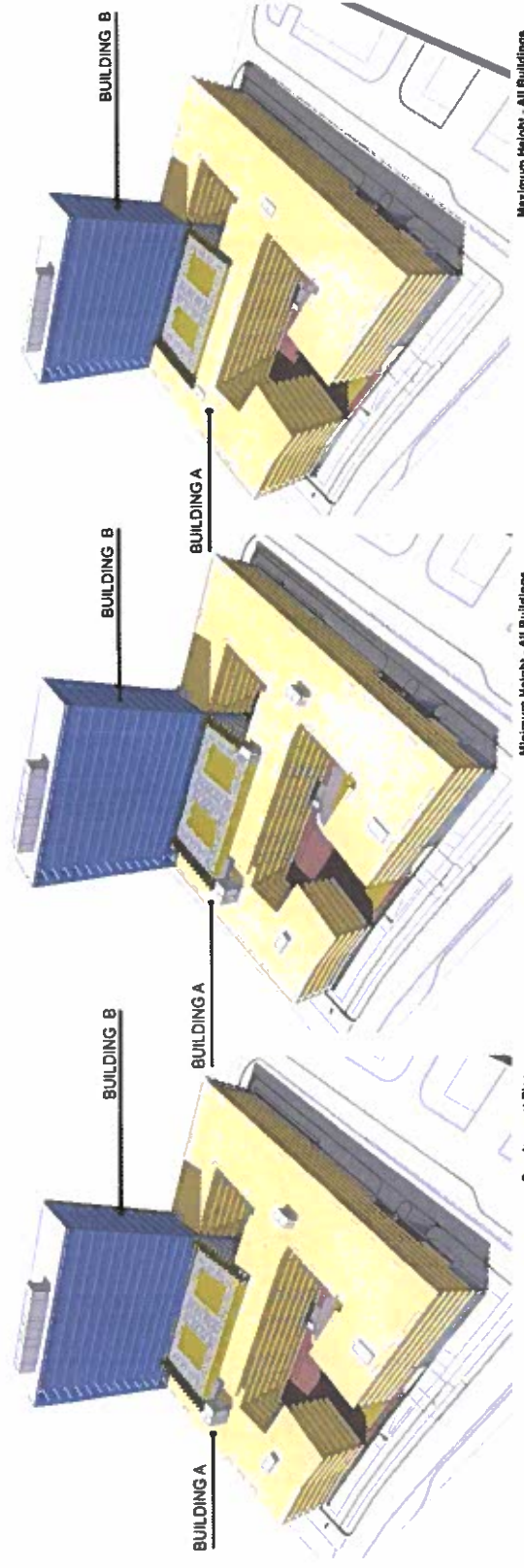


DEVELOPMENT PLAN #
 TABULATIONS BY
 TOWN OF HERNDON, VIRGINIA

DEVELOPMENT PLAN
 555 HERNDON PARKWAY
 TOWN OF HERNDON, VIRGINIA

PROJECT NO: 80020920
 SHEET NO. 11.A
 DATE: 7-10-2022
 DESIGN: PCS
 DRAWN: JA
 CHECKED:
 SHEET NO.

4.0 = 24.0
 22-O-28



DEVELOPMENT TABULATIONS

Total Site Area 189,218
 Maximum FAR 3.69
 Maximum GFA 698,182

Phase	Use	Approximate SF in Development Plan	Approximate Units in Development Plan	Minimum Required Parking Ratios ¹	Minimum Required Spaces in Development Plan ¹	Maximum Height (feet) ¹	Maximum Height (ft) ¹	Minimum Heights (feet) ²	Minimum SF	Maximum SF
Building A	Residential	403,000	414	1.0/Unit	414	Up to 10'	Up to 110'	6	340,000	488,182
	Retail	5,000	NA	1.25/1,000 SF	7	Up to 24'	Up to 275'	NA	5,000	10,000
Building B	Office	200,000	NA	2.0/1,000 SF	400	Up to 24'	Up to 275'	NA	200,000	200,000

NOTES:

1. Building heights are above average site elevation and include above-grade parking levels, but do not include mechanical penthouse requirements or rooftop facilities (pool, deck, club room, etc).
2. Square footage and dwelling units are approximate
3. Applicant reserves the right to adjust GFA, unit counts and heights for each building in accordance with the approved development plans and profiles
4. Additional retail may be provided above the square footage shown provided that the overall final square footage will not exceed 698,182 GFA.

CH 72	REVISION

PENANCE



GOROVE / SLADE

WIRE GILL



DEVELOPMENT PLAN & TABULATIONS BY (ALTERNATE LAYOUT)

555 HERNDON PARKWAY

PROJECT NO: 2020-202-20

SCALE: 1" = 1'-0"

DATE: 01-08-2020

DRAWN: GCS

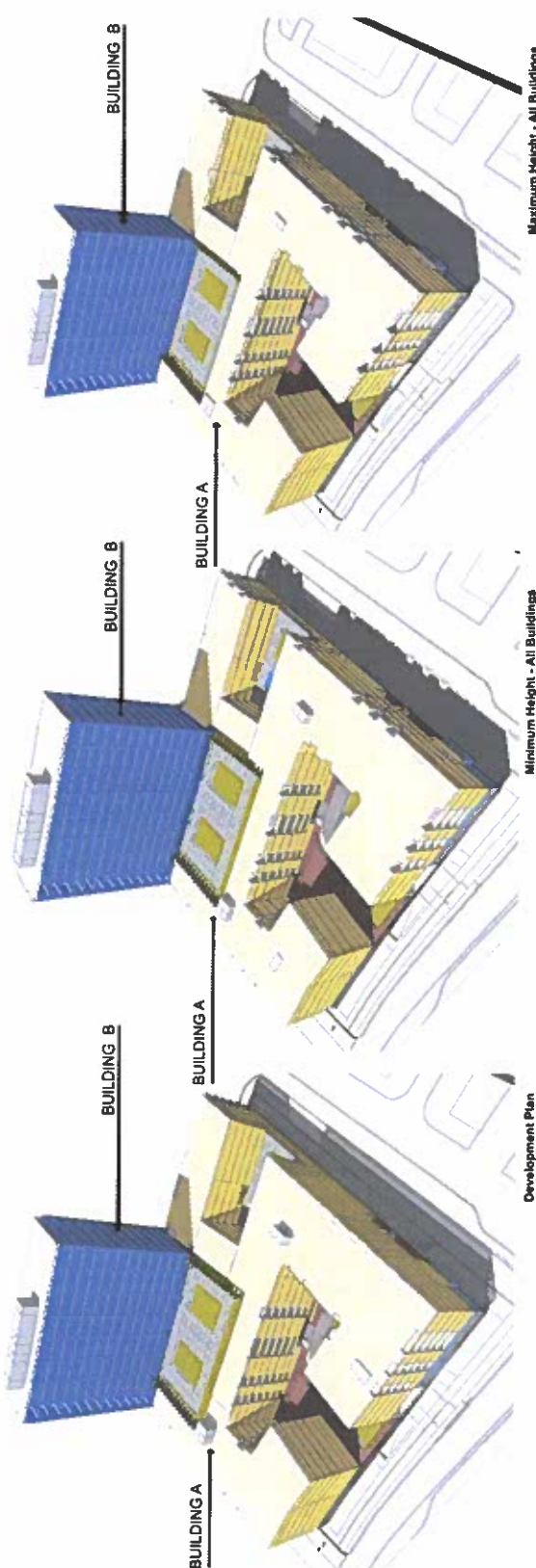
CHECKED: JH

SHEET NO.

41 of 240

Attachmeff32

22-O-28



DEVELOPMENT TABULATIONS

Total Site Area 189,218
 Maximum FAR 3.657
 Maximum GFA 692,000

Phase	Use	Approximate SF In Development Plan	Approximate Units In Development Plan	Minimum Required Parking Ratios: ¹	Minimum Required Spaces in Development Plan ¹	Maximum Height (floors) ¹	Maximum Height (ft.) ¹	Minimum Heights (floors) ²	Minimum SF	Maximum SF
Building A	Residential	404,000	400	1.0/Unit	400	Up to 10	Up to 110'	6	338,000	482,000
	Retail	5,000	NA	1.25/1000 SF	7	2			5,000	10,000
Building B	Office	200,000	NA	2.0/1000 SF	400	40	Up to 275'	NA	200,000	200,000

NOTES:

1. Building heights are above average site elevation and include above-grade parking levels, but do not include mechanical penthouse requirements or rooftop facilities (pool, deck, club room, etc).
2. Square footage and dwelling units are approximate.
3. Applicant reserves the right to adjust GFA, unit counts and heights for each building in accordance with the approved development plans and proffers.
4. Additional retail may be provided above the square footage shown provided that the overall final square footage will not exceed 692,000 GFA.

PROJECT NO: 6502 002D
 SCALE: 1"=40'
 DATE: 04-04-2022
 DESIGNER: J.A. CRANWORTH
 CHECKED: J.A. CRANWORTH
 SHEET NO: 24.0 of 24.0
 ATTACHMENT 25

PROPOSED ZONING TABULATION

PD-TDC

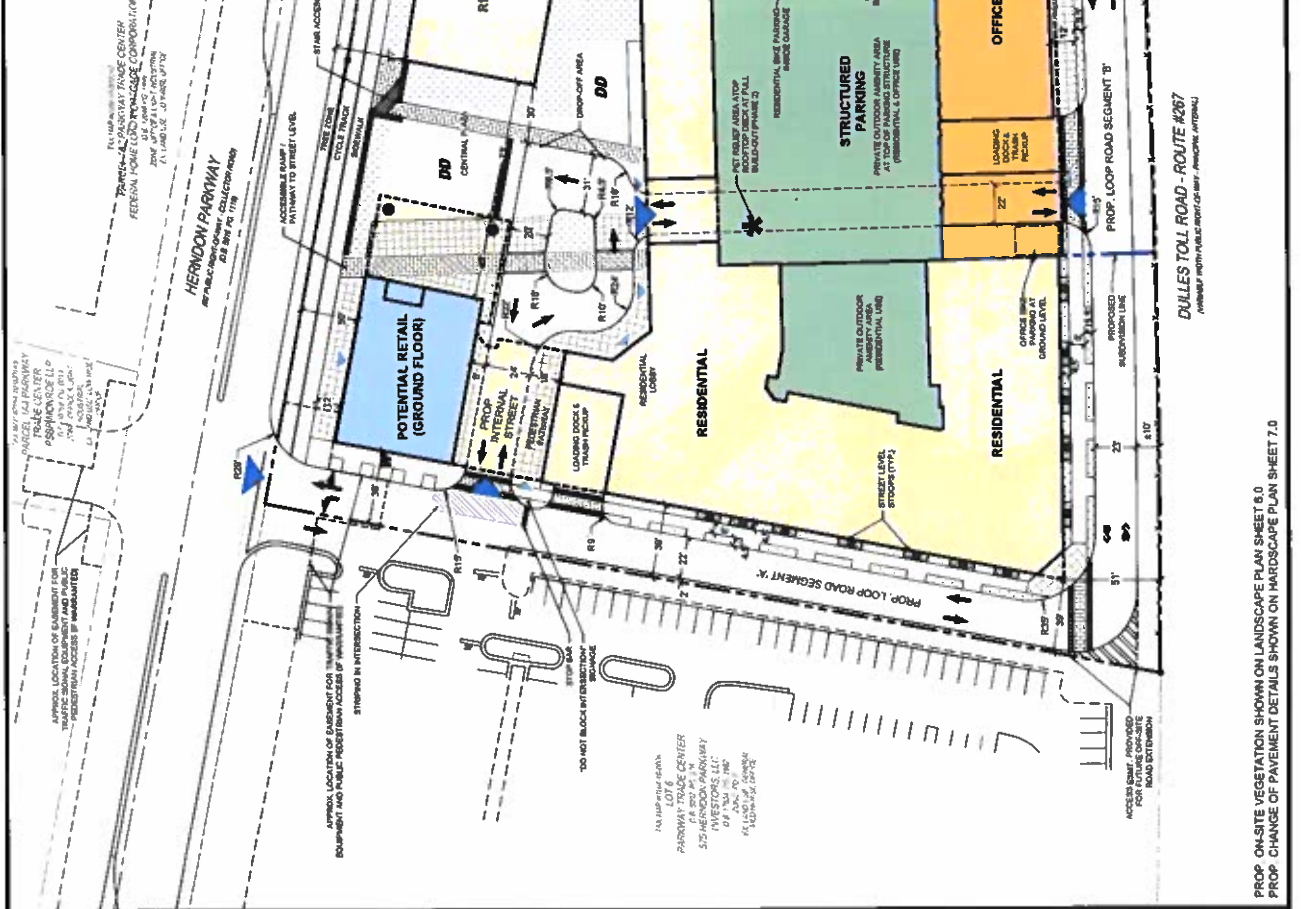
FULL BUILD-OUT PHASE 2
 MAXIMUM FLOOR AREA RATIO (FAR): 3.00 FAR
 MAXIMUM BUILDING HEIGHT: 35 FT
 TOTAL OPEN SPACE: 15% MIN
 MAXIMUM NUMBER OF STORIES: 3
 MAXIMUM NUMBER OF UNITS: 200
 MAXIMUM NUMBER OF OFFICE WORKSTATIONS: 200
 MAXIMUM NUMBER OF RETAIL SPACES: 100
 MAXIMUM NUMBER OF RESTROOMS: 100
 MAXIMUM NUMBER OF SHOWERS: 100
 MAXIMUM NUMBER OF LOCKERS: 100
 MAXIMUM NUMBER OF STAIRWELLS: 10
 MAXIMUM NUMBER OF ELEVATORS: 10
 MAXIMUM NUMBER OF VESTIBULES: 10
 MAXIMUM NUMBER OF EXITS: 10
 MAXIMUM NUMBER OF EMERGENCY EXITS: 10
 MAXIMUM NUMBER OF EMERGENCY EXITWAYS: 10
 MAXIMUM NUMBER OF EMERGENCY EXITWAYWAYS: 10
 MAXIMUM NUMBER OF EMERGENCY EXITWAYWAYWAYS: 10

ZONING TABULATION REQUIREMENTS

NO SIGNAGE FOR THE PROPERTY OR ANY OF THE BUILDINGS.
 ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE TOWN OF HERNDON SIGNAGE ORDINANCES.
 ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE TOWN OF HERNDON SIGNAGE ORDINANCES.
 ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE TOWN OF HERNDON SIGNAGE ORDINANCES.

PROPOSED ZONING TABULATION
 PD-TDC

FULL BUILD-OUT PHASE 2
 MAXIMUM FLOOR AREA RATIO (FAR): 3.00 FAR
 MAXIMUM BUILDING HEIGHT: 35 FT
 TOTAL OPEN SPACE: 15% MIN
 MAXIMUM NUMBER OF STORIES: 3
 MAXIMUM NUMBER OF UNITS: 200
 MAXIMUM NUMBER OF OFFICE WORKSTATIONS: 200
 MAXIMUM NUMBER OF RETAIL SPACES: 100
 MAXIMUM NUMBER OF RESTROOMS: 100
 MAXIMUM NUMBER OF SHOWERS: 100
 MAXIMUM NUMBER OF LOCKERS: 100
 MAXIMUM NUMBER OF STAIRWELLS: 10
 MAXIMUM NUMBER OF ELEVATORS: 10
 MAXIMUM NUMBER OF VESTIBULES: 10
 MAXIMUM NUMBER OF EXITS: 10
 MAXIMUM NUMBER OF EMERGENCY EXITS: 10
 MAXIMUM NUMBER OF EMERGENCY EXITWAYS: 10
 MAXIMUM NUMBER OF EMERGENCY EXITWAYWAYS: 10



REVISION

DATE	REVISION

ZONING TABULATION REQUIREMENTS
PO-TOC

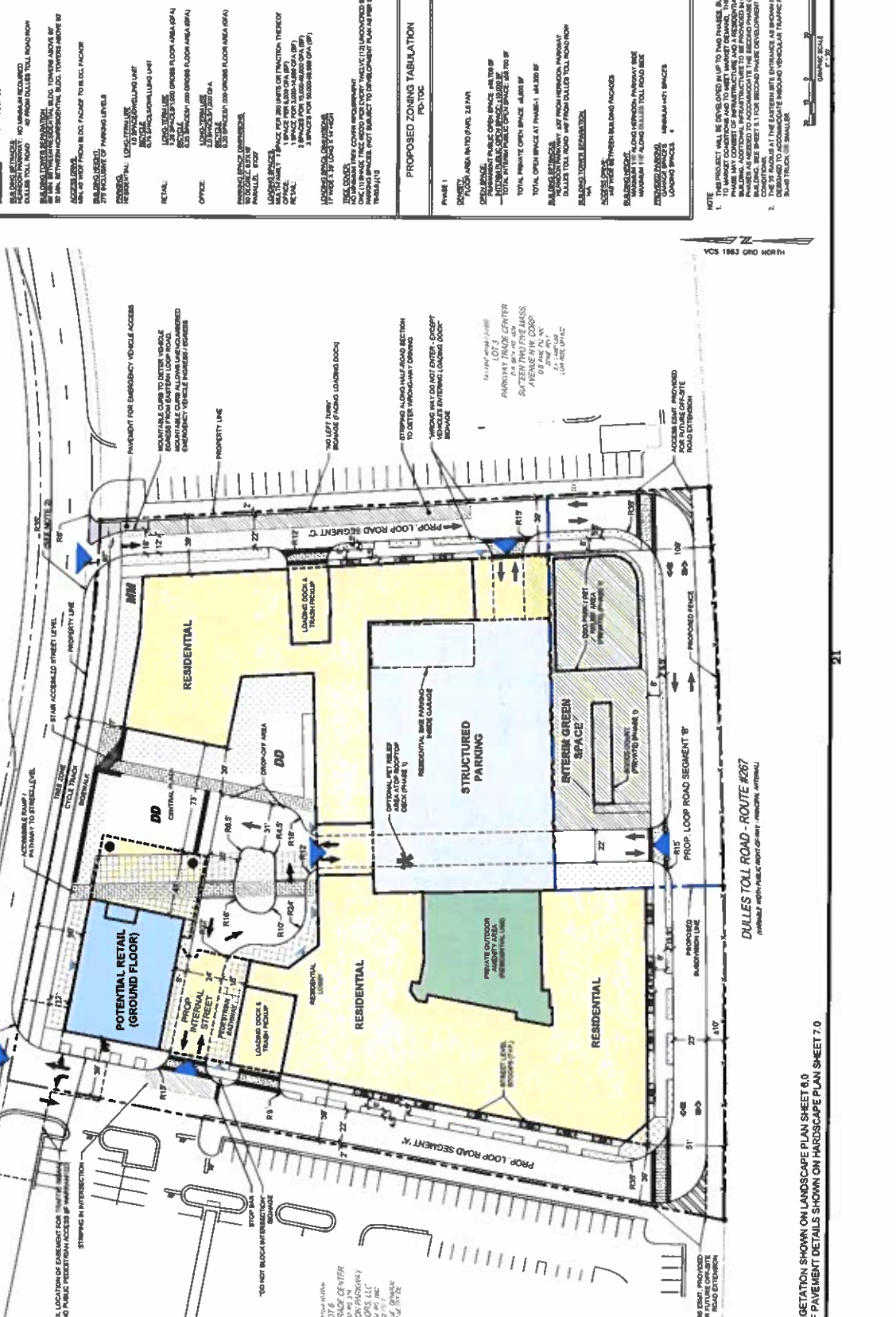
ZONING REGULATIONS REQUIREMENTS AND PER TOC: FLOOR AREA
TOTAL FLOOR AREA
HEIGHT
ADDITIONAL REQUIREMENTS
CONFORMANCE: NO MINIMUM REQUIRED
SPECIAL PERMITS: NONE
MINIMUM REQUIREMENTS: NONE
ACCESSIBLE: NONE
BARRIER: NONE
75% REQUIRMENT OF PARKING LEVELS
REQUIREMENTS: LOCALIZATION OF TRAFFIC
REQUIREMENTS: LOCALIZATION OF TRAFFIC
REQUIREMENTS: LOCALIZATION OF TRAFFIC
REQUIREMENTS: LOCALIZATION OF TRAFFIC

PROPOSED ZONING TABULATION
PO-TOC

PHASE 1
TOTAL FLOOR AREA: 1,000,000 SF
TOTAL GROUND SPACE: 1,000,000 SF
TOTAL PRIVATE OPEN SPACE: 4,000 SF
TOTAL OPEN SPACE AT PHASE 1: 4,000 SF
TOTAL OPEN SPACE AT PHASE 2: 4,000 SF
TOTAL OPEN SPACE AT PHASE 3: 4,000 SF
TOTAL OPEN SPACE AT PHASE 4: 4,000 SF
TOTAL OPEN SPACE AT PHASE 5: 4,000 SF
TOTAL OPEN SPACE AT PHASE 6: 4,000 SF
TOTAL OPEN SPACE AT PHASE 7: 4,000 SF
TOTAL OPEN SPACE AT PHASE 8: 4,000 SF
TOTAL OPEN SPACE AT PHASE 9: 4,000 SF
TOTAL OPEN SPACE AT PHASE 10: 4,000 SF

NOTE

1. THE PROJECT WILL BE DEVELOPED IN UP TO TWO PHASES. SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, THE FIRST PHASE MAY CONSIST OF INFRASTRUCTURE AND A RESIDENTIAL BUILDING. ADDITIONAL INFRASTRUCTURE TO BE PROVIDED IN FUTURE PHASES. SEE SHEET 5.1 FOR RECORD PHASE DEVELOPMENT. THE 30' RADIUS AT THE EASTERN SITE ENTRANCE AS SHOWN IS DESIGNED TO ACCOMMODATE HEAVY VEHICULAR TRAFFIC FOR ALL SEASON-TRUCK, TRAILER.



LEGEND

- WOODS LINE
- WATER LINE
- DRAINAGE CHANNEL
- PAVEMENT
- PAVEMENT UNDER CONSTRUCTION
- PAVEMENT TO BE REMOVED
- PROF. VEGETATION
- PROF. PAVEMENT
- PROF. SIDEWALK
- PROF. BIKEWAY
- PROF. BIKEWAY UNDER CONSTRUCTION
- PROF. BIKEWAY TO BE REMOVED
- PROF. BIKEWAY UNDER CONSTRUCTION
- PROF. BIKEWAY TO BE REMOVED
- PROF. BIKEWAY UNDER CONSTRUCTION
- PROF. BIKEWAY TO BE REMOVED

PROPOSED ZONING TABULATION

PHASE 1
TOTAL FLOOR AREA: 1,000,000 SF
TOTAL GROUND SPACE: 1,000,000 SF
TOTAL PRIVATE OPEN SPACE: 4,000 SF
TOTAL OPEN SPACE AT PHASE 1: 4,000 SF
TOTAL OPEN SPACE AT PHASE 2: 4,000 SF
TOTAL OPEN SPACE AT PHASE 3: 4,000 SF
TOTAL OPEN SPACE AT PHASE 4: 4,000 SF
TOTAL OPEN SPACE AT PHASE 5: 4,000 SF
TOTAL OPEN SPACE AT PHASE 6: 4,000 SF
TOTAL OPEN SPACE AT PHASE 7: 4,000 SF
TOTAL OPEN SPACE AT PHASE 8: 4,000 SF
TOTAL OPEN SPACE AT PHASE 9: 4,000 SF
TOTAL OPEN SPACE AT PHASE 10: 4,000 SF

NOTE

1. THE PROJECT WILL BE DEVELOPED IN UP TO TWO PHASES. SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, THE FIRST PHASE MAY CONSIST OF INFRASTRUCTURE AND A RESIDENTIAL BUILDING. ADDITIONAL INFRASTRUCTURE TO BE PROVIDED IN FUTURE PHASES. SEE SHEET 5.1 FOR RECORD PHASE DEVELOPMENT. THE 30' RADIUS AT THE EASTERN SITE ENTRANCE AS SHOWN IS DESIGNED TO ACCOMMODATE HEAVY VEHICULAR TRAFFIC FOR ALL SEASON-TRUCK, TRAILER.



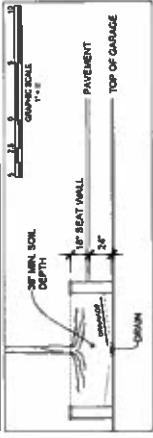
LANDSCAPE PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO:	150202020
SCALE:	1" = 30'
DATE:	11-16-2027
DESIGNER:	JA
DRAWN:	JA
CHECKED:	JA
SHEET NO.:	6.0 of 24.0

NO.	REVISION

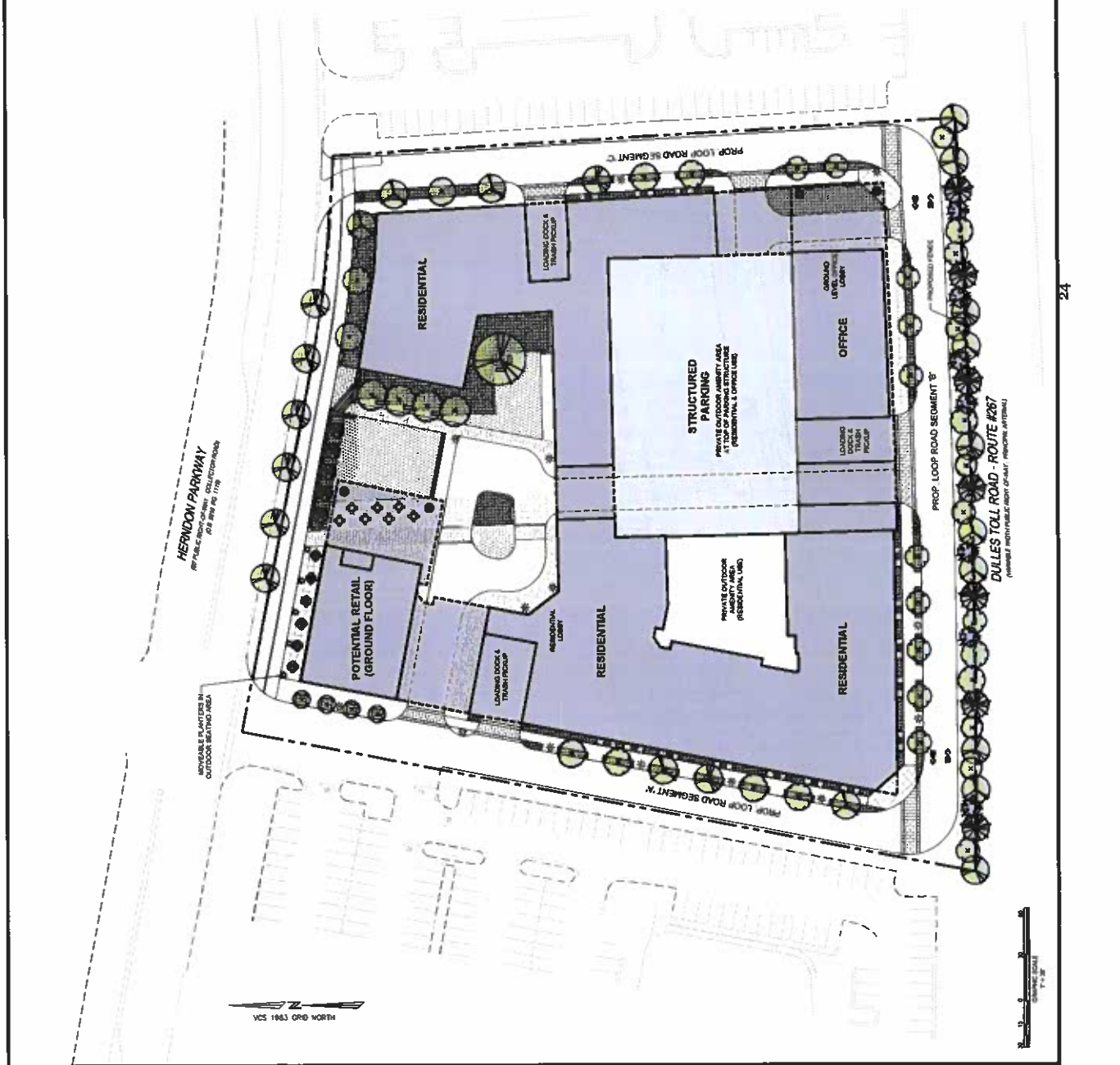
TYPICAL PLANTER DETAIL OVER STRUCTURE



- NOTES
- ALL LANDSCAPE REQUIREMENTS STATED IN ARTICLE 18.21C OF THE ZONING ORDINANCE SHALL BE MET FOR THE EXPOSED TOP LEVEL OF THE FINISHED STRUCTURE (GROSS FINISH) TOP OF THE DEVELOPMENT.
 - CONSTRUCTION REQUIREMENTS HERE ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT TIME OF CONSTRUCTION.
 - THE LOCATION, DEPTH AND NUMBER OF THE SITE SPECIFIC TREE LIGHTS, BALL LIGHTS AS SHOWN ON THIS PLAN SHEET ARE PRELIMINARY ONLY. THESE ELEMENTS WILL BE FINALIZED AT THE TIME OF CONSTRUCTION AND SHALL BE SUBJECT TO THE REVIEW OF THE HICG DESIGN ENGINEER AND THE REQUIREMENTS IN THE ZONING ORDINANCE.
 - ALL SURFACE TREATMENTS ON THIS SHEET ARE SHOWN FROM GROUND LEVEL.
 - GRASS AND SOFT PASTURE ARE TO BE MAINTAINED AT ALL TIMES.

LEGEND	
	ASH RUBUS RED MAPLE
	GRAND OAK
	QUERCUS FAGOLIA YELLOW OAK
	TULIP ASH/ROBINIA PSEUDACACIA
	MAGNOLIA/ARBUTUS NUTTALLII
	MAGNOLIA/ARBUTUS NUTTALLII
	MAGNOLIA/ARBUTUS NUTTALLII
	MAGNOLIA/ARBUTUS NUTTALLII
	MAGNOLIA/ARBUTUS NUTTALLII
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	MAGNOLIA/ARBUTUS NUTTALLII
	MAGNOLIA/ARBUTUS NUTTALLII

SITE FURNISHINGS LEGEND	
	BENCH
	STREET LIGHT
	ENTRANCE/DOORWAY FEATURE
	PROPOSED FENCE

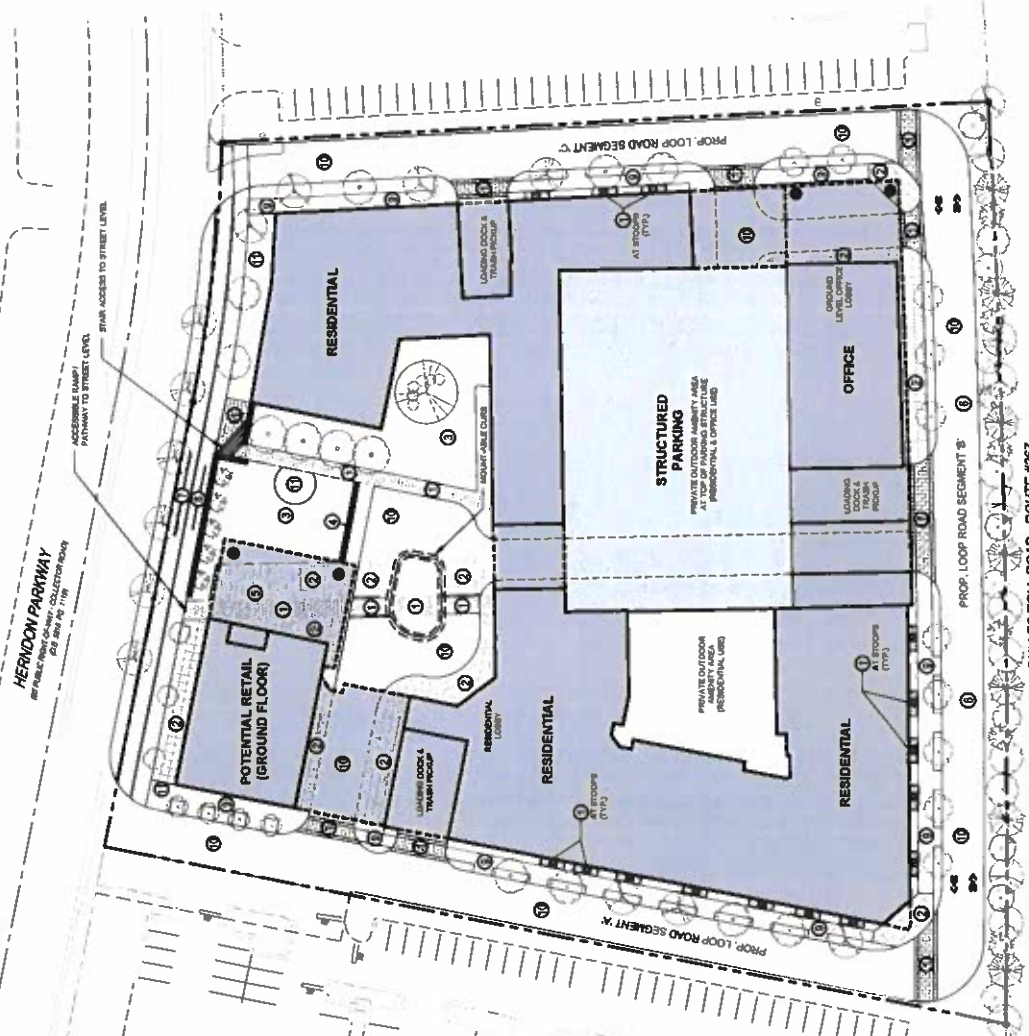


DATE	REVISION

Amenity Key

- ① Decorative Fountains
- ② Scored Concrete Sidewalk
- ③ Lamn Panel
- ④ Seet Walls
- ⑤ Plaza Area
- ⑥ Shared Roadway Bike Trail
- ⑦ Public Bike Track
- ⑧ Public Sidewalk
- ⑨ Stairwalk
- ⑩ Asphalt
- ⑪ Possible Focal Point / Artwork

NOTES:
 1. ALL SURFACE TREATMENTS ON THIS SHEET ARE SHOWN FROM GROUND LEVEL.
 2. DECORATIVE FOUNTAINS WILL BE UTILIZED FOR HIGH WATER TABLE AREAS UNLESS OTHERWISE NOTED. THESE AREAS WILL BE TYPICALLY TYPICAL OF THE HYDROLOGICAL DESIGN PARAMETERS.



PENZANCE



PUBLIC-ACCESSIBLE OPEN SPACE PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 150100200
SCALE: 1" = 30'
DATE: 11-18-2027
DRAWN BY: JH
CHECKED BY: JH
SHEET NO: 80 of 240

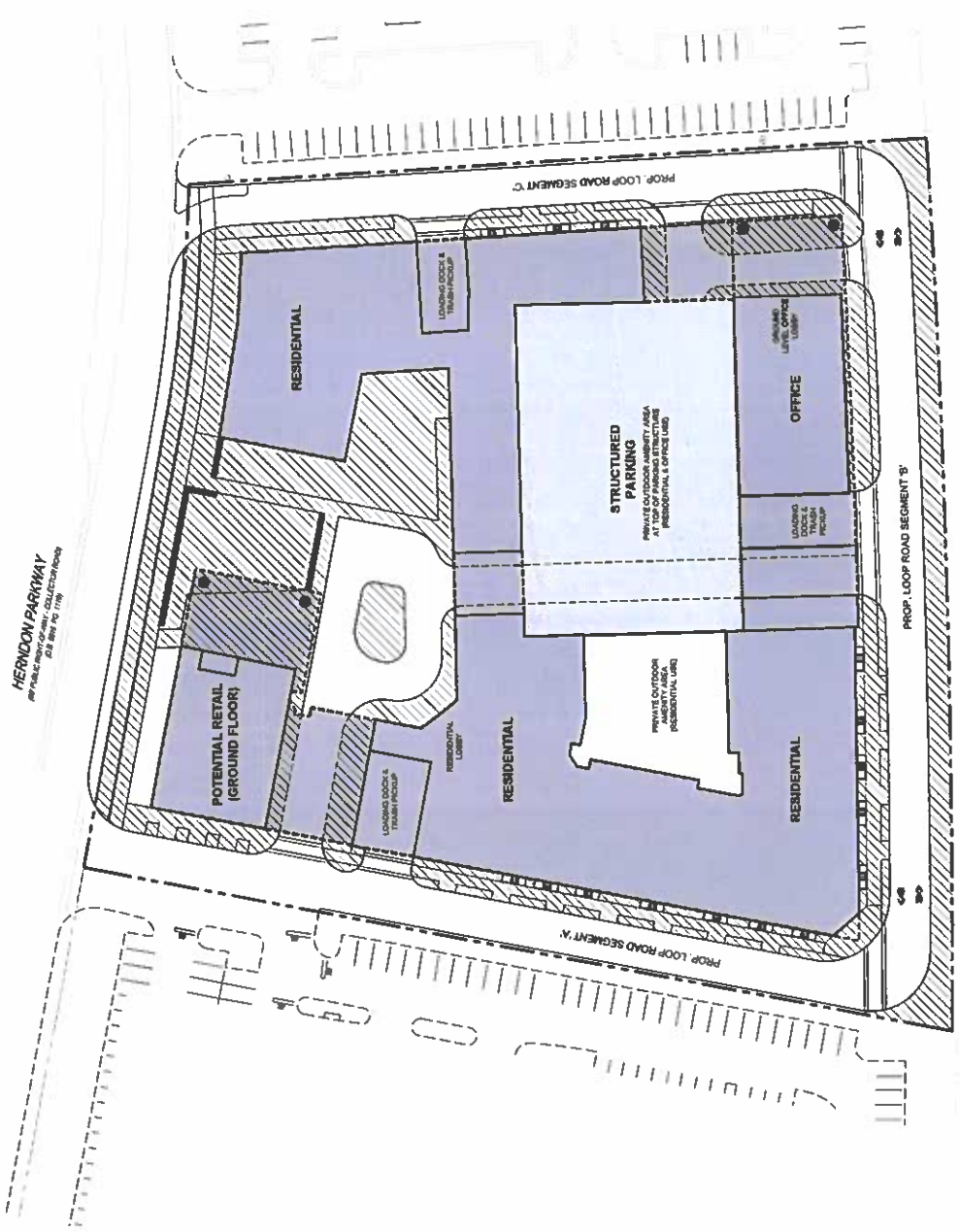
Attachment 352
22-O-28

DATE	REVISION



OPEN SPACE PLAN
 TOTAL SITE AREA: 4.34 AC
 OPEN SPACE AREA REQUIREMENT:
 0.00 AC (0% OF SITE)
 OPEN SPACE PROVIDED AT GRADE:
 ±1.12 AC (±26% OF SITE)

NOTE: PRIOR APPROVAL DPT-01 PROVIDED 1.13 AC OF AT-GRADE OPEN SPACE



PENANCE



DOSE

KOROVE / BLADE

WINE GILL



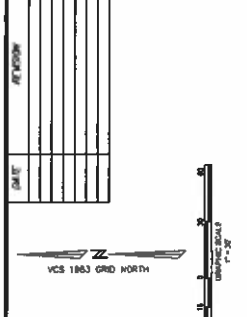
PUBLIC DEDICATION, EASEMENTS & ACCESSIBLE SPACES

555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA
DEVELOPMENT PLAN

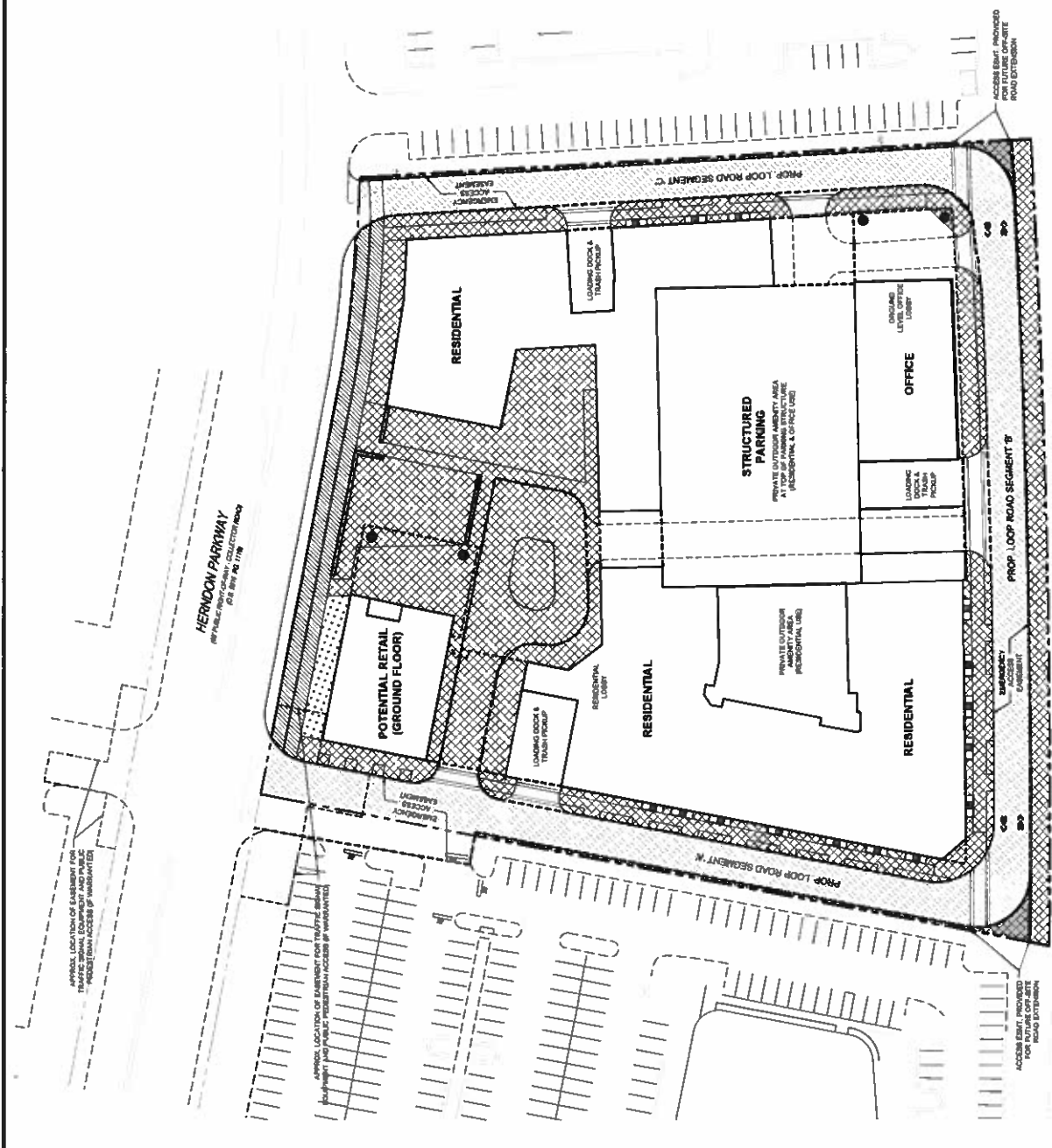
PROJECT NO. 150820020
SCALE: 1" = 30'

DATE: 11-16-2022
DRAWN BY: JH
CHECKED BY: JH
SHEET NO.

8.1 of 24.0
Attachment 1502
22-O-28



- PUBLIC DEDICATION AREA
- PUBLIC ACCESSIBLE SPACE IN EASEMENT, IN ACCORDANCE WITH THE PROFFERS
- STREET UTILITY AND PUBLIC ACCESS EASEMENT AREA
- RETAIL SEATING AREA
- ACCESS EASEMENT FOR FUTURE OFF-SITE ROAD EXTENSION



DULLES TOLL ROAD - ROUTE #267
(APPROX. NORTH PUBLIC RIGHT-OF-WAY - PROPOSED AVENUE)

PENZANCE



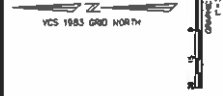
PRIVATE OPEN SPACE PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: 1" = 30'
DATE: 11-16-2022
DESIGN: JH
DRAWN: JH
CHECKED: JH
SHEET NO: 28

9.0 of 24.0
Attachment 1332
22-O-28

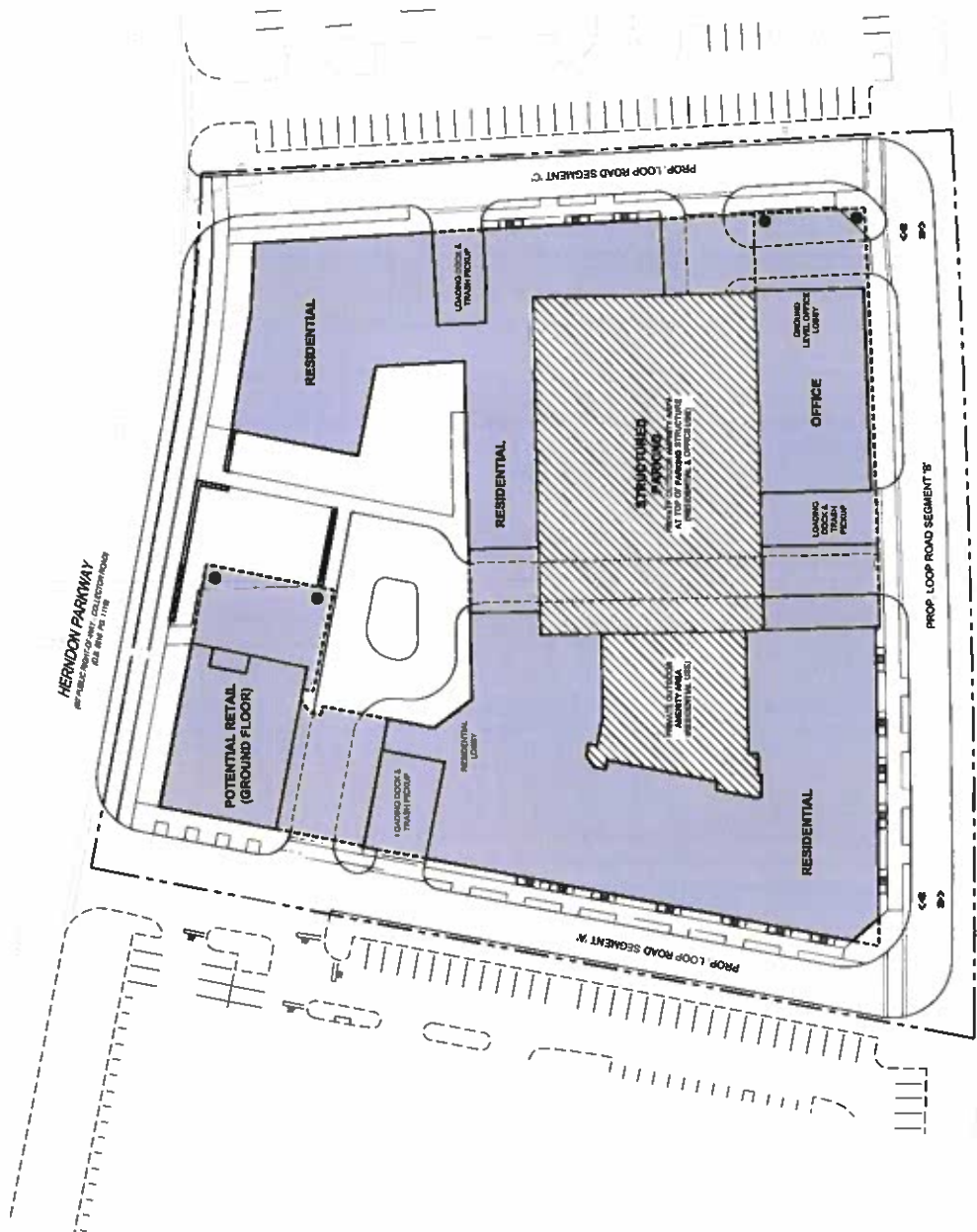
DATE	REVISION



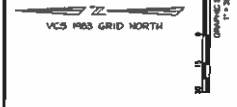
PRIVATE OPEN SPACE PLAN
 PRIVATE OPEN SPACE PROVIDED ON PODIUM LEVEL:
 ±27,000 S.F.

OPEN SPACE TABULATIONS

TOTAL SITE AREA:	180,050 SF	PUBLIC OPEN SPACE = 49,700 SF
RESIDENTIAL & OFFICE	21,500 SQ. FT.	PRIVATE OPEN SPACE (% OF SITE AREA) 11.4%
RESIDENTIAL	5,500 SQ. FT.	2.9%
TOTAL OPEN SPACE (% OF SITE) = ±40%		



DATE	REVISION
02/25/22	22-100000

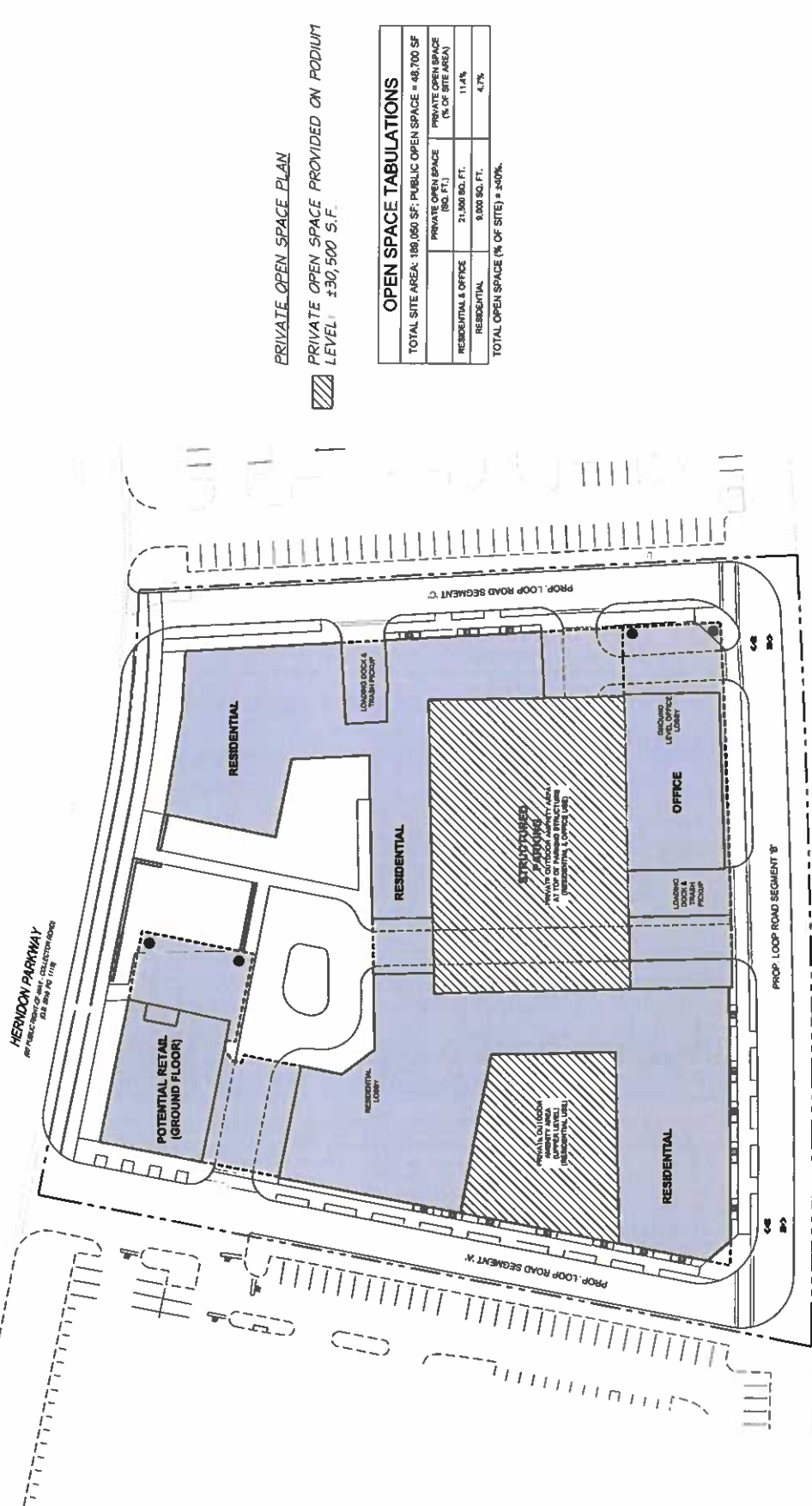


PENZANCE
CHRIS LOPHER
dcs
BOROWY / SLADE
WIRE GRILL



555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA
DEVELOPMENT PLAN
PRIVATE OPEN SPACE
PLAN
(ALTERNATE LAYOUT)

PROJECT NO: 6009.0202.00
SCALE: 1" = 30'
DATE: 11-18-2022
DESIGNER: JA
DRAWN: JA
CHECKED: CCL
SHEET NO.: 9.1 of 24.0



PRIVATE OPEN SPACE PLAN
PRIVATE OPEN SPACE PROVIDED ON PODIUM
LEVEL ±30,500 S.F.

OPEN SPACE TABULATIONS

PRIVATE OPEN SPACE (SQ. FT.)	PRIVATE OPEN SPACE (% OF SITE AREA)
21,500 SQ. FT.	11.4%
9,000 SQ. FT.	4.7%
TOTAL OPEN SPACE (% OF SITE) = 34.0%	

TOTAL SITE AREA: 180,000 SF; PUBLIC OPEN SPACE = 48,700 SF

PENZANCE

christopher christopher
dcs DESIGN
RODOLFO / BLADE
WIRE GILL



FIRE ACCESS PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

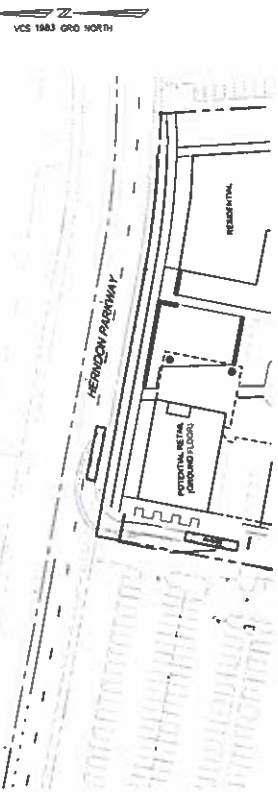
PROJECT NO. 22022-002-02
SCALE: 1"=30'
DATE: 11-10-2022
OWNER: J.A.
DESIGNED BY: J.A.
DRAWN BY: J.A.

10.0 of 24.0
22-O-28

DATE	REVISION



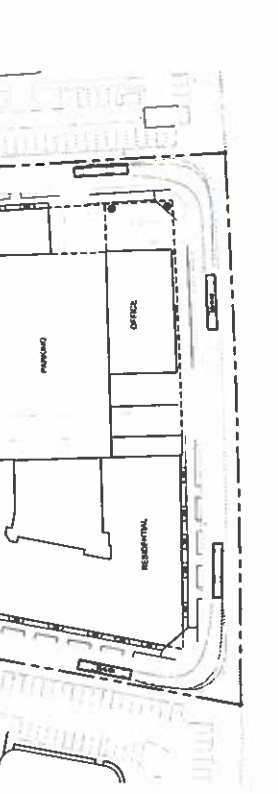
LADDER TRUCK EXITING SITE



LADDER TRUCK EXITING SITE



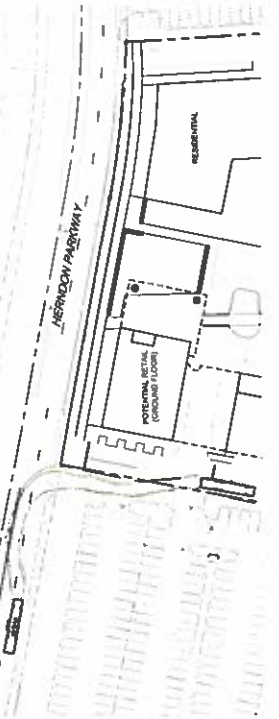
LADDER TRUCK ON SITE TURNING



LADDER TRUCK ENTERING SITE



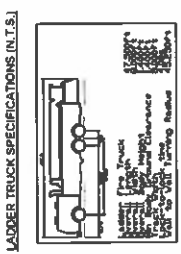
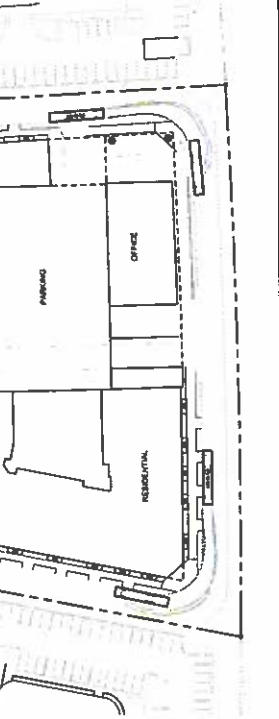
LADDER TRUCK ENTERING SITE



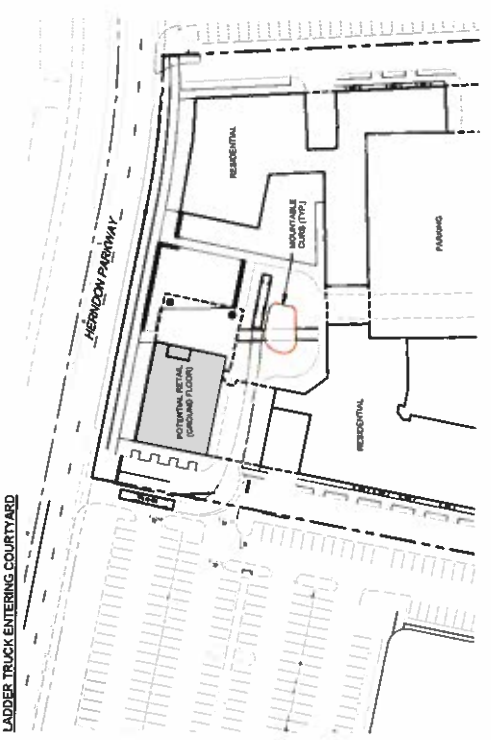
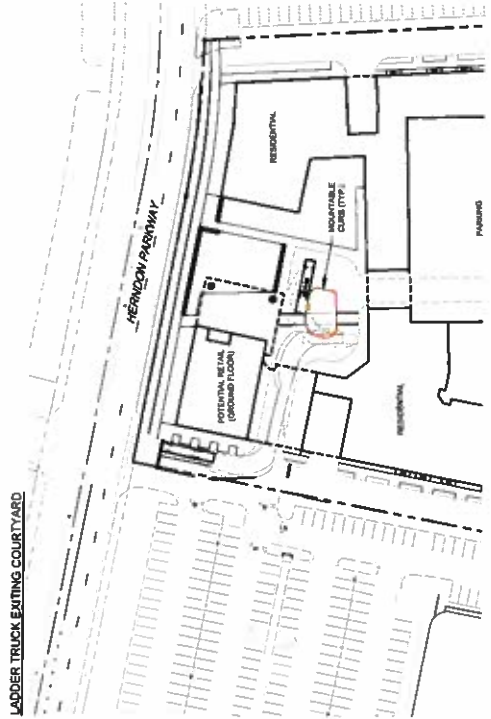
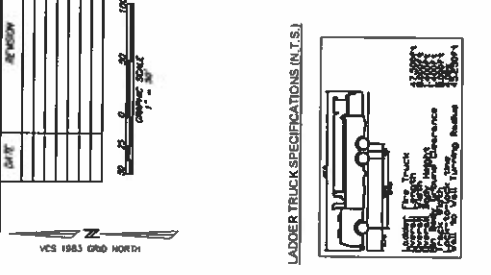
LADDER TRUCK ENTERING SITE



LADDER TRUCK ON SITE TURNING

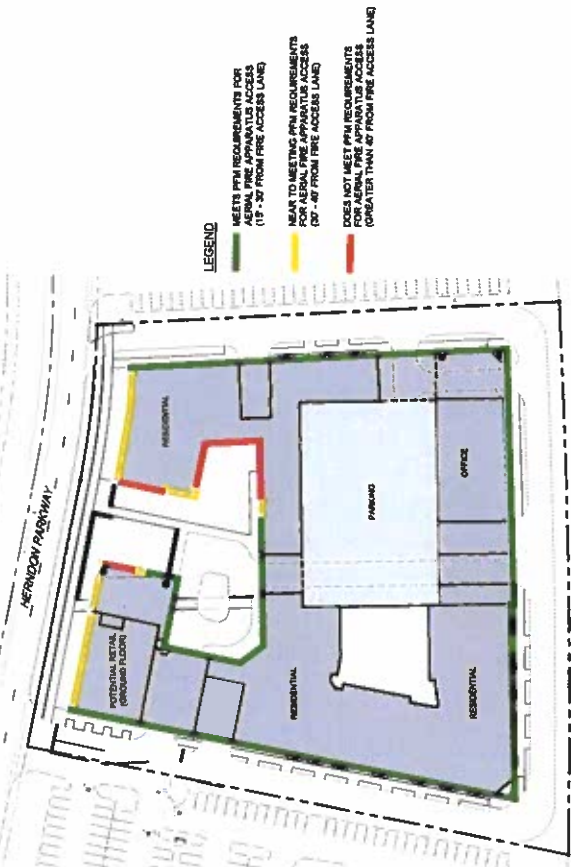


NOTE: ALL ACCESS POINTS ON THESE PLANS INDICATE APPROXIMATE POSITION OF THE WHEEL PATH OF THE VEHICLE BODY (NOT THE PATH OF THE WHEELS).



NOTE
 DIMENSIONS IN GREENS SHOWN ON THESE TURNING SIMULATIONS REPRESENT THE SWEEP PATH OF THE VEHICLE BODY, NOT THE PATH OF THE WHEELS

AERIAL FIRE ACCESS PRM COMPLIANCE EXHIBIT



LEGEND
 GREEN MEETS PRM REQUIREMENTS FOR AERIAL FIRE ACCESS LANE (15'-30' FROM FIRE ACCESS LANE)
 YELLOW MEETS PRM REQUIREMENTS FOR AERIAL FIRE APPARATUS ACCESS (30'-40' FROM FIRE ACCESS LANE)
 RED DOES NOT MEET PRM REQUIREMENTS FOR AERIAL FIRE ACCESS LANE (GREATER THAN 40' FROM FIRE ACCESS LANE)

PARKING GARAGE AERIAL FIRE ACCESS WAIVER REQUEST

September 1, 2022

Office of the Fire Marshal
 1000 Northampton Street
 Fairfax County, Virginia
 Herndon, VA 22061

Subject: 555 Herndon, Development Plan Amendment / Project, Caroline Anagnostou
 155 Herndon Parkway, Herndon, VA 20170

Plan Number: DP 621 01
 Project Name: 555 Herndon Parkway

Call Reference: 555 Herndon Parkway, Herndon, VA 20170

This is a request for modification to the Fairfax County Public Facilities Manual, Chapter 6-2002.2, specifically 6-2002.2(15).

Section 6-2002.2(15) states that "When buildings are made that have more stories or are taller than the maximum height allowed for residential buildings, the parking garage shall not have the required access to the building."

The garage at this location will not have adequate ladder truck access. While it is a separate building, it is attached to the main building and will be used by the residential units. The building is a multi-story residential building and the garage is an integral part of the building. The building is a multi-story residential building and the garage is an integral part of the building.

The garage at this location will not have adequate ladder truck access. While it is a separate building, it is attached to the main building and will be used by the residential units. The building is a multi-story residential building and the garage is an integral part of the building.

- Provide 15' clearances around the perimeter of the building to allow for fire access.
- Provide fire-rated access door assemblies in lieu of open stairwells, with self-closing, fire-rated doors.
- The fire-rated access door assemblies shall be provided for the adjacent residential and office buildings.
- The fire-rated access door assemblies shall be provided for the adjacent residential and office buildings.

We believe the proposed project meets the requirements of the Code of Ordinances, Chapter 6-2002.2, and the Code of Administrative Regulations, Chapter 6-2002.2.

PENZANCE

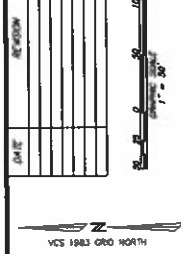


FIRE ACCESS PLAN
(INTERIM CONDITION DURING
PHASE 2 CONSTRUCTION
ONLY)

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO.: 10202.002.00
SCALE: 1"=50'
DATE: 11-18-2022
DESIGNER: J.A.
CHECKER: J.A.
DATE: 11-18-2022
SHEET NO.

10.2 of 24.0
22-O-28

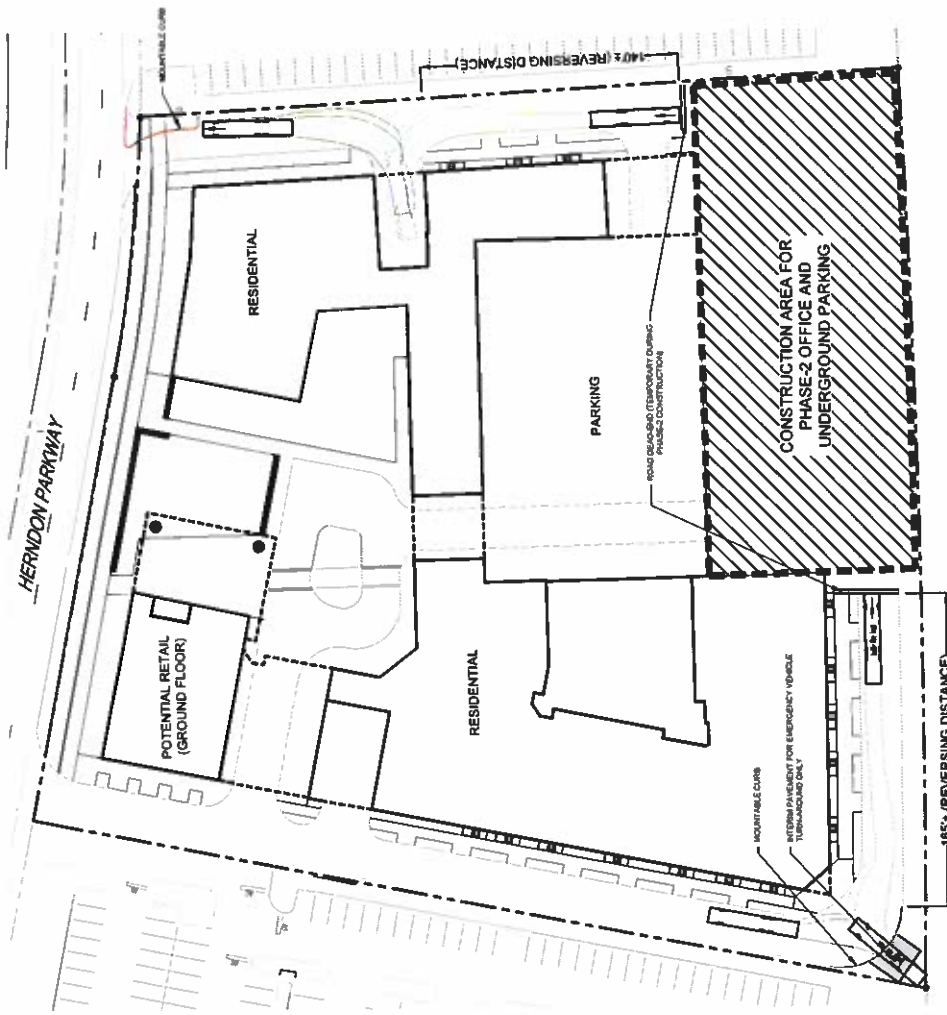


AERIAL FIRE ACCESS PFM COMPLIANCE EXHIBIT
(INTERIM CONDITION DURING PHASE 2 CONSTRUCTION)

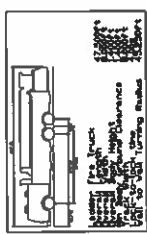


- LEGEND**
- MEETS PFM REQUIREMENTS FOR AERIAL FIRE APPARATUS ACCESS (15'-20' FROM FIRE ACCESS LANE)
 - NEAR TO MEETING PFM REQUIREMENTS FOR AERIAL FIRE APPARATUS ACCESS (20' - 47' FROM FIRE ACCESS LANE)
 - DOES NOT MEET PFM REQUIREMENTS FOR AERIAL FIRE APPARATUS ACCESS (GREATER THAN 47' FROM FIRE ACCESS LANE)

LADDER TRUCK - TURN-AROUND AT INTERIM DEAD-END CONDITION



LADDER TRUCK SPECIFICATIONS (N.T.S.)



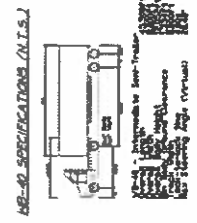
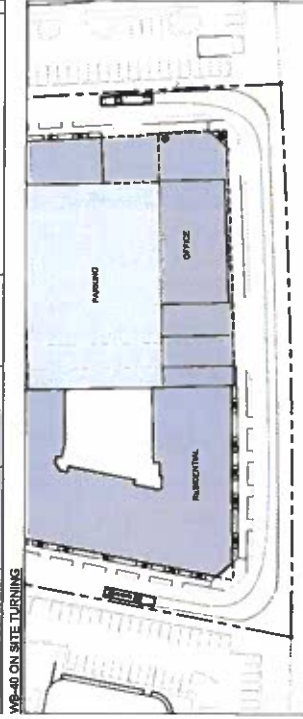
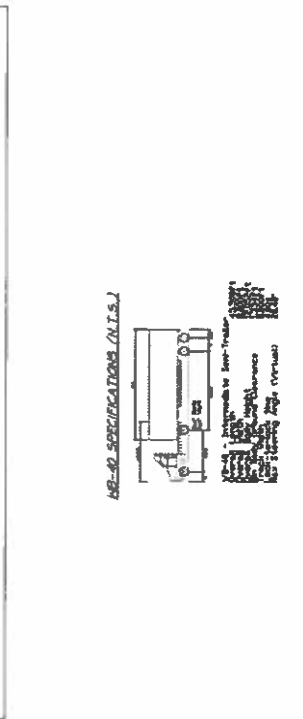
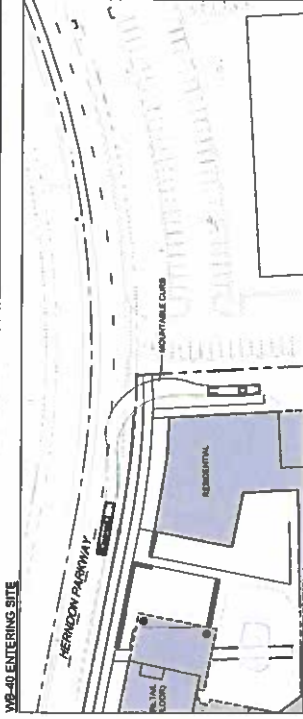
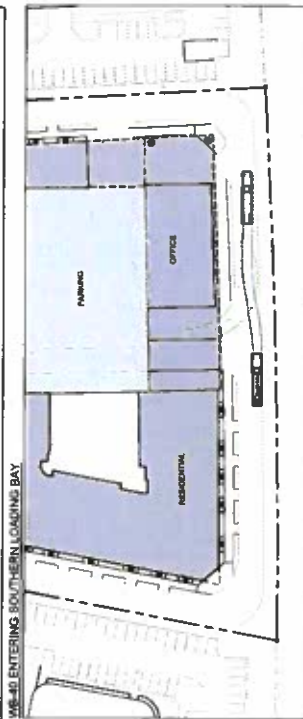
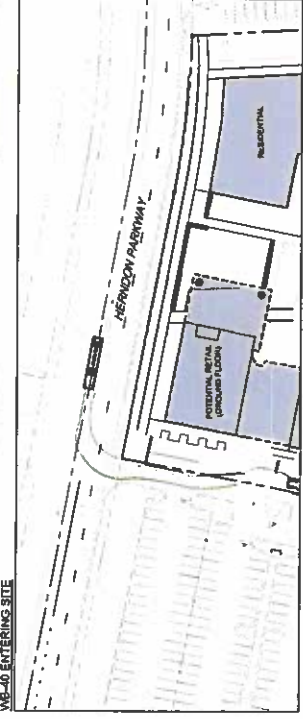
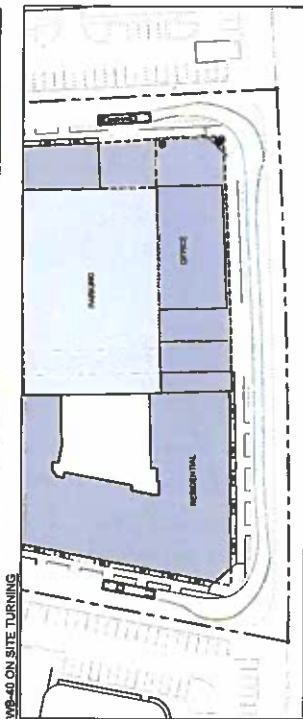
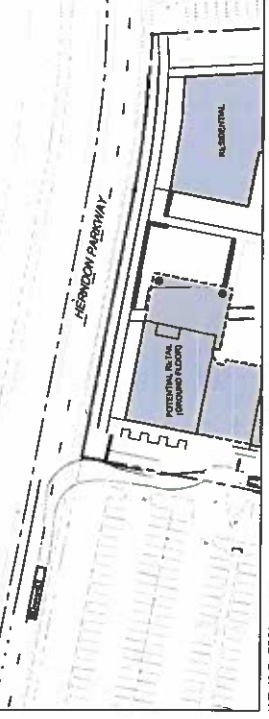
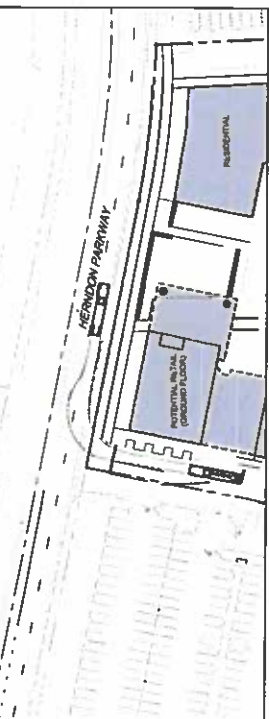
DATE

REVISION

NO. 1985 0900 NORTH

WB-40 EXITING SITE

WB-40 ENTERING SITE



NOTE:
 OUTLINES IN GREEN SHOW ON THESE TURNING SIMULATIONS REPRESENT THE BRIDG PATH OF THE VEHICLE BODY, NOT THE PATH OF THE WHEELS.

PENZANCE



BERNARD / SIARE

WIRE GILL



TRUCK TURNING MOVEMENTS

DEVELOPMENT PLAN
 555 HERNDON PARKWAY
 TOWN OF HERNDON, VIRGINIA

PROJECT NO: 150802020
 SCALE: 1"=30'
 DATE: 11-18-2022

DESIGNER: [Signature]
 CHECKER: [Signature]
 DATE: 11-18-2022

11.0 of 24.0
 SHEET NO.

Attachment 332
 22-O-28

PENZANCE

CHRISTOPHER PENZANCE

DCS

BOGOVE / BLADE

WIRE GULL



TRUCK TURNING MOVEMENTS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO. 2022020202
SCALE: AS SHOWN

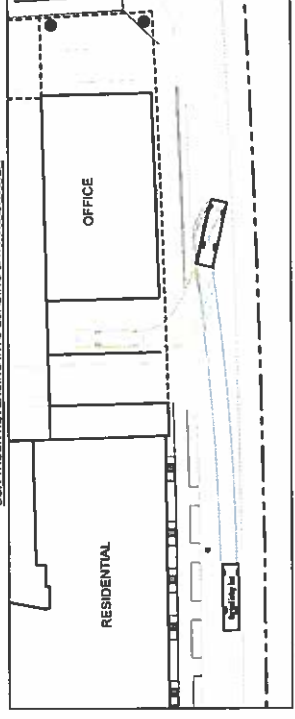
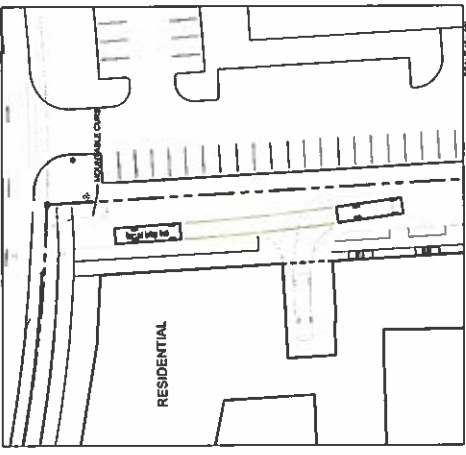
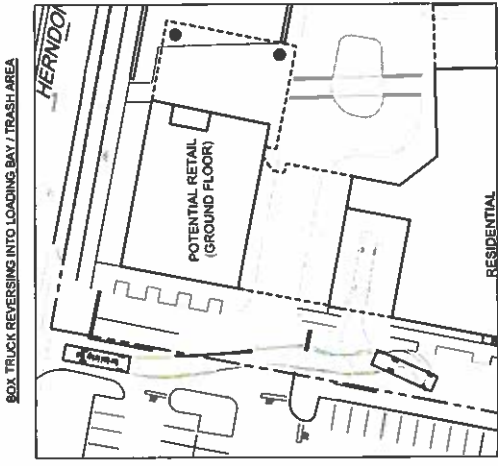
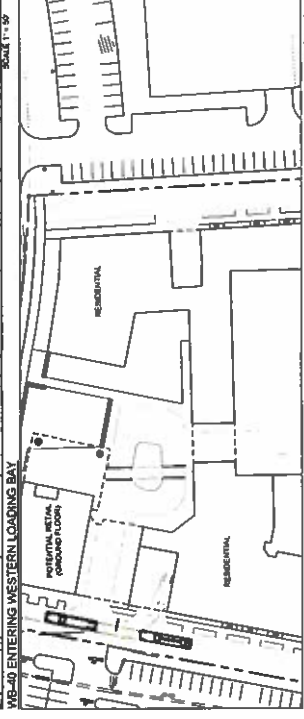
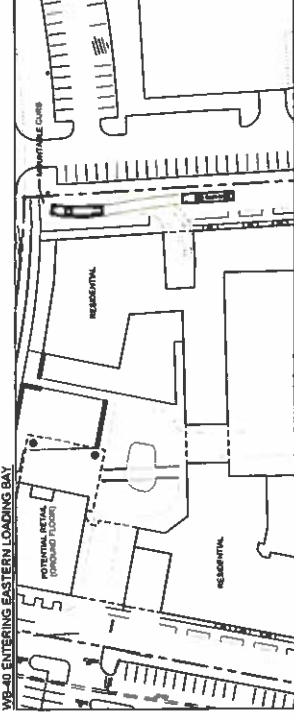
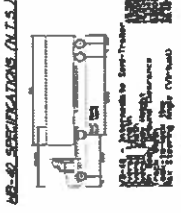
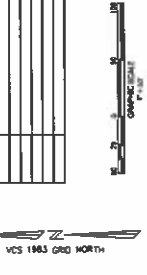
DATE: 11-18-2022

DESIGN BY: JH
DRAWN BY: JH
CHECKED BY: JH
SCALE: AS SHOWN

11.1.0-24.0

Attachment 332
22-O-28

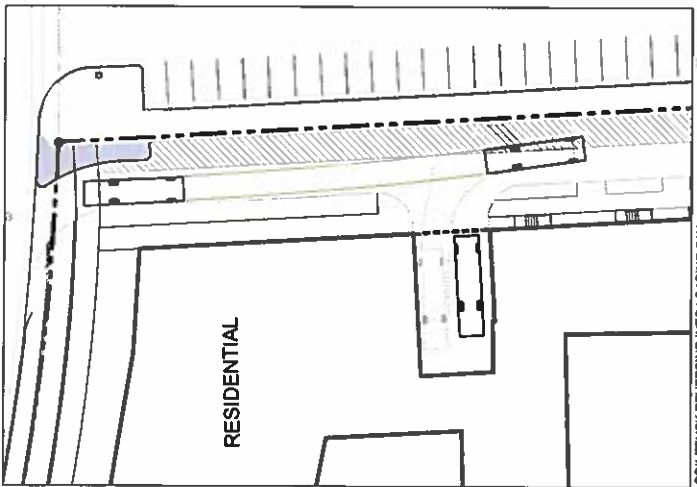
DATE	REVISION



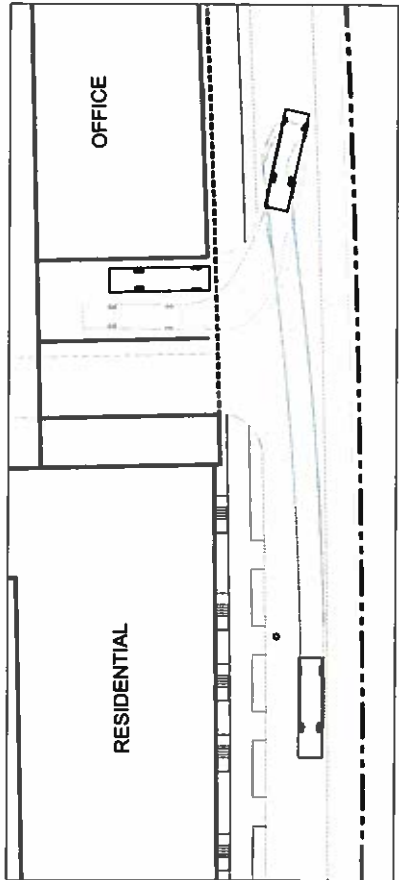
NOTE:
 CUTLINES IN GREEN SHOWN ON THESE TURNING SIMULATIONS REPRESENT
 THE BRIEF PATH OF THE VEHICLE BODY. NOT THE PATH OF THE WHEELS.

DATE	REVISION

VCS 1983 GRID NORTH



BOX TRUCK REVERSING INTO LOADING BAY
(WITH SECOND VEHICLE INSIDE LOADING BAY)



BOX TRUCK REVERSING INTO LOADING BAY
(WITH SECOND VEHICLE INSIDE LOADING BAY)

NOTE:
DIMENSIONS SHOWN ON THESE TURNING SIMULATIONS REPRESENT
THE CENTER POINT OF THE TOWER BODY, NOT THE POINT OF THE WHEELS.

PENZANCE

christopher CONSULTANTS

dcs

BOHAYE / SLADE

WIRE GILL



TRUCK TURNING MOVEMENTS
(ALTERNATE LAYOUT)

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO. 1000000000

SCALE AS SHOWN

DATE 11-19-2027

DESIGNER

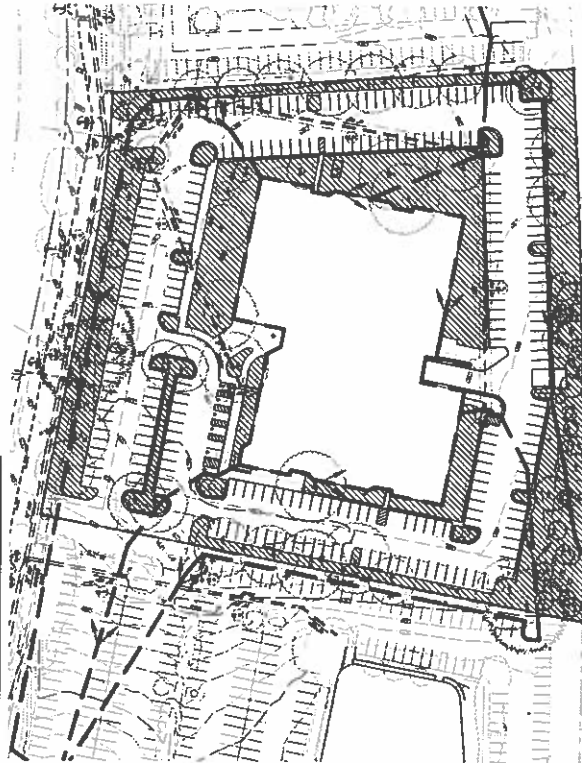
CHECKER

SHEET NO.

11.2 of 24.0

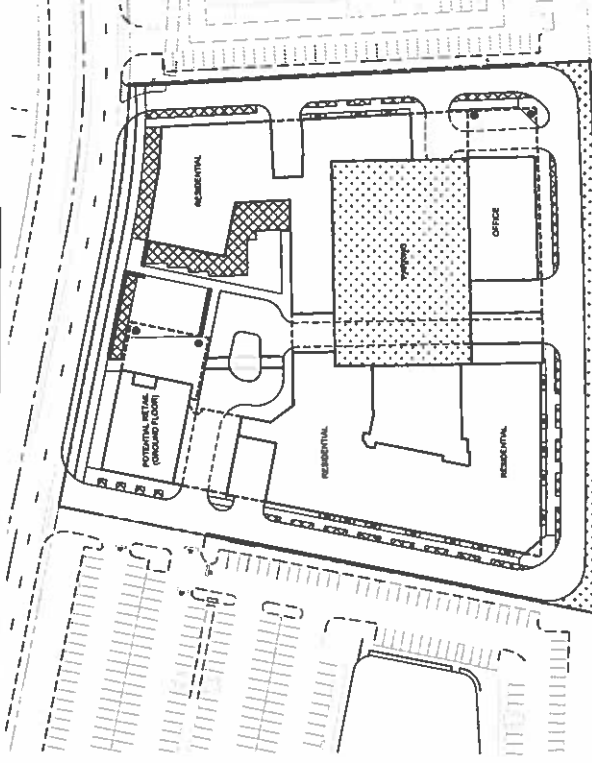
Attachment 332
22-O-28

EXISTING PERVIOUS AREA AND DRAINAGE DIVIDES



TOTAL AREA = 140,201 S.F. PERVIOUS AREA = 36,119 S.F. IMPERVIOUS AREA = 104,082 S.F.

PROPOSED BMP AREAS: GREEN ROOF, BIORETENTION PLANTERS, AND TREE WELL FILTERS



EXISTING CONDITION SITE NARRATIVE

The development consists of approximately 1.5M acres of land situated between Herndon Parkway and the Capital Mall. The site is currently undeveloped and is bounded to the north by the Capital Mall, to the south by Herndon Parkway, and to the east by the Dulles Toll Road. The site is currently undeveloped and is bounded to the north by the Capital Mall, to the south by Herndon Parkway, and to the east by the Dulles Toll Road. The site is currently undeveloped and is bounded to the north by the Capital Mall, to the south by Herndon Parkway, and to the east by the Dulles Toll Road.

PROPOSED CONDITION SITE NARRATIVE

The applicant proposes to develop the property in accordance with the Herndon Metro Center Plan. The development will include a mix of residential, commercial, and office uses. The development will include a mix of residential, commercial, and office uses. The development will include a mix of residential, commercial, and office uses.

WATER QUALITY TREATMENT (BMP) NARRATIVE

The stormwater management plan includes various Best Management Practices (BMPs) to reduce runoff and improve water quality. These include green roofs, bioretention planters, and tree well filters. The stormwater management plan includes various Best Management Practices (BMPs) to reduce runoff and improve water quality. These include green roofs, bioretention planters, and tree well filters.

WATER QUANTITY TREATMENT (SWMM) NARRATIVE

The SWMM model was used to evaluate the stormwater runoff and detention requirements for the development. The model shows that the proposed BMPs will significantly reduce runoff and peak flow rates. The SWMM model was used to evaluate the stormwater runoff and detention requirements for the development. The model shows that the proposed BMPs will significantly reduce runoff and peak flow rates.

NOTES

1. THE SWMM MODEL AND BMP PRACTICES PROVIDED ON THIS PLAN SHALL MEET ALL STATE AND LOCAL REGULATORY REQUIREMENTS FOR ALL BUILDING PERMITS.
2. THE SWMM MODEL AND BMP PRACTICES PROVIDED ON THIS PLAN SHALL MEET ALL STATE AND LOCAL REGULATORY REQUIREMENTS FOR ALL BUILDING PERMITS.
3. ALL PROPOSED BMP PRACTICES SHALL BE PROVIDED COMPLETE AND SHALL BE PERMANENTLY MAINTAINED.
4. A CERTIFICATE OF CONSTRUCTION SHALL BE PROVIDED TO THE AGENCIES PRIOR TO THE START OF CONSTRUCTION.

555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA
DEVELOPMENT PLAN
STORMWATER MANAGEMENT & DRAINAGE PLAN

PROJECT NO: 202022-002-00
 SCALE: 1"=50'
 DATE: 11-06-2022
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SHEET NO.

12.1 of 24.0
Attachment 1332
22-O-28

LEGEND:

- PERVIOUS AREA
- AREA TO BE CONSIDERED FOR BIORETENTION PLANTERS
- AREA TO BE CONSIDERED FOR GREEN ROOF (SEE NOTE 4)
- AREA TO BE CONSIDERED FOR TREE WELL FILTERS

VCS 1983 GRID NORTH
 GRAPHIC SCALE
 1" = 20'

PENZANCE
GARY F. GOSWAMI
WIRE GILL
SCOTT / HADD
PCS
DATE: 11-16-2022
PROJECT NO.: 152620230

DATE	
TIME	

12.2 of 24.0
Attachment 33
22-O-28

Drainage Area A

Flow Type	Area (A)	Length (L)	Velocity (V)	Volume (V)	Time (T)	Peak Flow Rate (Q)	Peak Flow Volume (V)
Roof	1.00	100	1.48	148	0.05	296	148
Impervious Paved Area	0.50	50	1.48	74	0.05	148	74
Impervious Open Areas	0.00	0	0.00	0	0.00	0	0
Non-impervious Paved Area	0.00	0	0.00	0	0.00	0	0
Non-impervious Open Areas	0.00	0	0.00	0	0.00	0	0
Total	1.50	150	1.48	222	0.10	444	222

Check the following: [X] Runoff Coefficient
[X] Time of Concentration
[X] Peak Flow Rate
[X] Peak Flow Volume

Site Frequency: 100
Return Period: 100

Site Results (Water Quality Compliance)

Parameter	Requirement	Actual Value	Compliance Status
Total Suspended Solids (TSS)	< 0.30 lbs/acre	0.25 lbs/acre	Compliant
Total Phosphorus (TP)	< 0.01 lbs/acre	0.005 lbs/acre	Compliant
Total Nitrogen (TN)	< 0.10 lbs/acre	0.05 lbs/acre	Compliant
Nonpoint Source (NSP)	< 0.10 lbs/acre	0.05 lbs/acre	Compliant
Best Management Practices (BMPs)	Required	Implemented	Compliant

Stormwater Best Management Practices (BMP = Runoff Reduction)

Practice	Area (A)	Length (L)	Volume (V)	Time (T)	Peak Flow Rate (Q)	Peak Flow Volume (V)
1.0. Regional Stormwater Treatment	1.00	100	100	0.10	100	100
1.1. Regional Stormwater Treatment	0.50	50	50	0.05	50	50
1.2. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.3. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.4. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.5. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.6. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.7. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.8. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.9. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.10. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.11. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
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1.15. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.16. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
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1.18. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.19. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
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1.22. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
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1.24. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
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1.29. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.30. Regional Stormwater Treatment	0.00	0	0	0.00	0	0

Site Runoff

Flow Type	Area (A)	Length (L)	Volume (V)	Time (T)	Peak Flow Rate (Q)	Peak Flow Volume (V)
Roof	1.00	100	148	0.05	296	148
Impervious Paved Area	0.50	50	74	0.05	148	74
Impervious Open Areas	0.00	0	0	0.00	0	0
Non-impervious Paved Area	0.00	0	0	0.00	0	0
Non-impervious Open Areas	0.00	0	0	0.00	0	0
Total	1.50	150	222	0.10	444	222

Site Runoff Volume and TP by Drainage Area

Drainage Area	Runoff Volume (V)	TP Load (TP)
Roof	148	0.007
Impervious Paved Area	74	0.003
Impervious Open Areas	0	0.000
Non-impervious Paved Area	0	0.000
Non-impervious Open Areas	0	0.000
Total	222	0.010

Post-Development Project (Treatment Volume and Loads)

Practice	Area (A)	Length (L)	Volume (V)	Time (T)	Peak Flow Rate (Q)	Peak Flow Volume (V)
1.0. Regional Stormwater Treatment	1.00	100	100	0.10	100	100
1.1. Regional Stormwater Treatment	0.50	50	50	0.05	50	50
1.2. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.3. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.4. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.5. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.6. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.7. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.8. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.9. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.10. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.11. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.12. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.13. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.14. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.15. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.16. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.17. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.18. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.19. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.20. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.21. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.22. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.23. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.24. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.25. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.26. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.27. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.28. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.29. Regional Stormwater Treatment	0.00	0	0	0.00	0	0
1.30. Regional Stormwater Treatment	0.00	0	0	0.00	0	0

PMI Development Requirement For Site Area

Category	Requirement	Value	Compliance Status
Runoff Volume	Runoff Volume (V)	222	Compliant
TP Load	TP Load (TP)	0.010	Compliant
Nonpoint Source	Nonpoint Source (NSP)	0.05	Compliant
Best Management Practices	Best Management Practices (BMPs)	Implemented	Compliant

PMI Development Requirement For Site Area

Category	Requirement	Value	Compliance Status
Runoff Volume	Runoff Volume (V)	222	Compliant
TP Load	TP Load (TP)	0.010	Compliant
Nonpoint Source	Nonpoint Source (NSP)	0.05	Compliant
Best Management Practices	Best Management Practices (BMPs)	Implemented	Compliant

DATE	REVISION



PENANCE

Ohlsoffer
CONSULTANTS

PCS
PLANNING CONSULTANTS

GOROVE / BLADE

WIRE GILL



ILLUSTRATIVE PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15000.000.02
SCALE: 1/8" = 1'-0"
DATE: 11-14-2022
DESIGNER: JAH
CHECKER: JAH
DATE: 11-14-2022
SHEET NO.

13.0 of 24.0
Attachment 552
22-O-28

DATE	REVISION

PENZANCE

checkmate CONSULTANTS

DCS DESIGN

GOODES / SLADE

WIRE OFFICE



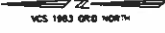
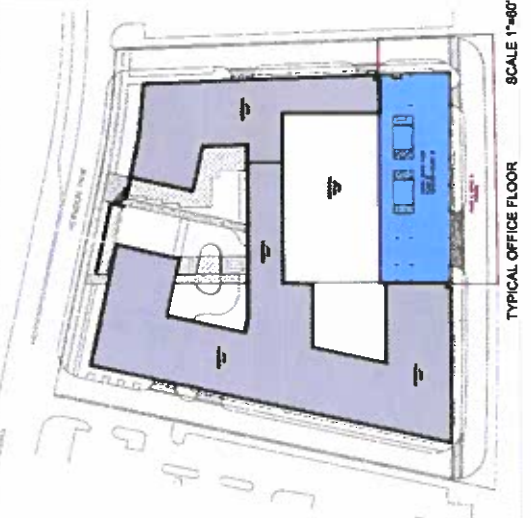
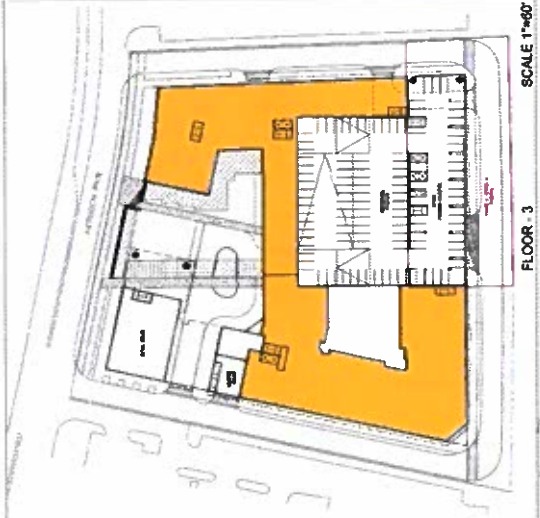
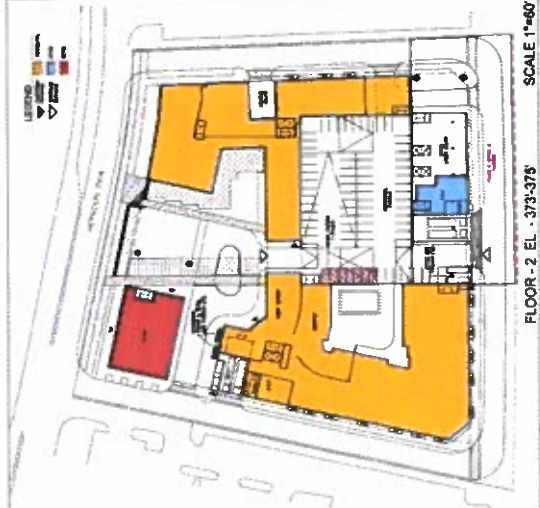
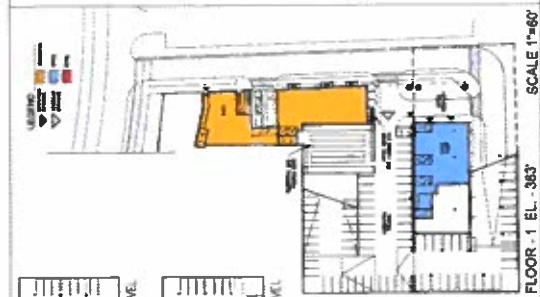
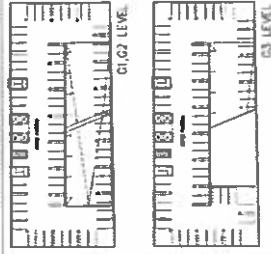
ILLUSTRATIVE
PARKING PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO.	14.0 - 24.0
SCALE	AS NOTED
DATE	11-16-2023
DRAWN	DCS
CHECKED	DCS
DATE	11-16-2023

14.0 - 24.0
Attachment 1552
22-O-28

NOTE
1. GARAGE DESIGN IS CONCEPTUAL AND CAN BE MODIFIED AT TIME OF SITE PLAN FOR EACH BUILDING PHASE ON THE CONDITION THAT THE MINIMUM REQUIRED RATE FOR EACH USE IS PROVIDED.



NOTE:

1. GARAGE DESIGN IS CONCEPTUAL AND CAN BE MODIFIED AT TIME OF SITE PLAN FOR EACH BUILDING PHASE ON THE CONDITION THAT THE MINIMUM REQUIRED RATE FOR EACH USE IS PROVIDED.

DATE	REVISION

PENZANCE

chivestopher CONSULTANTS

DCS

SOSNIVE / HADI

WIRE GILL



ILLUSTRATIVE
PARKING LAYOUT
(ALTERNATE LAYOUT)

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

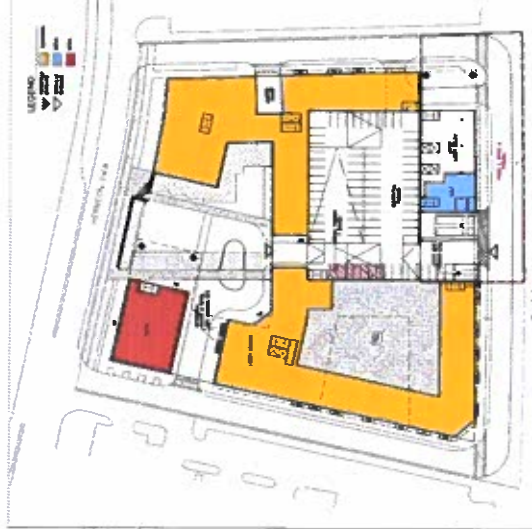
PROJECT NO.	15003.002.00
SCALE	AS SHOWN
DATE	11-16-2022
DRAWN BY	DCS
CHECKED BY	DCS
DATE	

14.1 & 24.0
Attachment 332

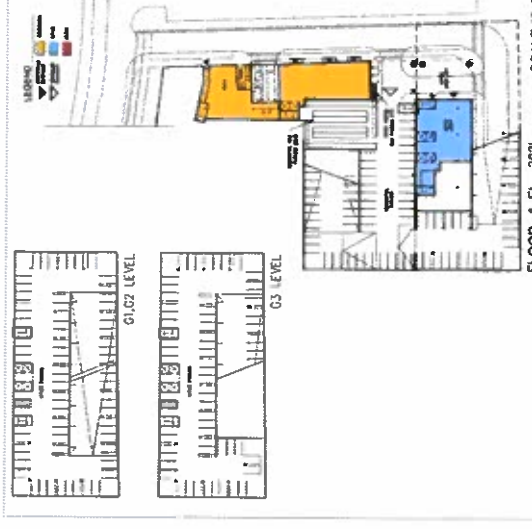
22-O-28



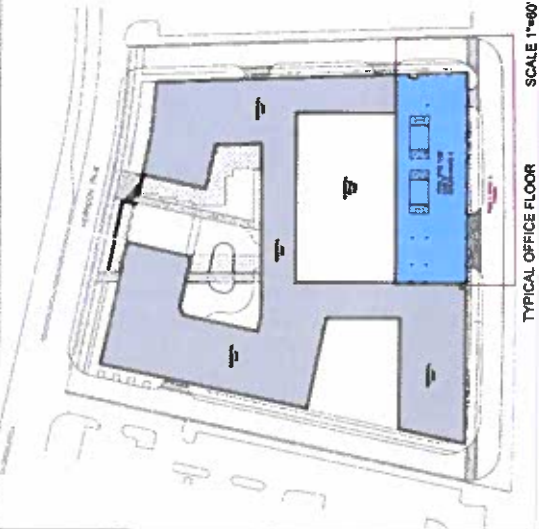
FLOOR - 3
SCALE 1"=60'



FLOOR - 2 EL. - 373'-375'
SCALE 1"=60'



FLOOR - 1 EL. - 363'
SCALE 1"=60'



TYPICAL OFFICE FLOOR
SCALE 1"=60'



FLOORS - 4/3
SCALE 1"=60'

PENZANCE



SHADOW ANALYSIS
RESIDENTIAL + OFFICE

DEVELOPMENT PLAN
556 HERRDON PARKWAY
TOWN OF HERRDON, VIRGINIA

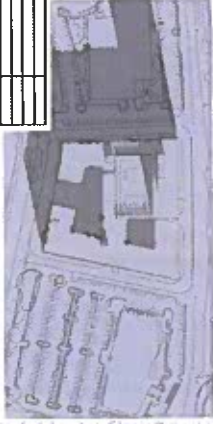
PROJECT NO: 130800020
SCALE: N.T.S.
DATE: 11-19-2022
DRAWN: DCS
CHECKED: DCS
SHEET NO.

15.0 of 24.0

Attachment 132
22-O-28

DATE	REVISION

6 PM



SPRING - 03/21

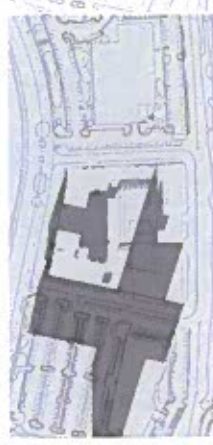
3 PM



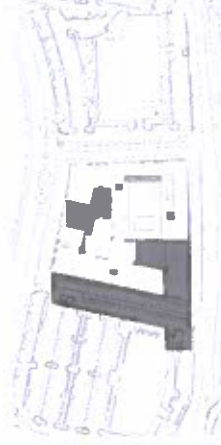
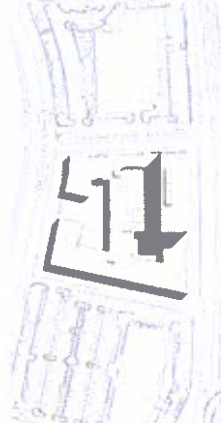
12 PM



9 AM



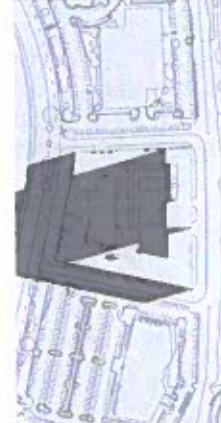
SUMMER - 06/21



AUTUMN - 09/21



WINTER - 12/21

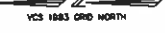


6 PM

3 PM

12 PM

9 AM



VCS 1583 GRID NORTH

PENZANCE

CHRISTOPHER PENZANCE ARCHITECTS

DCS

BORDINI / BLAKE

WIRE GILL



SHADOW ANALYSIS
RESIDENTIAL + OFFICE
(ALTERNATE LAYOUT)

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 151 & 240
SCALE: 1/4" = 1'-0"
DATE: 11-16-2027
DESIGN: DCS
DRAWING: DCS
DATE: 11-16-2027
SHEET NO.

151 & 240
Attachment 332
22-O-28

DATE	REVISION

9 AM

12 PM

3 PM

6 PM



SPRING - 03/21



SUMMER - 06/21



AUTUMN - 09/21



WINTER - 12/21



DATE	REVISION



IMAGE # 1



IMAGE # 2



IMAGE # 3



IMAGE # 4



IMAGE # 5



IMAGE # 6



IMAGE # 7



IMAGE # 8

PENZANCE

CHRISTOPHER PENZANCE

dcsc

WIRE OLL



PERSPECTIVE VIEWS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

SCALE: N.T.S.
DATE: 1-4-2027
DRAWN: DCSC
CHECKED: DCSC
PROJECT NO.

16.0 of 24.0
Attachment 332

NOTE: THESE IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH FINAL APPROVAL(S) BY THE ARCHITECTURAL REVIEW BOARD.

DATE	REVISION
12/07/2022	REVISED PER COMMENTS

PENZANCE

Developer/Consultant

dcsc

BRIDGVE / HADSI

WISE GILL



PERSPECTIVE VIEWS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO. 2022-002-02

SCALE: 1/2" = 1'-0"

DATE: 11-08-2022

DESIGN: P&S

CONTRACT: PCS

OWNER: DCSC

SHEET NO.

16.1 of 24.0

Attachment 332



IMAGE # 3



IMAGE # 2



IMAGE # 1



IMAGE # 5



IMAGE # 4

IMAGE # 7



IMAGE # 6

NOTE: THESE IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH FINAL APPROVAL(S) BY THE ARCHITECTURAL REVIEW BOARD.

NOTE: THESE IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH FINAL APPROVAL(S) BY THE ARCHITECTURAL REVIEW BOARD.

DATE	REVISION
02/28/2022	SUBMITTAL

DJ PENZANCE



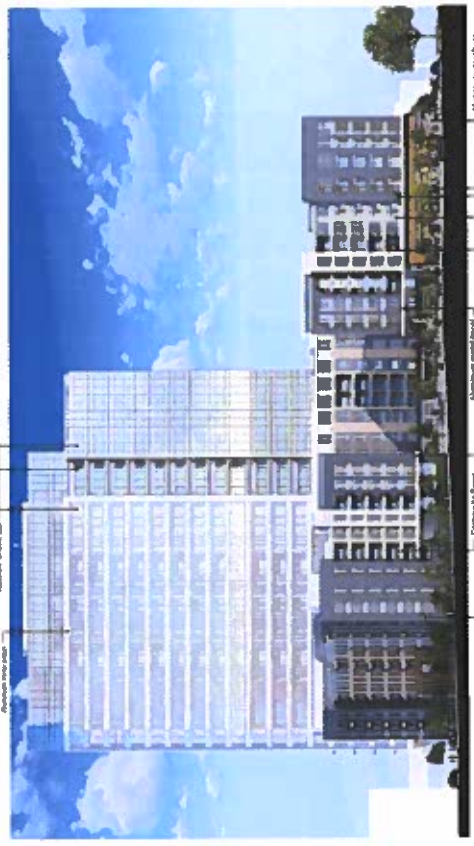
ARCHITECTURAL ELEVATIONS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 6002-022-02
SCALE: 1/4" = 1'-0"
DATE: 01-8-2022

DESIGN: JCS
DRAWN: JCS
CHECKED: JCS
SCALE: 1/4" = 1'-0"

16.2 of 24.0
Attachment 332



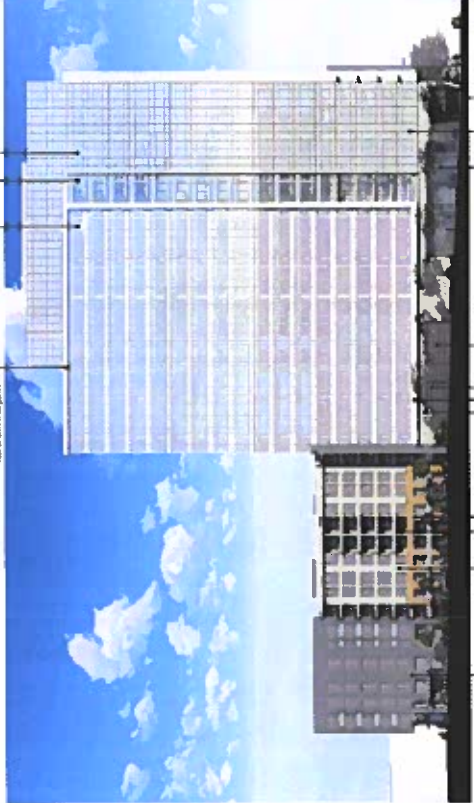
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

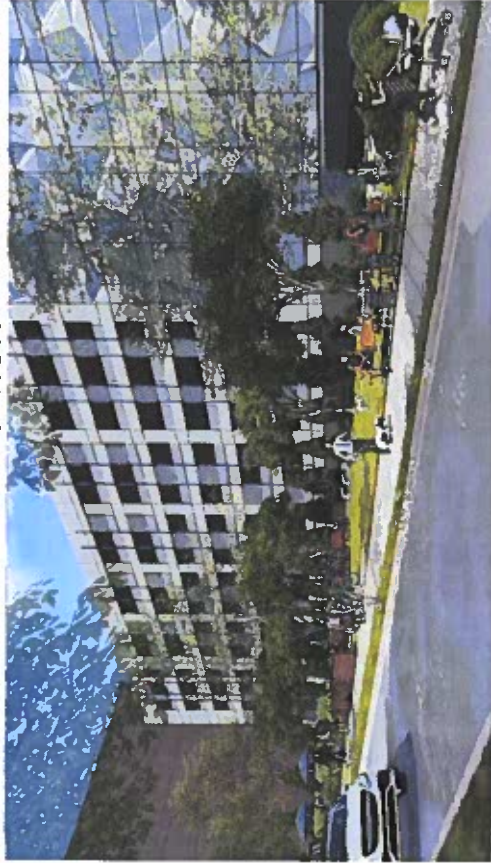


SOUTH ELEVATION

NOTE: THESE IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH FINAL APPROVAL(S) BY THE ARCHITECTURAL REVIEW BOARD.

DATE	REVISION
07/20/2022	REVISED PER ARCHITECTURAL REVIEW BOARD

PHASE I. - INTERIM CONDITION



EAST ELEVATION



SOUTH ELEVATION ALTERNATIVE



SOUTH ELEVATION

PENZANCE

architectural

PCS

BONDY / HADI

WISE GILL



INTERIM ARCHITECTURAL ELEVATIONS (PHASE-1)

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO. 2022-02-00

SCALE: 1/4" = 1'-0"

DATE: 06-08-2022

DESIGNER: PCS

ARCHITECT: WISE GILL

PROJECT NO.

16.3 & 24.0

Attachment 332
22-O-28

DATE: _____

REVISION: _____

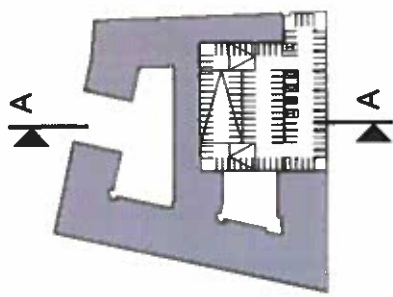


BUILDING CROSS SECTIONS

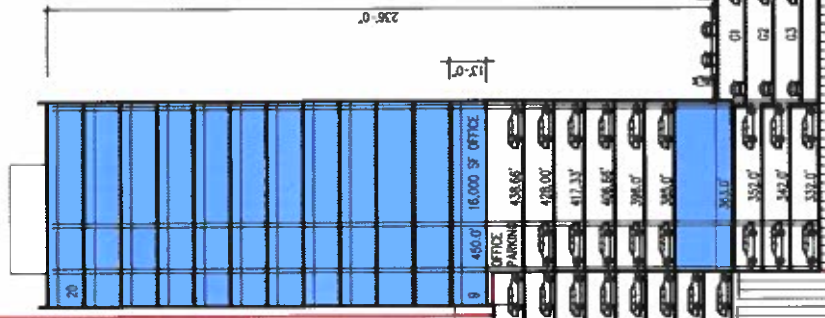
DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15020202.00
SCALE: A:1:1
DATE: 11-16-2022
DRAWN BY: JCS
CHECKED BY: JCS
SHEET NO. 3027 of 3027

FOR ILLUSTRATIVE PURPOSES ONLY. THIS IS NOT FOR CONSTRUCTION.
17.0 or 24.0
Attachment 1332
22-O-28



BUILDING B



BUILDING A
UP TO 90'
EXCLUDING
PENTHOUSE



HERNDON PRV. 37.3'

WOOD FRAME

CONCRETE

RESIDENTIAL & RETAIL COURTYARD-PLAZA

77'-0"

7'-0"

APPROX. SITE ELEVATION 44.11'

TOLL ROAD

SCALE 1"=20'

SECTION A-A

FOR ILLUSTRATIVE PURPOSES ONLY. THIS IS NOT FOR CONSTRUCTION.

DATE	REVISION

PENZANCE

Christopher CONSULTANTS

DCS

BOROMI / NADT

WIRE GILL



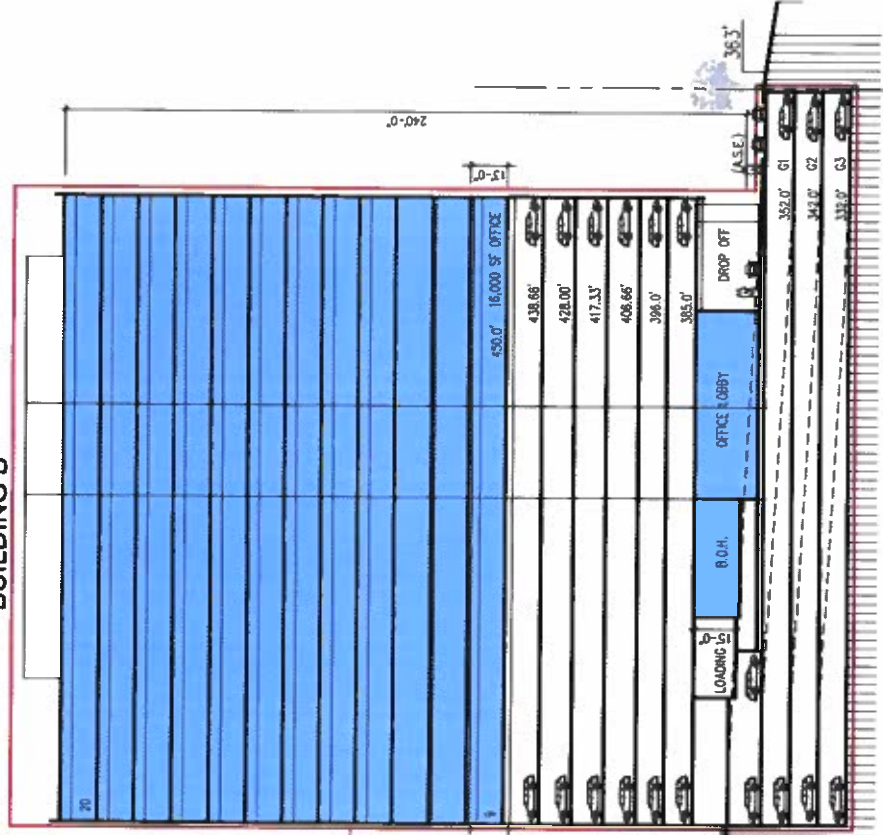
BUILDING CROSS SECTIONS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO.	10022022.00
SCALE	AS SH.
DATE	11-16-2022
DESIGNER	DCS
CHECKER	DCS
DRAWN BY	SWT/ML

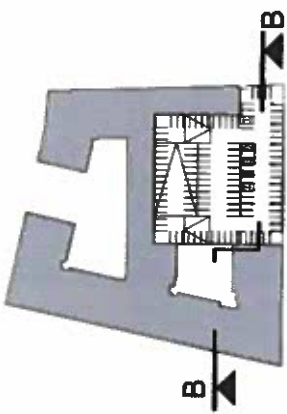
17.1 & 24.0
Attachment 032
22-O-28

BUILDING B



SCALE 1"=20'

SECTION B-B



PHASING LINE
BUILDING A
UP TO 90'
EXCLUDING
PENTHOUSE

RESIDENTIAL
COURTYARD AT
373.0'

638.66'	8
428.00'	7
417.33'	6
408.80'	5
398.0'	4
385.0'	3
373.0'	2

WOOD
FRAME

CONCRETE

FOR ILLUSTRATIVE PURPOSES ONLY. THIS IS NOT FOR CONSTRUCTION

DATE	REVISION

PENZANCE



GOROVE / BLADE



BUILDING CROSS SECTIONS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 150200020
SCALE: A:1.5

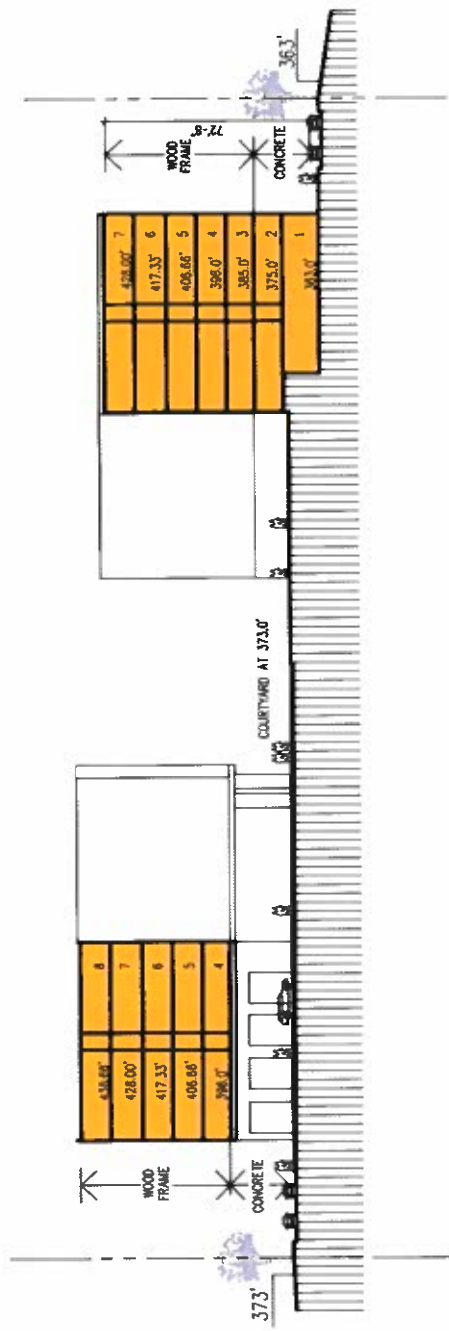
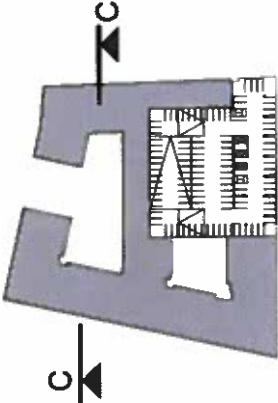
DATE: 11-19-2022

OWNER: DCS
DRAWN: DCS
CHECKED: DCS
DATE: 11-19-2022

SHEET NO. 17.2 of 24.0

Attachment 132

22-O-28



SCALE 1"=20'

SECTION C-C

FOR ILLUSTRATIVE PURPOSES ONLY. THIS IS NOT FOR CONSTRUCTION.

DATE	REVISION

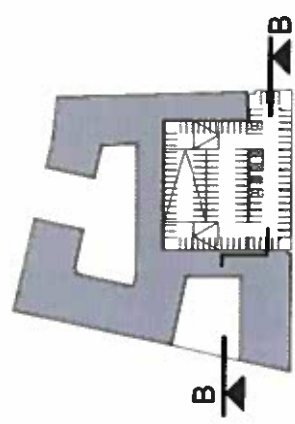
PENZANCE
 DEVELOPER / CONSULTANT
 dcs DESIGN
 BOROWY / HARRIS
 WIRE GILL



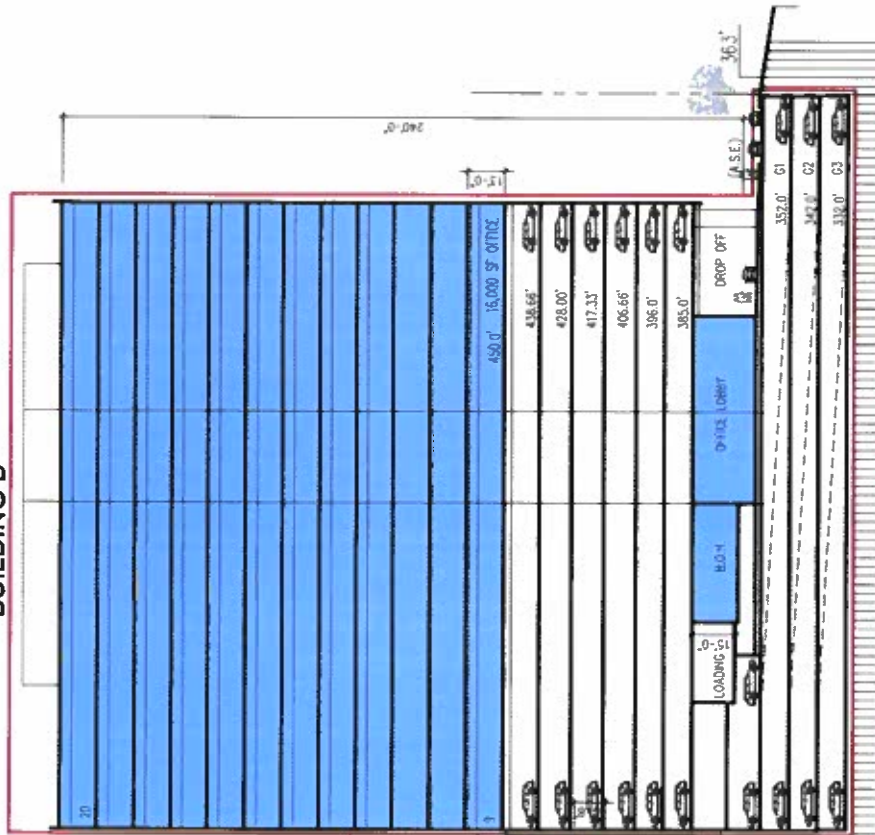
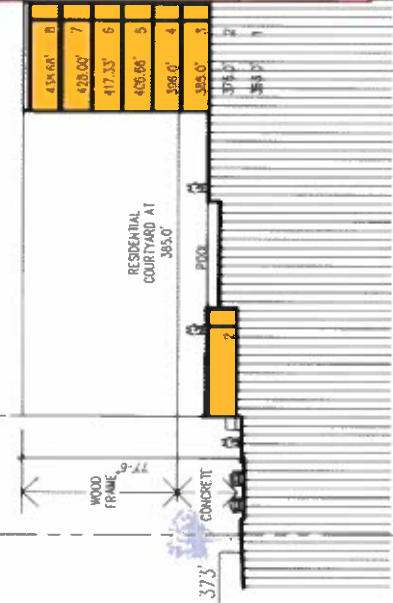
555 HERNDON PARKWAY
 DEVELOPMENT PLAN
 TOWN OF HERNDON, VIRGINIA
 BUILDING CROSS SECTIONS (ALTERNATE LAYOUT)

PROJECT NO: 170202020
 SCALE: A-1.1
 DATE: 11-16-2017
 DRAWN BY: JWH
 CHECKED BY: JWH
 SHEET NO. 17.3 & 24.0

BUILDING B



PHASING LINE
 BUILDING A
 UP TO 90'
 EXCLUDING
 PENTHOUSE



SCALE 1"=20'

SECTION B-B

FOR ILLUSTRATIVE PURPOSES ONLY. THIS IS NOT FOR CONSTRUCTION.
 Attachment 1552
 22-O-28

DATE	REVISION

PENZANCE



DESIGN / LAND

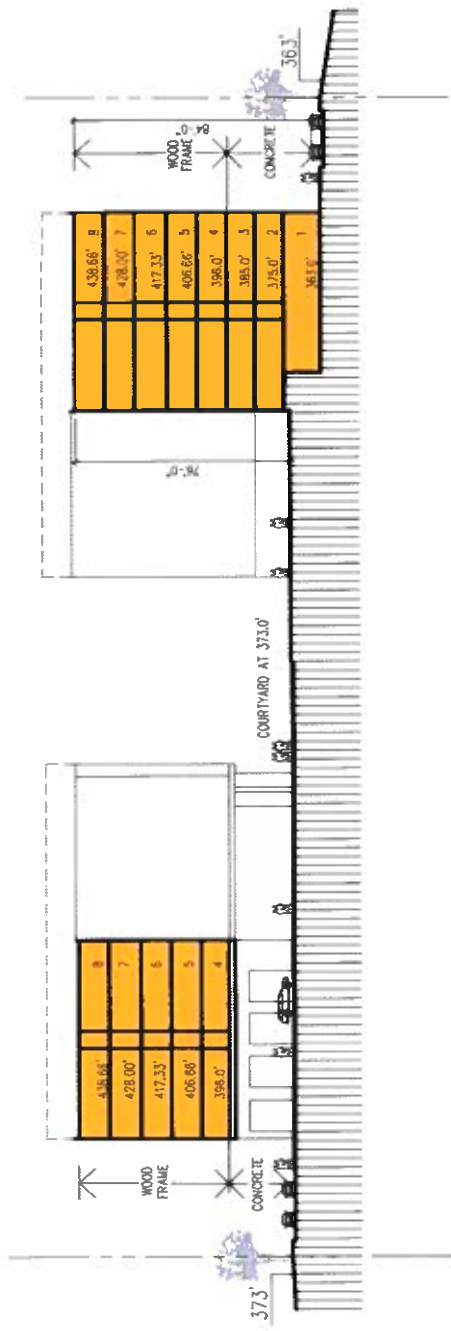
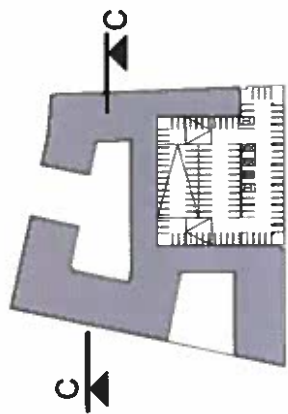


BUILDING CROSS SECTIONS (ALTERNATE LAYOUT)

DEVELOPMENT PLAN
TOWN OF HERNDON, VIRGINIA
555 HERNDON PARKWAY

PROJECT NO: 15022022
SCALE: A-1.5
DATE: 11-16-2022
DESIGNER: DCS
DRAWN: DCS
CHECKED: DCS
SHEET NO.

FOR ILLUSTRATIVE PURPOSES ONLY. THIS IS NOT FOR CONSTRUCTION. 17.4 or 24.0
Attachment 352
22-O-28



SECTION C-C
SCALE 1"=20'

REVISION	
DATE	

PENZANCE



BOROWY / SLADE

WINE GILL

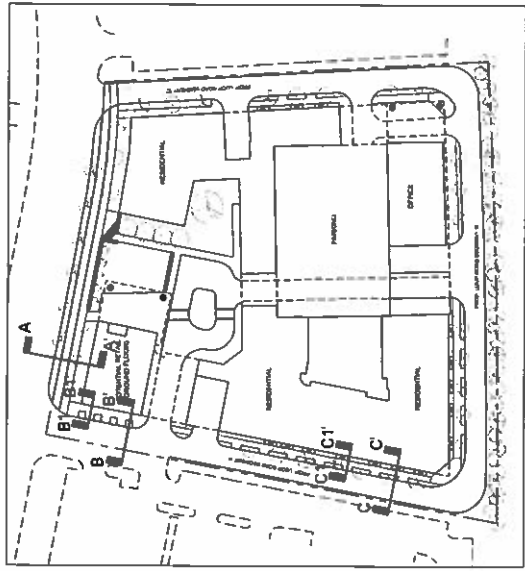


HERNDON PARKWAY/
PROPOSED PRIVATE LOOP
ROAD SEGMENT A CROSS
SECTIONS

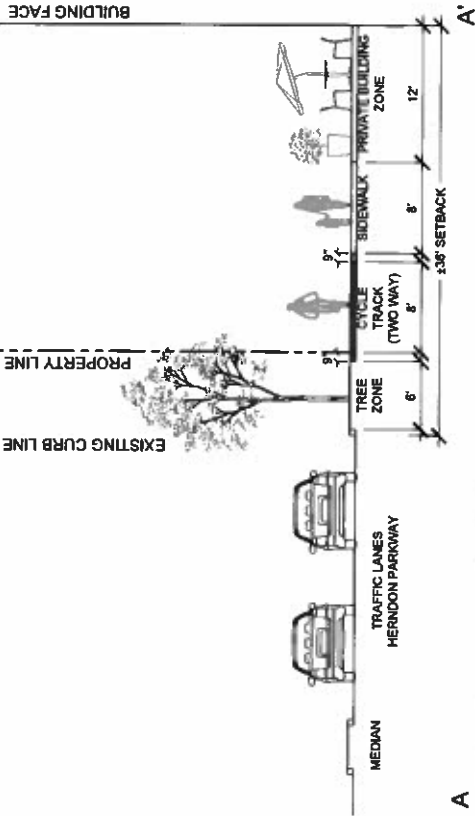
DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 150220020
SHEET NO: 5
DATE: 11-19-2022

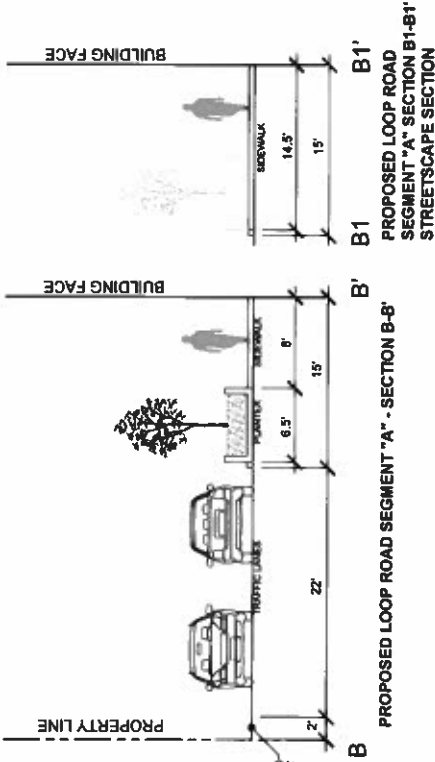
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: JH
SHEET NO: 18.0 OF 24.0



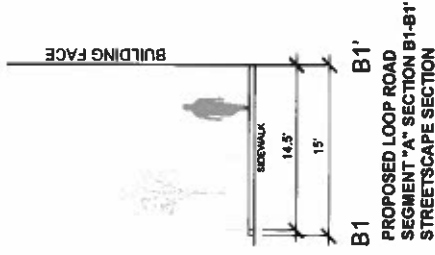
KEY PLAN



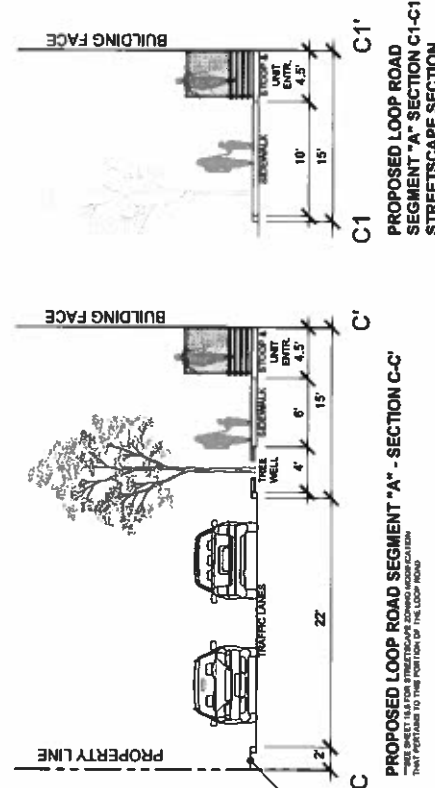
A HERNDON PARKWAY STREETSCAPE - SECTION A-A



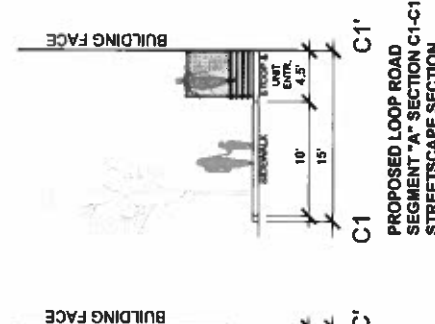
B PROPOSED LOOP ROAD SEGMENT "A" - SECTION B-B'



B1 PROPOSED LOOP ROAD SEGMENT "A" - SECTION B1-B1' STREETSCAPE SECTION

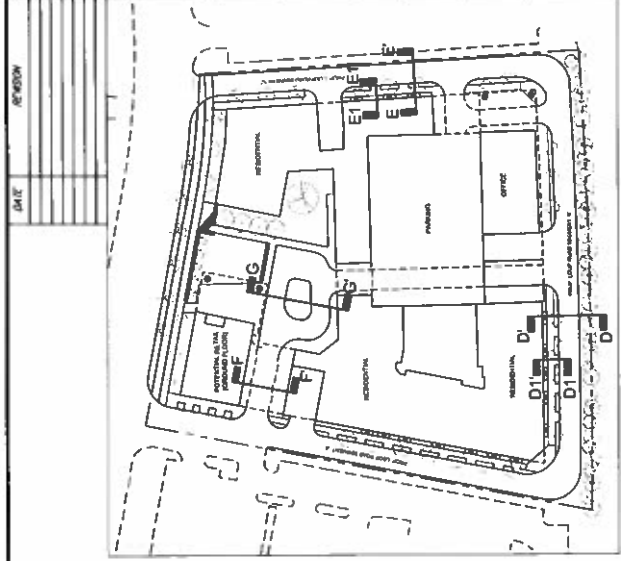


C PROPOSED LOOP ROAD SEGMENT "A" - SECTION C-C' STREETSCAPE SECTION

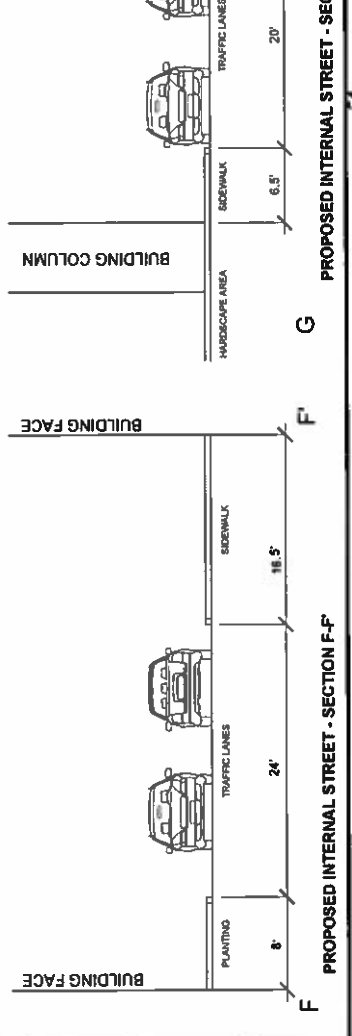
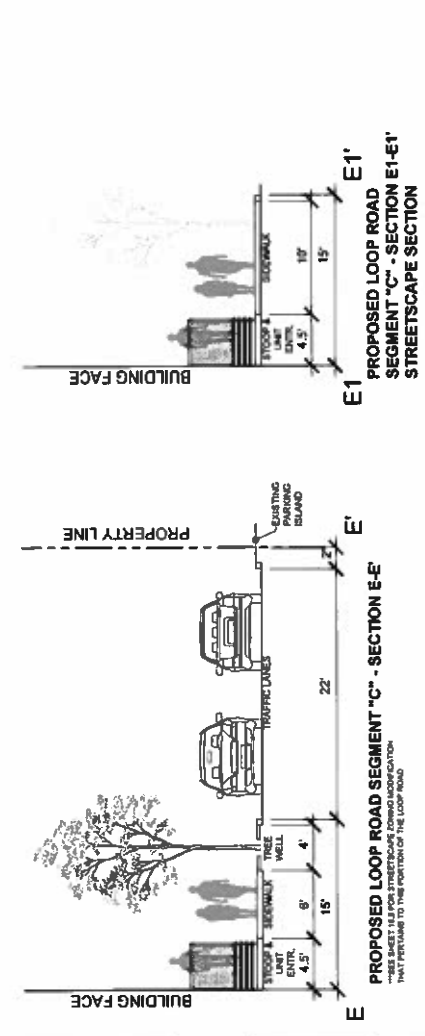
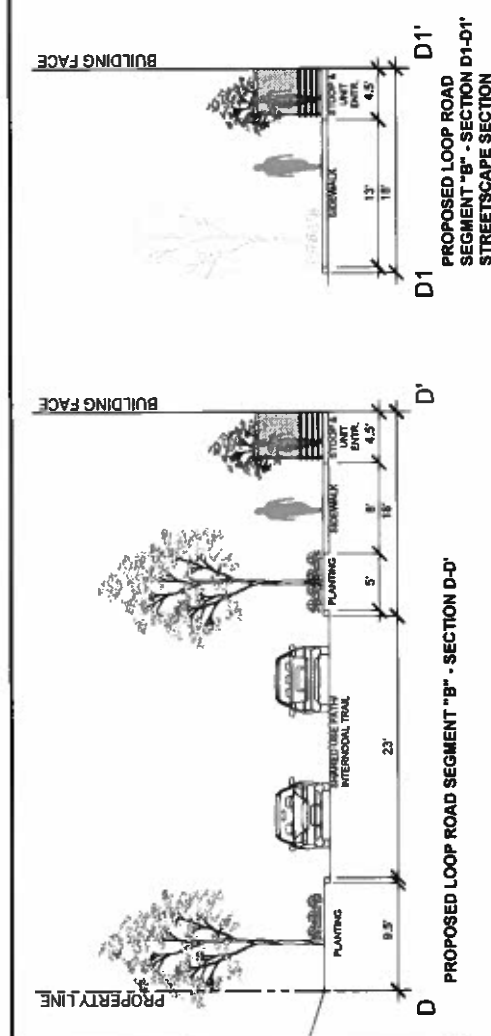


C1 PROPOSED LOOP ROAD SEGMENT "A" - SECTION C1-C1' STREETSCAPE SECTION

NOTE:
THIS DEVELOPMENT PLAN SUBMITTAL IS TO PROVIDE MORE DETAILED INFORMATION ABOUT THE PROJECT ROAD STREETSCAPES AND DEVELOPMENT PLAN ELEMENTS TO THE PUBLIC. THIS DEVELOPMENT PLAN SUBMITTAL IS FOR ILLUSTRATIVE PURPOSES ONLY. NO FOR CONSTRUCTION. DATED DECEMBER 28, 2021. THE DEVELOPMENT PLAN ELEMENTS FOR ILLUSTRATIVE PURPOSES ONLY. NO FOR CONSTRUCTION.



NOTE: THE DEVELOPMENT PLAN SHEET IS TO PROVIDE MORE DETAILED INFORMATION ABOUT THE PROJECT ROAD STREET SCAPES AND SECTIONS. IT IS BASED ON THE SAME PREPARED DEVELOPMENT PLAN SHEET. THIS DEVELOPMENT PLAN SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY. NOT FOR CONSTRUCTION.



DATE	REVISION

PENZANCE



BROWN / HADJI

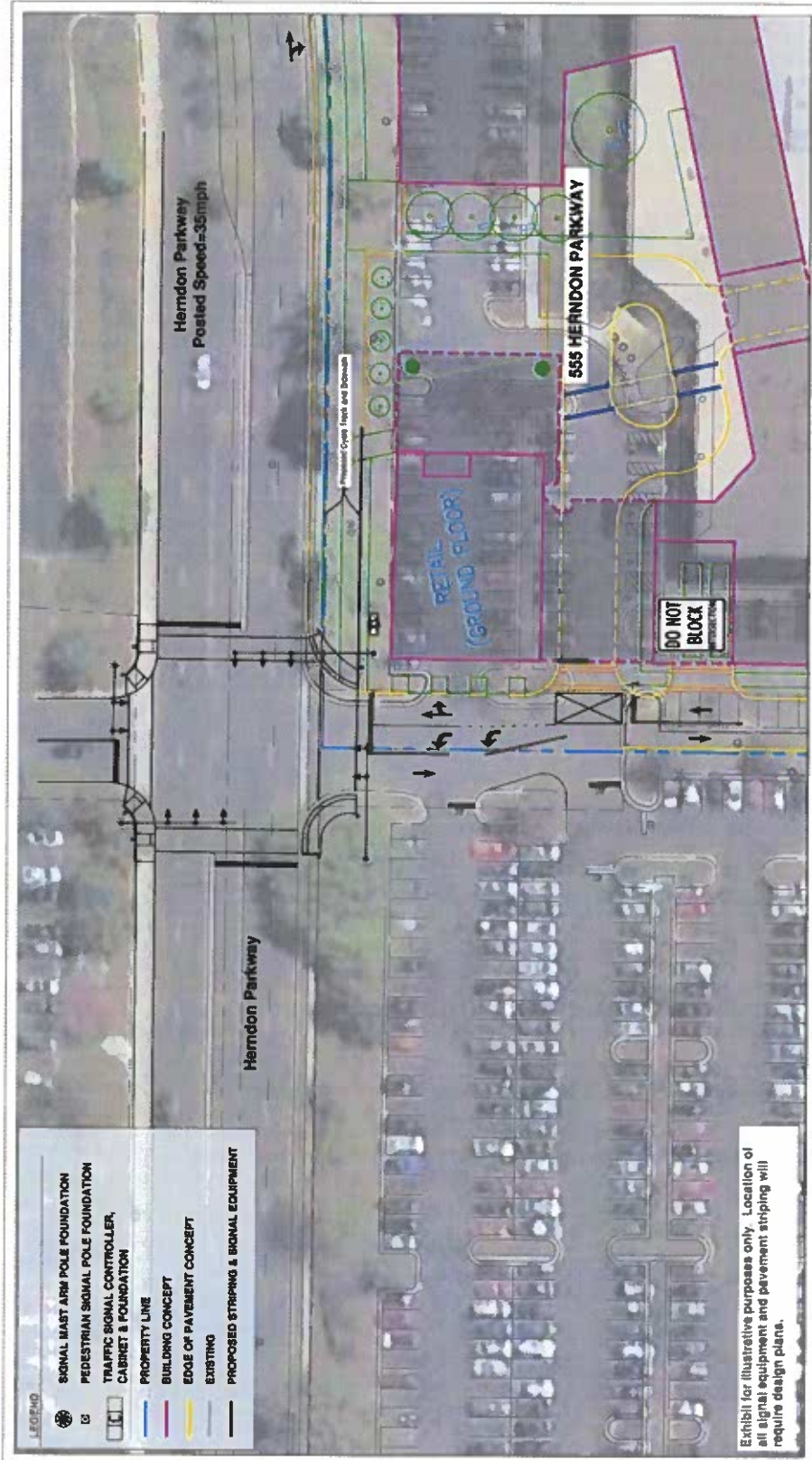


PRELIMINARY SIGNAL EXHIBIT (IF WARRANTED)

DEVELOPMENT PLAN
555 HERNDON PARKWAY
 TOWN OF HERNDON, VIRGINIA

PROJECT NO.	202202020
SCALE	A-1.5
DATE	11-16-2022
DRAWN BY	WJ
CHECKED BY	WJ
SHEET NO.	182 of 240

Attachment 1552
 22-O-28



LEGEND

	SIGNAL MAST ARM POLE FOUNDATION
	PEDESTRIAN SIGNAL POLE FOUNDATION
	TRAFFIC SIGNAL CONTROLLER, CABINET & FOUNDATION
	PROPERTY LINE
	BUILDING CONCEPT
	EDGE OF PAVEMENT CONCEPT
	EXISTING
	PROPOSED STRIPING & SIGNAL EQUIPMENT

Exhibit for illustrative purposes only. Location of all signal equipment and pavement striping will require design plans.

GOROVE SLADE
 Transportation Planners and Engineers

Herndon, VA
 Project# 2120.006



NOTE: SIGNAL WILL BE PROVIDED ONLY IF WARRANTED.

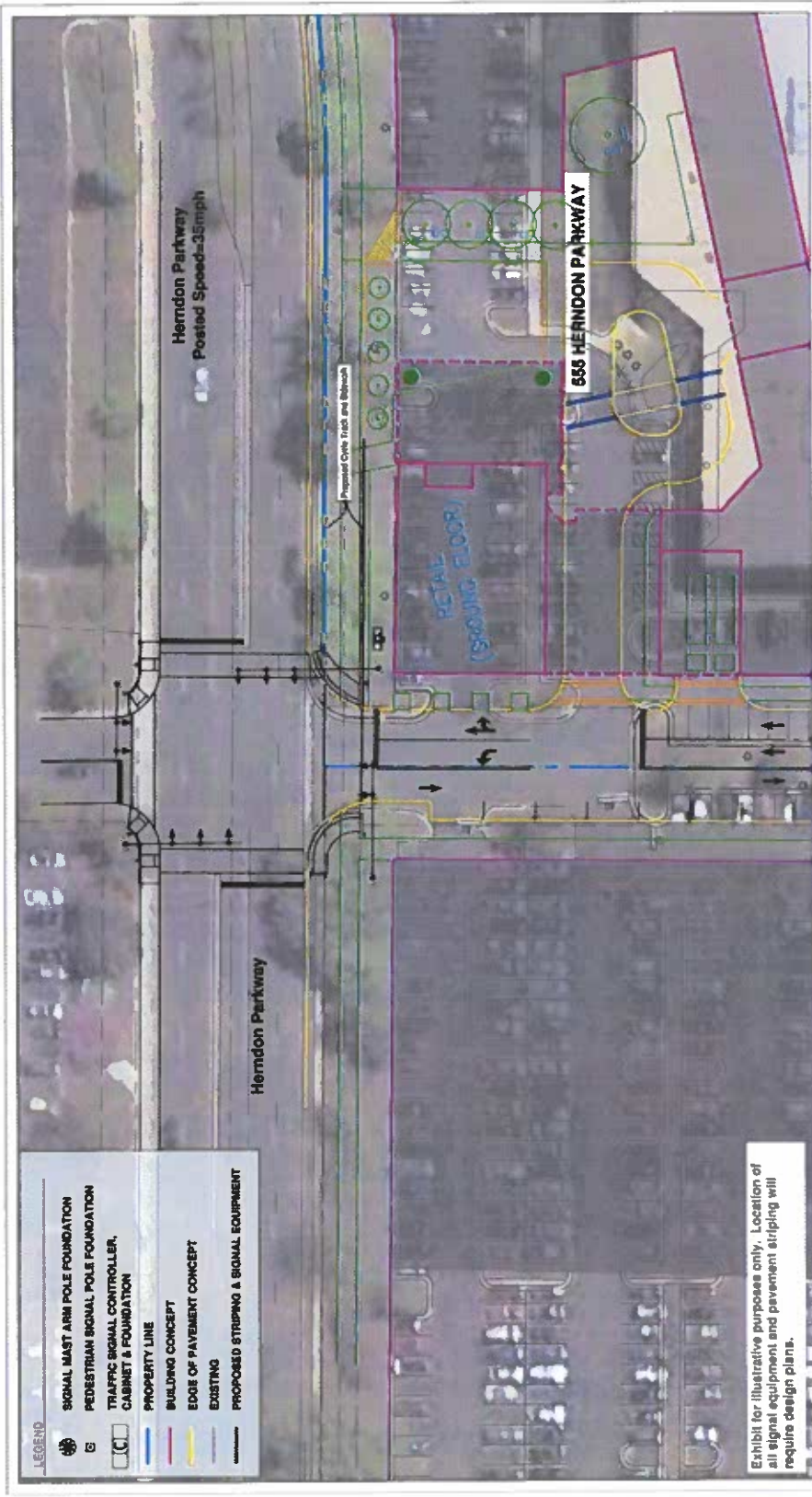
DATE	
REVISION	

PENZANCE
 Geotechnical SYSTEMS
 dcs
 WIRE GILL



ULTIMATE SIGNAL EXHIBIT (IF WARRANTED)
 DEVELOPMENT PLAN
 TOWN OF HERNDON, VIRGINIA
555 HERNDON PARKWAY

PROJECT NO: 7000.002.00
 SHEET: 24.5
 DATE: 11-19-2022
 DESIGNER: JRM
 CHECKER: JRM
 PLOT AN: 18.3 or 24.0



- LEGEND**
- SIGNAL MAST ARM POLE FOUNDATION
 - PEDESTRIAN SIGNAL POLE FOUNDATION
 - TRAFFIC SIGNAL CONTROLLER, CABINET & FOUNDATION
 - PROPERTY LINE
 - BUILDING CONCEPT
 - EDGE OF PAVEMENT CONCEPT
 - EXISTING
 - PROPOSED STRIPING & SIGNAL EQUIPMENT

Exhibit for illustrative purposes only. Location of all signal equipment and pavement striping will require design plans.

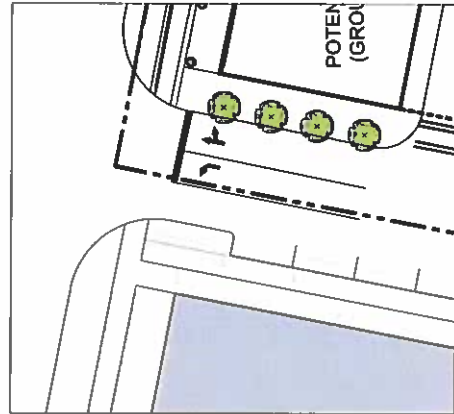
GOROVE SLADE
 Transportation Planners and Engineers
 Herndon, VA
 Project# 2120.006
 May 19, 2022
 Concept Exhibit - Ultimate Conditions
 Herndon Parkway @ 555 Herndon Parkway Entrance

NOTE: SIGNAL WILL BE PROVIDED ONLY IF WARRANTED.

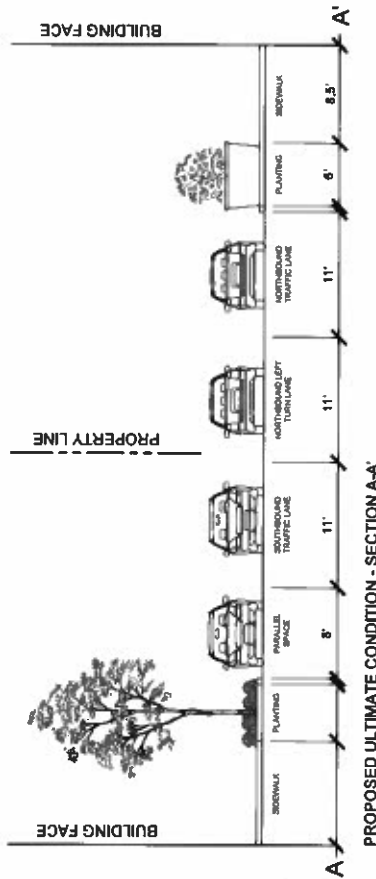
PROPOSED ULTIMATE CONDITIONS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. THIS IS NOT FOR CONSTRUCTION. DESIGN IS SUBJECT TO CHANGE WHEN ADJACENT PROPERTIES DEVELOP AND BASED ON FUTURE AGREEMENTS WITH ADJACENT PROPERTY OWNERS.

DATE	REVISION

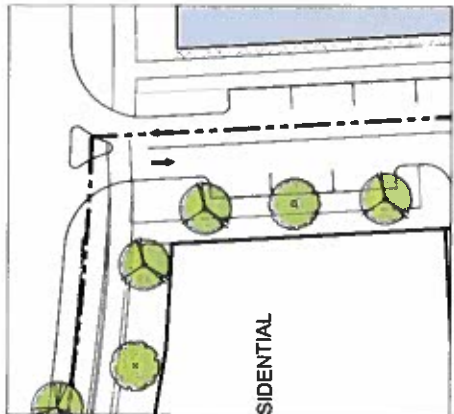
PENZANCE
 dcs
 BRODVI / SLAOS
 WIRE GILL



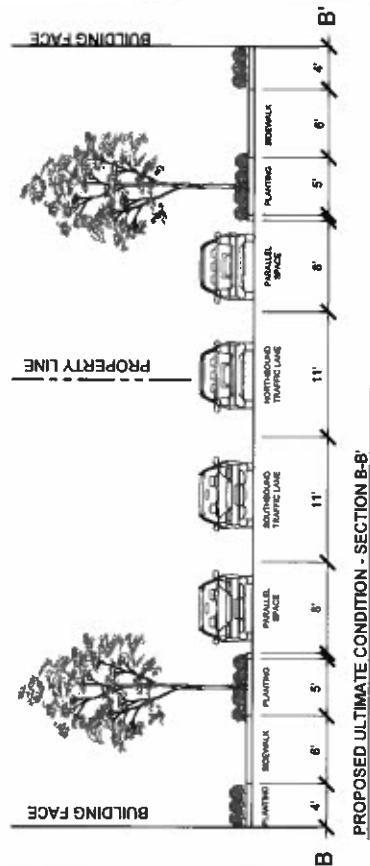
PROPOSED ULTIMATE CONDITION KEY PLAN - A-A



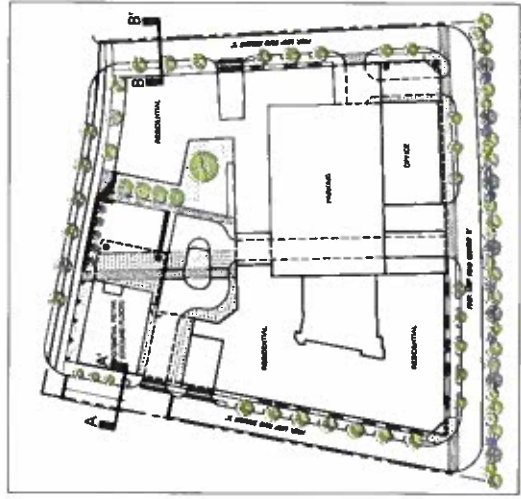
PROPOSED ULTIMATE CONDITION - SECTION A-A



PROPOSED ULTIMATE CONDITION KEY PLAN - B-B



PROPOSED ULTIMATE CONDITION - SECTION B-B



OVERALL KEY PLAN



PROF. ULTIMATE CONDITIONS OF LOOP ROAD SEGMENTS A & C

DEVELOPMENT PLAN
 555 HERNDON PARKWAY
 TOWN OF HERNDON, VIRGINIA

PROJECT NO: 7502200002
 SCALE: 1/4" = 1'-0"
 DATE: 11-18-2022
 DESIGNER: JH
 CHECKER: JH
 SHEET NO.

18.4 of 24.0
 Attachment 332
 22-O-28

DATE	REVISION

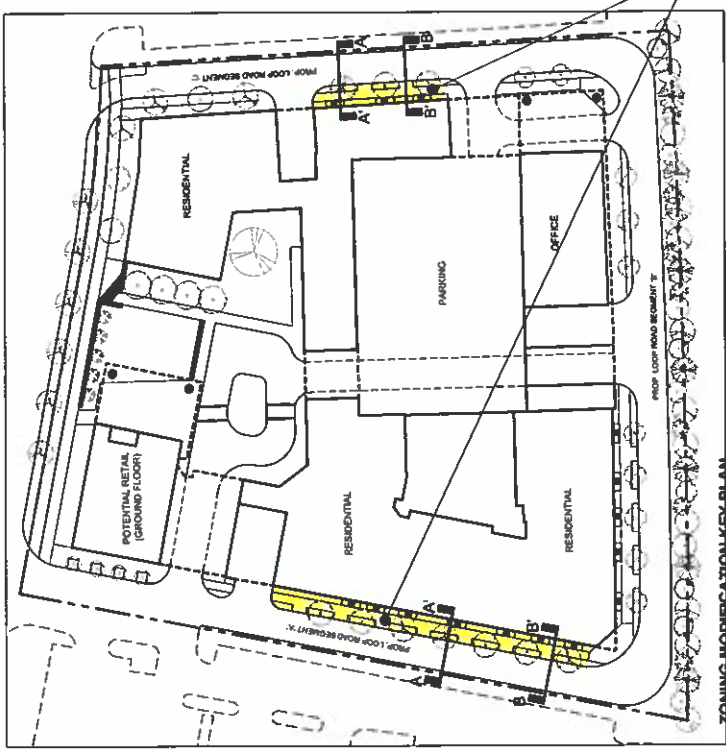
ZONING MODIFICATION: SIDEWALK AND TREE-VERGE DIMENSIONS

REQUIRED:
 TREE-VERGE = 5' WIDTH MINIMUM
 SIDEWALK = 8' WIDTH MINIMUM

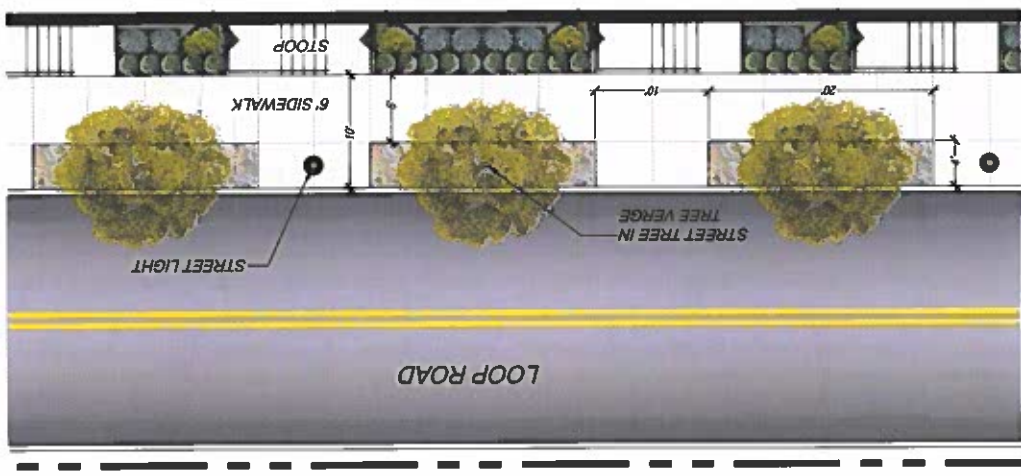
PROVIDED (MODIFICATION):
 TREE-VERGE = 4' WIDTH MINIMUM
 SIDEWALK = 8' WIDTH MINIMUM

ZONING MODIFICATION NARRATIVE:
 IN THE AREAS IDENTIFIED IN THE "KEY MAP" (TO THE LEFT), THE MODIFICATIONS TO STREETSCAPE DIMENSIONS, AS SPECIFIED ABOVE, HAVE BEEN REQUESTED. THESE MODIFICATIONS APPLY ONLY TO THE PORTIONS OF THE DEVELOPMENT FRONTAGE THAT ARE RESIDENTIAL. THESE STREETSCAPES ARE OF STREET LEVEL AND TO UNITS, RESIDENTIAL-SCALED SIDEWALKS, AND TREE-VERGE AREAS WITH STREET TREES AND OTHER GRASSY PLANTINGS. DUE TO THE RESIDENTIAL NATURE OF THESE PORTIONS OF THE BUILDING FRONTAGE, AND THE LIMITED HEIGHT OF THE BUILDINGS ALONG THESE FRONTAGES, THE WIDTH OF THE STREETSCAPES HAS BEEN REDUCED AS REQUESTED, AS SHOWN IN THE BELOW TYPICAL PLAN AND SECTION VIEWS. TO ACCOMMODATE THE GROWTH OF HEALTHY STREET TREES IN THESE AREAS, THE LENGTH OF THE "TREE WELLS" HAS BEEN INCREASED TO PROVIDE AMPLE SOIL VOLUME AND AERATION FOR THE TREES AND VEGETATION ALONG THE STREETS. THE PAVEMENT SECTIONS SEPARATING THESE "TREE WELLS" ARE FOR FUTURE PARALLEL PARKING ACCESS (AS SHOWN IN THE ULTIMATE CONDITION OF THE LOOP ROAD) AND ALSO FOR THE ACCESS OF STREET LIGHTS AND OTHER STREETSCAPE FEATURES THAT MAY BE PROVIDED. THESE AREAS ALSO SERVE TO CREATE A VARIABLE AND INTERESTING STREETSCAPE AS PEDESTRIANS TRAVERSE THE SITE.

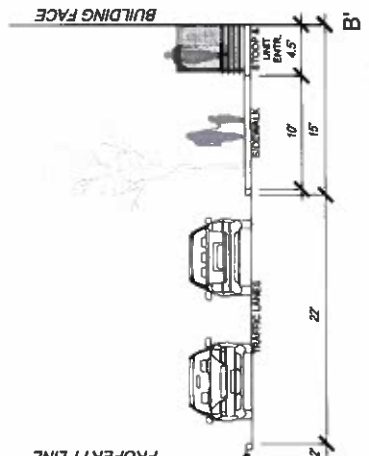
HIGHLIGHTED AREAS INDICATE PORTIONS OF STREETSCAPE THAT ARE SUBJECT TO THIS ZONING MODIFICATION



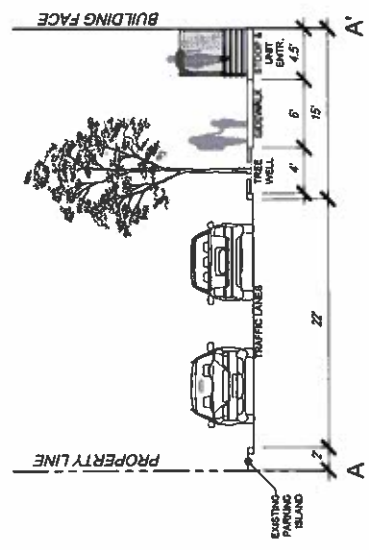
ZONING-MODIFICATION KEY PLAN



MODIFIED STREETSCAPE - TYPICAL PLAN VIEW



MODIFIED STREETSCAPE - TYPICAL SECTION B-B'



MODIFIED STREETSCAPE - TYPICAL SECTION A-A'

DATE _____

REVISION _____

Decorative Paving Examples



Bench Examples



Waste Receptacle Examples



Bicycle Rack Examples



Site Lighting Examples



DEZANCE

development CONSULTANTS

dcs

SCROVI / SLADE

WIRE GILL



ILLUSTRATIVE DESIGN AMENITIES

DEVELOPMENT PLAN
655 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

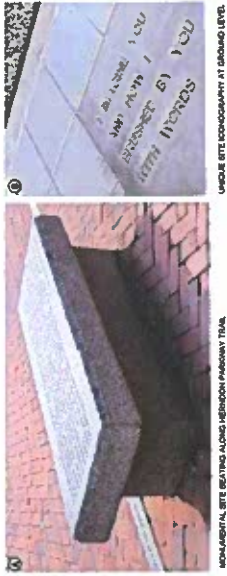
PROJECT NO. 202000000000
SCALE: AS NOTED
DATE: 11-18-2021
DESIGNER: JFM
DRAWN: JFM
CHECKED:
SHEET NO.

19.0 of 24.0

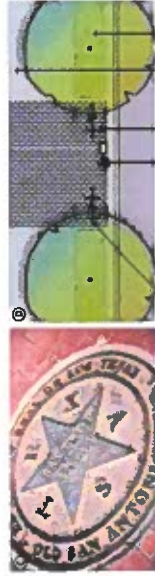
THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY
DESIGNS AND FEATURES ARE SUBJECT ARB REVIEW.

SIDEWALK AND STREETSCAPE DESIGN

Incorporating streetscape design consistent with HTOC Design Guidelines and Specific to Herndon



MONUMENTAL SITE SIGNING ALONG HERNDON HIGHWAY TRAIL



UNIQUE SITE COORDINATE AT GROUND LEVEL

UNIQUE SITE COORDINATE AT GROUND LEVEL

UNIQUE SITE COORDINATE AT GROUND LEVEL

UNIQUE SITE COORDINATE AT GROUND LEVEL

SIGNAGE AND WAYFINDING

Well designed wayfinding and other signage that coordinates with the town's existing program



REMOVE EXISTING WOOD SIGNPOST TO KEY DESTINATION WITHIN THE TOWN



UNIQUE BANNER SIGN TO MATCH EXISTING TOWN THEMES



REMOVE EXISTING LOCATION OF ONE-SIDE CLIPART AND REPAIR DESTINATION

SITE MOUNTAIN CLIPART UNIQUE TO THE TOWN

FOCAL POINTS

Creating focal points on the site unique to Herndon



SMALLER, PEDESTRIAN SCALE ART INSTALLATION ALONG HERNDON PARKWAY FRONTAGE



NOTE: ALL LOCATIONS OF ELEMENTS SHOWN ON THE BELOW PLAN ARE CONCEPTUAL

KEY MAP



LARGE, MONUMENTAL SCALE ARTWORK INSTALLATION AS A CONTRAST TO THE COURTYARD AND SCENE SITE DESIGN

DECORATIVE BUILDING ELEMENTS

Incorporating design elements that tie into The Town's history and heritage, including temporary screening and site elements for use during the building's interim condition.



LOCAL HERITAGE ART WALL WITH A THEMIC DETAILED WALL ART FOR LOOKING AT CLOSELY, AND DISCOURAGED TOUCH AND INTERACTION



LOCAL HERITAGE ART WALL WITH A THEMIC, LARGE SPACING ART, FRAMED AND SCALED TO PEDESTRIAN SCALE FOR VIEWING FROM ARTWORK DISTANCE



LOCAL HERITAGE ART WALL WITH A THEMIC, SMALL SCALE, FOR VIEWING FROM NEAR

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY. DESIGNS AND FEATURES ARE SUBJECT ARB REVIEW.

Retail Sidewalk - Sidewalk goes all the way to the building to offer maximum tenant flexibility. Colonial planters containing fastigate trees and a mix of perennials and shrubs between the building and sidewalk circulation space help reduce the scale of the building. The fastigate trees provide a year-round architectural feature. The sidewalk will also better serve future parallel parking on this block. Trees are not able to be placed along the curb line due to a shallow storm water pipe in this location.



Site Elements - Areas along the perimeter road such as this marked by decorative pavers offer an opportunity for site furnishings like benches, planters, bike racks, and trash receptacles creating small "garden rooms" around the property.



Tree Wells - Street trees provided in tree wells against the curb-line. The sidewalk is placed against the building. This allows for larger-canopy street trees.

South Side Plantings - More naturalized and varied plantings to provide buffer from highway.



Herndon Parkway - To be planted per the revised Streetscape Manual with a mix of trees in planting strips.



East Sidewalk - Larger shade trees help reduce the scale of the architecture along this blank facade frontage. Grade is sloping and lower than the Finished Floor Elevation of the retail floor.



South Sidewalk (Sugarland Run Trail Pedestrian Connection) - Medium sized shade trees, shrubs, and attractive street lighting that compliments the proposed architecture helps to enhance this pedestrian travel way.

DATE	REVISION



ILLUSTRATIVE LANDSCAPE -
STREETSCAPE

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO.	1502200210
SCALE	AS SHOWN
DATE	11-16-2022
DRAWN BY	AK
CHECKED BY	AK
SHEET NO.	20.0 - 24.0

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY. DESIGNS AND FEATURES ARE SUBJECT ARB REVIEW.



Feature Area - Pedestrian accessible area that can be used as an area for public art, large architectural planter, or vertical focal or themed element can be located here.



Retail Streetscape - Adequate width for circulation and dedicated areas for active space where street furniture will be located. Design of which will be based on final architectural design and door placement.



Lawn Panel - Large non-hardscaped open areas that can be programmed or non-programmed space, usually lacking desired amenity area. Turf can be natural or artificial depending on the final engineering of the structure beneath.



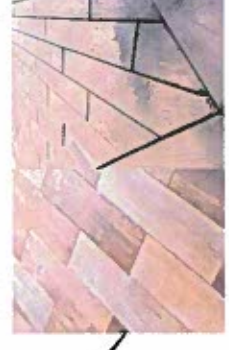
Softscape - Softer, and a more residential plant palette in a less formal planting arrangement contrasts nicely with the more geometric and regimented hardscape and architecture. Helps to bring a human scale to the plaza.



Planters - Wood grain concrete will match the seat/planter walls in the main section of the plaza. Texture matched wood used on architectural concepts and provides a "softer" and "casual" feel. Composite planters can accent entrances and bring color to facades around the remainder of the development in lieu of in-grade planters.



Seat/Planter Wall - Wood grain concrete product to hold bermed soil of planting beds and provide casual seating in addition to benches. Texture matched wood used on architectural concepts and provides a "softer" and "casual" feel. Could also be a board-form concrete or simulated stone.



Paver Inlays - Accent paving in texture and colors to match or contrast with the architecture. Options include wood-grained plank pavers, outdoor porcelain tile, or pavers slabs such as the above pictured flamed bluestone.

			ILLUSTRATIVE LANDSCAPE - TOWN OF HERNDON, VIRGINIA 555 HERNDON PARKWAY DEVELOPMENT PLAN	PROJECT NO: 12024/02/20 SCALE: AS SHOWN DATE: 11-16-2022 DRAWN BY: [Name] CHECKED BY: [Name] SHEET NO: 21.0 of 24.0
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DESIGNS AND FEATURES ARE SUBJECT ARB REVIEW.

DATE	REVISION



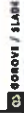
Private Amenities on Podium - Some suggested and planned amenities that may be made available to residents of the development include many features illustrated with the images on this sheet. Design is subject to the final architecture of the building.



Outdoor Fire Pit and Lounge Area



PENZANCE



ON-PODIUM
PRIVATE AMENITIES

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.002.00
SCALE: AS NOTED
DATE: 11-08-2022
DRAWN BY: [Name]
CHECKED BY: [Name]
SHEET NO.

22.0 of 24.0
Attachment 332
22-O-28

DATE	REVISION
02/28/2023	REVISED

PENZANCE



ARBONTE / BLAKE

WIRE GILL



SUSTAINABLE PRACTICES

DEVELOPMENT PLAN

TOWN OF HERNDON, VIRGINIA

655 HERNDON PARKWAY

PROJECT NO. 6000 002 00
SCALE: AS SHOWN
DATE: 4-8-2023
DESIGN: JA
DRAWN: JA
CHECKED: JA
SHEET NO.

23.0 x 24.0

Attachment 352

22-O-28



SUSTAINABLE PRACTICES: THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY. DESIGNS AND FEATURES ARE SUBJECT TO TOWN APPROVAL PURSUANT TO PROFFER 5.e.

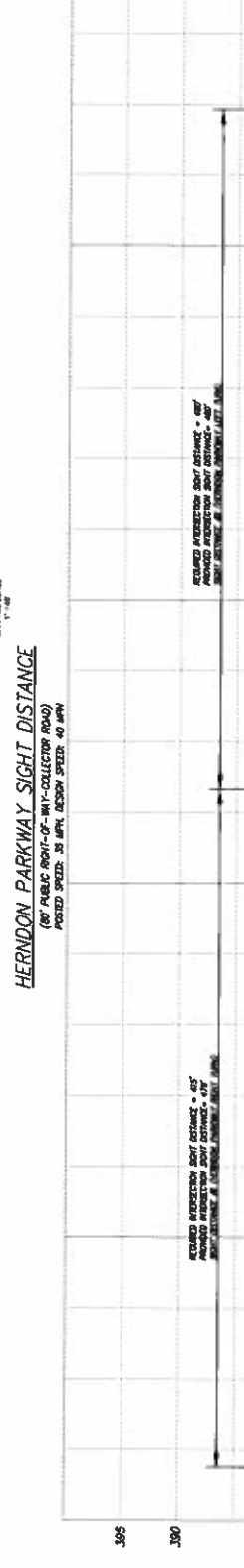
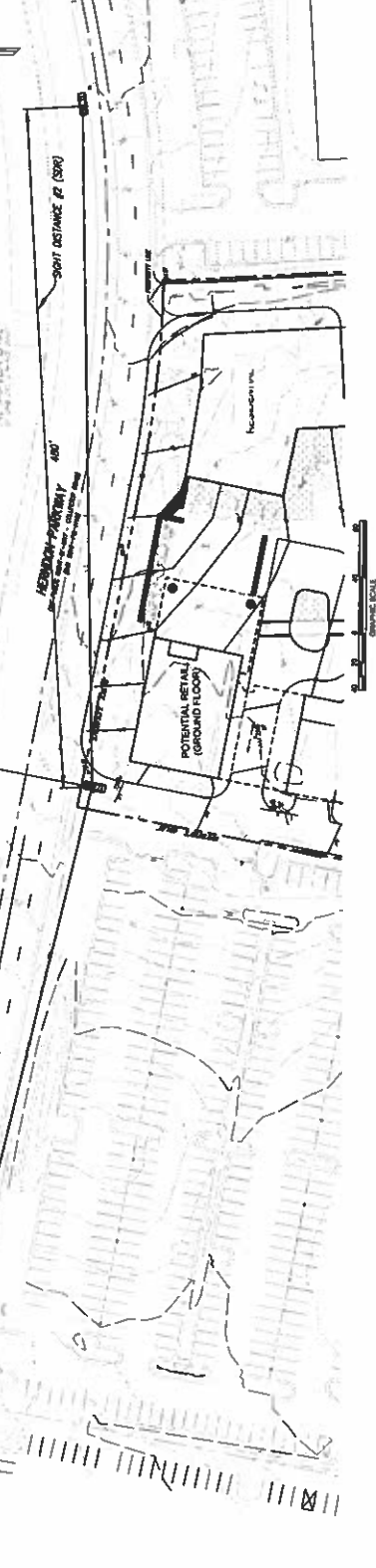
INDEPENDENT ENGINEERS AND ARCHITECTS
1000 N. BRUNNEN
DUNEDIN, FLORIDA 33511
TEL: 662-498-5321
WWW.IEA-ARCH.COM

655 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA
DEVELOPMENT PLAN

SITE DISTANCE
PLAN & PROFILES

PROJECT NO. 2000-0010
SCALE: SEE DRAWING
DATE: 11-14-2022
DESIGNER: JLP
DRAWN: JLP
CHECKED: JLP
SHEET NO. 24.0 OF 24.0

DATE	REVISION



HERNDON PARKWAY SIGHT DISTANCE
(60' PUBLIC RIGHT-OF-WAY-COLLECTOR ROAD)
POSTED SPEED: 35 MPH, DESIGN SPEED: 40 MPH

395
390
380
370
360
350

0+00
0+400