TOWN COUNCIL
REGULAR MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Tuesday, March 26, 2024 | 7:00 PM

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1. **Call to Order**
2. **Pledge of Allegiance to the Flag of the United States of America**
3. **Presentations/Reports/Comments**
   a. Proclamation to recognize Women's History Month
   b. Town Manager Report
   c. Councilmember Comments
4. **Comments from the Audience**
   Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.
5. **Public Hearings**
   a. Ordinance 24-O-06 to approve Zoning Map Amendment ZMA #22-02, 13100 and 13150 Worldgate Drive, in the Planned Development-Worldgate (PD-W) zoning district with proffered conditions to allow the redevelopment of the site with single-family attached and multi-family residential uses.
   b. Resolution 24-G-15 to adopt the Town of Herndon 2024-2029 Strategic Plan
6. **Consent**
   a. Ordinance 24-O-07 to amend the Herndon Town Code, Chapter 74 (UTILITIES), Article IV (Billing Procedures), Section 74-424 to add language thereto relating to residential water-sewer leaks

b. Resolution 24-G-16 to initiate consideration of a Zoning Ordinance Text Amendment ZOTA #24-01 to amend Chapter 78 (ZONING), Article XV (Decision-Making Authorities, Application Review, and Permitting), Section 78-152.2(b)(3) (Fees for Development Applications) to adjust development fees for inflation to current rates

c. Resolution 24-G-17 to authorize the Town Manager to submit a grant application to the Office of the Secretary of Transportation, United States Department of Transportation, for federal funding under the Safe Streets and Roads for All (SS4A) program, to be directed towards the development of a Safety Action Plan for the Town

d. Resolution 24-G-18 to authorize the Town Manager to submit a Creative Communities Partnership Grant Application to the Virginia Commission for the Arts

e. Ordinance 24-O-08 to approve and authorize the Mayor to sign a lease agreement between the Town and Herndon Historical Society for space at 717 Lynn Street, commonly known as the Depot

f. Resolution 24-G-19 to appoint a member to the Historic District Review Board

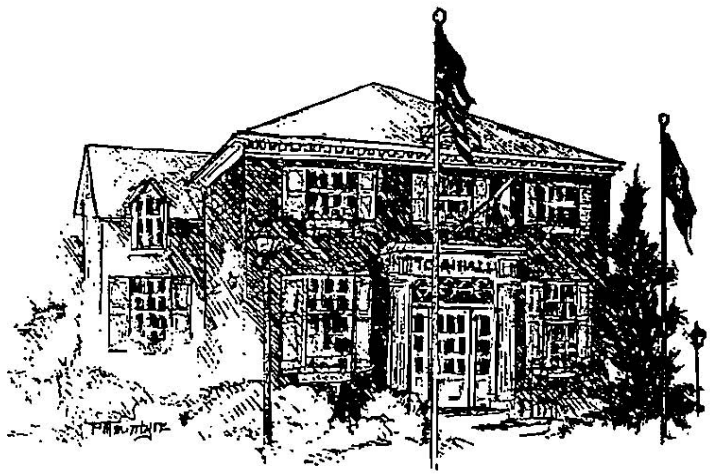
7. Closed Meeting

a. A closed meeting pursuant to the:

- Code of Virginia Section 2.2-3711 (A)(3), a matter involving a discussion or consideration of the acquisition of real property for a public purpose in the downtown because discussion in an open meeting would adversely affect the town's bargaining position or negotiating strategy; and
- Code of Virginia Section 2.2-3711(A)(8), consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, relating to real estate in the downtown and relating to an intergovernmental matter.

8. Adjournment

Interpretación en Español está disponible en esta sesión.



TOWN OF HERNDON, VIRGINIA
PROCLAMATION
WOMEN'S HISTORY MONTH
MARCH 2024

In 1981, the National Women's History Project (NWHP) ~ an educational, nonprofit organization that recognizes and celebrates the accomplishments of women ~ petitioned the United States Congress to declare "National Women's History Week," which was celebrated for several years. Six years later, the NWHP successfully petitioned the Congress to expand the celebration of women's history to the month of March. From then on, March has been designated as **Women's History Month** across the country, to recognize the countless recorded and unrecorded contributions that women from every race and ethnic background have made to grow and strengthen our nation.

As we celebrate **Women's History Month** in Herndon, we remember that throughout history, women have demonstrated outstanding leadership in the areas of business, government, law, science, medicine, the arts, education and many other fields, and have comprised a significant portion of the labor force, working both inside and outside of the home. Women have been instrumental during times of war, serving in our nation's armed forces to defend the United States, and have taken an important role in serving our communities, particularly through volunteerism and in establishing charitable, philanthropic, and cultural institutions.

Therefore, the Mayor of the Town of Herndon, together with the Herndon Town Council, hereby proclaims the month of March 2024 as **Women's History Month** in the Town of Herndon, together with this year's theme, "Women Who Advocate for Equity, Diversity, and Inclusion," to recognize women who take the lead on eliminating bias and discrimination, and to celebrate women who work toward inclusion, equity, and fairness.

Town Council Regular Meeting
Agenda Item 5.a.

Agenda Item: **Ordinance 24-O-06 to approve Zoning Map Amendment ZMA #22-02, 13100 and 13150 Worldgate Drive, in the Planned Development-Worldgate (PD-W) zoning district with proffered conditions to allow the redevelopment of the site with single-family attached and multi-family residential uses.**

Meeting Date: March 26, 2024

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:
This is a rezoning application that, if adopted, would change the zoning of the subject parcels to allow for the land uses as proposed and in accordance with the Generalized Development Plan and Proffer Statement. The proposal includes the demolition of two existing office buildings and part of an existing parking garage and redevelopment with approximately 460 residential units. The application includes requests for nine zoning modifications. The traffic impact analysis for the project concluded that the project would reduce the traffic generated from the site. More information is provided in the staff report.

Background:
This application has been reviewed for the past year by staff, the ARB, and the Planning Commission. The site was originally approved for development and constructed prior to the Town of Herndon having land use control over the Worldgate Development. This area of town was annexed from Fairfax County and land use control was ceded to the town in 2005. More information is provided in the staff report.

UPDATE: Prior to the Town Council work session, the applicant provided a revised Proffer Statement that made several minor clerical edits and addressed the staff comment regarding the need for a license agreement as issued by the Town Council for private improvements within the public right-of-way. A revised Generalized Development Plan was also provided that corrected a mistake in the parking tabulations. This correction does not impact the provided parking as proposed, it simply adjusted a number to make it consistent with what is shown.

Budget Impact:
The redevelopment of the site with multi-family and single-family attached dwellings is expected to alter the tax revenues compared to the existing vacant office land use. There are also cash contributions being offered by the applicant as part of the proffer

statement meant to assist in mitigating the impact of the development.

Recommendation:
Staff is recommending adoption of the draft ordinance with proffered conditions, as provided.

Attachments:
1. Staff Report
2. Ordinance (Proposed)
3. PC Resolution
4. Statement of Justification
5. Proffer Statement - Revised and Signed
6. Generalized Development Plan - Revised
7. Combined Modifications and Exhibits
8. Transportation Impact Study
9. ARB Memo

STAFF REPORT

Agenda Item: Ordinance to approve Zoning Map Amendment ZMA #22-02, 13100 and 13150 Worldgate Drive, in the Planned Development-Worldgate (PD-W) zoning district with proffered conditions to allow the redevelopment of the site with single-family attached and multi-family residential uses

Meeting Date: March 26, 2024

Staff Contact: Bryce A. Perry, Deputy Director, Community Development

Summary Information:

Proposed Modification	To rezone the subject parcels to permit redevelopment with a combined 450 multi-family and single-family attached residential units.
Address	13100 & 13150 Worldgate Drive
Fairfax County Tax Map Number	0161-02-0025 & 0163-02-0002A
Owners	AM Worldgate Owner, LLC.
Applicant	Boston Properties
Property Use	Existing Office, Proposed Residential
Zoning District	PD-W, Planned Development-Worldgate
Adjacent Zoning	North: C-O; Commercial Office, PD-R; Planned Development - Residential East: PD-W; Planned Development - Worldgate South: PD-W; Planned Development - Worldgate West: C-6; Community Retail (FFX CO)
Total Site Area	10.42 Acres
Proposed Density	1.34 FAR
Building Sizes	Existing Total- 348,545SF / Proposed Total– 610,000SF
Comprehensive Plan Land Use Designation	Regional Corridor Mixed Use

Location Map:

Background & Site Description:
These parcels are located at the northeast corner of the Worldgate Drive/Elden Street/Centerville Road intersection. They have approximately 850' of frontage along Worldgate Drive and 375' of frontage along Elden Street. The current development is accessed via Wiltshire Lane, a private street along the eastern boundary with an existing signalized intersection at Worldgate Drive. The parcels' elevation drops about 22' west to east with a notable 14' difference between Elden Street grade and the grade at the building line. The parcels are approximately .8 miles from both the Herndon Metrorail Station and the Innovation Metrorail Station and one mile to downtown Herndon. The site is improved with an office building, a stand-alone structured parking garage, some surface parking and driveways, and various areas of green space and mature landscaping. The site was developed starting in the late 1980s and is currently vacant. The applicant is proposing to demolish these improvements with the exception of the western half of the parking garage, which will be retained for use by the multi-family residential building.

Worldgate Development. These properties are part of an area that was master planned and largely developed while the parcels were outside of the Town of Herndon limits. The area known as Worldgate located on either side of Worldgate Drive was master planned as a cohesive, mixed-use, and high-density neighborhood within Fairfax

County. It was annexed by the town in the late 1980s, however zoning and land development control was not ceded to the town until 2005.

Principal Sources of Regulation and Guidance. Zoning Map Amendments are specifically regulated under Section 78-155.1 of the zoning ordinance and Section 78-50.9 of the ordinance contains the PD-W zoning district specific standards. New development is further guided by the Land Use and Transportation chapters of the 2030 Comprehensive Plan.

Staff Review. The town's development review team preliminarily reviewed the first two submissions of this application over the past year and subsequently provided technical reviews of the three later submissions that have occurred since the case was scheduled for Planning Commission. While staff continued to provide comments that necessitated revision to the application as proposed throughout all previous submissions, the current iteration being presented to the Town Council appears to have addressed the prior items raised by staff, however staff will be providing a final check to ensure all previous comments have been fully resolved. There are some minor proffer refinements that remain on-going that staff will be coordinating with the applicant on.

Neighborhood Meetings. The applicant held two neighborhood meetings, one virtual and one in-person at the subject properties to provide information directly to abutting residential communities. Direct mailings and communication with community associations were part of the notifications done by the applicant for these meetings.

Architectural Review Board (ARB) Evaluation. The building design of the project was reviewed at two ARB work sessions. A report on the ARB findings of those reviews was provided to the Planning Commission there its consideration during its review. Following an approved rezoning and approved site plan, the application would return to the Architectural Review Board as an official item for the Board's formal review of the project's design.

Planning Commission Review. The Planning Commission reviewed this application at its meetings in December, January, and February, and has provided a resolution recommending approval. The resolution cites an acknowledgement that the further refinement of the proffers for clarity, consistency, and enforceability may have been necessary prior to Town Council Review and further stated the need for the plan to be reviewed by the Fairfax County Fire Marshall also prior to Town Council review. Both of those items have now been addressed with the application as resubmitted and presented to the Town Council.

Town Council Review. The Town Council provides the final review for rezoning applications and decides the legislative action. If the council adopted the ordinance, a draft of which has been provided by staff, the zoning for the subject parcels would be changed to permit the residential land uses as proposed and described in the application.

Case Details & Proposal:

Land Use Program

The overall land use program for the redevelopment proposed is listed below.

Total Residential GFA	610,000SF (461 units)
Multi-Family GFA	374,000SF (359 units)
Stacked Unit GFA	111,000SF (52 units)
Townhouse GFA	125,000SF (49 units)
Density	1.34FAR

The project has two phases which may be constructed concurrently or separately. One phase is comprised of a 5-story multi-family building paired with the western half of the existing 2-floor structured parking garage. The other phase consists of 4-story townhouses and two-over-two stacked residential units with individual garages, driveways, and on-street parking.

Architecture, Site, & Urban Design

The site is designed as a cohesive development with singular architectural language, shared points of access, and an urban layout. The multi-family building abuts the public streetscape, lines two open courtyards with private amenity spaces and forms a partial liner for the garage. The building itself manages volume, mass, and scale with wall plane offsets and façade treatments that create an appearance of multiple smaller buildings. The forms, lines, exterior cladding, and color pallets for all buildings in the development are contemporary. Flat roofs, simple detailing, and large windows carry through on the contemporary aesthetic. The townhouses and stacked units have two-car garages in the rear and options for both roof decks and cantilevered decks. Some of the ground floor units in the multi-family building will include patios. The entrance and lobby for the multi-family building is located off an internal street and all townhouses and stacked units front either a public street, private street, or private mews. Six open spaces are provided, three of which are private. The remaining three open spaces include amenities and focal points available and accessible to the public.

Transportation

The site would be accessed from an entrance off Wiltshire Lane and a new right-in only entrance along Worldgate Drive. A street grid of private streets and alleys provide access to the structured garage and the individual driveways/garages. The streets would be overlaid with both emergency and public access easements.

All internal streets will include ADA-compliant sidewalks designed with street tree verges and the public streets will be improved in accordance with town streetscape standards. Public access easements are proposed for internal sidewalks connecting to a proposed new trail along the northern boundary of the site. This trail would be accessible to the public and provide a missing link to an existing trail network that

provides a pedestrian connection from Elden Street to the Herndon Metrorail Station. Substantial bicycle parking is provided including public bike racks with streetscapes.

The site is currently served by two public bus stops. The redevelopment would involve relocation and upgrade of both stops with shelters, benches, and refuse receptacles. The stop along Elden Street would also include a bus pull-off bay to reduce traffic impacts.

A Traffic Impact Analysis (TIA) was conducted and concluded that the proposed development reduces that traffic by 1448 daily trips when compared to the existing office use with the most significant reductions during peak hours. The analysis concluded acceptable levels of service at and queue lengths at study intersections for the full build-out conditions.

The proposal includes a commitment to establish and operate a Transportation Demand Management (TDM) program with the goal of reduced single occupancy vehicle trips.

Modifications
The applicant is requesting nine modifications as part of this case. They are further explained and evaluated in the modification evaluation table in the analysis portion of this report.

Proffers
A proffer statement with several provisions and commitments volunteered by the applicant to help offset the impacts of the development has been provided. They are further explained in the analysis portion of this report.

Staff Analysis:

Zoning Ordinance Compliance
This plan is largely governed by Section 78-50.9 of the zoning ordinance which includes dimensional standards, principal and accessory land use allowances, open space provisions, site planning standards, and building design standards. If the rezoning is approved, zoning ordinance compliance will be monitored as the project progresses through site plan, ARB, and building permitting review processes. As proposed, this case appears to meet all applicable regulations found in the zoning ordinance with the exceptions of the nine zoning modifications being requested.

Density & Land Use
The project proposes a density of 1.34 FAR. The zoning for PD-W permits FARs up to 1.5 by-right, and up to 2.5 with Town Council approval and in accordance with specific standards. In the original rezoning of Worldgate done prior to the town annexation, the proposed residential uses are permitted as secondary uses and as such cannot exceed 50% of the total GFA allowed for the entire Worldgate development. When accounting

for existing residential within Worldgate, a maximum of 610,151 GFA of potential residential remains. The proposed development remains just below that threshold and is therefore permitted under the current zoning conditions.

Modifications

Zoning modifications, or case specific relief from certain regulations of the zoning ordinances may be approved with rezoning applications. The table below lists the proposed modifications and provides notes on current staff assessments.

#	Modification Request	Explanation	Staff Comments
1.	parking reduction for multi-family (Section 78-100.2(a))	Multi-family building would be deficient 86 (15%) spaces.	Provided parking study evaluates the parking provided and the parking demand of similar projects. It also compares parking rates used in Fairfax County and industry standard demand rates. The proposed parking is aligned closely with recently adopted parking rates and may be appropriate in areas with proximity to transit and walkable neighborhood services.
2.	reduction in width of street along building frontage (Section 78-30.6(b)(1))	One alley is 24’ wide instead of the required 30’ wide.	This reduction in width has no detrimental impact to site design or circulation and allows for a wider mews area.
3.	reduction in minimum townhouse widths (Section 78-30.6(b)(2)(d) and (e))	The townhouse widths are 20’ and 22’ for end units instead of the required 22’ and 24’ for end units.	The GDP includes unit floorplans showing how the reduction is managed. Staff does not see any reduction in functionality of the internal spaces.
4.	increase in wall plane off-sets (Section 78-30.6(b)(3)(c)	The multi-family has façade offsets at greater distances than the required 50’.	The intent of this requirement is to break up long buildings in an effort to manage mass and form. The ARB opined that the building as proposed successfully achieves that goal.
5.	reduction in site landscaping (Section 78-110.3(a))	Provided canopy and evergreen trees are less than required for site landscaping.	A table explaining the reductions is included in the request letter. This project offers a more urban form than was likely intended with the current site landscaping standards. Required

			landscaping in the town's more urban HTOC area is significantly less.
6.	reduction in vehicular use area planting (Section 78-110.5(b)(2))	The project does not provide the required landscaping for the top level of parking garage.	Given that the project re-uses an existing garage, adding substantial landscaping poses a structural challenge. The applicant has committed to adding movable planters in this area.
7.	reduction in perimeter buffer planting (Section 78-110.4(e)(3)(a))	A required masonry wall is not provided along the frontage with Chandon Park and none of the requirements are provided along Wiltshire Lane.	Provision of the wall will require significant removal of established trees in a wooded area. Staff believes the existing landscaping provides a preferred buffer. The buffer along Wiltshire Lane cannot be provided because the property is in the middle of the street.
8.	reduction in streetscape area planting (Section 78-112)	The streetscape standards cannot be met at the entrance into the multi-family building.	This area is designed as an open plaza without the use of the standard sidewalk and tree verge design. This is for a limited stretch of the road and the intent of the design is to create an entrance feature leading into the muti-family building.
9.	provision of side entrances for townhouse end units (Section 78-30.6(b)(3)(b))	The standards require townhouse end units to have side entrances. All of the proposed end units have front entrances.	The use of consistent front entrances assist with the cohesion of the urban design and form and the architecture successfully carries design attention around to the sides of the end units to ensure that these aren't blank walls.

Comprehensive Plan Adherence

The application as proposed appears to adhere to the applicable principles, goals, and objectives outlined in the 2030 Comprehensive Plan. The Comprehensive Plan establishes land use principles and policies to be applied for the various land use designations. Development within the Regional Corridor Mixed-Use land use designation is directed to be mixed-use with relatively dense residential and commercial land uses. The land use policies state that development should have attractive design, generate positive economic benefits, and provide excellent pedestrian facilities. Staff's

initial assessment concludes a general adherence with these policies based on the understanding that this development works within an entire Worldgate development that includes a balanced mix of office building, retail, and residential.

Transportation Considerations

Several of the proposal's transportation components were the topic of staff comments in the later submission. Based on those reviews the application has now been revised to include two upgraded bus stops with shelters, a public trail along the northern boundary, ADA-compliant pedestrian connectivity throughout and around the site, and a limited access entrance mid-block off Worldgate Drive. The traffic analysis conducted for the project, which was reviewed by the town's traffic consultant, indicates that there will be a notable reduction in the amount of vehicle trips generated by this project compared to the existing land use. Generally, office uses generate more traffic than residential uses and that is the case in this situation. The reduced traffic will help with some of the service levels and delays modeled at the studied intersections.

Building & Site Design Examination

Staff's comments regarding the architecture mirror those expressed in the memo from the ARB. While the ARB expressed general support for the conceptual architecture included in this rezoning application, the board was clear that a few specific areas require further attention. The applicant should be directed to consider those items prior to returning to the ARB as a formal case.

Proffers Assessment

The proffer statement includes many of the typical proffers that the town has seen with other recent rezoning applications and several more site-specific proffers for this development. The proffers, if approved, will become intrinsic to the zoning regulations governing this property and the developer will be required to satisfy all proffered conditions. The proffers have been continually refined throughout the process with numerous reviews by town planning, engineering, and legal staff. Staff evaluates proffers based on clarity, consistency, and enforceability. They are volunteered by the applicant to assist in mitigating the impacts of the proposed redevelopment. Staff has reviewed the current proffer statement and has some recommendations for minor refinements. Most notably is clarifying language regarding the need for Town Council to approve a license agreement at a later date to permit the encroachment of private improvements within the town right-of-way. This item doesn't impact the development as proposed in any significant way but is important and will require some further coordination with the applicant to ensure the proffer identifies the appropriate process for obtaining a license.

Fiscal Impact:

There will be tax implications for the town from the redevelopment of subject parcels with the project as proposed in this application. The conversion from approximately 350,00SF of office to 610,000SF of residential land use to include around 460 dwelling

units, 101 of which would likely be for-sale townhouses and stacked townhouses, will alter the tax revenues. Those alterations are amplified given that the current office buildings are vacant with no current revenues from meals and BPOL tax. The short and long-term situation for office real estate continues to be uncertain. Demand for older offices remains very low and this is expected to continue in the long-term.

The applicant has proffered $2,100 per unit worth of on-site private recreational facilities and a contribution for off-site recreation facilities at a rate of $2,100 per Townhouse and stacked unit, and $.35 per square foot of the multi-family building which should total around $130,900. There is also a proffered contribution for Fairfax County public schools that will be based on the number of residential units built and use the standard Fairfax County Schools rates. That contribution will be used specifically for public schools that serve Herndon. Lastly, there is a $28,000 proffered contribution to the Herndon Police Department and an escalation clause for all monetary contributions.

Town Council Alternatives:
The following alternatives are available to the Town Council for its decision on ZMA #22-02.

1. Approval of the rezoning and adoption of the draft ordinance with proffered conditions
2. Approval of the rezoning and adoption of a revised ordinance with proffered conditions
3. Denial of rezoning
4. Continuance of the application to the next Town Council Regular Meeting

Staff Recommendation:
Staff recommends that the Town Council approve the rezoning and adopt the draft ordinance with proffered conditions.

TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL

ORDINANCE

MARCH 26, 2024

Ordinance- to approve Zoning Map Amendment ZMA #22-02, 13100 and 13150 Worldgate Drive, in the Planned Development-Worldgate (PD-W) zoning district with proffered conditions to allow the redevelopment of the site with single-family attached 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.

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

1. The zoning of the property described below, lying in the Town of Herndon, Fairfax County, Virginia, is amended to allow multi-family and single-family attached residential uses in the PD-W, Planned Development-Worldgate zoning district as proposed in the Boston Properties / Wire Gill LLP / URBAN, LTD / KTGY / Gorove Slade Associates, INC. Generalized Development Plan dated March 8, 2024, the Proffer Statement dated March 8, 2024 of ZMA #22-02, and in accordance with Section 78-50.9 and 78-155.1 of the Town of Herndon Zoning Ordinance.

   The property comprising of two parcels is shown in the above referenced Generalized Development Plan and described in the land records of Fairfax County in Deed Book 25544 on page 1450 (parcel 1) and Deed Book 25544 on page 1450 (parcel 2). The Fairfax County Tax Map Numbers are 0161 02 0025 and 0163 02 0002A and the total combined land area is 10.42 acres.

2. This rezoning shall be governed by this ordinance, the Town of Herndon Zoning Ordinance, the above referenced Proffer Statement for ZMA #22-02, and the above referenced Generalized Development Plan for ZMA #22-02. The Proffer Statement is included as an attachment to this ordinance. This Zoning Map Amendment is consistent with the adopted 2030 Comprehensive Plan of the Town of Herndon.

3. The Town Council approves the following modifications to the zoning regulations, as allowed under Section 78-50.2(d):

a. A modification to Section 78-100.2 to allow for a reduction in off-street parking spaces for the multi-family building in accordance with the associated parking study exhibit dated January 16, 2024 and the Generalized Development Plan for ZMA #22-02.

b. A modification to Section 78-30.6(b)(1) to allow for a reduction in the street width along the frontage of single-family attached residential dwelling (townhouses) in accordance with the Generalized Development Plan for ZMA #22-02.

c. A modification to Section 78-30.6(b)(2) to allow reduced widths for single-family attached residential dwelling (townhouses) in accordance with the associated exhibits dated November 1, 2023 and the Generalized Development Plan for ZMA #22-02.

d. A modification to Section 78-30.6(b)(3)(c) to allow for longer spans without wall offsets along the facades of multi-family buildings in accordance with the associated exhibits dated November 1, 2023 and the Generalized Development Plan for ZMA #22-02.

e. A modification to Section 78-110.3 to allow a reduction in site landscaping for multi-family and single-family attached (townhouse) residential dwellings in accordance with the Generalized Development Plan for ZMA #22-02.

f. A modification to Section 78-110.5 to allow a reduction in the required vehicular use landscaping in accordance with the associated exhibit dated November 1, 2023 and the Generalized Development Plan for ZMA #22-02.

g. A modification to Section 78-110.4 to allow a reduction in required perimeter buffer landscaping in accordance with the associated exhibit dated March 7, 2024 and the Generalized Development Plan for ZMA #22-02.

h. A modification to Section 78-112 to allow for a deviation from the streetscape standards in accordance with the associated exhibit dated March 7, 2024 and the Generalized Development Plan for ZMA #22-02.

i. A modification to Section 78-30.6(b)(3)(b) to allow single-family attached residential dwelling (townhouses) end units to have front entrances in accordance with the associated exhibits dated November 1, 2023 and the Generalized Development Plan for ZMA #22-02.

4. As to the modifications set out in item 3 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.

5. This ordinance shall be effective on and after its adoption.

[Insert Proffer Statement]

TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION

RESOLUTION

FEBRUARY 26, 2024

Resolution- to consider a recommendation for Zoning Map Amendment ZMA #22-002, a proposal to rezone the properties located at 13100 and 13150 Worldgate Drive and zoned PD-W, Planned Development Worldgate to allow redevelopment with multi-family and single family attached residential uses.

The applicant, AM Worldgate Owner LLC, has submitted a Zoning Map Amendment, ZMA #22-002, on land identified as Fairfax County Tax Map Numbers 0161 02 0025 and 0163 02 0002A, to amend the zoning to allow demolition of the existing office building and construction of multi-family and single family detached residential buildings. The application includes a proffer statement, a generalized development plan, and the request for nine zoning modifications. The zoning modifications include: parking reduction for multi-family (Section 78-100.2(a)); reduction in width of street along building frontage (Section 78-30.6(b)(1)); reduction in minimum townhouse widths (Section 78-30.6(b)(2)(d) and (e)); increase in wall plane off-sets (Section 78-30.6(b)(3)(c); reduction in site landscaping (Section 78-110.3(a)); reduction in vehicular use area planting (Section 78-110.5(b)(2)); reduction in perimeter buffer planting (Section 78-110.4(e)(3)(a)); reduction in streetscape area planting (Section 78-112); and, provision of side entrances for townhouse end units (Section 78-30.6(b)(3)(b)).

The Planning Commission reviewed this ZMA and held public hearings on December 18, 2023, January 22, 2024, and February 26, 2024, with due notice as required under Section 15.2-2225 of the Code of Virginia.

THEREFORE, BE IT RESOLVED by the Planning Commission for the Town of Herndon, Virginia that:

1. The Planning Commission recommends approval of the Zoning Map Amendment ZMA #22-002 in accordance with the draft GDP dated January 16, 2024, the draft Proffer Statement dated February 5, 2024, and the draft zoning modification requests dated June 2, 2023. and November 1, 2023.

2. The Planning Commission has determined that ZMA #22-002 generally adheres to the applicable guidance provided under the 2030 Comprehensive Plan.

3. The Planning Commission acknowledges that further refinement of the proffer language for clarity, consistency, and enforceability may be

necessary prior to Town Council review and staff should coordinate with the applicant to ensure that work is diligently completed.

4. The Planning Commission acknowledges that Fairfax County Fire Marshal review of the revised Road A design must be completed prior to Town Council review and supports further refinement of the roadway design during site plan review of the project.

This is certified to be a true and accurate copy of resolution 24-PC-004 associated with ZMA #22-002 adopted at a legally convened meeting of the Town of Herndon Planning Commission on February 26, 2024.

Aaron Zoellick
Clerk of Boards and Commissions

STATEMENT OF JUSTIFICATION
13100 AND 13150 WORLDGATE DRIVE
WORLDGATE DPA AND PCA

January 16, 2024

I. Overview

This project seeks approval to replace two existing, aged, vacant office buildings with a residential project within the Worldgate development consisting of a multifamily residential building, townhouses, and stacked townhouses.

A. Application: Zoning Map Amendment
B. Applicant: AM Worldgate Owner LLC
C. Address: 13100 and 13150 Worldgate Drive, Herndon, VA 20170
D. Parcels: 016-1 ((02)) 0025 and 016-3 ((02)) 0002A (the "Site" or "Property")
E. Site Area: 453,958 sf (approximately 10.42 acres)
F. Existing Use: Office
G. Proposed Use: Residential (multifamily, stacked townhouse, townhouse)
H. Existing/Proposed Zoning District: PD-W (Planned Development-Worldgate)

II. Background

This Zoning Map Amendment ("ZMA") application (the "Application") is filed on behalf of AM Worldgate Owner LLC (the "Applicant") as title owner of the property located at 13100 and 13150 Worldgate Drive (the "Property" or the "Site") also identified as Tax Map parcels 016-1 ((02)) 0025 and 016-3 ((02)) 0002A. The Property is part of the larger Worldgate Development which was developed in the 1980s and 1990s when part of Fairfax County. As part of an annexation agreement with the Town of Herndon, the Worldgate Development, including the Property, was annexed by the Town of Herndon. In the mid-2000s planning and zoning authority was transferred to the Town.

The Property includes two office buildings and an associated structured parking deck that was built in the late 1980s. The buildings are now vacant and have been actively marketed for several years, unsuccessfully. The buildings' age, location (not proximate to Metro), and lack of modern amenities have contributed to limited leasing activity. In today's challenging office leasing market, these attributes have rendered the assets unleasable and the ownership team cannot foresee this dynamic changing in the future.

III. Location and Existing Conditions

The approximately 10.42 acre Property is located on the north side of Worldgate Drive, east of Elden Street, west of Wiltshire Lane and south of Chandon Park. The Property is located within the larger Worldgate development. The Property is zoned PD-W (Planned Development – Worldgate). It currently consists of two suburban-style office buildings constructed in the late 1980s, with structured parking to the north. The site has a single access point from Wiltshire Lane connecting to

Worldgate Drive. Land to the northeast is zoned Planned Development - Residential and is developed with townhouses. To the north, land is zoned Commercial Office but is developed with multifamily garden-style apartments. Land to the west is outside the Town of Herndon, and is within Fairfax County. This land is zoned Community Retail and is developed with a gasoline service station and big box retail uses. To the south, land is zoned PD-W and is developed with hotel, office, retail, and entertainment uses. To the east, land is zoned PD-W and is developed with office and multifamily residential uses.

IV. Development Program

The Application is in keeping with the Town's Comprehensive Plan vision of creating a major mixed-use corridor along the Dulles Toll Road and meets the intent of the PD-W District by accommodating preferred higher-density land uses within strategic locations, with close attention to high-quality site and building layout and design, while being sensitive to neighboring properties. The Application introduces residential uses into a predominantly commercial use environment. It also proposes to replace a suburban, automobile-centered design with a more balanced approach that caters more to pedestrians and bicyclists. By providing an inviting, engaging streetscape environment along with an attractive passive and active public open space the proposed plan prioritizes pedestrian and bicyclist safety, convenience, and comfort. The specifics of the Application described below are in conformance with the requirements stipulated in Article VIII of the Zoning Ordinance (Planned Development Worldgate).

Uses. Three building types are proposed for the Site. A midrise multifamily residential building on the west, stacked townhouses along the south and east, and townhouses on the east and north. In total, approximately 460 total residential units are proposed - 359 multifamily units (approximately 374,000 gross floor area), 52 stacked towns (approximately 111,000 gross floor area), and 49 townhouses (approximately 125,000 gross floor area). The overall proposed gross floor area is approximately 610,000 square feet or approximately 1.34 FAR. In terms of dwelling units per acre, overall the proposal is for 44.2 dwelling units/acre.

Multi-Family

A midrise residential building wrapping a central structured parking deck along its north, west, and south. The site layout provides for active residential uses along Elden Street, Worldgate Drive, and a newly constructed road (Road A). The parking garage will be wrapped from view by residential units and will not be visible from the two primary streets. The maximum proposed building height is 72 feet (5 floors).

The lobby, amenity space, and loading area are along the east. Along the west, the topography slopes up to meet Elden Street, so the western portion of the building has 5-stories, but the bottom floor is partially below grade. By working with the natural topography of the site, the massing along Elden Street is more discreet and consistent with the surrounding neighborhood.

Stacked Townhouses

The stacked townhouses are proposed in several rows along the eastern and southeastern edge of the site along Worldgate Drive and Wiltshire Lane. The massing and density for this product type is in keeping with the existing multifamily residential to the east. These stacked residential units consist of 4-levels with rear-loaded garages off alleys. The bottom two levels consist of the garage as

well as the first unit. The second larger unit sits on the top two levels. The maximum proposed height is 43 feet.

Conventional Townhouses

The conventional attached townhouses are located more internal to the site, behind the stacked townhouses, within the northern portion of the Property. These 4-level units have rear-loaded garages off alleys. The maximum proposed height is 43 feet.

Streets and Access. The project utilizes the existing signalized, full-movement intersection at Wiltshire Lane as the primary vehicular access point into and out of the site. The project provides a new secondary access point ("Road A") via a new curb cut on Worldgate Drive, west of Wiltshire Lane. This new access point includes a right-in only from Worldgate Drive into the site. The primary vehicular access point from Wiltshire Lane then continues along a new street ("Road B") that runs roughly parallel with Worldgate Drive and connects to Road A, which the takes drivers to the parking structure and the multifamily building's drop-off area. A series of alleyways connect the conventional townhouses and stacked townhouses to Roads A and B. The multifamily building's garage, loading area, and main entrance are all on Road B. These new streets and alleyways form an internal street grid and allow for different ways to access both Wiltshire Lane and Worldgate Drive. Wiltshire Lane is a private street that includes shared access easements. The shared access will continue under this project.

Building Setbacks and Landscape Buffers. The multifamily building (the patio building elements) is located approximately 20 feet away from the Elden Street property line and approximately 11 feet away from the new Elden Street property line at the pinch point created by the new bus pullout and bus pad. The building itself is set back slightly further from the property line. Along Worldgate Drive, the multifamily building footprint has a "staggered" pattern, but at its narrowest point is located approximately 7 to 16 feet from the property line. Along the northern property line, the multifamily building is located approximately 7 feet from the property line, while the parking structure is located approximately 34 feet from the property line.

The conventional townhouses are approximately 42 feet from the northern property line at the narrowest point. Along the east, the northern row of stacked townhouses are approximately 20 feet from the eastern property line. Along the east, the southern row of stacked townhouses are approximately 16 feet from the private street, and approximately 52 feet from the eastern property line. Along the south, the row of stacked townhouses are approximately 17-41 feet from the property line at Worldgate Drive.

Landscape buffers are provided along Elden Street, Worldgate Drive, and along the northern and eastern peripheries. The northern periphery's landscape buffer is 7.5' along the boundary with the CO zoned land (Dulles Glen Apartments), while the landscape buffer is 15' along the boundary with the PD-R zoned land (Chandon Park) to meet the Zoning Ordinance requirement while the eastern periphery is 7.5' to meet Code. The landscape buffers along Elden Street and Worldgate Drive are as described below in "Streetscape and Bicycle Facilities."

Streetscape and Bicycle Facilities. The Project proposes to improve the existing streetscapes along Worldgate Drive, and Elden Street to meet the Herndon Streetscape Manual requirements. In addition, the new internal street (Road A) will meet these requirements.

Worldgate Drive, Elden Street, and Road A will all meet the "Standard" streetscape requirements which include the mandated 21' wide total streetscape. This includes a 5' tree zone, 5' sidewalk, 1' landscape buffer, and 10' landscape buffer on private property.

Elden Street will meet the "Gateway" streetscape requirements which include the mandated 20' wide total streetscape. This includes a 6' tree zone, 6' sidewalk, and 8' landscape buffer.

Roads A and Road B, as well as an improved Wiltshire Lane will each include sidewalks and landscaping. The multiple alleyways will be designed to serve both vehicles and pedestrians within a shared, paved space.

The project reserves land for a cycle track along Elden Street, and land for a bike lane along Worldgate Drive. In addition, we are providing both short-term bike parking, as well as long-term secure bike parking onsite for the multifamily with room for at least 70 bikes. Multifamily residents will also be provided a space for bicycle repair and maintenance.

Open Space and Recreational Facilities. Sec. 78-50.9.h of the Zoning Ordinance requires 15% of the gross site area be open space. In addition, recreational facilities are required onsite for the enjoyment of the onsite residents. The project provides approximately 32% open space on approximately 3.37 acres. Open space, along with recreational facilities are provided within two private courtyards of the multifamily building for multifamily residents and guests. In addition, several areas of open space are available for additional recreational facilities as identified in the Development Plan. These open spaces will be coordinated with the proposed streetscape improvements to enhance the functionality of the open spaces. These spaces are available to all residents, and their guests. In addition, we are providing pedestrian connections to Chandon Park and the wider Worldgate Association's pedestrian paths.

Parking. Parking for the multifamily building is provided within the existing, modified parking structure. This includes all visitor parking for the multifamily building. A pull-out along Road A for vehicular drop-off/pick-up is also provided. Each stacked townhouse unit will include a single garage space below the unit, as well as a driveway space outside of the alley's travel way. Each townhouse unit will include two garage spaces below the unit. Visitors of the stacked and conventional townhouses will find surface parking spaces available along Road A and Road B and this will be managed by their HOA. The project is also requesting a modification to the parking requirement as described below.

The proposal is to provide approximately 88% of the required multifamily parking spaces, or 68 spaces less than the requirement. This is an approximately 12% reduction. The proposal is to provide all of the required townhouse (conventional and stacked combined) parking spaces. Please see attached parking reduction modification request and supporting study.

Combined, the proposal is to provide approximately 92% of the required total parking spaces across all unit types. This is an approximately 8% reduction. A modification request is included in the submittal, detailing the above analysis, as well as providing justification.

Sustainability. The Applicant is proffering to be LEED-Certified or equivalent for Building A. Sect. 78-821 of the Zoning Ordinance also requires projects to meet the stormwater management requirements of the public facilities manual and the Chesapeake Bay Preservation Ordinance

relative to water quantity issues. The amount of impervious surface proposed on the property will increase when compared to the existing conditions (office buildings with surface parking). The existing onsite impervious surface is approximately 6.68 acres and will increase to approximately 8.03 acres. The existing site is already served by three offsite stormwater management ponds. The proposed condition will continue to use the offsite ponds to meet detention requirements. However, since the impervious surface increased from existing to proposed condition, additional water quality measures are provided onsite to meet BMP requirements. In addition, re-use of the existing parking structure is an environmentally friendly solution versus constructing new parking structures.

Transportation Impact Analysis. The Applicant is coordinating the TIA with appropriate Town Staff. Please see TIA memo from Gorove Slade dated November 07, 2023.

V. Complies With Standards For Zoning Map Amendments, Sec. 78-155.1.i.2

For the reasons stated below, this application fully complies with the decision criteria outlined in the Zoning Ordinance for developments seeking Zoning Map Amendments.

a. Consistent with the comprehensive plan.

Response: The proposal's use is consistent with the Comprehensive Plan's Regional Corridor Mixed Use category. This is the most intense land use category within the town, providing for major mixed-use development along the Dulles Toll Road corridor. This category includes relatively dense residential uses, such as multifamily, stacked townhouse, and townhouse uses. In addition, the proposal provides for a mix of residential unit types, which is consistent with the Plan policies.

b. There are changed conditions that justify an amendment

Response: Post-COVID, the office market fundamentals have deteriorated with decreased new demand for office space and vacancy rates reaching all-time highs. Tenant preferences have shifted away from self-contained suburban campuses to amenity-rich, newer, energy-efficient, transit-proximate, buildings. Given the age of the buildings, the inefficient nature of the floor plates, the lack of amenities, and the distance to Metro, office is not the highest and best use for the site. We believe our proposed plan is consistent with the goals of the Comprehensive Plan and provides for an activated, well-balanced mix of new uses for the site.

c. Addresses a demonstrated community need.

Response: Rising housing costs are a regional issue, that are exacerbated by a housing shortage. Adding to the housing supply, with a wide variety of unit types will address the community's need for additional housing.

d. Compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land.

Response: The PD-W Zoning District is not proposed to change. We believe the proposed multifamily, stacked townhouse, and conventional townhouse uses are

compatible with surrounding uses which include residential to the north and east. The most dense portions of the project will face the surrounding office uses.

e. Results in a logical and orderly development pattern, or deviate from logical and orderly development patterns. Accepted or emerging planning practices may be considered.

Response: The proposed uses, and site layout results in a logical and orderly development pattern. The most intense uses face Elden Street and Worldgate Drive, where most of the high-density uses currently exist. The less intense townhouse uses face the existing residential uses to the north and east.

f. Avoids the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.

Response: The PD-W zoning district is not proposed to change.

g. Avoids adverse impact on the property values of surrounding lands.

Response: The proposal will positively impact the property values of surrounding properties. Rather than a vacant and aging office building, the site will host a lively residential development which will improve the pedestrian and bicycle connections for the larger neighborhood and add demand to the surrounding retail establishments.

h. Avoids adverse impact on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Response: The project avoids adverse impacts on the natural environment by reusing a portion of an existing garage, and will incorporate green building design elements and low impact design site design elements in the project.

i. Results in development that is adequately served by transportation facilities, including whether or not a substantial deterioration of the level of service on the town's transportation network would occur.

Response: According to our TIA, a substantial deterioration of the LOS on the transportation network will not occur as a result of the proposal. In addition, we are proposing improvements to the pedestrian and bicycle network including new bicycle facilities, and higher quality pedestrian facilities.

j. Results in development that is adequately served by other public facilities (potable water and sewage, schools, parks, police, and fire and emergency medical facilities).

Response: The development is adequately served by all public facilities.

k. If considered infill and redevelopment, is consistent with the redevelopment criteria and other applicable guidelines as stated in the Herndon 2030 Comprehensive Plan (adopted August 12, 2008), as amended.

Response: The development is consistent with the redevelopment criteria of the Comprehensive Plan. See below responses for details.

VI. Complies With Comprehensive Plan's Redevelopment Criteria

1. Where the property proposed for development adjoins areas that are Neighborhood Conservation, potential impacts upon the residential area should be a primary factor. The effectiveness of mitigation of those impacts through physical separation as well as constructed and vegetated buffer treatments shall be a major consideration in evaluating proposals.

   Response: The proposal mitigates impacts on the adjacent residential uses to the north and east by proposing a less intense use (residential) than exists today, and by providing structure setbacks, landscape buffering, and focusing the taller buildings on the portion of the site further from the residential uses.

2. Compatibility with existing land use and zoning shall be a primary factor, particularly where there are stable long-term uses in place.

   Response: The PD-W Zoning District is not proposed to change. We believe the proposed multifamily, stacked townhouse, and townhouse uses are compatible with surrounding uses which include residential to the north and east. The most dense portions of the project will face the surrounding office uses.

3. Industrial uses shall be considered only when they can demonstrate excellence in meeting performance standards of the zoning ordinance, excellence in site design and buffering and avoidance of negative impacts on the environment.

   Response: Not applicable

4. The extent to which a proposal features beneficial consolidation of parcels with an effective master plan of development.

   Response: Parcel consolidation is not proposed. However, the size of the project assemblage allows for a functional and effective site layout.

5. The extent to which a proposal removes a property from a non-conforming status with respect to the zoning ordinance or if conforming due to a variance, the extent to which the proposal removes the current use and provides for a use allowed in the applicable zoning district.

   Response: Not applicable

6. Public Services Impact: Development applications should be evaluated for their impact on public services. For example, commercial and residential uses should have easy access to mass transit routes and public recreation areas. Impacts on schools, parks and recreation, public safety, water and sewer infrastructure, transportation and traffic impact must be mitigated or alleviated in development applications.

Response: The development is adequately served by all public facilities, with any impacts to be mitigated.

7. Use of environmentally sound practices including green roofs, natural (especially wooded) open space corridors/areas as transition zones, visual amenities and buffers. Use of natural site amenities (e.g., quality trees, streams, etc.) through sensitive building placement, street and parking lot design/construction.

   Response: The project will include environmentally sound building practices.

8. Efforts to minimize the amount of impervious surface and provision of stormwater management facilities which can be retained as open space amenities. Use of bioretention and best management practices for stormwater retention wherever possible.

   Response: The project will reduce the amount of existing impervious surface on site.

9. Mitigation of noise impacts of the development and/or adjacent streets.

   Response: Much of the existing garage will be retained which may mitigate some of the noise impacts from the project on adjacent residential uses. In addition, a landscape buffer will be provided which may mitigate some noise impacts.

10. Provision of wired fiber optic, wireless capabilities or other technologies to eliminate the need for satellite dishes in commercial and residential areas.

    Response: The project will install communication lines underground.

11. Placement of native trees and woody vegetation for energy conservation and other positive impacts. Planting of canopy shade trees in planting islands, serving to provide shade, reduce heat, absorb stormwater and visually break up large parking areas.

    Response: The project will install some native plantings and will include required landscaping the private streets and open spaces.

12. Use of architectural masses scaled to relate positively to the site and to adjacent uses through consideration of building size, design, siting, setbacks and landscaping.

    Response: The tallest building heights and largest building masses are proposed to face the surrounding office uses while the shorter buildings with smaller massing will face the adjacent residential uses.

13. Mitigation of height impacts of proposed structures on existing neighboring structures through consideration of factors such as architectural design, provision of generous buffer areas, and avoidance of blocking sunlight to adjacent structures; neighborhood reception to the proposal should be considered.

Responses: The tallest building heights and largest building masses are proposed to face the surrounding commercial uses while the shorter buildings with smaller massing will face the adjacent residential uses.

14. Use of structured parking whenever possible; integrate parking decks into overall building architecture.

    Response: Structured parking will be utilized for the multifamily building, and will be integrated into the overall architecture of the nearby buildings.

15. Provision of secure bicycle parking areas.

    Response: Secure bicycle parking will be provided.

16. Incorporation of pedestrian plazas at major building entrances, featuring special paving, seating, plantings and water features such as fountains.

    Response: A pedestrian plaza is incorporated at the multifamily building entrance which includes pedestrian amenities.

17. Provision of outdoor architectural elements such as trellises, kiosks, public art and bus shelters.

    Response: The project provides streetscape and landscape elements.

18. Integration of on-site service (e.g., loading areas, trash collection containers, or utility substations) and amenity features into overall functional and design scheme; provision of a high quality image to all off-site public views.

    Response: The project incorporates service areas in a way to minimize their aesthetic impact as viewed from within the site, and from outside of the site.

19. Placement of utility lines underground, screening and landscaping utility substations and service areas from public view.

    Response: As much as feasible, utility lines will be placed underground, and any above ground utility structures will be screened and hidden as much as possible.

20. Assistance with the provision of a continuous pedestrian/open space system linking the project to existing and planned community amenities and activity nodes.

    Response: The project will provide pedestrian and bicyclist facilities along both Elden Street and Worldgate Drive to connect into the Town's wider network.

21. Consolidation of parcels wherever possible. This results in opportunities for better site design, more efficient use of site, better drainage controls, fewer curb cuts, and better landscape design.

    Response: Parcel consolidation is not proposed. However, the size of the project assemblage allows for a functional and effective site layout.

VII. **Modification Requests and Waivers.**

Nine modification requests are submitted with this application. Each modification request is being submitted under separate letters as part of the overall application package. The letters provide additional details.

For all of the aforementioned reasons, the Applicant respectfully requests that Staff and Planning Commission endorse, and the Town Council approve this development plan request.

PROFFERS

Worldgate
Development Plan Amendment and Proffer Condition Amendment

March 18, 2024

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 2024 Tax Map as parcels 016-1 ((02)) 0025 and 016-3 ((02)) 0002A (the "Property") shall be in substantial conformance with the conditions set forth below (the "Proffers") if and only if Zoning Map Amendment # 22-02 is approved. Upon approval, these Proffers will supersede any and all previously approved proffers and development conditions and subsequent amendments associated with Worldgate Land Bays Al, and A2. The Application Property consists of individual Land Bays totaling approximately 10.42 acres.

1. DEVELOPMENT PLAN.

   a. The Applicant is permitted to maintain the existing office use on the property until such time as demolition permits are issued for the redevelopment of the property. The Applicant shall maintain the office buildings, parking structure and landscaping in their current condition until the permits are issued for the redevelopment.

   b. The Property shall be developed in substantial conformance with the development plan entitled Worldgate prepared by Urban LTD. dated March 18, 2024 (the "Development Plan," "General Development Plan," and/or "GDP") 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.

   c. 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.

   d. A preliminary subdivision plan is not required with the approval of the GDP. While

not required with the approval of the Development Plan, the Applicant may proceed with the approval of a preliminary subdivision plan without the need to amend these Proffers, provided that the proposed preliminary 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 and in accordance with the Architectural Review Board approval(s) 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 in the materials and exhibits contained in the Development Plan and the Herndon Streetscape Manual.

b. Architectural plans may be revised subsequent to the final approval of the Development Plan and pursuant to approval by the ARB.

c. Development Phasing. The Applicant shall construct the streets and provide pedestrian improvements, and private amenities 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's Sheet #10A. Development may proceed first with either the multifamily phase or the townhouse phase (or portions thereof), or with both phases occurring at the same time, provided that each phase provides the phasing conditions depicted on the Phasing Exhibits and as described in the Transportation proffer #4.d below regarding bus stops.

i. Under either phase, the remaining portion of the multifamily garage will be finished and painted to be substantially similar to the existing exposed finished garage.

ii. Each phase of the project shall also comply with the minimum parking requirements, for that given phase, as approved under the requested parking modification.

iii. 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.

iv. If one phase of the project is built, and the other phase of the project remains unbuilt 2 years after the last certificate of occupancy has been issued for the first phase, the Applicant shall construct a more substantial fence around the unbuilt phase. The Applicant will obtain ARB approval of the fence

prior to any such fence being installed.

d. Conceptual Open Space Plan.

i. The Development Plan includes a conceptual open space plan for the Property as shown on Sheet 10 consisting of approximately 3.37 acres. The Applicant shall provide open space improvements generally consistent with the Development Plan concepts for streetscapes, plazas, courtyards and private amenity areas.

ii. The Applicant shall preserve trees as generally consistent with Sheets 22-24.

iii. The Applicant shall provide a public access easement and trail along the northern property line as generally shown on the Development Plan.

iv. 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.

v. Construction of the amenities in the open space area located at the corner of Elden Street and Worldgate Drive requires the approval of a license agreement from the Town Council for encroachment into the right -of-way as shown on Sheet 28. If a license agreement is not approved, the Applicant may be permitted to redesign the amenities in this open space area at the time of site plan approval without the need for an amendment to this approval, provided that the amenities are in substantial conformity with the Development Plan as determined by the Zoning Administrator.

e. Interior Noise Attenuation. The Applicant shall submit a roadway noise study, 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. Based on the findings of the study, 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.

f. 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 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, 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.

g. Design of Internal Streets and Alleyways. The internal streets and alleyways shall be installed as depicted in the Development Plan.

h. 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. Any existing utilities that are in conflict with or impede the placement, growth, or health of any street trees or trees on-site, may be relocated at the time of final site plan and in coordination with Town Staff. If relocation of an existing utility is not feasible or allowed by the utility provider, then any landscaping that is proposed within the Development Plan shall be relocated to a location on the Property in close proximity to where it was shown on the Development Plan after coordination with and the approval of the Town's Zoning Administrator. Proposed utilities shall not be placed in a location that impedes the placement, growth, and health of any tree on-site and within abutting public right-of-way.

i. Townhouse Architecture. The architecture of the townhouse and stacked townhouse units shall reflect the quality and architectural expression of the multifamily building.

j. Multifamily Garage Door. The multifamily loading bays will include roll-up garage doors. These doors will include a design aesthetic, materials, and colors coordinated with the surrounding architecture as generally depicted in the GDP.

k. HVAC Unit Screening. The Applicant will screen ground level exterior HVAC units facing Worldgate Drive and Wiltshire Lane, as generally depicted in the GDP.

3. USES. Unless modified by an amendment to the approved Development Plan, any use or combination of uses permitted in the PD-W may be established on the Property so long as the Project is in substantial conformance with the plans and notes on Development Plan Sheet 2 and the following:

a. The total maximum project floor area is limited to 608,752 square feet of GFA which is a 1.34 FAR based on a lot area of 453,958 square feet.

b. Total residential development shall not exceed 608,752 square feet of GFA.

c. 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, 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. Right of Way Dedication. The Applicant shall dedicate the right-of-way along the Elden Street and Worldgate Drive frontage as shown on Sheet 6 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 effect as of the date of the approval of these Proffers. The open space at the corner of Worldgate Drive and Elden Street, though dedicated as Right-of-Way, will be maintained by the Applicant.

b. Private Street and Utility Easements.

i. The Applicant will grant public vehicular access and utility easements over the project's internal streets shown on Development Plan sheets 6 and 7.

ii. These easements will enable the Applicant to close the street for the construction of future phases and street maintenance.

iii. Prior to Town approval of any site plan, the Applicant will make good faith efforts to acquire any necessary offsite easements for the offsite grading and temporary construction access from the immediately adjacent property owners for installation of offsite grading, curb tie-ins, vehicular directional arrows, and trail connections as shown on the Applicant's Offsite Permission Exhibit on GDP sheet #07B For the improvements at the corner of Worldgate and Wiltshire, the Applicant shall advise the Town of such acquisition efforts and shall, to the best of its ability, attempt to acquire such off-site easements without the need for eminent domain proceedings. Where easements necessary for these proffered improvements cannot be obtained, despite such good faith efforts, either (i) voluntarily through donation or proffer to the Town, or (ii) through purchase by the Applicant at a fair market value, the Applicant shall request that the Town acquire such easements by appropriate eminent domain proceedings by the Town, with all costs associated with the eminent domain proceedings to be borne by the

Applicant, including, but not limited to, land acquisition costs and appraisal fees. The initiation of such eminent domain proceedings is solely at the discretion of the Town. If the necessary off-site easements cannot be acquired by the Applicant and the Town chooses not to exercise its right of eminent domain, the Applicant shall be released from the obligation to acquire such easements and installation of the improvements. If the Town elects to defer its exercise of eminent domain, then the Applicant's proffer requiring such acquisition or installation shall likewise be deferred. It is understood by the Applicant that the Town may, in its sole discretion, seek off-site improvements from other landowners as development occurs.

c. Streetscape Improvements. As shown on the Development Plan, the Applicant will construct the streetscape improvements along the Elden Street and Worldgate Drive frontages prior to the issuance of the first certificate of occupancy for the Project.

d. Bus Stops.

   i. Worldgate Drive. With the first phase of the development, prior to the issuance of the first certificate of occupancy, the Applicant shall relocate and make improvements to the existing bus stop on Worldgate Drive. Improvements include a concrete pad and bus shelter, a trash and recycling receptacle, and a bicycle rack per the standards found in the Herndon Streetscape Manual as identified in the bus shelter detail provided on Development Plan sheet 02.

   ii. Elden Street. With the first phase of the development, prior to the issuance of the first certificate of occupancy, the Applicant shall make improvements to the existing bus stop on Elden Street. Improvements include a bus pull-off area, a rerouted sidewalk, a concrete pad, a trash and recycling receptacle, and a bicycle rack per the standards found in the Herndon Streetscape Manual as identified in the bus shelter detail provided on Development Plan sheet 02. The bus shelter shall be constructed within 5 years of the construction of the Elden Street bus pull-off area, or concurrent with construction of the multifamily building, whichever comes first.

e. Northern Trail. As shown on the Development Plan, the Applicant will construct an onsite trail along the northern property line, and will connect the trail to the Elden Street public sidewalk and the existing Worldgate trail and pedestrian bridge in the northeast of the site. The onsite trail will include pedestrian lighting with either garage-mounted lights or landscaping lights, or a combination thereof. The Applicant will make commercially reasonable efforts to obtain required permissions to construct the short offsite segment of sidewalk to connect the onsite

trail with the existing offsite Worldgate trail. In the event the Applicant is unable to obtain offsite permissions to construct the small offsite trail segment, the Applicant will work with Town staff to design and construct a functionally equivalent alternative pedestrian bridge or other connection directly from the Applicant's property into Chandon Park.

f. 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 peak hour automobile trips generated by the multifamily dwellings, stacked townhouse dwellings, and townhouse dwellings 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. This TDM Work Plan shall be submitted for approval prior to approval of the first site plan on the Property. 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 single occupancy vehicles measured at the peak AM/PM hours by 15%. The TDM Work Plan shall incorporate the elements listed or elements similar in purpose and form, as approved by the Town:

   a. Appointment of a TDM Program Manager.

   b. Contributions to resident Metro fare cards.

   c. Contributions to Fairfax Connector, WMATA, or other public transit service approved by the Town.

   d. Bicycle racks and bicycle share stations.

   e. Bicycle storage rooms.

   f. Tenant incentives to participate in yearly transportation management surveys.

   g. Program monitoring to include surveys and/or vehicular traffic counts.

   h. Yearly reporting to Town staff on utilization of TDM Funds.

The results of surveys and/or vehicular traffic counts shall be provided to the Town as part of the Annual Reporting process. If the Annual Report demonstrates that the trip reduction goals are not being met, then the Applicant shall meet with the Town to review the TDM elements in place and to develop modifications to the TDM Work Plan to address the surplus of trips.

g. 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.

h. Townhouse Garages. The use of the Townhouse and Stacked Townhouse garages will not interfere with the parking of vehicles. This restriction must be disclosed in the COA documents. Prospective purchasers will be advised of this use restriction, in writing, prior to entering into a contract of sale. Additionally, information regarding the exact dimensions of the garages with a graphic depicting the area available for the parking will also be disclosed per the parameters in this proffer. The initial deeds of conveyance and COA governing documents will expressly contain these disclosures. A covenant setting forth these restrictions will be recorded among the land records of Fairfax County in a form approved by the Town Attorney prior to the sale of any lots and will run to the benefit of the COA and the Town Council. Notwithstanding the above, within the model unit for a particular phase, the Applicant will be entitled to use such garage space for a temporary sales office until such unit is sold. Prior to occupancy of such unit, the garage space must be converted to garage space and will be subject to this proffer.

i. Road A Design Details. The final design of Road A is subject to the review and approval of Town staff prior to Site Plan approval.

5. GREEN BUILDING.

a. Residential Building Certifications. For the multifamily residential building and the stacked and conventional townhouses, the Applicant shall achieve either LEED v4 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, within 3 years of the issuance of the first certificate of occupancy for each phase.

b. 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 the multifamily building and each townhouse and stacked townhouse building.

c. 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 electric vehicle charging stations for at least 5% of the total parking spaces within the multifamily garage, with EV charging infrastructure for up to 10% of the total parking spaces within the multifamily garage.

d. Low Impact Development. The Applicant will meet all required onsite stormwater management regulations, and in addition, shall provide LID (Low Impact Development) measures onsite at any development phase. The Applicant shall provide at least 2 LID measures on the property at the time of project completion, which may include but are not limited to, green roof areas, tree filters, and/or other LID features not listed here. The type and location of these features will be decided at the time of site plan 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. ENVIRONMENTAL.

a. Planting Species Diversity. In order to promote biodiversity, 10% maximum of each species of deciduous shrubs, 10% maximum of each species of deciduous trees, 25% maximum of each species of evergreen shrubs, and 25% maximum of each species of evergreen trees shall be specified within any development phase.

b. Refuse and Recycling Service. The Development shall be served by a private refuse and recycling service. For the multifamily building, any refuse and recycling containers brought from inside the building must be placed on the concrete pad for service, and removed in a timely manner after service.

c. Multifamily Garage Paint. The Applicant shall paint the top floor of the garage with sun-reflecting paint to reduce the "heat island" effect.

d. Manufactured Stormwater Devices. Manufactured stormwater filtration systems will be provided to meet BMP requirements.

e. Tree Preservation Measures. Tree preservation will be provided on the Property as shown on the GDP Plan Sheets 22 -24.

7. UNIVERSAL DESIGN. The Applicant will offer the following Universal Design options in all townhouse and stacked townhouse units on the Property:

a. At the time of initial purchase, for units that have not yet been constructed, each

purchaser will be offered the following Universal Design options at no additional cost to the purchaser:

i. Blocking for reinforcement of bathroom fall grab bars;

ii. Front entrance doors that are a minimum of 36 inches wide;

iii. Electrical outlets that are at least 18 inches high off the floor;

iv. Light switches and thermostats that are a maximum of 48 inches off the floor;

v. Clear knee space under the kitchen sink; and

vi. Lever door handles instead of doorknobs.

b. In addition to the Universal Design options offered pursuant to Proffer 7.a above, at the time of initial purchase, for units that have not yet been constructed, each purchaser will be offered the following additional Universal Design options at the purchaser's sole cost, which will include, but not necessarily be limited to:

i. A curb-less shower, or a shower with a maximum 2-inch high curb;

ii. Step-less entry for ground floor residential units from the garage to the house, to the extent permitted by the then current edition of the Virginia Statewide Building Code;

iii. A turning radius of 5 feet near the first-floor bathroom commode;

iv. ADA compliant grab bars in the bathroom; and

v. A first-floor bathroom console-style sink instead of a cabinet-style vanity.

8. CONTRIBUTIONS.

a. Recreation/Community Amenities/Civic Facilities. Prior to the issuance of the last certificate of occupancy for the multifamily building and for the last townhome unit, the Applicant shall separately demonstrate that the value of any proposed recreational on-site amenities/community amenities/civic facilities for each product type are equivalent to a minimum of $2,100.00 per residential unit, for that phase. 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.

b. 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 multifamily residential GFA prior to the issuance of the first certificate of occupancy based on the actual GFA of the building for that phase. In addition, the Applicant shall make a per residential unit contribution payment of $2,100.00 to the Town for offsite recreation improvements for the townhouse and stacked townhouse units prior to the first certificate of occupancy per building. Such funds shall be used for the improvements of Town recreational facilities in locations that logically serve the approved development.

c. School Contribution.

    i. Per the Residential Development Criteria Implementation Motion adopted by the Fairfax County Board of Supervisors on January 7, 2003, as amended, the Applicant will use the Fairfax County Public Schools' School Impact Proffer Formula and Student Yield Ratio Update dated May 23, 2022, to determine the school contribution amount. Prior to the issuance of the first certificate of occupancy for that phase, the Applicant will contribute funds at the assumed rates below, multiplied by $14,956.00 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.

        1. Multifamily units:

            a. 0.061 elementary school

            b. 0.019 middle school

            c. 0.028 high school

        2. Townhouse units:

            a. 0.254 elementary school

            b. 0.072 middle school

            c. 0.141 high school

        3. Stacked townhouse units:

a. 0.202 elementary school

b. 0.057 middle school

c. 0.098 high school

ii. 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.

iii. Prior to beginning construction, the Applicant will notify the Fairfax County Public Schools of the intended construction and anticipated completion date.

d. Public Safety Contribution. The Applicant shall contribute a total of $28,000.00 to the Town of Herndon Police Department. The contribution shall be paid upon site plan approval.

9. DECLARATION OR OWNERS' ASSOCIATION. Prior to the issuance of the first certificate of occupancy for the townhouse phase of the project, 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 townhouse phase of the Property or other governance documents which will legally bind the townhouse phase of 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 for the townhouse phase of the Property. 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 recreation areas as well as funding, implementation and monitoring of the TDM program, all as related to the townhouse phase of 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 townhomes. Purchasers of land of buildings shall be advised of these obligations in the contract of sale.

a. Visitor Parking. The Governance Documents shall reserve the townhouse phase of the Property's on-street parking solely for the use of visitors to the townhouses and stacked townhouses. A separate recorded document shall specify that visitors to the multifamily building shall park within the multifamily parking structure.

10. MAINTENANCE. The Applicant shall maintain and replace in-kind all common area elements within the Development Plan during any development phase. 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. Snow removal;

    g. Leaf removal;

    h. Trash, recycling and litter removal;

    i. Decorative and structural retaining walls;

    j. Special drainage features, such a Low Impact Design facilities; and

    k. All open space amenities including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, and art.

11. METRORAIL TAX DISTRICT BUYOUT FOR FOR-SALE 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.

12. 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 2023 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.

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

14. 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:

AM WORLDGATE OWNER, LLC, a Delaware limited liability company

Title Owner of 016-1 ((02)) 0025
and 016-3 ((02)) 0002A

By: ABXP WORLDGATE INVESTMENTS LLC, a Delaware limited liability company, its sole member

By: BXP WORLDGATE MEMBER LLC, a Delaware limited liability company, its managing member

By: BOSTON PROPERTIES LIMITED PARTNERSHIP, a Delaware limited partnership, its managing member

By: BOSTON PROPERTIES, INC., a Delaware corporation, its general partner

By: _____
Name: Peter V. Otteni
Title: EVP, Co-Head of the Washington, DC Region

DISTRICT OF COLUMBIA, to wit:

The foregoing instrument was acknowledged before me this 18th day of March, 2024, by Peter V. Otteni, as Executive Vice President, Co-Head of the Washington, DC Region of Boston Properties, Inc., a Delaware corporation, the general partner of Boston Properties Limited Partnership, a Delaware limited partnership, the managing member of BXP Worldgate Member LLC, a Delaware limited liability company, the managing member of ABXP Worldgate Investments LLC, a Delaware limited liability company, the sole member of AM Worldgate Owner, LLC, a Delaware limited liability company.

SUSAN A. CRAIG NOTARY PUBLIC EXP. 1-14-29 DISTRICT OF COLUMBIA

Susan A. Craig
Notary Public

Notary Registration No: —

My Commission Expires: January 14, 2029

GENERALIZED DEVELOPMENT PLAN
FOR
WORLDGATE
TOWN OF HERNDON, VIRGINIA

OWNERS
AM WORLDGATE OWNER LLC
2200 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC 20037
CONTACT: RICHARD ELLIS

ATTORNEY
WIRE GILL LLP
700 NORTH FAIRFAX ST.
SUITE 600
ALEXANDRIA, VA 22314
(703) 836-5757
CONTACT: KENNETH WIRE

ARCHITECT
KTGY
8609 WESTWOOD CTR. DR
TYSONS, VA 22182
(703) 992 6116
CONTACT: BENJAMIN KASDAN

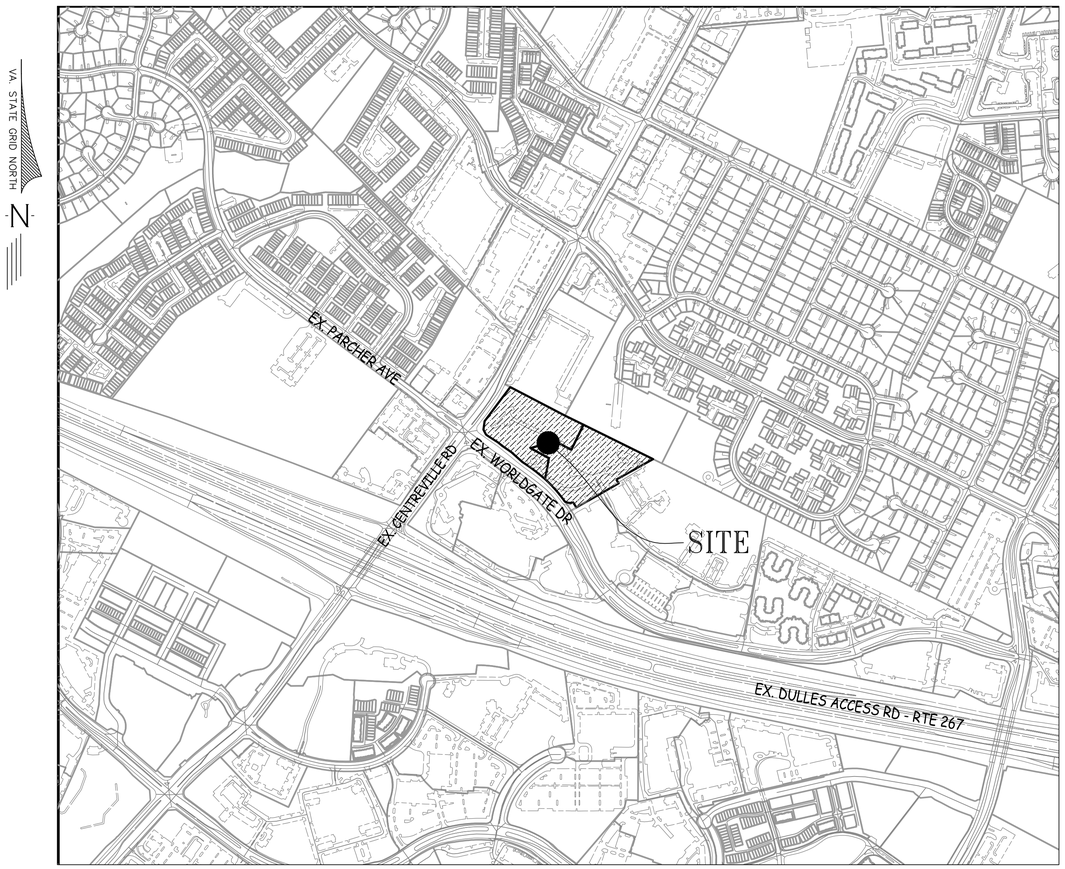
CIVIL ENGINEER
URBAN, LTD.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
(703) 642-2306
CONTACT: CLAYTON TOCK, P.E.

LANDSCAPE ARCHITECT
URBAN, LTD.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
(703) 642-2306
CONTACT: JOHN LIGHTLE

TRAFFIC ENGINEER
GOROVE SLADE ASSOCIATES INC
4114 LEGATO RD.
SUITE 650
FAIRFAX, VA 22033
(703) 787-9595
CONTACT: MARIA LASHINGER

APPLICANT
AM WORLDGATE OWNER LLC
2200 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC 20037
CONTACT: RICHARD ELLIS

VICINITY MAP
SCALE: 1" = 500'



SHEET INDEX

SHEET #	SHEET TITLE
01	COVER
02	GENERAL NOTES & DETAILS
03	OVERVIEW
04-05	EXISTING CONDITIONS
06-07	CONCEPTUAL DEVELOPMENT PLAN
07A	PROPOSED EASEMENT EXHIBIT
07B	OFFSITE PERMISSIONS EXHIBIT
08	AVERAGE GRADE PLAN
09	PEDESTRIAN CIRCULATION PLAN
10	OPEN SPACE PLAN
10A	PHASING EXHIBIT
11	SWM PRE-DEVELOPMENT PLAN
12	SWM POST-DEVELOPMENT PLAN
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33-33A	CORRESPONDENCE
A02-A050	ARCHITECTURAL DRAWINGS

NOTE: TOTAL 86 SHEETS

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
12-13-22
06-02-23
11-07-23
01-16-24
03-18-24
- - -
- - -

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX. 703.378.7888
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urban
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
PROFESSIONAL ENGINEER
07/18/2024

COVER SHEET
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
DATE: NOV, 2022
SCALE: AS SHOWN
C.I.= N/A

SHEET
01
OF
86

FILE No.
RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-01-COVER.dwg [COVER] March 18, 2024 – 3:17pm mbaldwin

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX MAP NUMBER: 0161-02-0025, AND 0163-02-0002A. THE PROPERTIES ADDRESSES ARE LOCATED IN 13150 WORLDGATE DR AND 13100 WORLDGATE DR, HERNDON, VA 20170.
2. PARCELS # 0161-02-0025 AND 0163-02-0002A ARE CURRENTLY ZONED PD-W.
3. THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED BY URBAN, LTD DATED SEPTEMBER, 2022.
4. THE TOPOGRAPHY SHOWN ON THIS APPLICATION WAS OBTAINED FROM FIELD RUN SURVEY COMPILED BY URBAN, LTD DATED SEPTEMBER, 2022 AND COUNTY GIS TOPOGRAPHY.
5. THE PROPERTY SHOWN ON THIS GDP PLAN IS LOCATED IN THE DRANESVILLE DISTRICT.
6. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS, EXCEPT AS NOTED HEREIN.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO FLOODPLAINS AND NO RESOURCE PROTECTION AREAS ON THE SUBJECT PROPERTY.
8. THIS SITE CURRENTLY HAS PUBLIC SEWER, GAS AND WATER AVAILABLE.
9. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE PROPOSED LOCATION IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND COORDINATION WITH PUBLIC WORKS.
10. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
11. THERE ARE NO KNOWN BURIAL SITES OR EXISTING GRAVES FOUND ON THIS SITE.
12. THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
13. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. NOTWITHSTANDING THAT WHICH IS SHOWN OR DESCRIBED ON THIS GDP, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE LOCATION AND CONFIGURATION OF THE APPROVED DEVELOPMENT AND ALL COMPONENT PARTS OF THE SAME BASED ON FINAL ENGINEERING AND/OR REQUIREMENT IMPOSED IN CONNECTION WITH ANY POST ZONING APPROVALS, PROVIDED THE SAME ARE IN SUBSTANTIAL CONFORMANCE WITH THIS GDP.
14. STORMWATER MANAGEMENT IS PROVIDED OFFSITE THROUGH EXISTING DRY AND WET PONDS THAT CURRENTLY SERVE THE EXISTING SITE. BEST MANAGEMENT PRACTICES HAVE BEEN PROVIDED THROUGH THE USE OF TWO PROPOSED JELLYFISH FILTERS.
15. THE SUBJECT APPLICATION PROPOSES DEDICATION OF RIGHT-OF-WAY FOR FUTURE IMPROVEMENTS ALONG WORLDGATE DRIVE AND ELDEN STREET.
16. THERE ARE UTILITY EASEMENTS GREATER THAN OR EQUAL TO 25' IN WIDTH FOUND WITHIN THE SUBJECT PROPERTY.
17. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY. EMERGENCY ACCESS LANES MAY BE MODIFIED PER SITE PLAN REVIEW.
18. EXTERIOR FACE MATERIALS MAY EXTEND NO MORE THAN 6" FROM CURRENT BUILDING FOOTPRINT WHICH WILL REDUCE ANY SETBACK SHOWN ON THE GDP.
19. SITE AMENITIES TO BE PROVIDED. SEE SHEET 27
20. THE APPLICANT RESERVES THE RIGHT TO SHIFT GFA BETWEEN BUILDINGS. THE TOTAL GFA FOR THE DEVELOPMENT WILL NOT EXCEED THAT LISTED ON THE GDP.
21. PROPOSED DETAILED GRADING WILL BE PROVIDED AT THE TIME OF SITE PLAN DEMONSTRATING THAT ALL DISTURBED AREA IN THE ROW DRAINS INTO THE ROW.
22. THE PUBLICLY ACCESSIBLE TRAIL ALONG THE NORTHERN PROPERTY LINE WILL BE DESIGNED TO MEET ADA STANDARDS.
23. ANY EXISTING UTILITIES THAT ARE IN CONFLICT OR IMPEDES THE PLACEMENT, GROWTH, AND HEALTH OF ANY STREET TREES ON-SITE MUST BE RELOCATED. PROPOSED UTILITIES SHALL NOT BE PLACED IN A LOCATION THAT IMPEDES THE PLACEMENT, GROWTH, AND HEALTH OF ANY TREES ON-SITE AND WITHIN ABUTTING PUBLIC-RIGHT OF WAY.
24. APPLICANT WILL PROVIDE AN EASEMENT FOR THE ON-SITE STORM WATER OUTFALL ORIGINATING FROM THE PROPERTY TO THE NORTH PRIOR TO FINAL SITE PLAN APPROVAL.
25. THE FOLLOWING ARE THE OWNERS OF THE PARCELS INCLUDED IN THIS ZONING APPLICATION:

MAP # 0161-02-0025
AM WORLDGATE OWNER LLC,
5404 WISCONSIN AVE
SUITE 1150
CHEVY CHASE, MD 20815

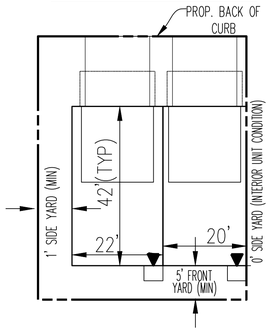
MAP # 0163-02-0002A
AM WORLDGATE OWNER LLC,
5404 WISCONSIN AVE
SUITE 1150
CHEVY CHASE, MD 20815

WAIVERS AND MODIFICATIONS

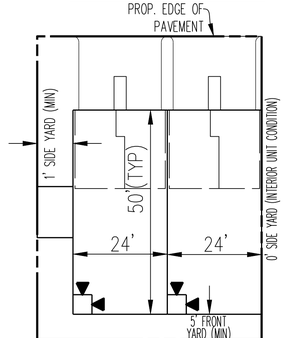
A. PARKING REDUCTION
B. LOT FRONTAGE
C. TOWNHOUSE UNIT WIDTH
D. MULTIFAMILY WALL OFFSET
E. LANDSCAPE PLANTINGS
F. VEHICULAR AREA PLANTINGS
G. PERIMETER BUFFER
H. SPECIAL STREETSCAPE AREA PLANTINGS
I. TOWNHOUSE END UNIT ENTRANCES

TYPICAL LOT DETAIL [N.T.S.]

TYPICAL TOWNHOME UNIT



TYPICAL BACK TO BACK



ZONING TABULATIONS

(PER TOWN OF HERNDON ZONING ORDINANCE)

SITE AREA DATA

EXISTING SITE AREA:	5.45 AC OR 237,372 S.F. (T.M. 016-3-02-0002A)
	4.97 AC OR 216,586 S.F. (T.M. 016-1-02-0025)
GROSS SITE AREA:	10.42 AC OR 453,958 S.F.
ROW DEDICATION ON WORLDGATE DRIVE:	0.08 AC OR 3,432 S.F.
ROW DEDICATION ON ELDEN STREET:	0.02 AC OR 1,079 S.F.
TOTAL NET SITE AREA:	10.32 AC OR 449,447 S.F.

ZONING:

EXISTING ZONING:	PD-W
PROPOSED ZONING:	PD-W

USE:

EXISTING USE:	-GENERAL MED/HIGH RISE OFFICE
PROPOSED USE:	-MULTI-FAMILY DWELLING -TOWNHOUSE DWELLINGS -STACKED TOWNHOUSE

SITE DATA SUMMARY

SITE AREA	449,447 SF OR 10.32 AC
GFA	UP TO 608,752 SF
F.A.R.	= 1.34 (608,752 SF / 453,958 SF)
UNITS	UP TO 460 UNITS
DENSITY	= 44.14 (460 UNITS / 10.42 AC)
OPEN SPACE	= 32% (146,900 SF OR 3.37 AC)*

*SEE SHEET 10 FOR OPEN SPACE EXHIBIT

BUILDING DATA SUMMARY

BUILDING USE	BUILDING GROSS FLOOR AREA (SF)	# OF UNITS
TOWNHOUSE DWELLINGS	UP TO 125,000	UP TO 49 UNITS
STACKED TOWNHOUSE	UP TO 111,000	UP TO 52 UNITS
MULTI-FAMILY DWELLINGS	UP TO 374,000	UP TO 359 UNITS
TOTAL	UP TO 610,000*	UP TO 460 UNITS*

* ASSUMES MOST INTENSIVE OPTION

BUILDING DATA

BUILDING	USE	NUMBER OF UNITS	BUILDING GROSS FLOOR AREA (SF)	BUILDING HEIGHT (# OF STORIES) (FT)
BUILDING 1	TOWNHOUSE DWELLINGS	7 UNITS	18,000	43' (4 STORIES)
BUILDING 2	TOWNHOUSE DWELLINGS	8 UNITS	20,000	43' (4 STORIES)
BUILDING 3	TOWNHOUSE DWELLINGS	7 UNITS	18,000	43' (4 STORIES)
BUILDING 4	TOWNHOUSE DWELLINGS	6 UNITS	17,900	43' (4 STORIES)
BUILDING 5	TOWNHOUSE DWELLINGS	7 UNITS	18,000	43' (4 STORIES)
BUILDING 6	TOWNHOUSE DWELLINGS	4 UNITS	10,100	43' (4 STORIES)
BUILDING 7	TOWNHOUSE DWELLINGS	5 UNITS	11,500	43' (4 STORIES)
BUILDING 8	TOWNHOUSE DWELLINGS	5 UNITS	11,500	43' (4 STORIES)
BUILDING 9	STACKED TOWNHOUSE	8 UNITS	36,400	43' (4 STORIES)
BUILDING 10	STACKED TOWNHOUSE	7 UNITS	29,000	43' (4 STORIES)
BUILDING 11	STACKED TOWNHOUSE	6 UNITS	24,600	43' (4 STORIES)
BUILDING 12	STACKED TOWNHOUSE	5 UNITS	21,000	43' (4 STORIES)
BUILDING M1	MULTI FAMILY UNITS	359 UNITS (66 STUDIOS, 173 1BR, 31 1BR+DEN, 89 2BR+)	374,000	72' (5 STORIES)

BIKE RACK DETAIL

COMPANY: AMERICAN BICYCLE SECURITY COMPANY
401 S BECKWITH RD,
SANTA PAULA, CA 93060
P.H 805.933.0688
WWW.AMERIBIKE.COM

PRODUCT NAME: BIKE RACK
PRODUCT #: RAL9005
COLOR: STAINLESS

TO BE SUPPLIED AND INSTALLED BY CONTRACTOR

IMAGE NOT TO SCALE

PARKING & LOADING TABULATIONS

MULTIFAMILY (BUILDING M1)

REQUIRED:

STUDIOS:	1 SPACE PER UNIT (66 UNITS PROPOSED)
1 BEDROOM:	1.5 SPACES PER UNIT (173 UNITS PROPOSED)
1 BEDROOM + DEN:	2 SPACES PER UNIT (31 UNITS PROPOSED)
2 BEDROOM OR MORE:	2 SPACES PER UNIT (89 UNITS PROPOSED)

TOTAL REQUIRED =566 SPACES

PROVIDED =498 SPACES

TOWNHOMES (BUILDING 1-8)

REQUIRED: 2.33 SPACES PER UNIT (49 UNITS PROPOSED)
=115 SPACES

PROVIDED =115 SPACES (INCLUDES 17 SURFACE SPACES)

STACKED TOWNHOMES (BUILDING 9-12)

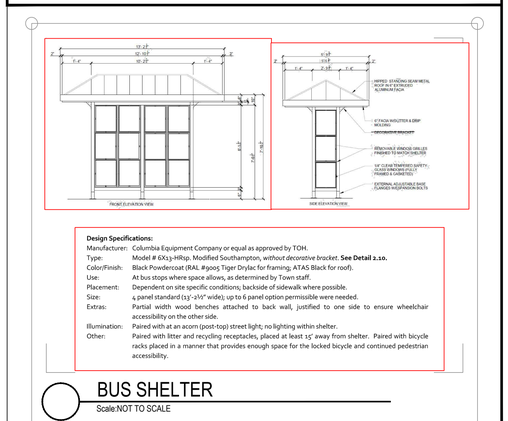
REQUIRED: 2.33 SPACES PER UNIT (52 UNITS PROPOSED)
=122 SPACES

PROVIDED: =122 SPACES (INCLUDES 18 SURFACE SPACES)

OVERALL PARKING SUMMARY

TOTAL PARKING REQUIRED =803 SPACES

TOTAL PARKING PROVIDED =735 SPACES



BUS SHELTER
Scale:NOT TO SCALE

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance Sections:

Special Permits (Sect. 8-011 2J & 2L)	Special Exceptions (Sect. 9-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)	Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 18-202 10F & 10I)

☒ 1. Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
☐ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 06-07 AND 11-13. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.
☐ 3. Provide:

Facility Name/ Type & No. (E.g. dry pond, infiltration trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
EXISTING OFFSITE DRY POND						
EXISTING OFFSITE WET POND						
Totals:						

☐ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 06-07. Pond inlet and outlet pipe systems are shown on Sheet(s) 11-13.
☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 11-13. Type of maintenance access road surface noted on the plat is _____(asphalt, geoblock, gravel, etc.)
☐ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) N/A.
☐ 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 13.
☐ 8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) 12. If the outfall is proposed to be improved off-site it should be specifically noted.
☐ 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 12.
☐ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 04
☐ 11. A submission waiver is required for N/A
☐ 12. Stormwater management is not required because N/A

Revised: 8/4/2015

LEGEND:

W	EXISTING WATER LINE		ROAD SIGN
W	PROPOSED WATER LINE		EX. POWER POLE
	EX. FIRE HYDRANT	× 363.2	EXISTING SPOT ELEVATION
	PROP. FIRE HYDRANT	+25 60	PROP. SPOT ELEVATION
WM	EXISTING WATER METER	CG-6 CG-6R	SPILL AND TRANSITION CURB AND GUTTER
WM	PROPOSED WATER METER		PROPOSED CURB
WV	EXISTING WATER VALVE		MAIN BUILDING ENTERANCE
WV	PROPOSED WATER VALVE		EX. STREET LIGHTS
	EXISTING STORM DRAIN		PROP. STREET LIGHTS
	PROPOSED STORM DRAIN		PROPOSED CG-12
	EXISTING SANITARY SEWER		EXISTING TREE
	PROPOSED SANITARY SEWER		PROPOSED TREE
G	EXISTING GAS LINE		WATER FITTING IDENTIFIER
G	PROPOSED GAS LINE	L	LOADING AREA
GV	EXISTING GAS VALVE		BENCHMARK
GV	PROPOSED GAS VALVE		TEST PIT REQUIRED
	EXISTING OVERHEAD WIRE	???? VPD	PROJECTED TRAFFIC COUNT
	EXISTING LIGHTING	O.R.	OVERLAND RELIEF
	PROPOSED LIGHTING	PROP.	PROPOSED
	EXISTING FENCE	EX.	EXISTING
	PROPOSED FENCE	SF	SQUARE FEET
	EXISTING TREE LINE	GSF	GROSS SQUARE FEET
08 10	EXISTING CONTOURS	NSF	NET SQUARE FEET
08 10	PROPOSED CONTOURS	T.B.R.	TO BE REMOVED
	PROPOSED PHASE LINE	FF	FINISHED FLOOR
LOC	PROPOSED LIMITS OF CLEARING & GRADING	V.	VISITOR PARKING SPACE
	EXISTING WETLANDS	S, C, HC	STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR
	PROP. RET. WALL	L	LOADING SPACE
			100 YR FLOOD PLAIN

No.	DATE	REVISIONS
		DESCRIPTION

PLAN DATE
12-13-22
06-02-23
11-01-23
01-16-24
03-18-24

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COMMONWEALTH OF VIRGINIA
CLAYTON T. ROSE
LIC. No. 036700
PROFESSIONAL ENGINEER
03/18/2024

GENERAL NOTES & DETAILS

WORLDGATE
GENERALIZED DEVELOPMENT PLAN

DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

DATE: NOV. 2022
C.I.= N/A
SCALE: N/A

SHEET 02 OF 86

FILE No. RZ-13126

Urban, Ltd. - J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-02-GENERAL NOTES.dwg [LAYOUT-2] March 18, 2024 - 3:49pm mbaldwin

SHEETS 04 & 06

SHEETS 05 & 07

SHEETS 05 & 07

THIS SHEET IS FOR OVERVIEW PURPOSES ONLY

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 in. = 60 ft.

REVISIONS		
No.	DATE	DESCRIPTION

PLAN DATE
12-13-22
06-07-23
11-09-23
01-16-24
03-18-24
- - -
- - -
- - -

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
PROFESSIONAL ENGINEER
07/18/2024

OVERVIEW
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
DATE: NOV, 2022
SCALE: 1" = 60' C.I.= N/A

SHEET
03
OF
86

FILE No.
RZ-13126

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 in. = 30 ft.

LINE & CURVE TABLES:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	39.00'	62.07'	91°11'18"	N 08°56'40" W	55.72'	39.82'
C2	888.51'	43.70'	2°49'05"	N 35°14'48" E	43.70'	21.85'
C3	50.00'	71.76'	82°14'03"	N 78°34'12" W	65.76'	43.64'
C4	965.00'	205.54'	12°12'13"	N 43°33'24" W	205.15'	103.16'
C5	965.00'	82.20'	4°52'51"	N 52°05'54" W	82.18'	41.13'

LINE	BEARING	DISTANCE
L1	S 30°49'16" E	18.69'
L2	S 30°35'52" E	31.37'
L3	S 26°29'24" W	25.51'
L4	S 18°30'36" E	4.50'

SOILS

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS	SOIL HYDROLOGIC GROUP
12	CHANTILLY LOAM	FAIR - C, B	FAIR - S	HIGH	IVB	D
95	URBAN LAND	NA	NA	NA	IVB	D
97	URBAN LAND - CHANTILLY COMPLEX	FAIR - C, B	FAIR - S	HIGH	IVB	D

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23
03-18-24

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COMMONWEALTH OF VIRGINIA
LAURA C. GOOK
LIC. NO. 039700
PROFESSIONAL ENGINEER
05/16/2024

EXISTING CONDITIONS PLAN

WORLDGATE
GENERALIZED DEVELOPMENT PLAN

DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1"=30' C.I.= 2' DATE: NOV. 2022

SHEET 04 OF 86

FILE No. RZ-13126

Urban, Ltd. - J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-06-EX CONDITIONS.dwg [EX.CONDITION] March 18, 2024 - 3:51pm mbaldwin

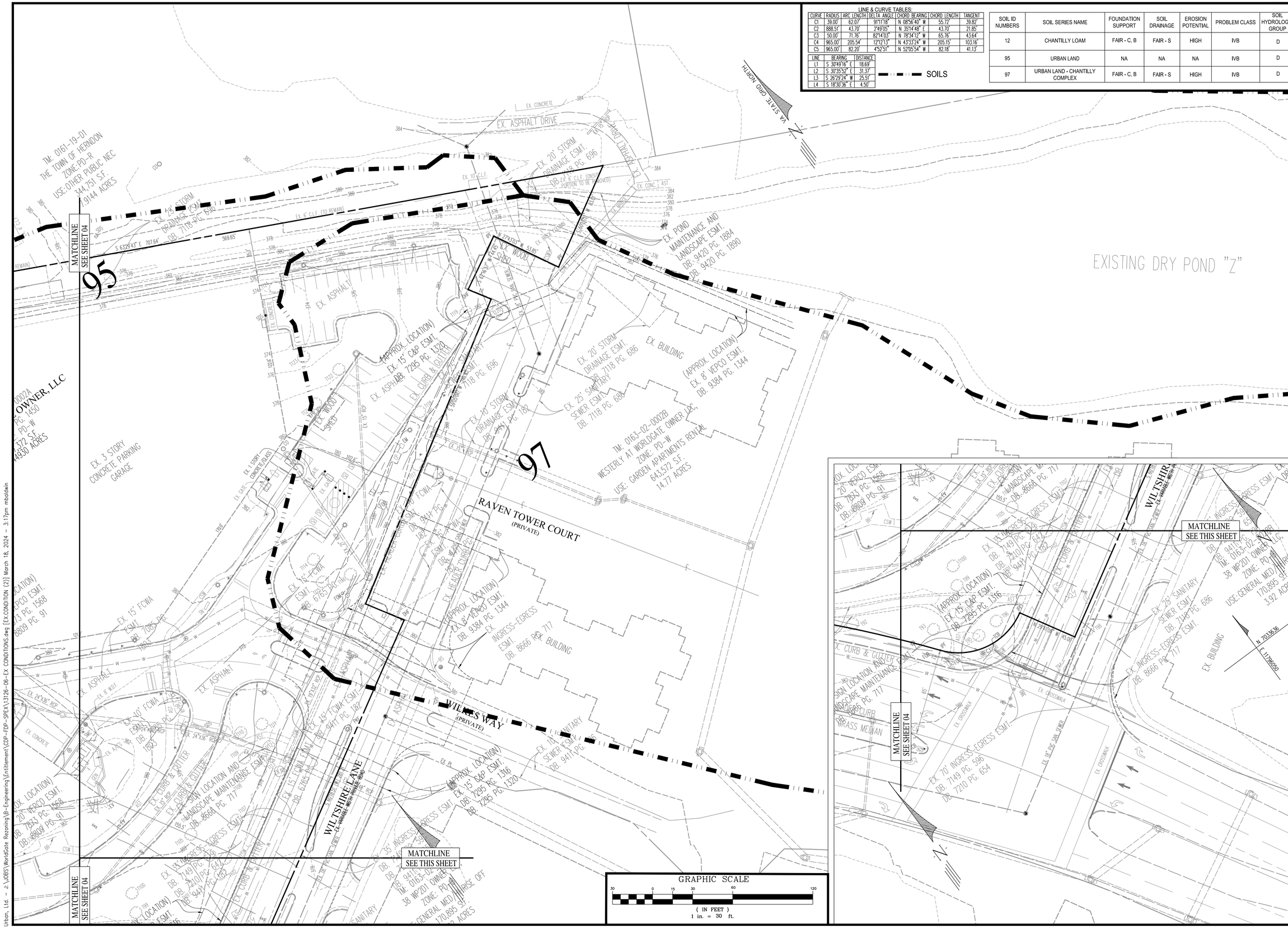
LINE & CURVE TABLES:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	39.00'	62.07'	91°11'18"	N 08°56'40" W	55.72'	39.82'
C2	888.51'	43.70'	2°49'05"	N 35°14'48" E	43.70'	21.85'
C3	50.00'	71.76'	82°14'03"	N 78°34'12" W	65.76'	43.64'
C4	965.00'	205.54'	12°12'13"	N 43°33'24" W	205.15'	103.16'
C5	965.00'	82.20'	4°52'51"	N 52°05'54" W	82.18'	41.13'

LINE	BEARING	DISTANCE
L1	S 30°49'16" E	18.69'
L2	S 30°35'52" E	31.37'
L3	S 26°29'24" W	25.51'
L4	S 18°30'36" E	4.50'

SOILS

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS	SOIL HYDROLOGIC GROUP
12	CHANTILLY LOAM	FAIR - C, B	FAIR - S	HIGH	IVB	D
95	URBAN LAND	NA	NA	NA	IVB	D
97	URBAN LAND - CHANTILLY COMPLEX	FAIR - C, B	FAIR - S	HIGH	IVB	D



No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE:
12-13-22
06-01-23
11-02-23
01-16-24
03-18-24

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COMMONWEALTH OF VIRGINIA
Clayton C. Tock
Lic. No. 038790
03/18/2024
PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN

WORLDGATE GENERALIZED DEVELOPMENT PLAN

DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1"=30' C.I.=2' DATE: NOV, 2022

SHEET 05 OF 86

FILE No. RZ-13126

Urban, Ltd. - J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-06-EX CONDITIONS.dwg [EX.CONDITION (2)] March 18, 2024 - 3:17pm mbaldwin

TM: 0161-02-0016B
VANMETRE DULLES APARTMENTS LLC
ZONE: CO
USE: GARDEN APARTMENTS RENTAL
355,249 S.F.
8.1554 ACRES

(PARCEL 1)
TM: 016-1-02-0025
AM WORLDGATE OWNER, LLC
DB. 25044 PG. 1450
ZONE: PD-W
716,586 S.F.
4,9721.3 ACRES

PARKING GARAGE
3 FLOORS
PARKING AREA 55,142
SF/FL
+/-166 SPACES/FLOOR

AM WORLDGATE OWNER, LLC
DB. 25044 PG. 1450
ZONE: PD-W
215,790 S.F.
4.9530 ACRES

MATCHLINE SEE SHEET 07

MATCHLINE SEE SHEET 07

EX. BUILDING
EX. ASPHALT
EX. CONCRETE DITCH
EX. RIP-RAP
EX. 6' CL.F. (TO REMAIN)
EX. 4.5' CL.F.
EX. 6' W.D.F.
EX. STATE GRID NORTH
PROP. RETAINING WALL (MAX HT.=6.4')
PROP. RETAINING WALL
PROP. 15' W/L ESMT
PROP. STORM
PROP. 6' TRAIL
S 63°30'36" E 447.72'
PROP. 6' SIDEWALK
PROP. 5' SIDEWALK
PROP. 10' SANITARY SEWER ESMT.
8" DR-25 PVC SAN. SEW.
PROP. 8" SAN. LATERAL
PROP. 8" CL.52 DIP W/L "A"
PROP. 8" CL.52 DIP W/L "C"
PROP. STORM MH
PROP. STORM LATERAL
PROP. 15' STORM ESMT
PROP. 5' SIDEWALK
PROP. 6' SIDEWALK
PROP. 5' SIDEWALK
PROP. 5' SIDEWALK
PROP. 5

EXISTING DRY POND "Z"

RAVEN TOWER COURT
(PRIVATE)

WILKES WAY
(PRIVATE)

WILTSHIRE LANE
(PRIVATE)

ROAD B
(PRIVATE)

ALLEY 1
ALLEY 2
ALLEY 3
ALLEY 4

TOWNHOUSE DWELLINGS BUILDING 2
TOWNHOUSE DWELLINGS BUILDING 4
TOWNHOUSE DWELLINGS BUILDING 6
STACKED TOWNHOUSE BUILDING 11
STACKED TOWNHOUSE BUILDING 12
STACKED TOWNHOUSE BUILDING 10

EX. ASPHALT DRIVE
EX. CONCRETE
EX. 20' STORM DRAINAGE ESMT. DB. 7118 PG. 696
EX. 25' STORM DRAINAGE ESMT. DB. 7118 PG. 696
EX. 20' STORM DRAINAGE ESMT. DB. 7118 PG. 686
EX. 25' SANITARY SEWER ESMT. DB. 7118 PG. 686
EX. 10' STORM DRAINAGE ESMT. DB. 7118 PG. 182
EX. 15' FCWA ESMT. DB. 6765 PG. 1
EX. 45' FCWA ESMT. DB. 9411 PG. 182
EX. 10' SANITARY SEWER ESMT. DB. 9411 PG. 196
EX. INGRESS-EGRESS ESMT. DB. 8666 PG. 717
EX. POND MAINTENANCE AND LANDSCAPE ESMT. DB. 9420 PG. 1884 / DB. 9420 PG. 1890
EX. 6' VEPCO ESMT. DB. 9384 PG. 1344
EX. INGRESS-EGRESS ESMT. DB. 7149 PG. 596 / DB. 7210 PG. 654
EX. 35' INGRESS-EGRESS ESMT. DB. 7149 PG. 596 / DB. 7210 PG. 654
EX. BUILDING
EX. CROSSWALK
EX. 18" RCP STM. SEWER
EX. 8" DIP SAN. SEWER
EX. HEATER CURB
EX. BRASS MEDIAN
EX. CONC. APT.
EX. 10" C.L.F.
EX. 8" C.L.F. (TO REMAIN)
EX. 8" C.L.F. (ONSITE PORTION TO BE REMOVED)
PROP. STORM
PROP. 8" DIP 25 PVC SAN. SEW.
PROP. 6" SAN. SEW.
PROP. 10" SANITARY SEWER (TO BE REMOVED)
PROP. 6' TRAIL
PROP. 5' SIDEWALK
PROP. KRAUSS FILTER
PROP. BUS SHELTER (SEE DETAIL SHEET 02)
PROP. BIKE RACK (SEE DETAIL SHEET 02)
PROP. TRANSIT FLAG LOCATION
Optional Rooftop Access
OFFSITE TRAIL CONSTRUCTION TO BE COORDINATED WITH ADJACENT OWNER
(APPROX. LOCATION) EX. 15' ACP ESMT. DB. 7295 PG. 1316 / DB. 7295 PG. 1320
MATCHLINE SEE SHEET 06
MATCHLINE SEE THIS SHEET

TM: 0161-19-01
THE TOWN OF HERNDON
ZONE: PD-R
USE: OTHER PUBLIC NEC
344,751 S.F.
7.914 ACRES

TM: 0163-02-0002B
WESTERLY AT WORLDGATE OWNER, LLC,
ZONE: PD-W
USE: GARDEN APARTMENTS RENTAL
643,572 S.F.
14.77 ACRES

TM: 0163-02-0002
38 WP2D1 OWNER, LLC
ZONE: PD-W
USE: GENERAL MED. OFFICE
170,895 S.F.
3.92 ACRES

N 7033411
E 11796718

VA STATE GRID NORTH

N 7033636
E 11798050

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

No.	DATE	REVISIONS
		DESCRIPTION
–	–	–
–	–	–
–	–	–
–	–	–
–	–	–
–	–	–
03	03-18-24	–
02	01-16-24	–
01	06-02-23	–
00	12-13-22	–

PLAN DATE

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COMMONWEALTH OF VIRGINIA
CLAIRE M. CLARK
LIC. NO. 039700
PROFESSIONAL ENGINEER
04/15/2024

CONCEPTUAL DEVELOPMENT PLAN

WORLDGATE
GENERALIZED DEVELOPMENT PLAN

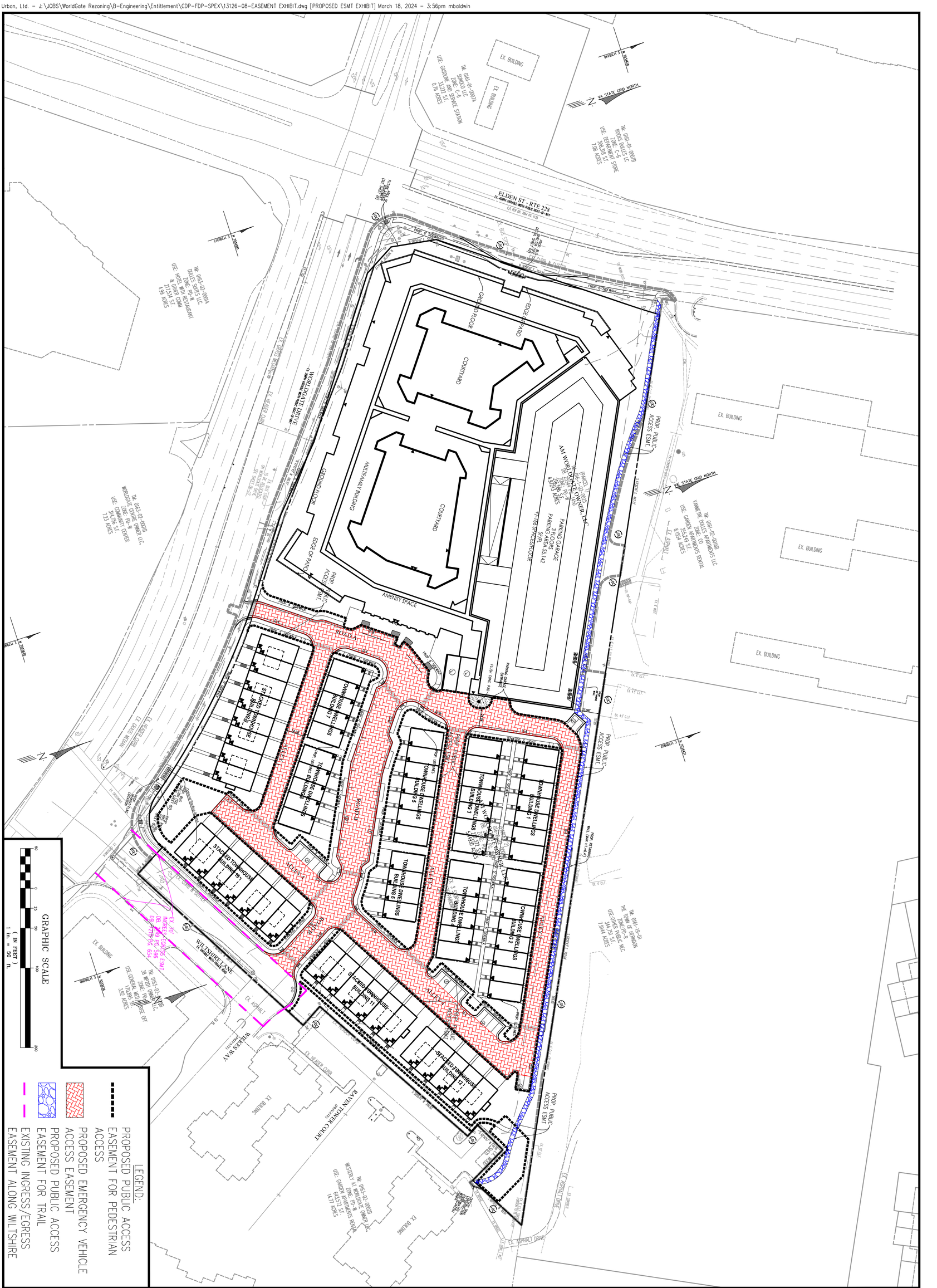
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1"=30' C.I.= 2' DATE: NOV. 2022

SHEET 07 OF 86

FILE No. RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B–Engineering\Entitlement\CDP–FDP–SPEX\13126–08–GEOMETRY.dwg [CDP (2)] March 18, 2024 – 3:55pm mbaldwin



PROPOSED EASEMENT EXHIBIT

WORLDGATE
GENERALIZED DEVELOPMENT PLAN

DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1"=50' C.I.= NA DATE: NOV, 2022

FILE No. RZ-13126

SHEET 07A OF 86

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
05/18/2024
PROFESSIONAL ENGINEER

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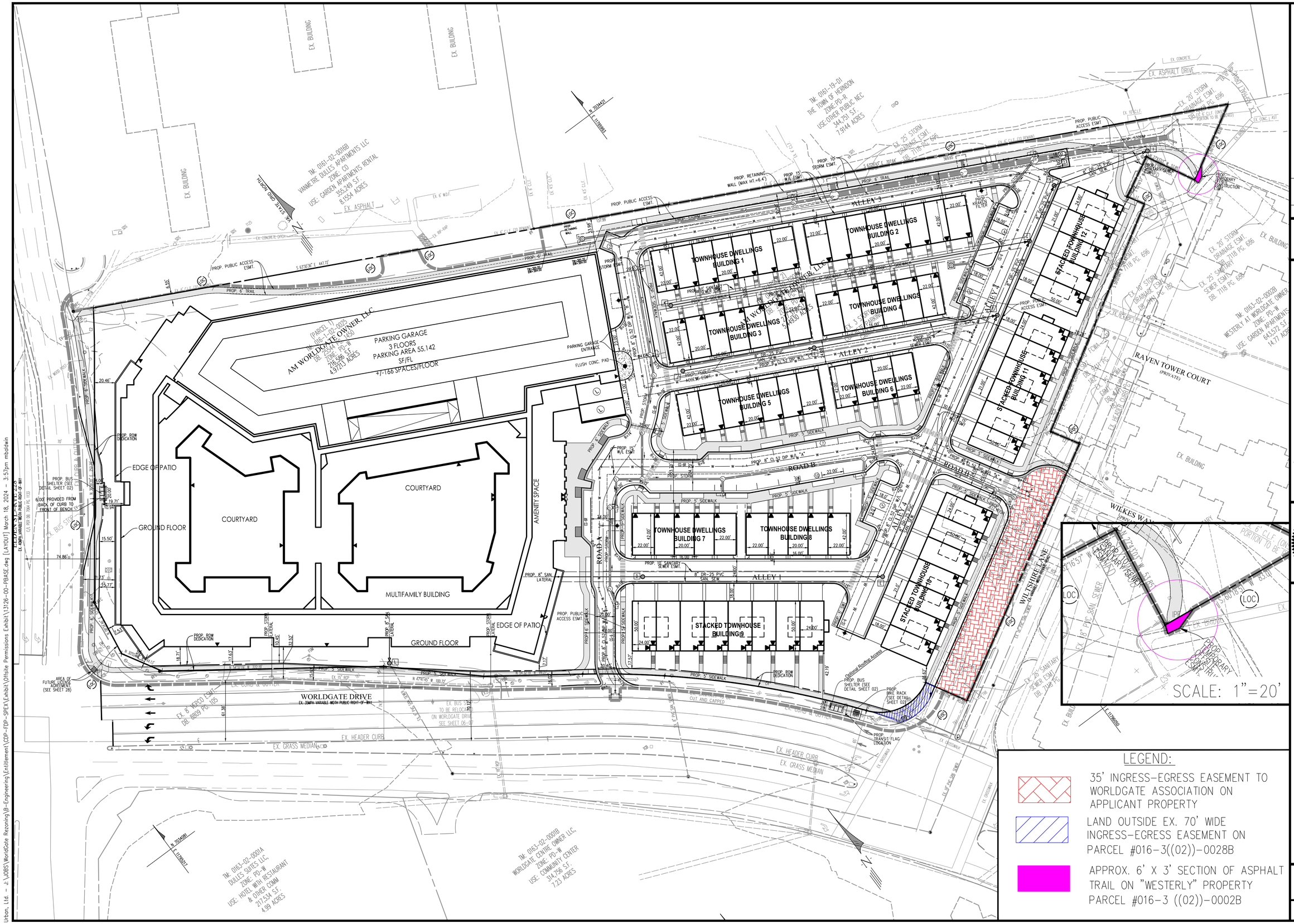
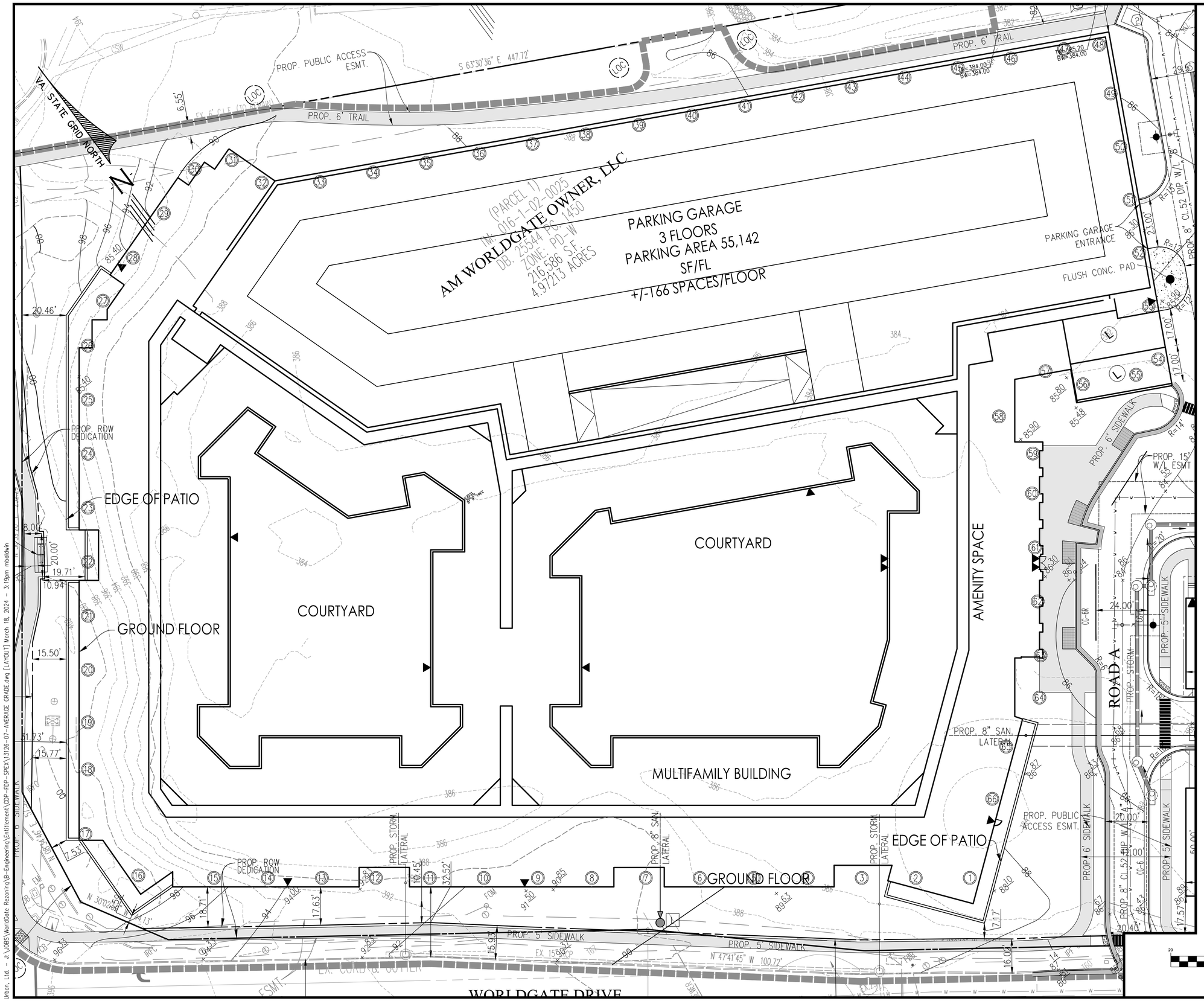
PLAN DATE
12-13-22
06-02-23
11-01-23
01-16-24
03-18-24

No.	DATE	DESCRIPTION
		REVISIONS


EX. BUILDING
EX. BUILDING
EX. BUILDING
EX. ASPHALT
TM: 0161-02-0016B
VANMETRE DULLES APARTMENTS LLC
ZONE: CO
USE: GARDEN APARTMENTS RENTAL
355,249 S.F.
8.1554 ACRES
TM: 0161-19-01
THE TOWN OF HERNDON
ZONE: PD-R
USE: OTHER PUBLIC REC
344,751 S.F.
7.9144 ACRES
EX. ASPHALT DRIVE
EX. 20' STORM DRAINAGE ESMT. DB. 7118 PG. 686
EX. 25' STORM DRAINAGE ESMT. DB. 7118 PG. 686
EX. 20' STORM DRAINAGE ESMT. DB. 7118 PG. 686
EX. 25' SANITARY SEWER ESMT. DB. 7118 PG. 686
PROP. PUBLIC ACCESS ESMT.
PROP. 6' TRAIL
PROP. RETAINING WALL (MAX HT.=6.4')
PROP. 10' W/L ESMT.
PROP. 10' STORM ESMT.
PROP. 8" SAN. LATERAL
PROP. 8" DR-25 PVC SAN. SEWER
PROP. 5' SIDEWALK
PROP. 8' SIDEWALK
PROP. 15' W/L ESMT.
PROP. 8" CL 52 DIP W/L
PROP. STORM
PROP. 10' SANITARY SEWER ESMT.
PROP. 16' SANITARY SEWER ESMT.
PROP. 30' SANITARY SEWER ESMT.
PROP. 8" SAN. LATERAL
PROP. 6" SAN. LATERAL
PROP. STORM LATERAL
PROP. BOW DEDICATION
PROP. PUBLIC ACCESS ESMT.
PROP. KNOX FILTER
PROP. 4" SAN. LATERAL
PROP. 8" SAN. MANHOLE
PROP. 8" SAN. SEWER
PROP. 8" CL 52 DIP W/A
PROP. 5' SIDEWALK
PROP. 8' SIDEWALK



AVERAGE GRADE CALCULATION

Worldgate		
Spot #	Existing	Proposed
1	383.62	388.16
2	384.08	388.62
3	385.15	389.08
4	386.17	389.54
5	387.09	390.00
6	388.00	390.46
7	389.88	390.92
8	390.27	391.38
9	390.55	391.85
10	390.84	392.31
11	391.13	392.77
12	391.42	393.23
13	391.71	393.65
14	392.00	393.89
15	395.70	396.87
16	394.00	398.66
17	394.73	399.78
18	398.74	400.00
19	400.00	400.00
20	400.00	400.00
21	400.00	400.00
22	399.75	400.00
23	395.92	400.00
24	394.23	399.70
25	394.00	399.16
26	394.00	398.62
27	396.00	397.74
28	396.00	394.59
29	394.47	392.00
30	392.69	390.57
31	391.11	389.86
32	389.79	390.55
33	389.44	389.84
34	389.11	389.18
35	389.52	388.52
36	388.46	387.92
37	388.14	387.54
38	387.78	387.16
39	387.38	386.78
40	386.99	386.41
41	386.60	386.03
42	386.20	385.76
43	385.70	385.50
44	385.07	385.24
45	384.45	384.98
46	383.85	384.72
47	383.31	384.46
48	382.00	384.50
49	382.00	385.84
50	382.00	386.10
51	382.00	386.22
52	382.00	386.30
53	382.00	386.30
54	382.00	386.30
55	382.00	386.30
56	382.00	386.30
57	383.02	386.30
58	383.57	386.30
59	384.00	386.30
60	384.00	386.30
61	384.00	386.30
62	384.00	386.43
63	384.00	386.71
64	384.00	387.00
65	384.00	386.92
66	384.00	387.18
TOTAL	25641.63	25763.90
AVERAGE	388.51	390.36

NOTE: AVERAGE GRADE TAKEN EVERY 25 FEET AROUND THE BUILDING STARTING AT POINT 1 .

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
11-09-23
01-16-24
03-18-24

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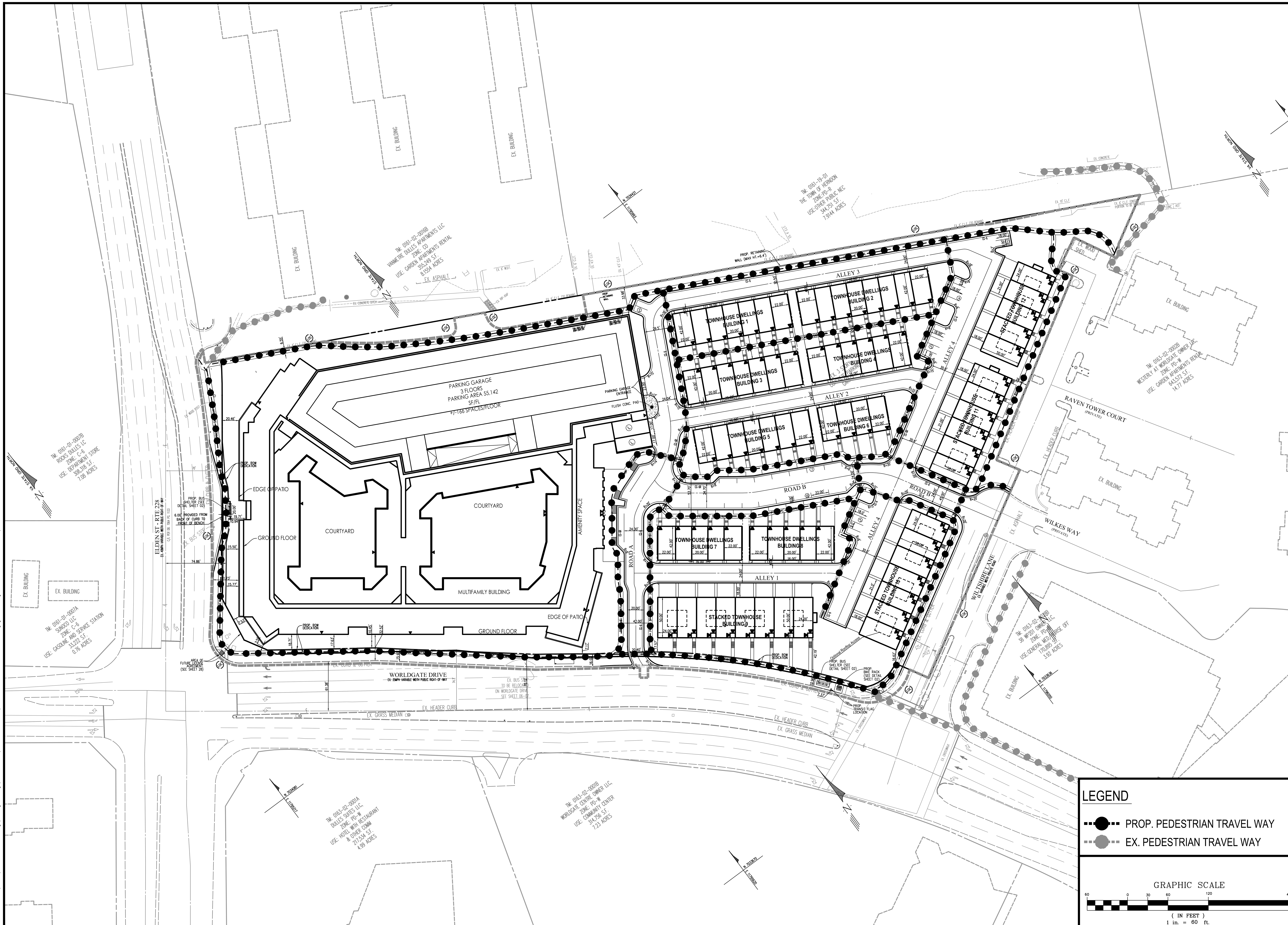
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
PROFESSIONAL ENGINEER
09/18/2024

AVERAGE GRADE PLAN
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
SCALE: 1"= 20' C.I.= 2' DATE: NOV. 2022

SHEET 08 OF 86

FILE No. RZ-13126



LEGEND

- PROP. PEDESTRIAN TRAVEL WAY
- EX. PEDESTRIAN TRAVEL WAY

GRAPHIC SCALE

60 0 30 60 120 480

(IN FEET)
1 in. = 60 ft.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23
01-16-24
03-18-24

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CLAYTON C. TOCK
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03/18/2024
PROFESSIONAL ENGINEER

PEDESTRIAN CIRCULATION PLAN

WORLDGATE
GENERALIZED DEVELOPMENT PLAN

DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

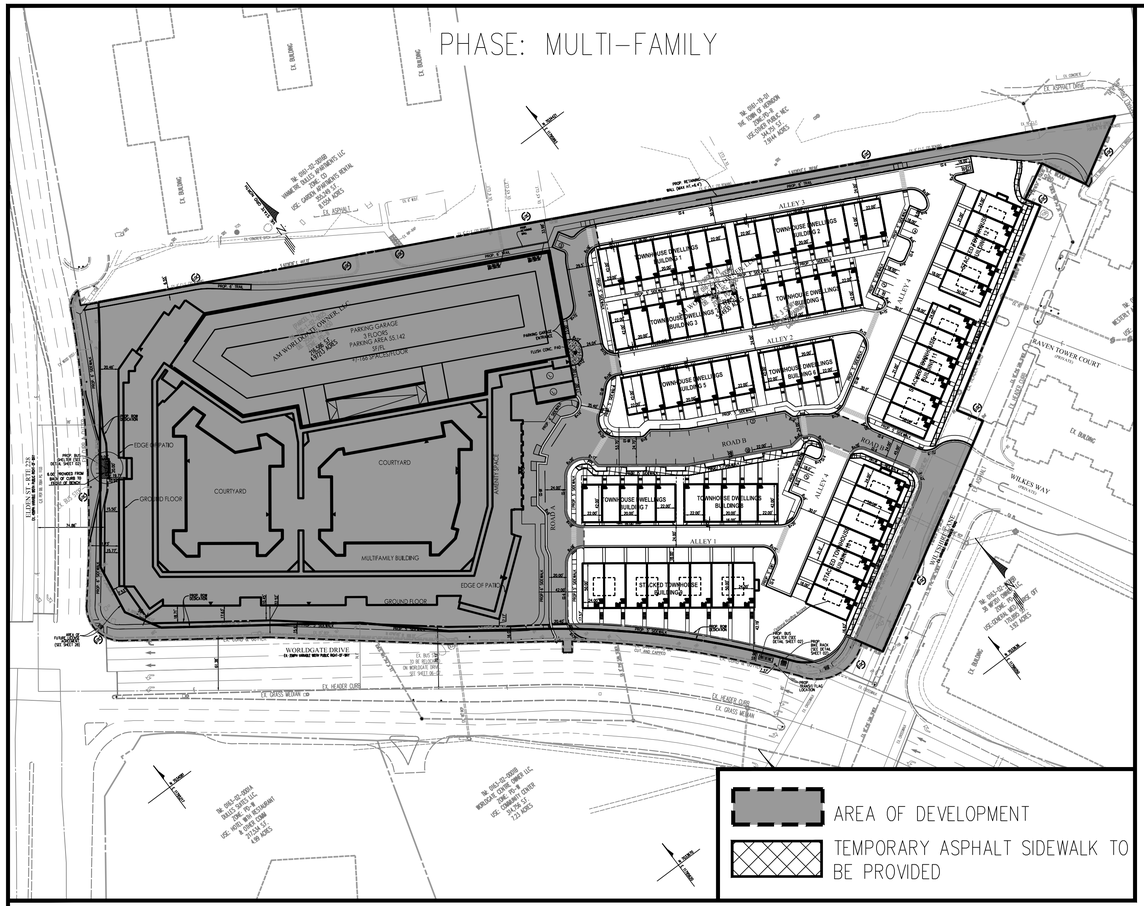
SCALE: 1"=60' C.I.= N/A DATE: NOV, 2022

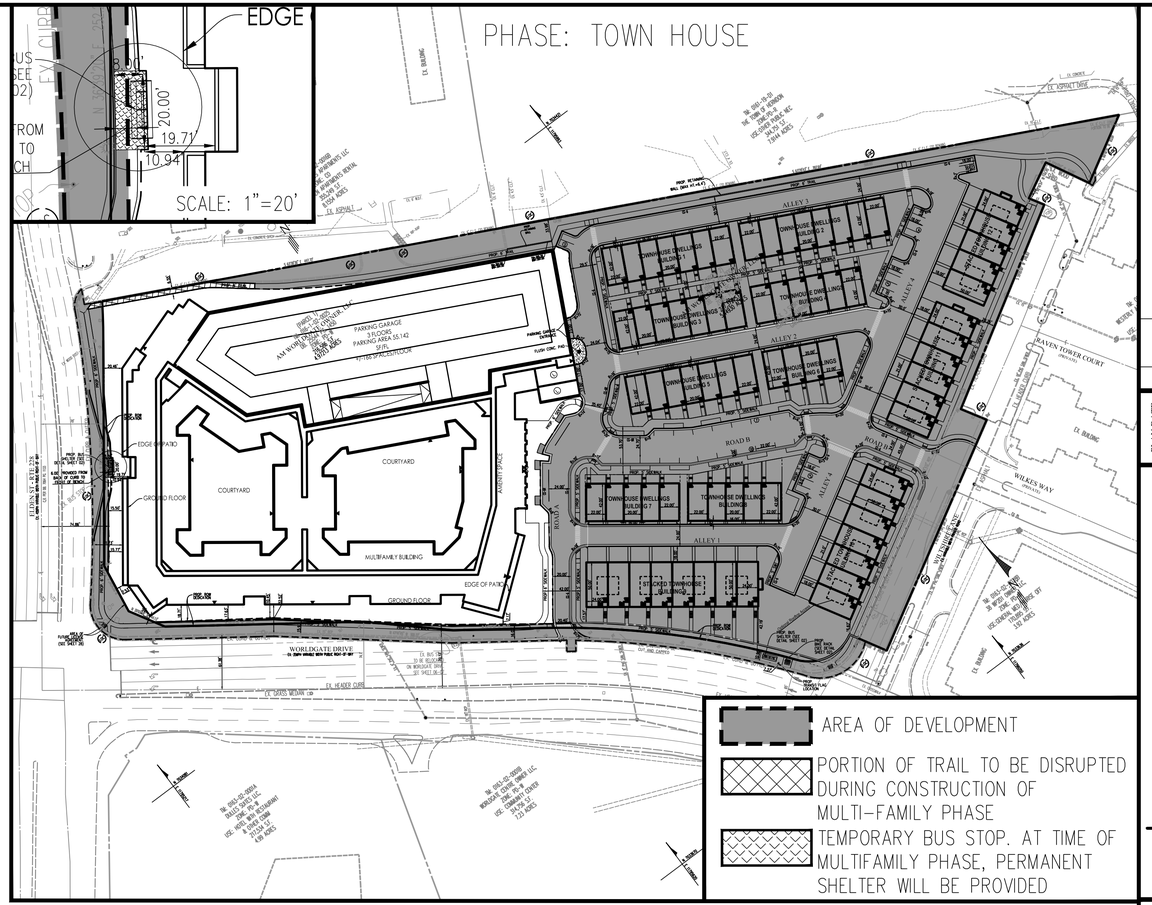
SHEET 09 OF 86

FILE No. RZ-13126

Urban, Ltd. - J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-09-PED-CIRCULATION.dwg [PED CIRC] March 18, 2024 - 4:00pm mbaldwin

PARKING GARAGE
3 FLOORS
PARKING AREA 55,142 SF/FL
+/-166 SPACES/FLOOR
COURTYARD
COURTYARD
MULTIFAMILY BUILDING
GROUND FLOOR
EDGE OF PATIO
AMENITY SPACE
ROAD A
ALLEY 1
ALLEY 2
ALLEY 3
ALLEY 4
ROAD B
TOWNHOUSE DWELLINGS BUILDING 1
TOWNHOUSE DWELLINGS BUILDING 2
TOWNHOUSE DWELLINGS BUILDING 3
TOWNHOUSE DWELLINGS BUILDING 4
TOWNHOUSE DWELLINGS BUILDING 5
TOWNHOUSE DWELLINGS BUILDING 6
TOWNHOUSE DWELLINGS BUILDING 7
TOWNHOUSE DWELLINGS BUILDING 8
STACKED TOWNHOUSE BUILDING 1
STACKED TOWNHOUSE BUILDING 2
STACKED TOWNHOUSE BUILDING 3
STACKED TOWNHOUSE BUILDING 4
STACKED TOWNHOUSE BUILDING 5
STACKED TOWNHOUSE BUILDING 6
WORLDGATE DRIVE
EX. 35MPH VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ELDEN ST - RTE 228
EX. 45MPH VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
RAVEN TOWER COURT
(PRIVATE)
WILKES WAY
(PRIVATE)
WILLOWTREE LANE
(PRIVATE)
EX. BUILDING
EX. ASPHALT
EX. CONCRETE
EX. GRASS MEDIAN
EX. HEADER CURB
PROP. SIDEWALK
PROP. ROW DEDICATION
PROP. BUS SHELTER (SEE DETAIL SHEET 02)
PROP. BIKE RACK (SEE DETAIL SHEET 02)
PROP. SIGNAGE LOCATION
PROP. STAIRS
PROP. RAMP
PROP. RETAINING WALL (MAX. HT.=6.4')
PROP. SWM/BMP FACILITY
PROP. SWM/BMP INLET
PROP. SWM/BMP PIPE
PROP. SWM/BMP MANHOLE
EX. BUS STOP TO BE RELOCATED ON WORLDGATE DRIVE SEE SHEET 06-07
EX. WOOD SHED
EX. METAL SHED
EX. UTILITY POLE
EX. GUY WIRE
EX. STORM MANHOLE
EX. STORM INLET
EX. STORM PIPE
EX. SANITARY MANHOLE
EX. SANITARY PIPE
EX. WATER VALVE
EX. WATER METER
EX. GAS VALVE
EX. GAS METER
EX. TELEPHONE PEDESTAL
EX. ELECTRIC BOX
EX. ELECTRIC METER
EX. LIGHT POLE
EX. SIGN
EX. MAILBOX
EX. FIRE HYDRANT
EX. CURB INLET
EX. CURB & GUTTER
EX. CONC. PAD
EX. CONC. DITCH
EX. ASPHALT DRIVE
EX. ASPHALT PATH
EX. CONC. PAD
EX. CONC. PIER
EX. CONC. POST
EX. CONC. WALL
EX. CONC. STEPS
EX. CONC. RAMP
EX. CONC. CURB
EX. CONC. GUTTER
EX. CONC. SIDEWALK
EX. CONC. CURB & GUTTER
EX. CONC. HEADER CURB
EX. CONC. MEDIAN
EX. CONC. DRIVE
EX. CONC. PATIO
EX. CONC. STEPS
EX. CONC. RAMP
EX. CONC. WALL
EX. CONC. PIER
EX. CONC. POST





MULTI-FAMILY PHASE TABULATIONS

PHASE BOUNDARY AREA:	6.54 AC OR 285,281 SF
ROW DEDICATION WITHIN PHASE:	0.10 AC OR 4,224 SF
NET PHASE BOUNDARY AREA:	6.44 AC OR 281,057 SF
OPEN SPACE:	29% (1.88 AC OR 82,298 SF)
REQUIRED PARKING:	566 SPACES
PROVIDED PARKING:	498 (STRUCTURED GARAGE)
	17 (SURFACE)
TOTAL:	515 SPACES

TOWNHOUSE PHASE TABULATIONS

PHASE BOUNDARY AREA:	6.59 AC OR 287,268 SF
ROW DEDICATION WITHIN PHASE:	0.10 AC OR 4,224 SF
NET PHASE BOUNDARY AREA:	6.49 AC OR 283,044 SF
OPEN SPACE:	22% (1.48 AC OR 64,691 SF)
REQUIRED PARKING:	237 SPACES
PROVIDED PARKING:	202 (DRIVEWAY + GARAGE)
	35 (SURFACE)
TOTAL:	237 SPACES

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 in. = 80 ft.

NOTES:

1. ADJUSTMENTS TO THE PHASING BOUNDRIES MAY BE APPROVED WITH THE SITE PLAN APPROVALS PROVIDED THAT THE ADJUSTMENTS DO NOT MATERIALLY ADVERSELY AFFECT THE OTHER PHASES.
2. UTILITIES WILL BE CONSTRUCTED TO SERVE EACH PHASE AS NECESSARY.
3. DEMOLITION OF OFFICE BUILDINGS WILL OCCUR DURING EITHER PHASE.
4. FOR THE UNCONSTRUCTED PHASE, THE SITE WILL BE GRADED, SEEDED, LANDSCAPED WITH STREET TREES AT A RATE 1 TREE PER 30 LINEAR FEET AND A TEMPORARY FENCE WILL SURROUND THE PHASE.
5. UNDER EITHER PHASE, THE REMAINING PORTION OF THE MULTIFAMILY PARKING GARAGE WILL BE FINISHED AND PAINTED SUBSTANTIALLY SIMILAR TO THE EXISTING EXPOSED FINISHED GARAGE.
6. DEVELOPMENT MAY PROCEED FIRST WITH EITHER THE MULTIFAMILY PHASE OR THE TOWNHOUSE PHASE (OR PORTIONS THEREOF), OR WITH BOTH PHASES OCCURING AT THE SAME TIME, PROVIDED THAT EACH PHASE PROVIDES THE PHASING CONDITIONS DEPICTED ON THIS SHEET.
7. THE ELDEN STREET BUS PULL-OFF, BUS PAD, AND SHELTER WILL BE BUILT WITH THE FIRST PHASE OF THE DEVELOPMENT. THE WORLDGATE DRIVE BUS PAD AND SHELTER WILL BE BUILT WITH THE FIRST PHASE OF THE DEVELOPMENT.
8. EACH PHASE OF THE PROJECT SHALL ALSO COMPLY WITH THE MINIMUM PARKING REQUIREMENTS, FOR THAT GIVEN PHASE, AS APPROVED UNDER THE REQUESTED PARKING MODIFICATION.
9. THE APPLICANT SHALL CONSTRUCT THE STREETS AND PROVIDE PEDESTRIAN IMPROVEMENTS, AND PRIVATE AMENITIES ON THE PROPERTY IN CONJUCTION WITH THE DEVELOPMENT OF EACH DEVELOPMENT PHASE IN A MANNER THAT REFLECTS THE INTENT OF THAT SHOWN WITHIN THIS SHEET.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
09-01-23
11-01-23
03-18-24
- - -
- - -

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COMMONWEALTH OF VIRGINIA
CLAYTON T. PACK
LIC. NO. 036700
PROFESSIONAL ENGINEER
03/18/2024

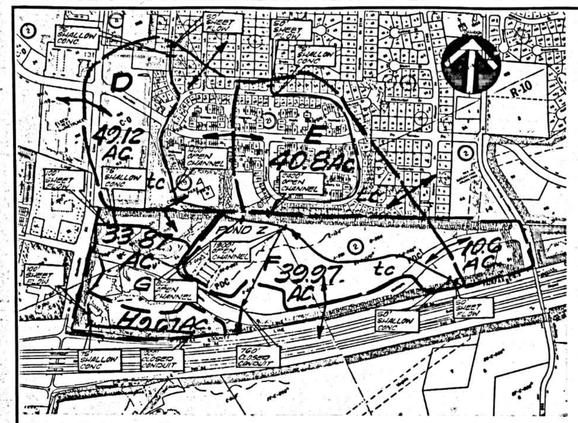
PHASING EXHIBIT
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

DATE: NOV. 2022
C.I.= N/A
SCALE: 1"=80'

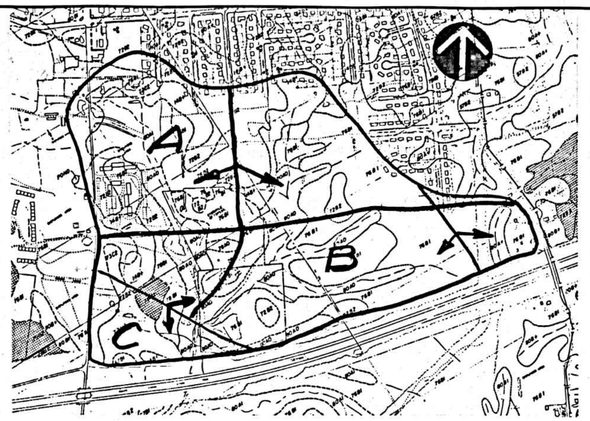
SHEET
10A
OF
86

FILE No.
RZ-13126

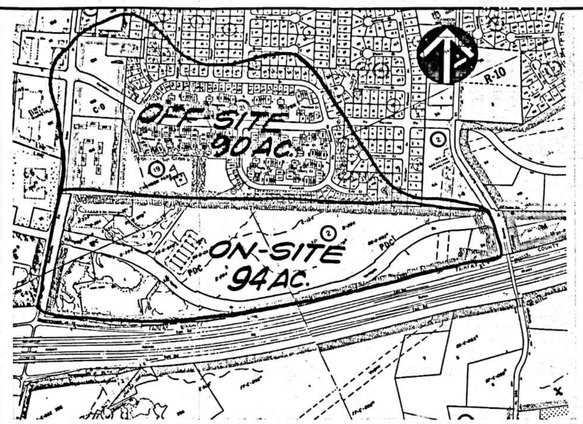
Urban, Ltd. - J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-07 PHASING EXHIBIT.dwg [PHASING] March 18, 2024 - 4:03pm mbaldwin



SHEDS D,E,& F DRAINAGE DIVIDES
SCALE: 1"=500'



SOILS MAP
SCALE: 1"=500'



OFF-SITE VS ON-SITE AREA
SCALE: 1"=500'

TR-55 CURVE NUMBER COMPUTATION VERSION 1.11

Project : WORLD GATE — User: BAG — Date: 04-02-92
County : FAIRFAX — State: VA — Checked: ___ — Date: ___
Subtitle: PROPOSED CONDITIONS
Subarea : D

COVER DESCRIPTION	Hydrologic Soil Group A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns,parks etc.)				
Good condition; grass cover > 75%	-	12.7(61)	12.8(74)	4.67(80)
Impervious Areas				
Paved parking lots, roofs, driveways	-	8.47(98)	5.15(98)	5.33(98)
Total Area (by Hydrologic Soil Group)		21.1	17.9	10
		****	****	****

SUBAREA: D TOTAL DRAINAGE AREA: 49.12 Acres WEIGHTED CURVE NUMBER:80

TR-55 CURVE NUMBER COMPUTATION VERSION 1.11

Project : WORLD GATE — User: BAG — Date: 04-02-92
County : FAIRFAX — State: VA — Checked: ___ — Date: ___
Subtitle: PROPOSED CONDITIONS
Subarea : E

COVER DESCRIPTION	Hydrologic Soil Group A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns,parks etc.)				
Good condition; grass cover > 75%	-	6.68(61)	6.35(74)	2.07(80)
Impervious Areas				
Paved parking lots, roofs, driveways	-	10.6(98)	12.7(98)	2.1(98)
Total Area (by Hydrologic Soil Group)		17.2	19.0	4.87
		****	****	****

SUBAREA: E TOTAL DRAINAGE AREA: 40.8 Acres WEIGHTED CURVE NUMBER:87

COVER DESCRIPTION	Hydrologic Soil Group A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns,parks etc.)				
Good condition; grass cover > 75%	-	1.41(61)	6.31(74)	5.72(80)
Impervious Areas				
Paved parking lots, roofs, driveways	-	4.33(98)	11.1(98)	11.1(98)
Total Area (by Hydrologic Soil Group)		5.74	17.4	16.8
		****	****	****

SUBAREA: F TOTAL DRAINAGE AREA: 39.97 Acres WEIGHTED CURVE NUMBER:90*

TR-55 CURVE NUMBER COMPUTATION VERSION 1.11

Project : WORLD GATE — User: BAG — Date: 04-07-92
County : FAIRFAX — State: VA — Checked: ___ — Date: ___
Subtitle: PROPOSED CONDITIONS
Subarea : G

COVER DESCRIPTION	Hydrologic Soil Group A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns,parks etc.)				
Good condition; grass cover > 75%	-	1.88(61)	3.27(74)	1.70(80)
Impervious Areas				
Paved parking lots, roofs, driveways	-	6.82(98)	14.4(98)	5.8(98)
Total Area (by Hydrologic Soil Group)		8.7	17.6	7.5
		****	****	****

SUBAREA: G TOTAL DRAINAGE AREA: 33.87 Acres WEIGHTED CURVE NUMBER:93

TR-55 CURVE NUMBER COMPUTATION VERSION 1.11

Project : WORLD GATE — User: BAG — Date: 04-07-92
County : FAIRFAX — State: VA — Checked: ___ — Date: ___
Subtitle: PROPOSED CONDITIONS
Subarea : H

COVER DESCRIPTION	Hydrologic Soil Group A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns,parks etc.)				
Good condition; grass cover > 75%	-	1.52(61)	1.22(74)	1.09(80)
Impervious Areas				
Paved parking lots, roofs, driveways	-	3.32(98)	1.67(98)	0.85(98)
Total Area (by Hydrologic Soil Group)		4.84	2.89	1.94
		****	****	****

SUBAREA: H TOTAL DRAINAGE AREA: 9.67 Acres WEIGHTED CURVE NUMBER:87

Project : WORLDGATE DRAINAGE STUDY — User: BAG — Date: 10-26-92
County : FAIRFAX — State: VA — Checked: ___ — Date: ___
Subtitle:

Subarea #1 - D

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.2	25	0.02	F					0.078
Sheet		25	0.02	A					0.007
Shallow Concent'd		75	0.02	P					0.007
Open Channel		1400						7.0	0.056
Open Channel		800						4	0.056
								Time of Concentration =	0.20*
									=====

Subarea #2 - E

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.2	25	0.02	F					0.078
Sheet		25	0.02	A					0.007
Shallow Concent'd		75	0.02	P					0.007
Open Channel		2400						7.0	0.095
								Time of Concentration =	0.19*
									=====

SUBAREA #3 - F

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.2	25	0.02	F					0.078
Sheet		25	0.02	A					0.007
Shallow Concent'd		50	0.02	P					0.005
Open Channel		1900						7.0	0.075
								Time of Concentration =	0.17*
									=====

SUBAREA G

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.2	50	0.02	F					0.137
Sheet		50	0.02	A					0.012
Shallow Concent'd		75	0.02	P					0.007
Open Channel		2520						7.0	0.100
								Time of Concentration =	0.26*
									=====

Project : WORLDGATE DRAINAGE STUDY — User: BAG — Date: 10-26-92
County : FAIRFAX — State: VA — Checked: ___ — Date: ___
Subtitle:

Subarea #5 - H

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.2	50	0.02	F					0.137
Sheet		50	0.02	A					0.012
Shallow Concent'd		75	0.02	P					0.007
Open Channel		1000						7.0	0.040
								Time of Concentration =	0.20*
									=====

--- Sheet Flow Surface Codes ---
A Smooth Surface
B Fallow (No Res.)
C Cultivated < 20 % Res.
D Cultivated > 20 % Res.
E Grass-Range, Short
F Grass, Dense
G Grass, Burmuda
H Woods, Light
I Woods, Dense

--- Shallow Concentrated ---
Surface Codes
P Paved
U Unpaved

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COMMONWEALTH OF VIRGINIA — CLAYTON C. TOCK — Lic. No. 036790 — 05/15/2024 — PROFESSIONAL ENGINEER

VIKA REVISIONS

NO.	DESCRIPTION	DATE	APPROVED

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

DATE
SCALE
DWN
PROJECT NO.
SHEET NO. 13

WORLDGATE
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

POST DEVELOPED CONDITIONS

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8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
PHONE: (703) 442-7800 ■ FAX: (703) 761-2787
WWW.VIKA.COM

No.	DATE	REVISIONS
		DESCRIPTION

PLAN DATE
12-13-22
06-07-23
11-02-23
01-16-24
03-18-24
- - -
- - -
- - -

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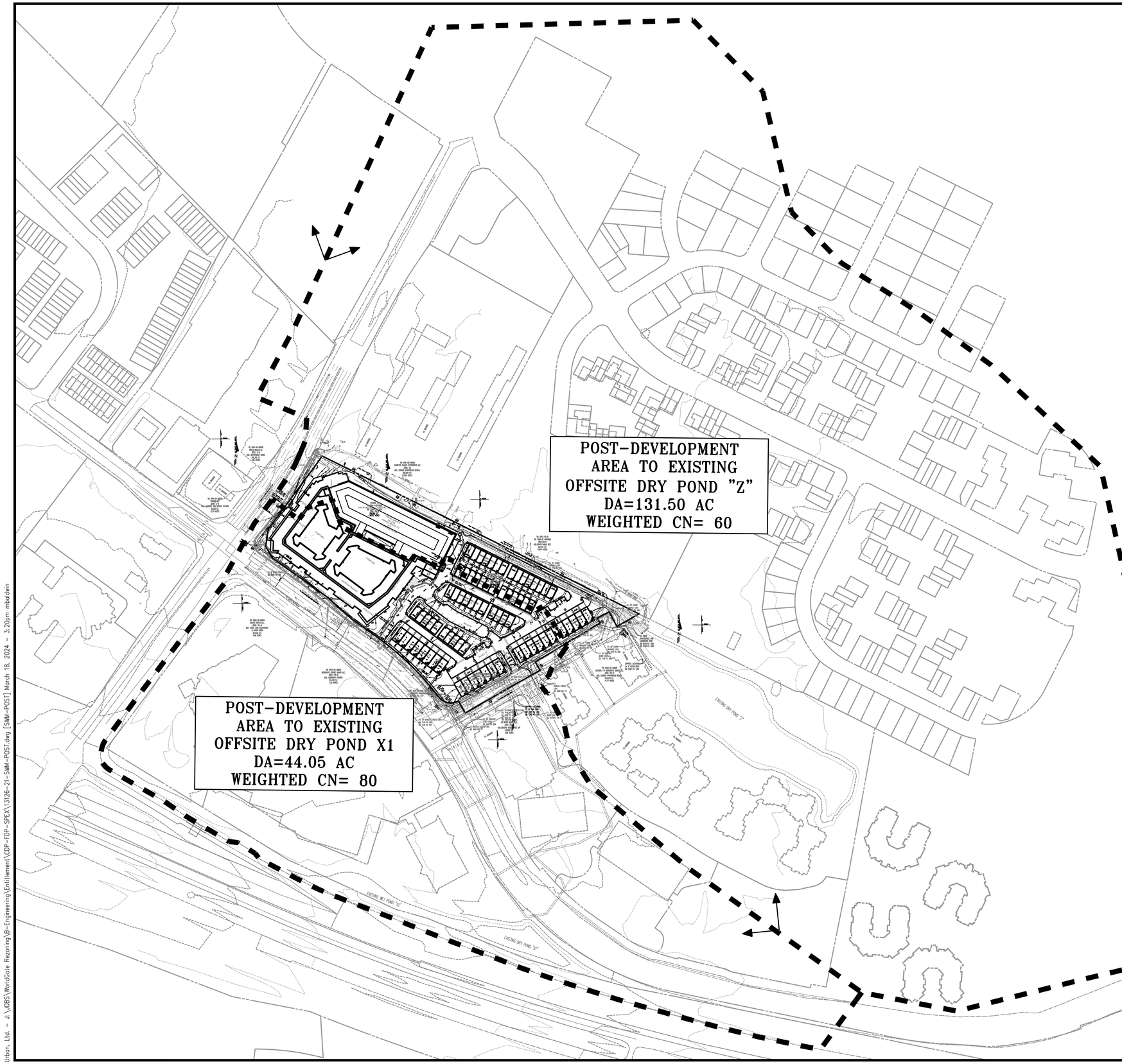
SWM PRE-DEVELOPMENT PLAN
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
SCALE: 1"=150' C.I.= 2' DATE: NOV. 2022

SHEET 11 OF 86

FILE No. RZ-13126

Urban, Ltd. - J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-21-SWM-PRE.dwg [SWM-PRE] March 18, 2024 - 3:19pm mbaldwin



SWM NARRATIVE

THIS APPLICATION PROPOSES TO REDEVELOP THE EXISTING WORLDGATE OFFICE PARK TO MULTIFAMILY RESIDENTIAL AND SINGLE FAMILY ATTACHED RESIDENTIAL. THE EXISTING 10.42 ACRE SITE CURRENTLY COMPRISES AN EXISTING PARKING GARAGE AND OFFICE BUILDING AND IS LOCATED WITHIN THE HORSEPEN CREEK WATERSHED. THE POST-DEVELOPMENT IMPROVEMENTS YIELDS A TOTAL OF 8.02 ACRES OF IMPERVIOUS AREA, AN INCREASE OF 1.34 ACRES FROM THE EXISTING CONDITION.

THE EXISTING SITE DRAINS IN MULTIPLE DIRECTIONS. THE NORTHERN PORTION OF THE SITE DRAINS VIA A GRASS SWALE BEHIND THE PARKING GARAGE AND OUTFALLS INTO AN EXISTING DRY POND "Z" LOCATED ON THE ADJACENT PARCEL TM# 0163-02-0002B. THE MAJORITY OF THE SITE DRAINS THROUGH AN EXISTING ONSITE CLOSED CONDUIT SYSTEM AND LEAVES THE SITE AT STRUCTURE EX. 10. THE DRAINAGE CONTINUES OFFSITE THROUGH AN EXISTING CLOSED CONDUIT SYSTEM AND OUTFALLS INTO AN EXISTING DRY POND "X1" LOCATED SOUTH OF THE SITE ON PARCEL #0163-02-002D. THE REMAINDER OF THE SITE BETWEEN WORLDGATE DRIVE AND THE EXISTING OFFICE BUILDING DRAINS THROUGH AN ADDITIONAL ONSITE CLOSED CONDUIT SYSTEM AND LEAVES THE SITE AT STRUCTURE EX. 25. THE DRAINAGE CONTINUES OFFSITE THROUGH A CLOSED CONDUIT SYSTEM ALONG WORLDGATE DRIVE AND EVENTUALLY OUTFALLS INTO THE AFOREMENTIONED EXISTING DRY POND "X1". THE EXISTING PONDS WERE CONSTRUCTED UNDER APPLICATION #6795-SP-013-2 APPROVED ON 05/16/1994. THEY PROVIDE DETENTION AND BMP REQUIREMENTS FOR THE SUBJECT SITE IN ADDITION TO ADJACENT OFFSITE RESIDENTIAL AND OFFICE AREAS.

THE DEVELOPED CONDITIONS OF APPROVED PLAN #6795-SP-013-2 ARE USED AS THIS APPLICATION'S PRE-DEVELOPMENT CONDITIONS AS SHOWN ON SHEET 11. SEE SHEET 13 FOR DESIGN AND CONSTRUCTION DETAILS OF THE PONDS. THE PONDS REMAIN ADEQUATE TO PROVIDE DETENTION FOR THE SUBJECT SITE. HOWEVER, SINCE THE POST-DEVELOPMENT CONDITIONS RESULT IN A NET INCREASE IN IMPERVIOUS COVER FROM THE PRE-DEVELOPMENT CONDITIONS, ADDITIONAL ONSITE BMP FACILITIES WILL BE PROVIDED PER SECTION 124-4-2.A.2.C. SEE SHEETS FOR 14-17 FOR BMP COMPUTATIONS.

ALL NEW, PROPOSED FACILITIES AS WELL AS ALL EXISTING FACILITIES USED TO MEET THIS PROJECT'S STORM WATER QUALITY AND QUANTITY REQUIREMENTS WILL MEET CURRENT STATE AND LOCAL REQUIREMENTS FOR ALL PHASES OF CONSTRUCTION.

UPDATED QUALITY AND QUANTITY COMPUTATIONS FOR THE PROJECT WILL BE PROVIDED AT THE TIME OF SITE PLAN DEMONSTRATING THAT THE PROJECT MEETS ALL CURRENT STATE AND LOCAL SWM REQUIREMENTS. ANY EXISTING SWM FACILITY USED BY THE PROJECT THAT DOES NOT MEET CURRENT DESIGN STANDARDS WILL BE REDESIGNED AT THE TIME OF THE SIGHT PLAN AND RETROFITTED/RECONSTRUCTED AS A PART OF THIS PROJECT IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODE.

ALL NEW, PROPOSED SWM FACILITIES WILL BE PROVIDED ON SITE AND WILL BE PRIVATELY MAINTAINED.

IF THE USE OF OFFSITE SWM FACILITIES IS DETERMINED TO BE INFEASIBLE AT TIME OF SITE PLAN, THE STATE'S SWM REQUIREMENTS WILL BE ADDRESSED USING ONSITE FACILITIES. IF ANY MODIFICATIONS TO THE SITE AND BUILDING LAYOUT ARE REQUIRED, MODIFICATION TO THIS ZMA APPLICATION MAY BE REQUIRED.

SIGNATURE: _____ DATE: 03/18/2024

CLAYTON TOCK, P.E.
PRINCIPAL

LEGEND

DRAINAGE AREA TO PONDS

GRAPHIC SCALE

50 0 75 150 300 600

(IN FEET)
1 in. = 150 ft.

No.	DATE	REVISIONS
		DESCRIPTION

PLAN DATE
12-13-22
06-02-23
11-01-23
01-16-24
03-18-24

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
PROFESSIONAL ENGINEER
03/18/2024

SWM POST-DEVELOPMENT PLAN

GENERALIZED DEVELOPMENT PLAN

WORLDGATE
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1"=150' C.I.= 2' DATE: NOV. 2022

SHEET
12
OF
86

FILE No.
RZ-13126

BMP AND PHOSPHOROUS REMOVAL NARRATIVE

The Worldgate site is not in a watershed overlay district, however, the site was proffered to provide BMPs for on-site areas. In a 1992 FDP/PCA, the site proffered a minimum 40% phosphorous removal effective rate for an on-site area of 79.76 Ac. In addition, SWM was proffered for the off-site area from the Town of Herndon.

Pond Z is located along the Fairfax County and Town of Herndon boundary. The subject pond provides approximately 136 million cubic feet of storage for approximately 130 acres and will be privately owned and maintained. This area includes the entire upstream drainage area.

The required BMP volume for this facility is 93,410 cubic feet (39.97 Ac x 2,337 cf/Ac). The subject facility is proposed as an extended detention dry pond with the intent to provide additional BMP volume for a portion of the off-site area, which we are proffered to provide SWM for, in exchange for any BMP volume delinquencies associated with the downstream on-site ponds X1 and X2. As calculated in the phosphorous removal efficiency chart and BMP design sheet, approximately 20.0 Ac of off-site area, which is not under BMP requirements, will have extended detention BMP volume provided for in Pond Z.

The 20.0 Ac off-site area was added to the on-site area to Pond Z, regenerating a new required BMP volume of 114,302 cf. This volume, at a minimum, will be released over a 48 hour period. Additionally, this volume has not been included in the routing of the 2, 10, and 100 year events. The 2 year storm associated with this pond also provided a degree of water quality as its volume (93,568cf) was released over a minimum 48 hour period above and beyond that of the extended detention BMP volume. It should be noted that calculated BMP volume shown herein may decrease with the actual pond construction plans if less impervious area than assumed with this study is designed.

Pond X1 is an existing dry pond located adjacent to the Dulles Toll Road and is the first in a series of 2 ponds. Along with the discharge from Pond Z, approximately 33.8 Ac drain into this facility requiring a BMP volume of 84,421 cubic feet. However, only 45,847 cf has been provided for in this pond. In an attempt to minimize disturbance to the existing facility the outstanding required BMP volume will be provided as previously explained by providing BMP volume for off-site developed area in Pond Z equal to or greater than that delinquent BMP volume in Pond X1.

With the pond bottom at 366.00, the BMP volume will be released over a minimum 48 hour period and will not be included in the storage volume for the 2, 10, and 100 year routings.

Pond X2 is an existing wet pond located adjacent to the Dulles Toll Road and is the second in a series of 2 ponds. Along with the discharge from Ponds Z and X1, 9.7 acres drain into this facility requiring a BMP volume of 18,187 cubic feet. The wet volume below the existing weir elevation 367.50 is 31,527 cubic feet, which equates to 10,509 cubic feet of BMP volume. To compensate for the additional 7,678 cubic feet of BMP volume required, BMP volume for off-site developed area in Pond Z equal to or greater than that BMP volume delinquent in Pond ZZ will be provided. As with Pond X1, this transfer of compensation is being done to minimize the disturbance to the existing facilities and to utilize the off-site area we are required to provide SWM for by Proffers.

CONCLUSION

173.52 acres (83.52 Ac on-site, 90 Ac off-site) drain into three (3) on- site ponds which provide SWM for the entire upstream shed. In addition, BMP is provided as proffered for the on-site 83.52 Acres.

As previously explained, in an effort to minimize disturbance to the existing two (2) facilities parallelling the Dulles Toll Road, off-site area discharging into Pond Z has been provided BMP volume in exchange for delinquent BMP volumes in Ponds X1 and X2. This transfer is possible as the off-site area is developed in the Town of Herndon which has no SWM criteria and is why SWM was proffered with Worldgate. No need in the future will exist to construct a SWM facility off-site, therefore leaving open 100% efficiency transfer (keep in mind this site is not in a watershed overlay district, BMP required on-site only by proffers).

At the final outfall from the site (Pond X2) BMP volume will have been provided for 83.90 developed acres with 40% phosphorous removal efficiency rates. The site only requires BMP for 79.76 acres with a phosphorous removal efficiency rate of 40%. Therefore, all design parameters established have been superseded.

PHOSPHOROUS REMOVAL EFFICIENCY CALCULATIONS

*Per Proffer IX, 79.76 Ac Associated with this site are required to have BMP provided.

SHED	POND	AREA OF SHED		AREA BMP STORAGE IS PROVIDED FOR	RATIO OF OFF-SITE %/ ON-SITE %	1-% EFF. OFF-SITE CONTROL	POND EFFICIENCY RATE	PRODUCT
D	Z	OFF-SITE	49.12	20.0	0.60 / 0.81	1-0	0.40	5.92
E	Z	OFF-SITE	40.80	0	—	—	0.40	0
F	Z		39.97	39.97	—	—	0.40	15.96
G	X1		33.87	18.38	—	—	0.40	7.35
H	X2		9.67	5.61	—	—	0.50	2.81
I	–		10.6	0	—	—	—	0
TOTAL			94.05	80.46				32.04

32.04 / 79.76 Ac = 40.2% Provided

*40% Phosphorous Removal by Proffers, therefore, design acceptable.

NO	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY : DIVISION OF DESIGN REVIEW

POND Z

BMP FACILITY DESIGN FORMAT

Step No. 1:

(A) Area of site draining into Occoquan Watershed — 39.97 acres.

(B) Area of proposed impervious cover for subject site — 36.53 acres.

(C) __% of site to be impervious [(B)/(A) x 100] = 91% impervious.
or general zoning value from Chart 1 PFM — __% impervious.
or — __"C" Factor.

(D) Chart A value for BMP storage/acre — 2.972 cf/acre.

(E) Total BMP storage required [(A) times (D)] = 82.938 cf.

Step No. 2:

(A) Measure the on-site (and off-site if credit is to be taken for it) areas draining to the proposed BMP facility. — 39.97 + 20 = 59.97 acres.

(B) Measurement of impervious area on-site (and off-site if credit is to be taken for it) which drains to the proposed BMP facility. — 26.53 + 10 = 36.53 acres.

(C) % of the on-site (and off-site if credit is to be taken for it) drainage area to the proposed facility [(B)/(A) x 100] = 61% impervious.

(D) Chart A value for BMP storage/acre — 1.906 cf/acre.

(E) Total BMP storage required for this proposed BMP facility. [(A) x (D)] = 114.302 cf.

(Note: Repeat Step 2 for each proposed BMP facility.)

Decision Plateau:

- Step No. 2 (E) 114,302 cf greater than or equal to Step No. 1 (E) 82,938 cf.

BMP OPEN/BMP OPENINGS COMPUTATIONS FOR WORLDGATE

BMP STORAGE REQUIRED = 114,302 CF
BMP STORAGE PROVIDED = 114,302 CF
CORRESPONDING BMP DEPTH = 2.4 FT

FOR 48 HOUR DRAWDOWN TIME:
REQUIRED AVERAGE OUTFLOW RATE IS:

Q (OUT) = BMP STORAGE / 48 HR * 60 MIN/HR * 60 SEC/MIN

Q (OUT) = 0.6615 CFS

ASSUMING AVERAGE OUTFLOW AT AVERAGE DEPTH:

D (AVG) = DEPTH / 2
D (AVG) = 1.2 FT

ORIFICE AREA CALCULATED FROM THE ORIFICE EQUATION:

$Q = C * A * (2gh)^{.5}$

REARRANGED:

$A = Q / C (2gh)^{.5}$

WHERE:

Q = Q (OUT) = 0.6615
C = ORIFICE COEFFICIENT = 0.65
g = GRAVITATIONAL CONSTANT = 32.2 FT/SEC/SEC
h = D (AVG) = 1.2 FT

SOLVING:

A = 0.1150 SF (REQUIRED ORIFICE AREA)

TRY DIFFERENT ORIFICE SIZES:

(1) AREA OF SINGLE 0 INCH DIAMETER ORIFICE = 0 SF
(2) AREA OF SINGLE 4.5 INCH DIAMETER ORIFICE = 0.110446 SF

HOW MANY TYPE (1) HOLES: 0 EA 0 SF
HOW MANY TYPE (2) HOLES: 1 EA 0.110446 SF
TOTAL AREA = 0.110446 SF

ACTUAL DRAWDOWN TIME:

Q (ACTUAL) = 0.65 * 0.110446 * (2 * 32.2 * 1.2)^.5

Q (ACTUAL) = 0.6311 CFS

WITH DRAWDOWN TIME OF:

T = BMP STORAGE PROVIDED / Q (ACTUAL)

T = 50.5099 HRS

**PROVIDE 1-4.5" DIA. HOLE FOR EXTENDED DETENTION BMP CONTROL.

POND X1

BMP FACILITY DESIGN FORMAT

Step No. 1:

(A) Area of site drainage into Occoquan Watershed — 33.85 acres.

(B) Area of proposed impervious cover for subject site: 27.02 acres.

(C) % of site to be impervious [(B)/(A) x 100] = 80 % impervious.
or general zoning value from Chart 1 PFM — ___ % impervious.

(D) Chart A value for BMP storage/acre — 2.494 cf/acre.

(E) Total BMP storage required [(A) x (D)] = 84421 cf.

45847 CF EXTENDED DETENTION DRY VOLUME @ ELEV. 369.50 (38.5 FT)

BMP OPENINGS COMPUTATIONS FOR WORLDGATE POND X1

BMP STORAGE REQUIRED = 84421 CF
BMP STORAGE PROVIDED = 45847 CF
CORRESPONDING BMP DEPTH = 3.5 FT

FOR 48 HOUR DRAWDOWN TIME:
REQUIRED AVERAGE OUTFLOW RATE IS:

Q (OUT) = BMP STORAGE / 48 HR * 60 MIN/HR * 60 SEC/MIN

Q (OUT) =0.265318 CFS

ASSUMING AVERAGE OUTFLOW AT AVERAGE DEPTH:

D (AVG) = DEPTH / 2
D (AVG) = 1.75 FT

ORIFICE AREA CALCULATED FROM THE ORIFICE EQUATION:

$Q = C * A * (2gh)^{.5}$

REARRANGED:

$A = Q / C (2gh)^{.5}$

WHERE:

Q = Q (OUT) = 0.265318 CFS
C = ORIFICE COEFFICIENT = 0.65
g = GRAVITATIONAL CONSTANT = 32.2 FT/SEC/SEC
h = D (AVG) = 1.75 FT

SOLVING:

A = 0.038419 SF (REQUIRED ORIFICE AREA)

TRY DIFFERENT ORIFICE SIZES:

(1) AREA OF SINGLE 1 INCH DIAMETER ORIFICE = 0.005454 SF
(2) AREA OF SINGLE 2 INCH DIAMETER ORIFICE = 0.021816 SF

HOW MANY TYPE (1) HOLES: 3 EA 0.016362 SF
HOW MANY TYPE (2) HOLES: 1 EA 0.021816 SF
TOTAL AREA = 0.038179 SF

ACTUAL DRAWDOWN TIME:

Q (ACTUAL) = 0.65 * .054541 * (2 * 32.2 * 3.05)^.5

Q (ACTUAL) = 0.263451 CFS

WITH DRAWDOWN TIME OF:

T = BMP STORAGE PROVIDED / Q (ACTUAL)

T = 48.34011 HRS

**PROVIDE 1-2" DIA. and 3-1" DIA. HOLES AT ELEV.=366.0 FOR EXTENDED DETENTION BMP CONTROL.

POND X2

BMP FACILITY DESIGN FORMAT

Step No. 1:

(A) Area of site drainage into Occoquan Watershed — 9.7 acres.

(B) Area of proposed impervious cover for subject site: 8.84 acres.

(C) % of site to be impervious [(B)/(A) x 100] = 90 % impervious.
or general zoning value from Chart 1 PFM — ___ % impervious.

(D) Chart A value for BMP storage/acre — 1.876 cf/acre.

(E) Total BMP storage required [(A) x (D)] = 18187 cf.

* 31,527 CF WET VOLUME @ ELEV. 367.50
∴ BMP VOLUME PROVIDED = 10509 CF (7678 CF DEFICIT)

POND ZZ NARRATIVE

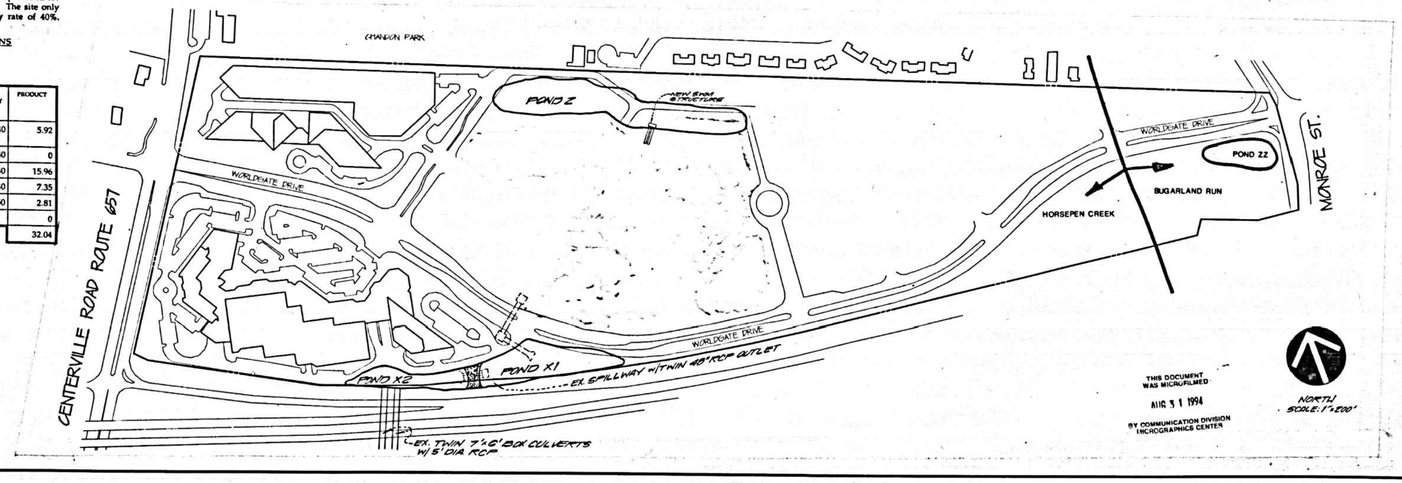
The Worldgate Site is located in the Horsepen Creek and Sugarland Run Water Sheds. 83.45 Acres located in the Horsepen Creek shed has SWM and BMP volumes provided for by Ponds Z, X1, and X2. The remaining 10.6 Acres of on-site area drains in to the Sugarland Run Watershed. The SWM Pond associated with this area will be designed with the areas corresponding site plan. A drainage analysis was performed for the area within Horsepen Creek Shed due to its magnitude. There is no need to perform a drainage study for the 10.6 Acres associated with the Sugarland Run Shed.

Additionally, per Proffer IX, only 79.76 Acres of the Worldgate site is required to have BMP volume provided. Therefore, no BMP volume will be required with Pond ZZ as Pond Z compensates for it by providing the required BMP volume and phosphorous removal for the entire site.

BASIS OF DESIGN

In the approved drainage study 6795-D-02, it was stated that the on-site area was assumed to be approximately 85% impervious which is the maximum permitted by Code. This assumption was made because during the drainage study submission, the site was undergoing FDP amendments and we wanted the worst case scenario to be covered by the design. Additionally, development plans were too general to commit an ultimate impervious acreage. Since that time, a more specific plan has been generated in which actual impervious area was calculated (see attached FDP).

The only difference in impervious area between the approved drainage study and this plan is Shed P. In this shed, the assumed 85% impervious cover has been replaced with actual impervious area derived from the attached amended FDP.



VIKA REVISIONS

DATE	DWN BY
SCALE	
PROJECT NUMBER	25540
SHEET NO	23

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 442-7800 FAX: (703) 761-2787
BETHESDA, MD

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-01-23
10-02-23
01-16-24
03-18-24

WORLDGATE
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BMP AND PHOSPHOROUS REMOVAL CALCULATIONS

Urban Ltd.
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
07/15/2024
REGISTERED PROFESSIONAL ENGINEER

SWM COMPUTATIONS
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: N/A | C.I.= N/A | DATE: NOV, 2022

SHEET 13 OF 86

FILE No. RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-21-SWM-POST.dwg [SWM COMPUTATIONS] March 18, 2024 – 3:20pm mbaldwin

ONSITE IMPERVIOUS AREA =	6.84 AC (298,231SF)
ONSITE MANAGED TURF AREA =	3.94 AC (171,644 SF)
TOTAL LIMITS OF CLEARING AREA =	10.78 AC (469,876 SF)

LEGEND

SOILS

ONSITE IMPERVIOUS AREA

ONSITE MANAGED TURF AREA

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 in. = 50 ft.

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23
01-16-24
03-18-24
-
-
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
03/18/2024
PROFESSIONAL ENGINEER

BMP PRE-DEVELOPMENT PLAN

WORLDGATE GENERALIZED DEVELOPMENT PLAN

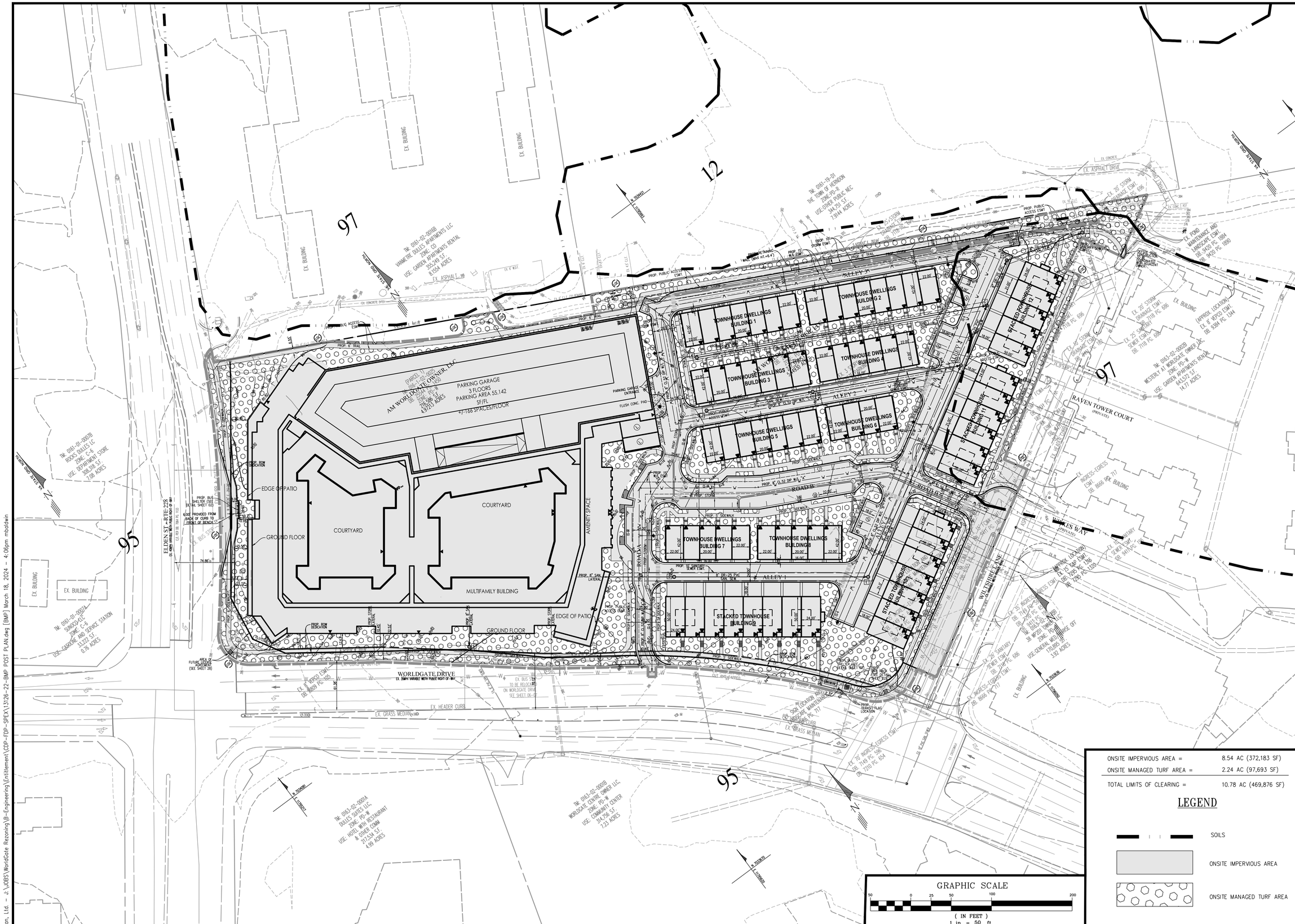
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1"=50'
C.I.= 2'
DATE: NOV, 2022

SHEET 14 OF 86

FILE No. RZ-13126

Urban, Ltd. - J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-22-BMP PRE PLAN.dwg [BMP-PRE] March 18, 2024 - 4:05pm mboldwin



ONSITE IMPERVIOUS AREA =	8.54 AC (372,183 SF)
ONSITE MANAGED TURF AREA =	2.24 AC (97,693 SF)
TOTAL LIMITS OF CLEARING =	10.78 AC (469,876 SF)

LEGEND

SOILS

ONSITE IMPERVIOUS AREA

ONSITE MANAGED TURF AREA

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 in. = 50 ft.

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23
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COMMONWEALTH OF VIRGINIA
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03/18/2024
PROFESSIONAL ENGINEER

BMP POST-DEVELOPMENT PLAN

WORLDGATE GENERALIZED DEVELOPMENT PLAN

DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1"=50'
C.I.= 2'
DATE: NOV, 2022

SHEET
15
OF
86

FILE No.
RZ-13126

Urban, Ltd. - J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-22-BMP POST PLAN.dwg [BMP] March 18, 2024 - 4:06pm mboldwin

DRAINAGE AREA B
1.50 AC TO KRAKEN
FILTER

DRAINAGE AREA A
4.20 AC TO JELLYFISH
FILTER

LEGEND

DRAINAGE DIVIDES

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 in. = 50 ft.

BMP NARRATIVE

THIS APPLICATION PROPOSES TO REDEVELOP THE EXISTING WORLDGATE OFFICE PARK TO MULTIFAMILY RESIDENTIAL AND SINGLE FAMILY ATTACHED RESIDENTIAL. THE EXISTING 10.42 ACRE SITE CURRENTLY COMPRISES OF AN EXISTING PARKING GARAGE AND OFFICE BUILDING AND IS LOCATED WITHIN THE HORSEPEN CREEK WATERSHED. A PORTION OF THE EXISTING GARAGE WILL REMAIN AS SHOWN IN THIS GDP. THE POST-DEVELOPMENT IMPROVEMENTS YIELDS A TOTAL OF 8.54 ACRES OF IMPERVIOUS AREA, AN INCREASE OF 1.69 ACRES FROM THE EXISTING CONDITION, AS SHOWN ON SHEET 17. THE EXISTING SITE IS SERVED BY MULTIPLE OFFSITE PONDS AS STATED ON SHEET 13.
HOWEVER, SINCE THIS APPLICATION PROPOSES A NET INCREASE IN IMPERVIOUS COVER FROM THE PRE-DEVELOPMENT CONDITIONS, ADDITIONAL ONSITE BMP FACILITIES WILL BE PROVIDED PER SECTION 124-4-2.A.2.C.

PER THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT REQUIREMENTS, A COMBINATION OF PROPOSED BMP FACILITIES SHALL PROVIDE THE MINIMUM POLLUTANT REDUCTIONS AS COMPUTED ON SHEET 17. BMP FACILITIES FOR THIS SITE MAY INCLUDE, BUT ARE NOT LIMITED A JELLYFISH FILTER AND KRAKEN FILTER PROVIDED BY CONTECT. THE PROPOSED FACILITIES WILL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER.

ALL BMP/SWM COMPUTATIONS SHOWN ON THIS APPLICATION ARE PRELIMINARY AND ARE SUBJECT TO CHANGE UPON RETRIEVAL OF NEW INFORMATION AND/OR IDENTIFICATION OF ADDITIONAL SITE CONSTRAINTS. AS SUCH, THE APPLICANT RESERVES THE RIGHT TO CHANGE AND/OR MODIFY THE PROPOSED WATER QUALITY DEVICES AT THE TIME OF FINAL SITE PLAN TO MEET WATER QUALITY REQUIREMENTS.

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
12-13-22
06-02-23
01-16-24
03-18-24

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PROFESSIONAL ENGINEER
07/18/2024

BMP MAP & NARRATIVE

WORLDGATE GENERALIZED DEVELOPMENT PLAN

DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1"=50' C.I.= 2' DATE: NOV. 2022

SHEET
16
OF
86

FILE No.
RZ-13126

Urban, Ltd. - J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-22-BMP POST PLAN.dwg [BMP PLAN] March 18, 2024 - 3:20pm mboldwin

Project Name: **WORLDGATE REZONING**
Date: **1/16/2024**
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 10.78

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*1.7*
Post-Development TP Load Reduction for Site (lb/yr):	*6.21*

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				3.94	3.94
Impervious Cover (acres)				6.84	6.84
					10.78

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				2.24	2.24
Impervious Cover (acres)				8.54	8.54
Area Check	OK.	OK.	OK.	OK.	10.78

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	3.94	2.24
Weighted Rv(turf)	0.25	0.25
% Managed Turf	37%	25%
Impervious Cover (acres)	6.84	6.84
Rv(impervious)	0.95	0.95
% Impervious	63%	75%
Total Site Area (acres)	**10.78**	**9.08**
Site Rv	**0.69**	**0.78**

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	2.24
Weighted Rv (turf)	0.25
% Managed Turf	21%
Impervious Cover (acres)	8.54
Rv(impervious)	0.95
% Impervious	79%
Final Site Area (acres)	**10.78**
Final Post Dev Site Rv	**0.80**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	2.24
Weighted Rv (turf)	0.25
% Managed Turf	25%
ReDev. Impervious Cover (acres)	6.84
Rv(impervious)	0.95
% Impervious	75%
Total ReDev. Site Area (acres)	**9.08**
ReDev Site Rv	**0.78**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	1.70
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.6236 / 0.5882
Pre-ReDevelopment Treatment Volume (cubic feet)	27,163 / 25,621
Pre-ReDevelopment TP Load (lb/yr)	**17.07** / **16.10**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.58 / 1.77
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)	*3.72*

Final Post-Development Treatment Volume (acre-ft)	0.7228
Final Post-Development Treatment Volume (cubic feet)	31,483
Final Post-Development TP Load (lb/yr)	**19.78**
Final Post-Development TP Load per acre (lb/acre/yr)	1.83

Post-ReDevelopment Treatment Volume (acre-ft)	0.5882
Post-ReDevelopment Treatment Volume (cubic feet)	25,621
Post-ReDevelopment Load (TP) (lb/yr)*	**16.10**
Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.77
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	**3.22**

Post-Development Treatment Volume (acre-ft)	0.1346
Post-Development Treatment Volume (cubic feet)	5,862
Post-Development TP Load (lb/yr)	**3.68**
TP Load Reduction Required for New Impervious Area (lb/yr)	**2.99**

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) **6.21**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	122.09
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	141.51

Drainage Area A

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.70	0.70	0.25
Impervious Cover (acres)				3.40	3.40	0.95
				Total	4.10	

Total Phosphorus Available for Removal in D.A. A (lb/yr) 7.77
Post Development Treatment Volume in D.A. A (ft³) 12,360

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0		0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0	0.70	3.40	0	0	12,360	12,360	65	0.00	7.76	5.04	2.71	

Drainage Area B

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				1.54	1.54	0.25
Impervious Cover (acres)				5.11	5.11	0.95
				Total	6.65	

Total Phosphorus Available for Removal in D.A. B (lb/yr) 11.95
Post Development Treatment Volume in D.A. B (ft³) 19,019

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.50	1.00	0	0	3,902	3,902	50	0.00	2.45	1.22	1.22	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	3.40	5.11	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	3.40	1.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.70	1.54	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.70	0.50	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 31,483

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	7.77	11.95	0.00	0.00	0.00	19.72
TP LOAD REDUCTION ACHIEVED (lb/yr)	5.04	1.22	0.00	0.00	0.00	6.27
TP LOAD REMAINING (lb/yr)	2.72	10.73	0.00	0.00	0.00	13.45
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	19.78
TP LOAD REDUCTION REQUIRED (lb/yr)	6.21
TP LOAD REDUCTION ACHIEVED (lb/yr)	6.27
TP LOAD REMAINING (lb/yr):	13.51
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.06 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	141.51
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	141.51

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
12-13-22
06-02-23
11-01-23
01-16-24
03-18-24

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COMMONWEALTH OF VIRGINIA — CLAYTON C. TOCK — Lic. No. 038790 — 03/18/2024 — PROFESSIONAL ENGINEER

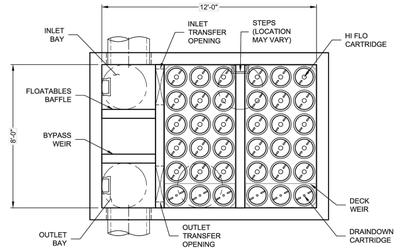
BMP COMPUTATIONS
WORLDGATE GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

DATE: NOV. 2022
C.I.= N/A
SCALE: N/A

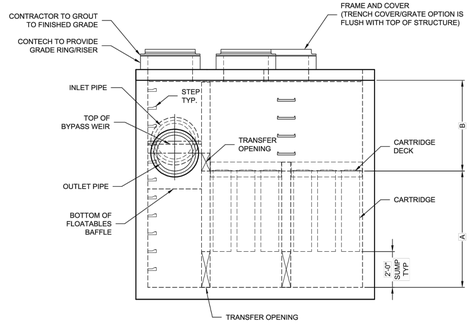
SHEET 17 OF 86

FILE No. RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-22-BMP POST PLAN.dwg [COMPS] March 18, 2024 – 3:20pm mboldwin



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



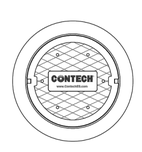
ELEVATION VIEW

JELLYFISH DESIGN NOTES

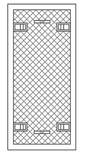
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HIGH-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	5.88	2.21	2.94	1.62
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID						*
WATER QUALITY FLOW RATE (cfs)						*
PEAK FLOW RATE (cfs)						*
RETURN PERIOD OF PEAK FLOW (yrs)						*
# OF CARTRIDGES REQUIRED (HF / DD)						*
CARTRIDGE LENGTH						*
PIPE DATA:	I.E.	MAT'L	DIA.	SLOPE %	HGL	
INLET #1	*	*	*	*	*	
INLET #2	*	*	*	*	*	
OUTLET	*	*	*	*	*	
SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.						
RIM ELEVATION						*
ANTI-FLOTATION BALLAST		WIDTH		HEIGHT		
		*		*		
NOTES/SPECIAL REQUIREMENTS:						
* PER ENGINEER OF RECORD						

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENT NO. 8,287,728; 9,221,619; US 9,123,939; OTHER INTERNATIONAL PATENTS PENDING

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0812
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

I:\STORMWATER\COMMOP\813 JELLYFISH FILTERS\D STANDARD DRAWINGS\JFPD0812.DTL.DWG 8/14/2018 4:49 PM

SITE SPECIFIC DATA*

PROJECT NUMBER	.		
PROJECT NAME	.		
PROJECT LOCATION	.		
STRUCTURE ID	KF-8-12		
WATER QUALITY FLOW RATE (CFS)			
PEAK FLOW RATE (CFS)			
PEAK STORM DURATION (YEARS)			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INFLOW PIPE 1	.	TBD	12
OUTFLOW PIPE 1	.	TBD	12
RIM ELEVATION	.		
SURFACE LOADING REQUIREMENT			HS20
FRAME AND COVER			(2) #24", (1) #30"
CORROSIVE SOIL CONDITIONS			NA
KNOWN GROUNDWATER ELEVATION			NA
NOTES:			
*PER ENGINEER OF RECORD			

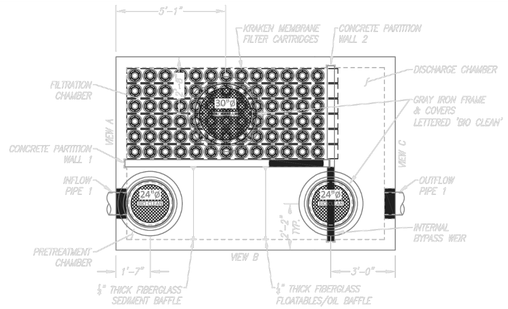
KRAKEN FILTER PERFORMANCE DATA

CARTRIDGE HEIGHT (IN)	30.75
CARTRIDGE FLOW RATE (GPM)	8.50
NUMBER OF CARTRIDGES	78
TOTAL TREATMENT FLOW RATE (CFS)	1.48
SEDIMENT STORAGE CAPACITY (CF)	29.58

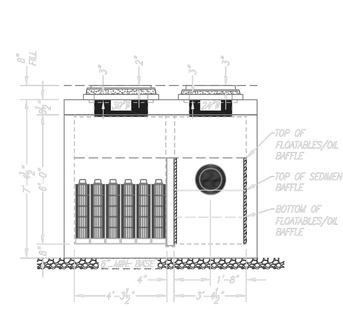
INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS, AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE KRAKEN FILTER UNIT AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. MANUFACTURER RECOMMENDS A 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH).
4. ALL GAPS AROUND PIPES SHALL BE SEALED WATERTIGHT WITH A NON-SHRINK GROUT PER MANUFACTURER'S STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL PIPES, RISERS, AND MANHOLES. ALL COVERS SHALL BE SHIPPED LOOSE. CONTRACTOR TO USE GROUT AND/OR BRICKS TO MATCH COVERS WITH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.

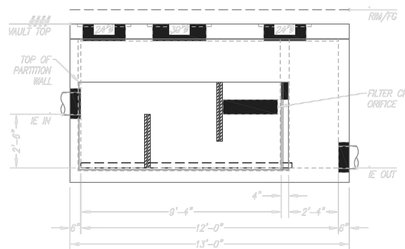
1:40 SCALE



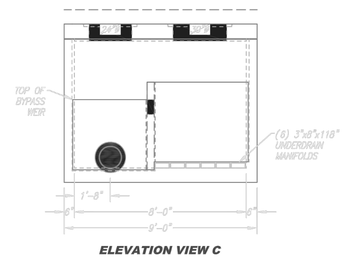
PLAN VIEW



ELEVATION VIEW A



ELEVATION VIEW B



ELEVATION VIEW C

GENERAL NOTES

1. BIO CLEAN TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS, AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS, AND ACCESSORIES PLEASE CONTACT BIO CLEAN.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 10,369,496; 9,604,160; 10,143,765; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING

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Bio Clean A Forterra Company

KRAKEN KF-8-12-72
MEMBRANE FILTRATION SYSTEM WITH PRETREATMENT
STANDARD DETAIL

No.	DATE	REVISIONS

PLAN DATE
12-13-22
10-07-23
11-01-23
01-16-24
03-18-24

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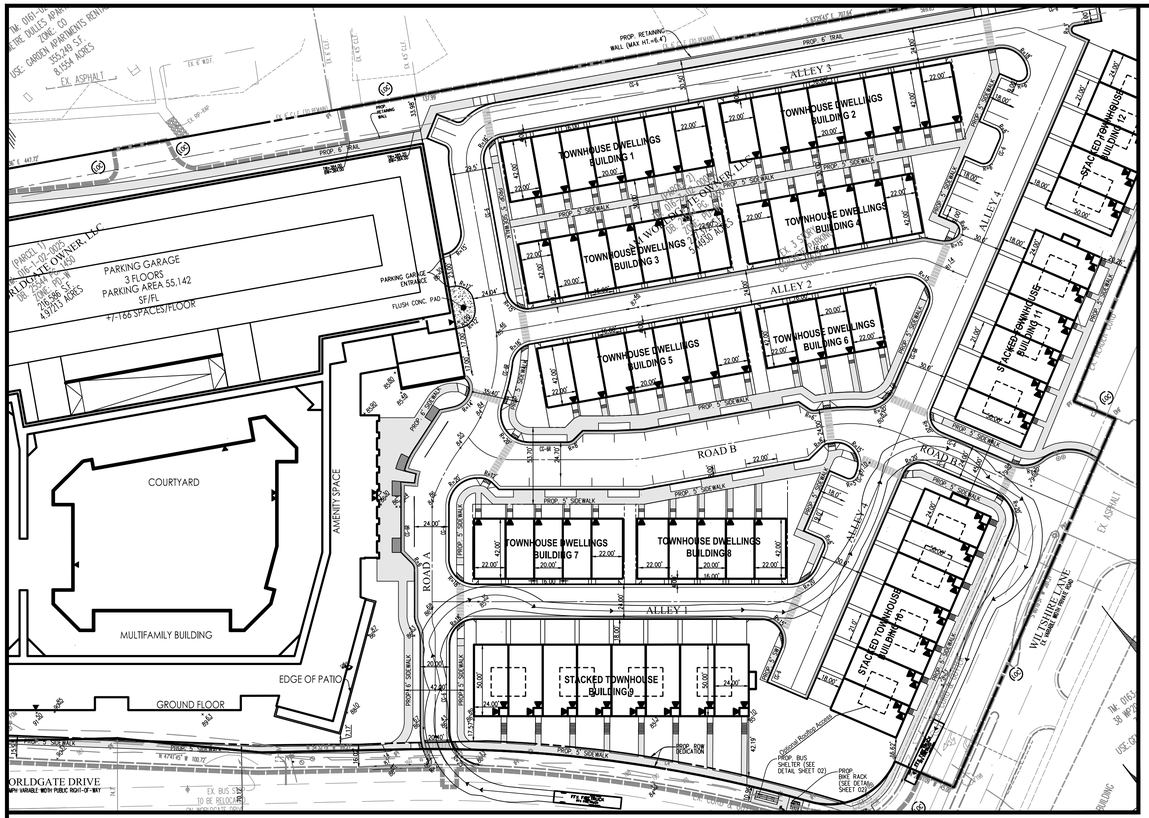
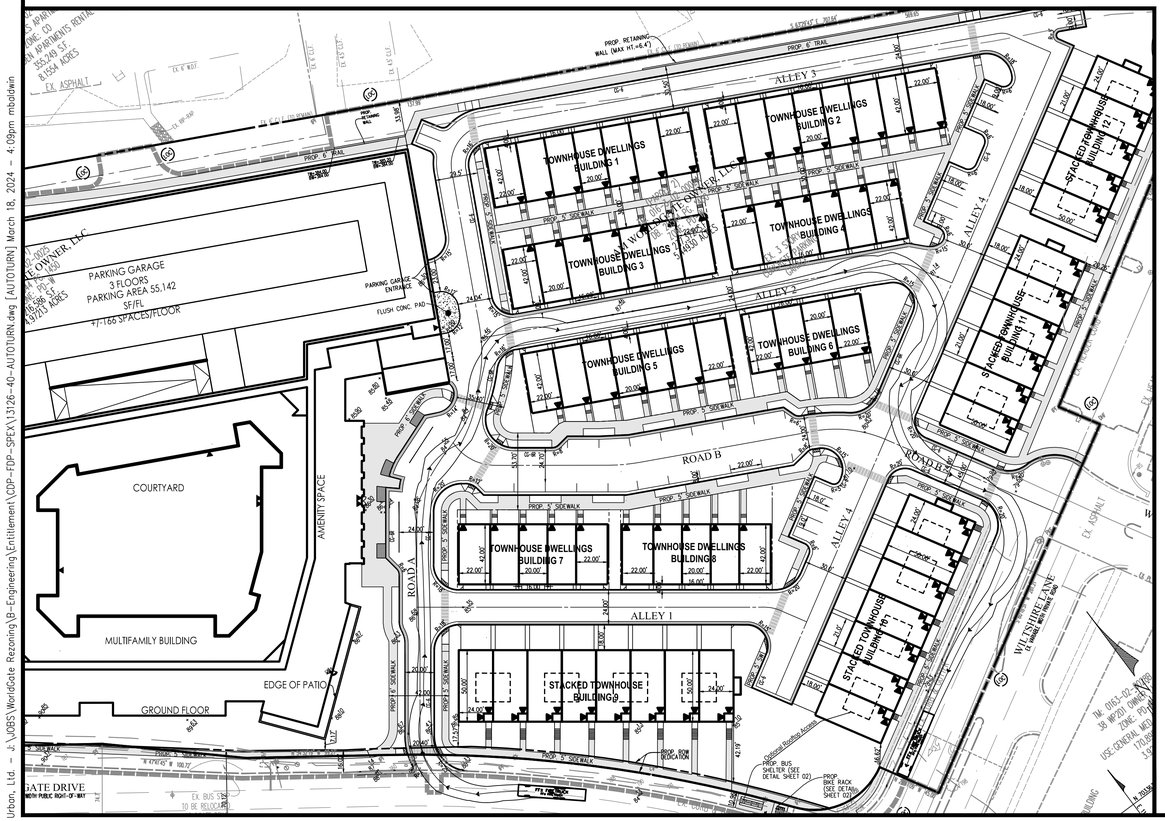
COMMONWEALTH OF VIRGINIA
CLAYTON C. POCK
Lic. No. 038790
PROFESSIONAL ENGINEER
07/18/2024

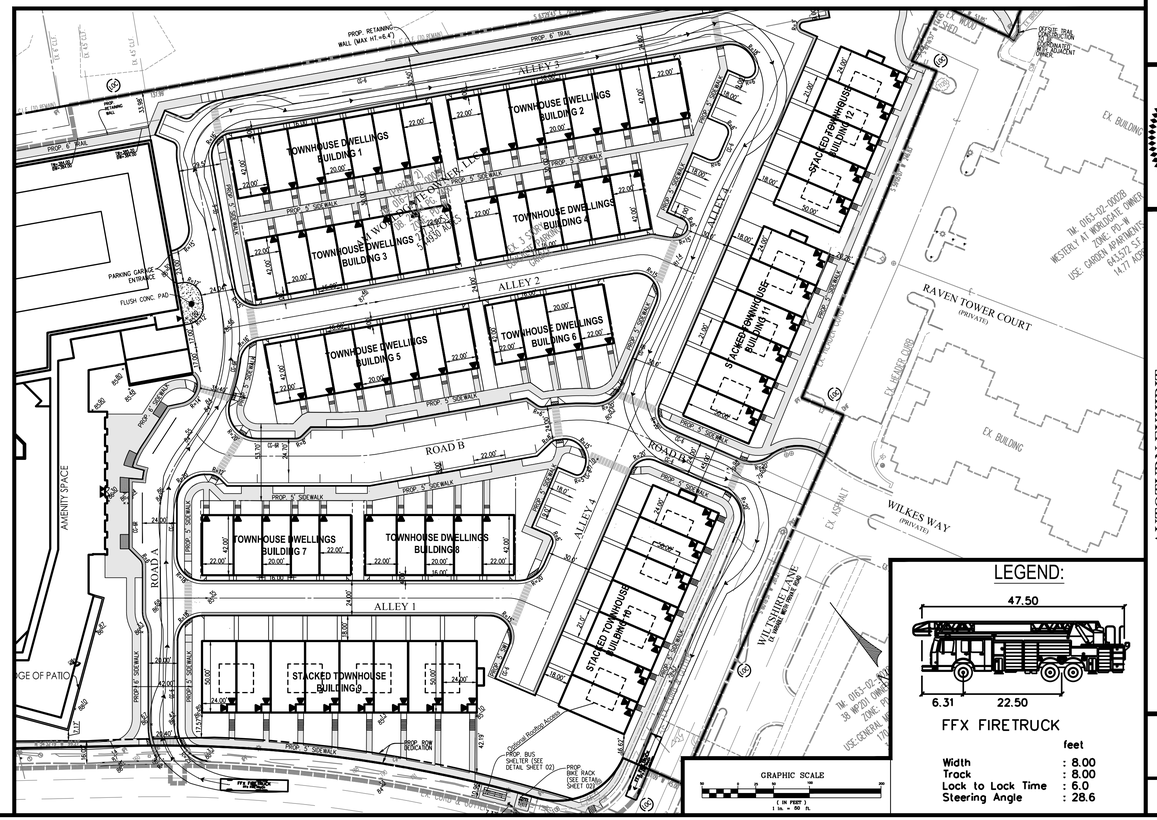
BMP GENERAL DETAILS
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
SCALE: N/A
C.I.= N/A
DATE: NOV, 2022

SHEET 18 OF 86

FILE No. RZ-13126







LEGEND:

FFX FIRETRUCK

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 28.6

GRAPHIC SCALE

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-07-23
01-16-24
03-18-24
- - -
- - -

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Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. YOCH
Lic. No. 036790
PROFESSIONAL ENGINEER
07/18/2024

AUTOTURN EXHIBIT

WORLDGATE GENERALIZED DEVELOPMENT PLAN

DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1"=50' | C.I.= N/A | DATE: NOV. 2022

SHEET 19 OF 86

FILE No. RZ-13126

Urban, Ltd. – J:\OBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-40-AUTOTURN.dwg [AUTOTURN] March 18, 2024 - 4:09pm mbaldwin

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-07-23
01-16-24
03-18-24

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FAX: 703.378.7888
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COMMONWEALTH OF VIRGINIA
CLAYTON C. YOCK
Lic. No. 036790
PROFESSIONAL ENGINEER
07/18/2024

AUTOTURN EXHIBIT

WORLDGATE GENERALIZED DEVELOPMENT PLAN

DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1"=50' | C.I.= N/A | DATE: NOV. 2022

LEGEND:

SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

GRAPHIC SCALE
(IN FEET)
1 in. = 50 ft.

SHEET 19A OF 86

FILE No. RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-40-AUTOTURN.dwg [AUTOTURN (2)] March 18, 2024 – 4:09pm mboldwin

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No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-07-23
01-16-24
03-18-24
- - -
- - -

COMMONWEALTH OF VIRGINIA
CLAYTON C. YOCK
Lic. No. 036790
PROFESSIONAL ENGINEER
03/18/2024

AUTOTURN EXHIBIT

WORLDGATE GENERALIZED DEVELOPMENT PLAN

DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1"=50' | C.I.=N/A | DATE: NOV. 2022

LEGEND:

SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

GRAPHIC SCALE
(IN FEET)
1 in. = 50 ft.

SHEET 19B OF 86

FILE No. RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-40-AUTOTURN.dwg [AUTOTURN (3)] March 18, 2024 – 4:10pm mbaldwin

SHEET INTENTIONALLY LEFT BLANK

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No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23
01-16-24
03-18-24
--
--
--

COMMONWEALTH OF VIRGINIA
CLAYTON E. PECK
LIC. No. 036700
PROFESSIONAL ENGINEER
03/18/2024

SIGHT DISTANCE

WORLDGATE

GENERALIZED DEVELOPMENT PLAN

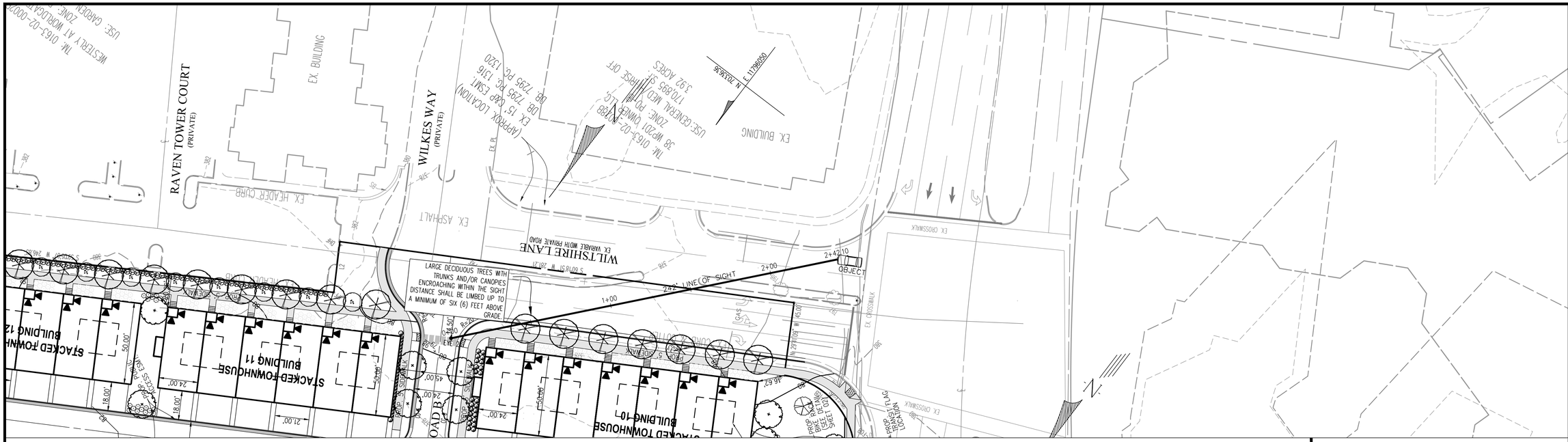
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: N/A | C.I.= N/A | DATE: NOV. 2022

SHEET 20 OF 86

FILE No. RZ-13126

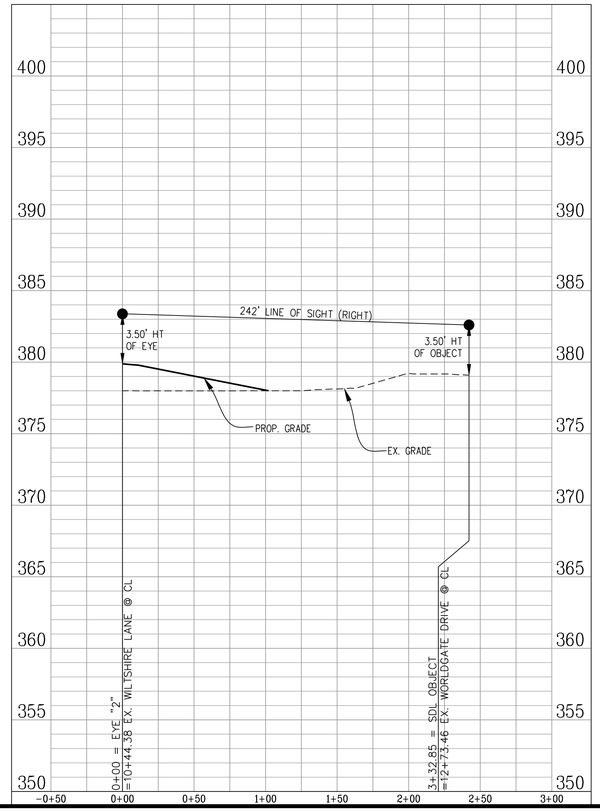
Urban, Ltd. - J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-31-SIGHT DIST.dwg [SIGHT DIST] March 18, 2024 - 4:11pm mbaldwin



PLAN VIEW
SCALE: 1"=30'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

SIGHT DISTANCE PROFILE
(FOR VEHICLES TRAVELING ACROSS WILTSHIRE LANE TO WILKES WAY)
EYE "2"
DESIGN SPEED = 30 MPH



No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
11-16-23
01-16-24
03-18-24

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CLAYTON C. TOCK
Lic. No. 036790
PROFESSIONAL ENGINEER
03/18/2024

SIGHT DISTANCE
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: AS NOTED C.I.= 2' DATE: NOV. 2022

SHEET
21
OF
86

FILE No.
RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-31-SIGHT DIST.dwg [SIGHT DIST (2)] March 18, 2024 – 3:22pm mbaldwin

Urban, Ltd. – z:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-31-FIRE LANE AND PAVING PLAN.dwg [FIRE PAVE] March 18, 2024 – 4:12pm mbaldwin

TM: 0161-02-0016B
VANMETRE DULLES APARTMENTS LLC
ZONE: CO
USE: GARDEN APARTMENTS RENTAL
355,249 S.F.
8.1554 ACRES

(PARCEL 1)
TM: 016-1-02-0025
AM WORLDGATE OWNER, LLC
DB: 25344 PG 1450
ZONE: PD-W
216,586 S.F.
4.9715 ACRES

PARKING GARAGE
3 FLOORS
PARKING AREA 55,142
SF/FL
+/-166 SPACES/FLOOR

AM WORLDGATE OWNER, LLC
DB: 25344 PG 1450
ZONE: PD-W
2,165,030 S.F.
49.7025 ACRES

ELDEN ST – RTE 228
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
C/L PER DB. 7064 PG. 1133

WORLDGATE DRIVE
EX. 35MPH VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

COURTYARD
MULTIFAMILY BUILDING
AMENITY SPACE
GROUND FLOOR
EDGE OF PATIO
PARKING GARAGE ENTRANCE
FLUSH CONC. PAD

TOWNHOUSE DWELLINGS BUILDING 1
TOWNHOUSE DWELLINGS BUILDING 3
TOWNHOUSE DWELLINGS BUILDING 5
TOWNHOUSE DWELLINGS BUILDING 7
TOWNHOUSE DWELLINGS BUILDING 8
STACKED TOWNHOUSE BUILDING 9

ALLEY 1
ALLEY 2
ALLEY 3
ROAD A
ROAD B

PROP. 6' TRAIL
PROP. 6' SIDEWALK
PROP. 5' SIDEWALK
PROP. 8" CL.52 DIP W/L "A"
PROP. 8" CL.52 DIP W/L "C"
PROP. 15' W/L ESMT.
PROP. 10' STORM ESMT.
PROP. RETAINING WALL (MAX HT.=6.4')
PROP. RETAINING WALL
PROP. ROW DEDICATION
PROP. BUS SHELTER (SEE DETAIL SHEET 02)
6.00' PROVIDED FROM BACK OF CURB TO FRONT OF BENCH
EDGE OF PATIO
AREA OF FUTURE LICENSE AGREEMENT (SEE SHEET 28)
EX. BUS STOP
EX. BUS STOP TO BE RELOCATED ON WORLDGATE DRIVE SEE SHEET 06-07
EX. CURB & GUTTER
EX. HEADER CURB
EX. GRASS MEDIAN
EX. BUILDING
EX. ASPHALT
EX. CONCRETE DITCH
EX. RIP-RAP
EX. 6' W.D.F.
EX. 6' C.L.F. (TO REMAIN)
EX. 45' C.L.F.
EX. WOOD POST
EX. 3 STORY GARAGE PARKING
EX. 4 STORY GARAGE PARKING
Optional Rooftop Access
MATCHLINE SEE SHEET 21B

LEGEND
PROP. FIRE LANES (PER T.O.H. ST'D.)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

No.	DESCRIPTION	DATE
	REVISIONS	

PLAN DATE
12-13-22
06-02-23
11-01-23
01-16-24
03-18-24

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COMMONWEALTH OF VIRGINIA
CLAYTON LEE GORDON
LICENSE NO. 034.002.0
PROFESSIONAL ENGINEER
09/15/2024

FIRE LANE PLAN
GENERALIZED DEVELOPMENT PLAN
WORLDGATE
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
DATE: NOV. 2022
SCALE: 1"= 30'
C.L.= N/A

SHEET 21A OF 86

FILE No. RZ-13126

TM: 0161-19-01
THE TOWN OF HERNDON
ZONE:PD-R
USE:OTHER PUBLIC NEC
744,751 S.F.
17.11 ACRES

MATCHLINE
SEE SHEET 21A

EX. ASPHALT DRIVE

EX. CONCRETE

EX. 10' C.L.F.

EX. 6' C.L.F. (CONST. PORTION TO BE REMOVED)

EX. 6' C.L.F. (TO REMAIN)

EX. CONC. T AST

EX. BRIDGE

PROP. STORM EASEMENT

PROP. 15' UTIL. ESMT.

PROP. 6' TRAIL

S 67°29'45" E 707.64'

569.65'

ALLEY 3

TOWNHOUSE DWELLINGS BUILDING 2

TOWNHOUSE DWELLINGS BUILDING 4

TOWNHOUSE DWELLINGS BUILDING 6

ALLEY 2

ALLEY 4

STACKED TOWNHOUSE BUILDING 11

STACKED TOWNHOUSE BUILDING 12

STACKED TOWNHOUSE BUILDING 10

PROP. 5' SIDEWALK

PROP. 8" CL-52 DIP W/L "A"

PROP. 6" CL-52 DIP W/L "A"

PROP. 8" CL-52 DIP W/L "B"

EX. 3 STORY BRICK BUILDING

EX. PARKING

EX. WOOD SHED

S 57°47'57" W 51.85'

OFF-SITE TRAIL CONSTRUCTION TO BE COORDINATED WITH ADJACENT OWNER.

EX. BUILDING

TM: 0163-02-0002B
WESTERLY AT WORLDGATE OWNER, LLC.,
ZONE: PD-W
USE: GARDEN APARTMENTS RENTAL
643,572 S.F.
14.77 ACRES

RAVEN TOWER COURT
(PRIVATE)

WILKES WAY
(PRIVATE)

WILTSHIRE LANE
(A VARIABLE WIDTH PRIVATE ROAD)

EX. 15' FCWA EASEMENT DB. 9417 PG. 1821

EX. 45' FCWA EASEMENT DB. 9417 PG. 1821

EX. 15' FCWA EASEMENT DB. 6765 PG. 1

EX. 15' CABLE TV EASEMENT DB. 9417 PG. 1821

EX. 20' FCWA EASEMENT DB. 9417 PG. 1821

EX. HEADER CURB

EX. ASPHALT

EX. CONC. & CURB & GUTTER

(APPROX. LOCATION)
EX. 15' G&P ESMT.
DB. 7295 PG. 1316
DB. 7295 PG. 1320

MATCHLINE
SEE THIS SHEET

TM: 0163-02-0002A
38 WP2011 OWNER, LLC.
ZONE: PD-WORRISE OFF
USE:GENERAL MED./RISE OFF
170,895 S.F.
3.92 ACRES

MATCHLINE
SEE SHEET 06

Optional Rooftop Access

PROP. BUS SHELTER (SEE DETAIL SHEET 02)

PROP. BIKE RACK (SEE DETAIL SHEET 02)

PROP. TRANSIT FLAG LOCATION

EX. CROSSWALK

EX. BUILDING

N 703436.96
E 1178809.50

N 703401
E 1178867.18

STATE GRID NORTH

LEGEND

PROP. FIRE LANES (PER T.O.H. ST'D.)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 in. = 30 ft.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
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01-16-24
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COMMONWEALTH OF VIRGINIA
CLAYTON R. CLARK
LIC. NO. 038790
PROFESSIONAL ENGINEER
03/18/2024

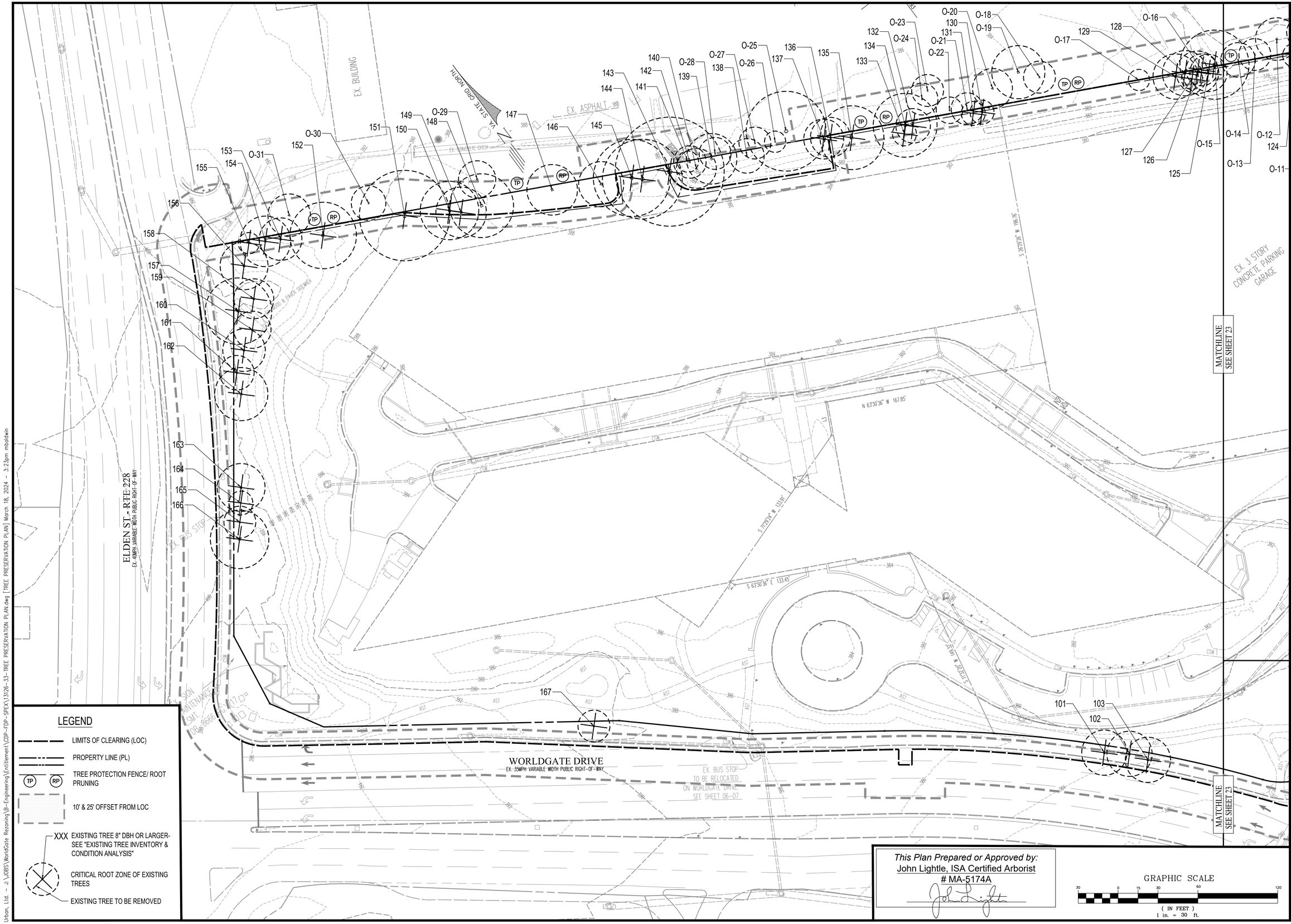
FIRE LANE PLAN
WORLDGATE GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1"= 30' | C.I.= N/A | DATE: NOV. 2022

SHEET
21B
OF
86

FILE No.
RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-31-FIRE LANE AND PAVING PLAN.dwg [FIRE PAVE (2)] March 18, 2024 – 4:13pm mbaldwin



This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

No.	DATE	REVISIONS
		DESCRIPTION

PLAN DATE
12-13-22
06-02-23
10-11-23
01-16-24
03-18-24

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
PROFESSIONAL ENGINEER
03/18/2024

TREE PRESERVATION PLAN

GENERALIZED DEVELOPMENT PLAN

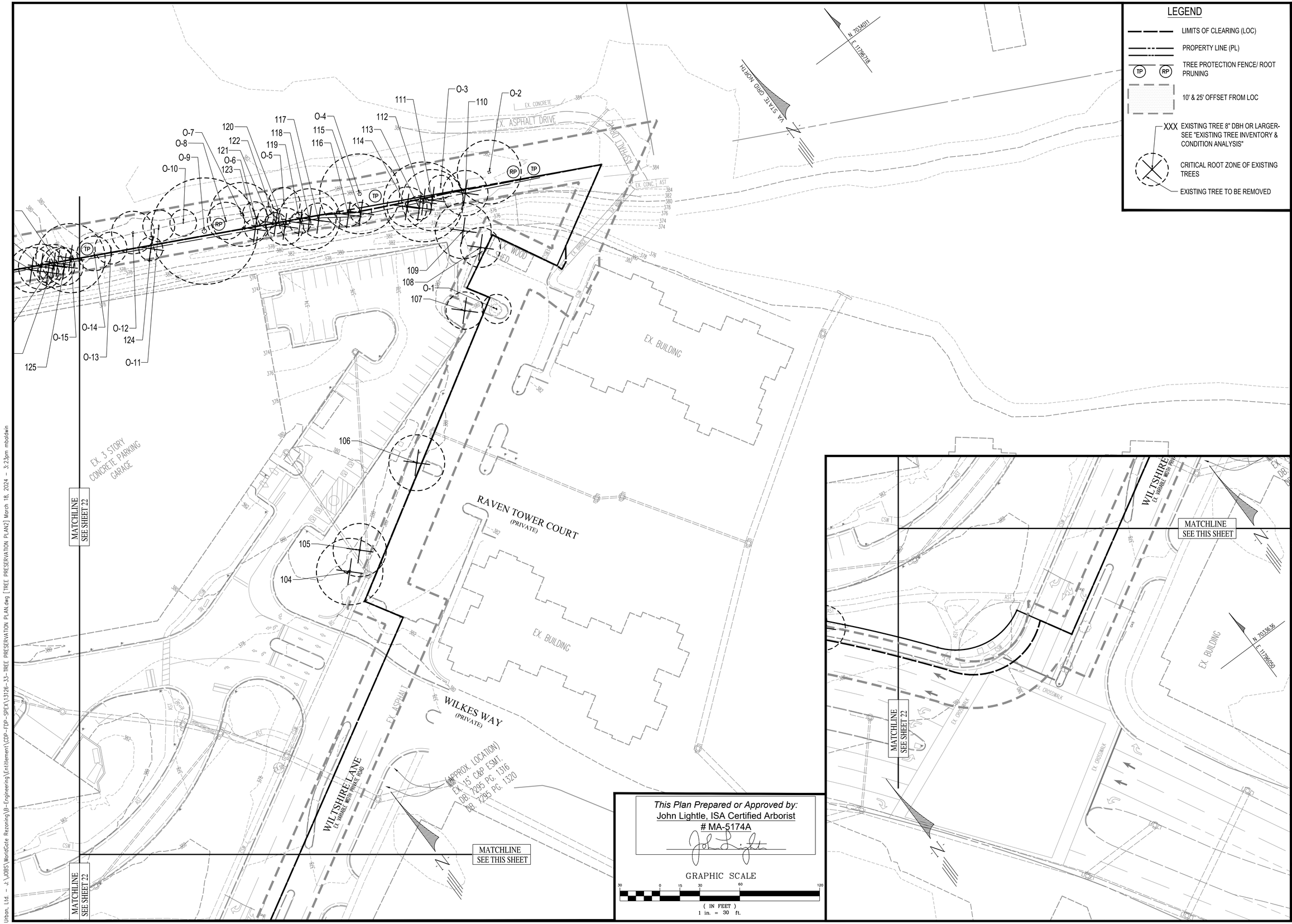
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

DATE: NOV. 2022
SCALE: 1"=30' C.I.= 2'

SHEET 22 OF 86

FILE No. RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-33-TREE PRESERVATION PLAN.dwg [TREE PRESERVATION PLAN] March 18, 2024 – 3:23pm mboldwin



LEGEND

- LIMITS OF CLEARING (LOC)
- PROPERTY LINE (PL)
- TP RP TREE PROTECTION FENCE/ ROOT PRUNING
- 10' & 25' OFFSET FROM LOC
- XXX EXISTING TREE 8" DBH OR LARGER- SEE "EXISTING TREE INVENTORY & CONDITION ANALYSIS"
- CRITICAL ROOT ZONE OF EXISTING TREES
- EXISTING TREE TO BE REMOVED

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
12-13-22
06-02-23
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 0367790
03/18/2024
PROFESSIONAL ENGINEER

TREE PRESERVATION PLAN

WORLDGATE
GENERALIZED DEVELOPMENT PLAN

DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1"=30'
C.I.= 2'
DATE: NOV, 2022

SHEET
23
OF
86

FILE No.
RZ-13126

Urban, Ltd. - J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-33-TREE PRESERVATION PLAN.dwg [TREE PRESERVATION PLAN2] March 18, 2024 - 3:23pm mbaldwin

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	SPECIES		SIZE	CRZ	POOR CONDITION?	CONDITION RATING	STATUS	COMMENTS
	Botanical Name	Common Name	DBH (in)	R (ft.)		%	(Remove or Preserve)	
101	*Quercus phellos*	*Willow Oak*	17"	17'		68.75	Remove	3' from Curb
102	*Quercus phellos*	*Willow Oak*	17"	17'		68.75	Remove	6' from Curb
103	*Quercus phellos*	*Willow Oak*	17"	17'		65.63	Remove	3' from Curb
104	*Quercus phellos*	*Willow Oak*	25"	25'		78.13	Remove	
105	*Amelanchier spp.*	*Serviceberry*	20"	20'	Yes	28.13	Remove	Multi-trunk (4 x 5" stems); Nearly Dead
106	*Acer rubrum*	*Red Maple*	21"	21'		65.63	Remove	2' from Curb; Exposed roots
107	*Acer rubrum*	*Red Maple*	14"	14'		62.50	Remove	Lots of girdling roots
108	*Acer rubrum*	*Red Maple*	15"	15'		62.50	Remove	Girdling roots
109	*Acer rubrum*	*Red Maple*	21"	21'		53.13	Remove	Wound in trunk; Girdling roots
110	*Pinus strobus*	*White Pine*	17"	17'		59.38	Remove	
111	*Acer rubrum*	*Red Maple*	23"	23'		65.63	Remove	
112	*Acer rubrum*	*Red Maple*	30"	30'		68.75	Remove	Co-dominant
113	*Pinus taeda*	*Loblolly Pine*	9"	9'		59.38	Remove	On stream bank, Exposed roots
114	*Pinus taeda*	*Loblolly Pine*	15"	15'		56.25	Remove	Vines
115	*Pinus taeda*	*Loblolly Pine*	8"	8'		62.50	Remove	Curved trunk
116	*Pinus taeda*	*Loblolly Pine*	9"	9'		46.88	Remove	Poison Ivy
117			13"	13'		50.00	Remove	Vines
118	*Prunus serotina*	*Black Cherry*	23"	23'		50.00	Remove	Dual-trunk (15",8")
119	*Pinus taeda*	*Loblolly Pine*	8"	8'		43.75	Remove	Poison ivy; Leaning; Girdling Roots
120	*Diospyros virginiana*	*Common Persimmon*	14"	14'		50.00	Remove	Poison Ivy
121	*Pinus virginiana*	*Virginia Pine*	8"	8'		43.75	Preserve	Poison Ivy
122	*Acer rubrum*	*Red Maple*	8"	8'		46.88	Remove	Grown through fence
123	*Pinus virginiana*	*Virginia Pine*	8"	8'		53.13	Remove	Leaning
124			9"	9'		43.75	Remove	Grown into fence
125	*Acer rubrum*	*Red Maple*	14"	14'		50.00	Remove	
126	*Pinus virginiana*	*Virginia Pine*	16"	16'	Yes	28.13	Remove	Heavy vines; Leaning
127	*Pinus virginiana*	*Virginia Pine*	8"	8'	Yes	0.00	Remove	Dead
128	*Pinus virginiana*	*Virginia Pine*	17"	17'	Yes	28.13	Remove	Heavy vines; Leaning
129	*Acer rubrum*	*Red Maple*	17"	17'		62.50	Remove	Ivy
130	*Nyssa sylvatica*	*Black Gum*	9"	9'	Yes	37.50	Remove	Poison Ivy; Vines
131	*Nyssa sylvatica*	*Black Gum*	9"	9'	Yes	40.63	Remove	Poison Ivy; Vines
132	*Pinus strbus*	*White Pine*	13"	13'		56.25	Remove	Slight lean
133	*Unknown*		9"	9'		43.75	Remove	Unknown Species; Overtaken by Greenbrier; On streambank
134	*Quercus alba*	*White Oak*	24"	24'		62.50	Remove	Vines; Brambles; On streambank
135	*Carya glabra*	*Pignut Hickory*	24"	24'		65.63	Remove	Vines; Brambles; On streambank
136	*Acer rubrum*	*Red Maple*	15"	15'		50.00	Remove	
137	*Acer rubrum*	*Red Maple*	15"	15'		50.00	Remove	
138	*Morus spp.*	*Mulberry*	13"	13'		46.88	Preserve	On stream bank, Exposed roots
139	*Pinus virginiana*	*Virginia Pine*	19"	19'		43.75	Preserve	Vines; Co-dominant
140	*Pinus virginiana*	*Virginia Pine*	15"	15'	Yes	40.63	Preserve	Vines; Co-dominant
141	*Morus spp.*	*Mulberry*	13"	13'	Yes	37.50	Preserve	Vines; Ivy; Rip-rap
142	*Morus spp.*	*Mulberry*	8"	8'	Yes	31.25	Preserve	Vines; Ivy; Rip-rap
143	*Quercus rubra*	*Red Oak*	41"	41'		59.38	Remove	Triple trunk (22",11",8")
144	*Betula nigra*	*River birch*	30"	30'		75.00	Remove	Triple trunk (12",10",8")
145	*Morus spp.*	*Mulberry*	29"	29'		59.38	Remove	Poison Ivy; vines; Dead branches
146	*Acer rubrum*	*Red Maple*	17"	17'		56.25	Preserve	
147	*Juniperous virginiana*	*Eastern Red Cedar*	19"	19'		56.25	Preserve	Next to fence
148	*Morus spp.*	*Mulberry*	24"	24'		62.50	Preserve	Next to fence
149	*Quercus rubra*	*Red Oak*	19"	19'		65.63	Remove	
150	*Morus spp.*	*Mulberry*	22"	22'		50.00	Remove	Leaning over fence; Split trunk; Hollow
151	*Quercus alba*	*White Oak*	34"	34'		68.75	Remove	Old wound in trunk
152	*Morus spp.*	*Mulberry*	25"	25'		75.00	Remove	Co-dominant (14",11")
153	*Quercus paulustris*	*Pin Oak*	16"	16'		65.63	Remove	Some dead branches
154	*Quercus paulustris*	*Pin Oak*	19"	19'		75.00	Remove	
155	*Diospyros virginiana*	*Common Persimmon*	8"	8'		75.00	Remove	
156	*Quercus paulustris*	*Pin Oak*	18"	18'		75.00	Remove	
157	*Prunus spp.*	*Flowering Cherry*	25"	25'		62.50	Remove	Triple trunk (12",7",6")
158	*Prunus spp.*	*Flowering Cherry*	15"	15'		62.50	Remove	Dual trunk (8",7")
159	*Prunus spp.*	*Flowering Cherry*	14"	14'		50.00	Remove	Dead branches
160	*Pinus strobus*	*White Pine*	16"	16'		62.50	Remove	Curved trunk
161	*Picea abies*	*Norway Spruce*	13"	13'		62.50	Remove	
162	*Pinus strobus*	*White Pine*	20"	20'		62.50	Remove	Co-dominant (12",8")
163	*Picea abies*	*Norway Spruce*	18"	18'		68.75	Remove	
164	*Prunus spp.*	*Flowering Cherry*	9"	9'		56.25	Remove	
165	*Picea abies*	*Norway Spruce*	12"	12'		71.88	Remove	
166	*Prunus spp.*	*Flowering Cherry*	22"	22'		62.50	Remove	Girdling roots
167	*Acer rubrum*	*Red Maple*	12"	12'		68.75	Remove	
O-1	*Acer rubrum*	*Red Maple*	11"	11'		62.50	Preserve	Lots of girdling roots
O-2			24"	24'		50.00	Preserve	Triple trunk (10", 8",6")
O-3	*Acer rubrum*	*Red Maple*	9"	9'		50.00	Preserve	
O-4	*Acer rubrum*	*Red Maple*	30"	30'		75.00	Preserve	
O-5	*Prunus serotina*	*Black Cherry*	12"	12'		50.00	Preserve	
O-6	*Acer rubrum*	*Red Maple*	9"	9'		59.38	Preserve	
O-7	*Quercus rubra*	*Red Oak*	24"	24'		71.88	Preserve	
O-8	*Quercus rubra*	*Red Oak*	14"	14'		62.50	Preserve	
O-9	*Quercus rubra*	*Red Oak*	40"	40'		53.13	Remove	Vines; Next to fence; Some dead branches
O-10	*Gleditsia triacanthos*	*Honeylocust*	10"	10'		53.13	Preserve	Poison Ivy
O-11	*Acer rubrum*	*Red Maple*	12"	12'		50.00	Preserve	
O-12	*Quercus rubra*	*Red Oak*	16"	16'		65.63	Preserve	
O-13	*Acer saccharinhum*	*Silver Maple*	12"	12'		53.13	Preserve	Grown into fence
O-14	*Acer saccharinhum*	*Silver Maple*	13"	13'		53.13	Preserve	
O-15	*Nyssa sylvatica*	*Black Gum*	26"	26'		65.63	Remove	
O-16	*Unknown*		12"	12'	Yes	0.00	Remove	Dead; In fence; Vines
O-17	*Acer rubrum*	*Red Maple*	8"	8'		56.25	Preserve	Grown into fence
O-18	*Quercus rubra*	*Red Oak*	12"	12'		65.63	Preserve	Exposed roots
O-19	*Quercus rubra*	*Red Oak*	20"	20'		56.25	Preserve	Co-dominant; Exposed roots
O-20	*Quercus rubra*	*Red Oak*	15"	15'		62.50	Preserve	
O-21	*Quercus rubra*	*Red Oak*	12"	12'		50.00	Preserve	Some dead branches
O-22	*Morus spp.*	*Mulberry*	10"	10'		50.00	Preserve	Poison Ivy
O-23	*Nyssa sylvatica*	*Black Gum*	12"	12'		68.75	Preserve	
O-24	*Juniperous virginiana*	*Eastern Red Cedar*	12"	12'		65.63	Preserve	
O-25	*Quercus rubra*	*Red Oak*	30"	30'		75.00	Preserve	
O-26	*Pinus taeda*	*Loblolly Pine*	8"	8'	Yes	34.38	Preserve	Vines
O-27	*Carya glabra*	*Pignut Hickory*	12"	12'		50.00	Preserve	Vines
O-28	*Acer rubrum*	*Red Maple*	12"	12'	Yes	40.63	Preserve	Vines; Co-dominant
O-29	*Morus spp.*	*Mulberry*	14"	14'		68.75	Preserve	Old split in trunk
O-30	*Quercus rubra*	*Red Oak*	13"	13'		75.00	Preserve	
O-31	*Morus spp.*	*Mulberry*	16"	16'		75.00	Preserve	

TREE PRESERVATION NARRATIVE

Tree protection fence shall be installed inside of the limits of clearing where adjacent to any tree or stand of trees to be preserved and shall remain erected throughout all phases of construction. No grade changes or storage of equipment, materials, debris, or fill shall be allowed within the area protected by the tree protection fence. No natural or man-made materials or liquids (e.g. concrete, stone, gas, oil, paint, chemicals, etc.) shall be disposed of within tree preservation areas. See details shown within this Tree Preservation Plan for all applicable tree preservation details.

Forested areas to be preserved shall not contain human health and safety risks such as hazard trees, open post holes, or hunting stands, and the contractor may be instructed to remove such risks. All additional man-made refuse, including firewood, lumber, tires, plastics, and other man-made debris shall be removed from the Tree Preservation Area by hand in a manner that minimizes the impact on trees to be preserved. No heavy equipment may be operated from a position beyond the limits of clearing and grading.

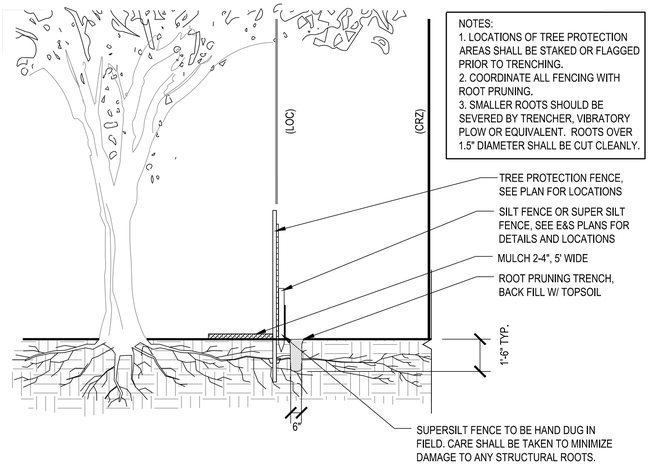
Root pruning will be implemented, as needed, and shall take place prior to any clearing and grading, or demolition of structures. Root pruning shall be done using a trencher, vibratory plow or equivalent, to a depth of 18 inches, and under the supervision of a certified arborist. Root pruning trench shall be backfilled with soil so that roots are not left exposed. See details shown within this Tree Preservation Plan for all applicable root pruning details.

There are no trees designated as “Heritage,” “Specimen,” Memorial,” or “Street” trees located on the development site or sites adjacent to the development property.

TYPICAL SIGNAGE FOR TREE PRESERVATION AREA

1 TREE PROTECTION SIGNAGE

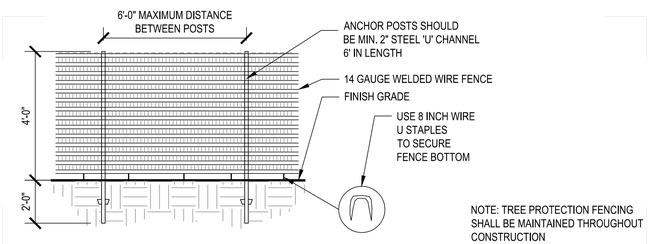
Scale: NTS.



NOTES:
1. LOCATIONS OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING.
2. COORDINATE ALL FENCING WITH ROOT PRUNING.
3. SMALLER ROOTS SHOULD BE SEVERED BY TRENCHER, VIBRATORY PLOW OR EQUIVALENT. ROOTS OVER 1.5" DIAMETER SHALL BE CUT CLEANLY.

2 ROOT PRUNING

Scale: NTS.



3 TREE PROTECTION FENCE

Scale: NTS.

NOTES:

1. TREE INVENTORY DATA COLLECTED BY URBAN, LTD.'S CERTIFIED ARBORIST ON MAY 3, 2023.
2. ALL OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY AND SIZES HAVE BEEN ESTIMATED.
3. TREES WILL BE FURTHER REVIEWED AT TIME OF SITE PLAN WHEN LIMITS OF CLEARING ARE FINALIZED. FINAL DETERMINATION OF TREES TO BE PRESERVED OR REMOVED WILL BE DESIGNATED AT SUCH TIME.
4. OFF-SITE TREES WILL BE PROTECTED, AS MUCH AS IS FEASIBLE, WITH TREE PROTECTION MEASURES AND, IF ANY OFF-SITE TREE, AT THE DISCRETION OF THE TOWN ARBORIST, WILL FAIL DUE TO CONSTRUCTION, THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF THOSE TREES, ALONG WITH OBTAINING PERMISSION PRIOR TO DOING SO.

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

No.	DATE	REVISIONS DESCRIPTION

PLAN DATE: 12-13-22; 06-02-23; 10-10-23; 01-16-24; 03-18-24

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COMMONWEALTH OF VIRGINIA — CLAYTON C. FOCK — Lic. No. 036790 — ENGINEER — PROFESSIONAL — 09/18/2024

TREE INVENTORY & DETAILS

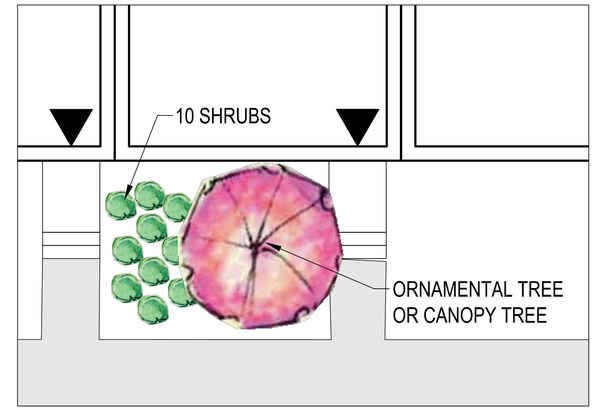
GENERALIZED DEVELOPMENT PLAN
WORLDGATE
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

DATE: NOV. 2022
SCALE: 1"=30' C.I.= 2'

SHEET 24 OF 86

FILE No. RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-33-TREE PRESERVATION PLAN.dwg [TREE PROTECTION INVENTORY] March 18, 2024 – 3:24pm mboldwin



1 TYPICAL TOWNHOUSE DWELLING DETAIL (FRONT YARD)
Scale: 1" = 5'

NOTE: THE ON-SITE TRAIL WILL INCLUDE PEDESTRIAN LIGHTING BY EITHER GARAGE-MOUNTED LIGHTING, LANDSCAPING LIGHTS, OR COMBINATION THEREOF AS DESCRIBED PER PROFFER (4)(e).

SEE DETAIL 1 ON THIS SHEET FOR TYPICAL TOWNHOUSE DWELLING DETAIL LANDSCAPING

LARGE DECIDUOUS TREES WITH TRUNKS AND/OR CANOPIES ENCROACHING WITHIN THE SIGHT DISTANCES SHALL BE LIMBED UP TO A MINIMUM OF SIX (6) FEET.

LARGE DECIDUOUS TREES WITH TRUNKS AND/OR CANOPIES ENCROACHING WITHIN THE SIGHT DISTANCES SHALL BE LIMBED UP TO A MINIMUM OF SIX (6) FEET.

LEGEND

- PERIMETER BUFFER STRIP KEY TAGS
- TREE SAVE AREA
- PROPOSED AMENITY AREAS (SEE SHEETS 27-29 FOR DETAIL CONCEPTS)
- PROPOSED CANOPY TREE (STREET TREE)
- PROPOSED CANOPY TREE (SITE LANDSCAPING)
- PROPOSED CANOPY TREE (PERIMETER BUFFER STRIP)
- PROPOSED ORNAMENTAL TREE (SITE LANDSCAPING)
- PROPOSED ORNAMENTAL TREE (PERIMETER BUFFER STRIP)
- PROPOSED EVERGREEN TREE (SITE LANDSCAPING)
- PROPOSED EVERGREEN TREE (PERIMETER BUFFER STRIP)
- PROPOSED SHRUBS (SITE LANDSCAPING)
- PROPOSED SHRUBS (PERIMETER BUFFER STRIP & VEHICULAR USE AREA)
- LINE OF SIGHT

GRAPHIC SCALE
50 0 25 50 100 400
(IN FEET)
1 in. = 50 ft.

No.	DATE	REVISIONS DESCRIPTION

PLAN DATE
12-13-22
06-01-23
11-16-23
01-16-24
03-18-24

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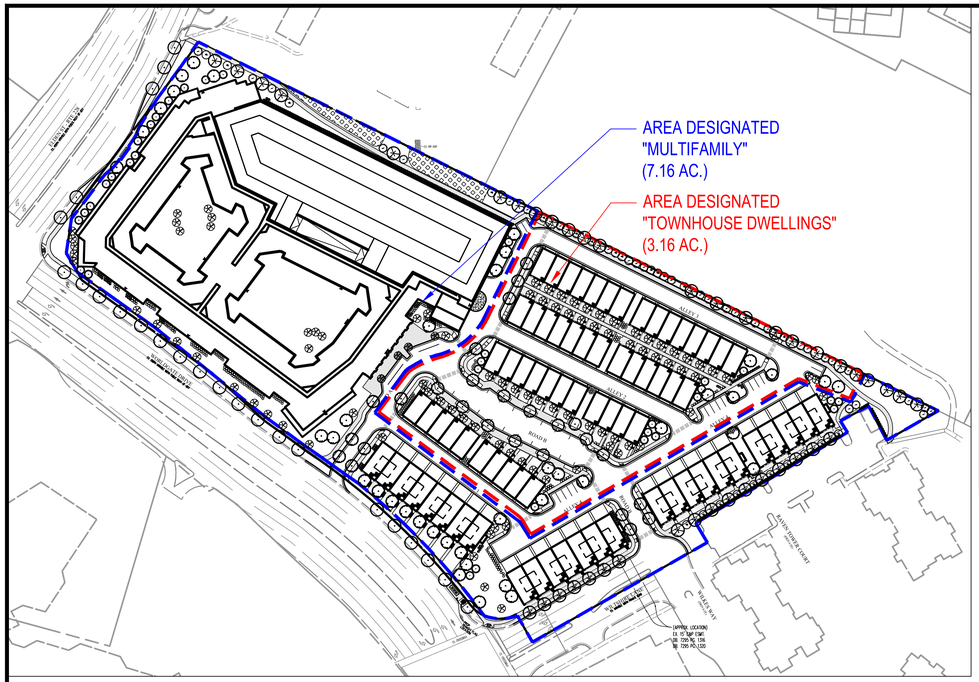
COMMONWEALTH OF VIRGINIA
John Lightle
Lic. No. 1957
03/18/2024
LANDSCAPE ARCHITECT

LANDSCAPE OVERVIEW
WORLDGATE GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
DATE: NOV. 2022
SCALE: 1" = 50' C.I.= 2'

SHEET 25 OF 86

FILE No. RZ-13126



1 SITE LANDSCAPING USE TYPES

Scale: 1" = 100'

PLANT SCHEDULE

Quantity	Botanical Name	Common Name	Stock Size (height/cal.)	Stock Type	Remarks
	Canopy Trees				
132	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	B & B	Uniform branching pattern
	Betula nigra	River Birch	3" Cal.	B & B	Caliper measurement method C, Multi-stem, 3 trunks
	Gleditsia triacanthos inermis	Thornless Honey Locust	3" Cal.	B & B	Uniform branching pattern
	Plantanus occidentalis	American Sycamore	3" Cal.	B & B	Uniform branching pattern
	Tilia americana	American Linden	3" Cal.	B & B	Uniform branching pattern
	Ulmus americana 'Valley Forge'	Valley Forge American Elm	3" Cal.	B & B	Uniform branching pattern
	Ornamental Trees				
121	Amelanchier arborea	Downy Serviceberry	2" Cal.	B & B	Caliper measurement method C, Multi-stem, 3 trunks
	Cercis canadensis	Eastern Redbud	2" Cal.	B & B	Caliper measurement method C, Multi-stem, 3 trunks
	Chionanthus virginicus	Fringetree	2" Cal.	B & B	Caliper measurement method C, Multi-stem, 3 trunks
	Magnolia stellata	Star Magnolia	2" Cal.	B & B	Caliper measurement method C, Multi-stem, 3 trunks
	Magnolia virginiana	Sweetbay Magnolia	2" Cal.	B & B	Caliper measurement method C, Multi-stem, 3 trunks
	Ostrya virginiana	American Hophornbeam	2" Cal.	B & B	Caliper measurement method C, Multi-stem, 3 trunks
	Evergreen Trees				
64	Ilex x attenuata 'Fosteri'	Foster's Holly	10' Ht.	B & B	Full to ground, Dense
	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	10' Ht.	B & B	Full to ground, Dense
	Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Eastern Redcedar	10' Ht.	B & B	Uniform branching pattern
	Thuja occidentalis 'Nigra'	Nigra American Arborvitae	10' Ht.	B & B	Full to ground, Dense
	Pseudotsuga menziesii	Douglas Fir	10' Ht.	B & B	Uniform branching pattern
	Shrubs				
1462	Aronia melanocarpa	Black Chokeberry	36" Ht.	B & B	Full to ground, Dense
	Cornus stolonifera 'Farrow'	Arctic Fire Red Twig Dogwood	36" Ht.	B & B	Full to ground, Dense
	Ilex glabra	Inkberry	36" Ht.	B & B	Full to ground, Dense
	Hypericum perforatum	St. John's Wort	36" Ht.	B & B	Full to ground, Dense
	Juniperus squamata 'Blue Star'	Blue Star Juniper	36" Ht.	B & B	Full to ground, Dense
	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	36" Ht.	B & B	Full to ground, Dense
	Viburnum dentatum	Arrowwood Viburnum	36" Ht.	B & B	Full to ground, Dense
	Viburnum rhytidophylloides	Allegheny Viburnum	36" Ht.	B & B	Full to ground, Dense

NOTE:

1. TREE AND SHRUB SPECIES ARE EXAMPLES, FINAL SELECTIONS WILL BE COORDINATED AT THE TIME OF SITE PLAN APPROVAL WITH THE TOWN ARBORIST.
2. THE USE OF NATIVE PLANTINGS WILL BE USED TO THE MAXIMUM EXTENT PRACTICAL AS COORDINATED AT THE TIME OF SITE PLAN APPROVAL WITH THE TOWN ARBORIST.
3. AT THE TIME OF SITE PLAN, CANOPY MUST NOT BE PLACED CLOSER 20' ON CENTER TO OTHER CANOPY TREES. UNDERSTORY AND EVERGREEN TREES MAY NOT BE PLACES CLOSER THAN 10' TO ALL OTHER TREES.

OPEN SPACE CALCULATIONS

Net Buildable Area (acre):	**10.32**
Open Space Required (acre): (Zoned PD-W)	
15% of Site	1.55
60% of Open Space Required to be Green Space	0.93
Open Space Provided (acre):	
Total Provided	3.37
Amount of Green Space Provided	0.93

per Z.O. Sec. 78-113.2

STREET TREE CALCULATIONS

Street	Streetscape Type	Concrete Sidewalk Width (l.f.) Required	Vegetated Buffer Strip Width (l.f.) Required	Trees Required	Trees Provided
Worldgate Drive	Standard	5'	5'	19 Trees (1 every 35 feet)	19
Elden Street	Gateway	6'	6'	5 Trees (1 every 35 feet)	5

per Z.O. Sec. 78-110.4(d)

SITE LANDSCAPING CALCULATIONS

Proposed Use	Required Plantings	Required Total	Provided	Modifications
Townhouse Dwelling Units (49 units)	1 Canopy Trees/D.U.	49 Canopy Trees	28 Canopy Trees	See Modification #1
			57 Ornamental Trees	
	1 Evergreen Trees/D.U.	49 Evergreen Trees	12 Evergreen Trees	
	10 Shrubs/D.U.	490 Shrubs	668 Shrubs	
Multiple-Family Dwelling* (7.16 ac.)	12 Canopy Trees per acre	86 Canopy Trees	39 Canopy Trees	
			40 Ornamental Trees	
	7 Evergreen Trees per acre	50 Evergreen Trees	22 Evergreen Trees	
(3,567 ft of outer building perimeter)	1 Shrubs per each 5 ft. of outer building perimeter	714 Shrubs	570 Shrubs	

*50% of perimeter of principal structure requires a landscape strip with a minimum width of 7.5'.

per Z.O. Sec. 78-110.3

PERIMETER BUFFER STRIP CALCULATIONS

Proposed Zoning	Adjacent Zoning	Buffer Type Required	Width (l.f.)	Length (l.f.)	Tree Save Length (l.f.)	Net Length (l.f.)	Required Trees and Shrubs per Buffer Type	Required Trees and Shrubs	Provided Trees and Shrubs	Modifications
PD-W	Buffer A-B: Zone CO	Buffer Class D	7.5	432	287	145	1 Canopy Tree per 30 linear feet	5 Canopy Trees	5 Canopy Trees	
							1 Evergreen Tree per 30 linear feet	5 Evergreen Trees	5 Evergreen Trees	
							1 Ornamental Tree per 50 linear feet	3 Ornamental Trees	3 Ornamental Trees	
							Fence permitted, with maximum visibility between properties and a design that discourages climbing			
	Buffer B-C: Zone PD-R	Buffer Class C	15	700	0	700	1 Canopy Tree per 25 linear feet	28 Canopy Trees	19 Canopy Trees	See Modification #2
							1 Evergreen Tree per 25 linear feet	28 Evergreen Trees	20 Evergreen Trees	
							1 Ornamental Tree per 50 linear feet	14 Ornamental Trees	11 Ornamental Trees	
							6' tall Masonry Wall			
	Buffer C-D: Zone PD-W	Buffer Class D	7.5	458	0	458	1 Canopy Tree per 30 linear feet	15 Canopy Trees	10 Canopy Trees	
							1 Evergreen Tree per 30 linear feet	15 Evergreen Trees	5 Evergreen Trees	
							1 Ornamental Tree per 50 linear feet	9 Ornamental Trees	10 Ornamental Trees	
							Fence permitted, with maximum visibility between properties and a design that discourages climbing		94 Shrubs	
	Buffer D-E: Zone PD-W	Buffer Class D	7.5	191	0	191	1 Canopy Tree per 30 linear feet	6 Canopy Trees	7 Canopy Trees	
							1 Evergreen Tree per 30 linear feet	6 Evergreen Trees	0 Evergreen Trees	
							1 Ornamental Tree per 50 linear feet	4 Ornamental Trees	0 Ornamental Trees	
							Fence permitted, with maximum visibility between properties and a design that discourages climbing			
	Buffer E-F: Worldgate Drive	See Street Tree Calculations for Streetscape Type Required								
	Buffer F-A: Elden Street	See Street Tree Calculations for Streetscape Type Required								

per Z.O Sec. 78-110.4(e)

VEHICULAR USE AREA SCREENING CALCULATIONS

Location	Length (l.f.)	Required Screening	Required Plantings	Provided Plantings
North (Abutting Adjacent Property)	391'	Continuous screening of Evergreen Shrubs planted 3' o.c.	130 Evergreen Shrubs	130 Evergreen Shrubs

per Z.O. Sec. 78-110.5(a)

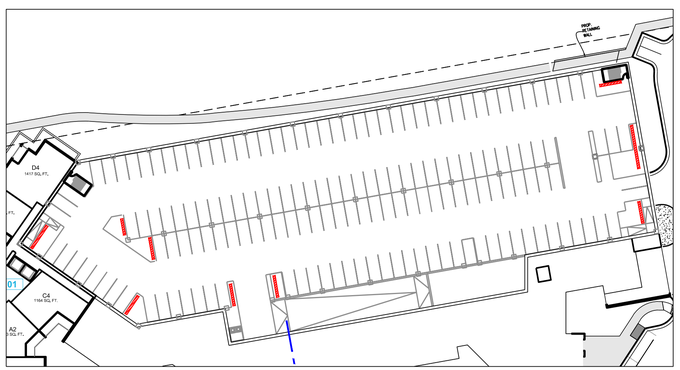
(See Mod. #3 for Vehicular Use Area: Interior)

LANDSCAPE MODIFICATIONS REQUESTED

Modification	Zoning Code	Required	Provided	Justification
1	**Sec. 78-110.3(a)** *Minimum Standards for Site Landscaping*	135 Canopy Trees 0 Ornamental Trees 99 Evergreen Trees 1,204 Shrubs **Total Trees: 234** **Total Shrubs: 1,204**	67 Canopy Trees 97 Ornamental Trees (Not Required) 34 Evergreen Trees 1,238 Shrubs **Total Trees: 198** **Total Shrubs: 1,238**	A reduction in planting quantities is hereby requested for the required Site Landscaping for the Townhouse Dwelling Units and the Multi-family Dwellings. The planting quantities provided in the development area of this site are planted at optimal densities within available open space around the Townhouse Dwelling Units and Multi-family Dwellings that will maximize the available soil volumes to establish healthy root systems of the proposed plantings. Additionally, as required by the Town, all canopy trees must not be placed closer than 20' on center, understory and evergreen trees may not be placed closer than 10' to all other trees.
2	**Sec. 78-110.4(e)(3)** *Perimeter Buffer Strip Landscaping*	54 Canopy Trees 54 Evergreen Trees 30 Ornamental Trees 0 Shrubs 6' tall Masonry Wall (for Buffer B-C) **Total Trees: 138** **Total Shrubs: 0**	41 Canopy Trees 30 Evergreen Trees 24 Ornamental Trees 94 Shrubs (Not Required) No Masonry Wall (for Buffer B-C) **Total Trees: 95** **Total Shrubs: 94**	A reduction in planting quantities and required width and a waiver of the 6' tall masonry wall is hereby requested for the required Perimeter Buffer Strip along the northeastern property line (Buffer B-C). A proposed storm drain must distribute the offsite drainage through this buffer and discharge into the existing channel at the end of the buffer, thereby restricting the soil volume available for additional plantings. Additionally, there is a 50+ ft. width of existing forest immediately offsite that exists along this buffer, which will further restrict the effectiveness of a 6' tall masonry wall. A reduction in planting quantities is hereby requested for the required Perimeter Buffer Strip along the eastern property line (Buffer C-D). An existing electric easement and a required walkway serving the entrances into the Stacked Townhouses restrict the soil volume along this property line. A reduction in planting quantities is hereby requested for the required Perimeter Buffer Strip along the eastern property line (Buffer D-E). The existing private road Wiltshire Lane and a required walkway serving the entrances into the Stacked Townhouses restrict the soil volume along this property line.
3	**Sec. 78-110.5(b)(2)** *Standards for landscaping within vehicular use areas located on parking structures*	**(b)** No parking space shall be located more than 120 linear ft. from a tree provided on the site. **(e)(1)** There shall be a landscape island at the end of every row of parking spaces.	Movable planters with shrubs and perennial plantings.	A modification of the landscaping within the vehicular use areas is hereby requested for the parking structure. The parking structure will be preserving the existing parking structure currently on site, as much as feasible. The current design of this existing structure does not have planting areas and cannot structurally support any additional weight of new planting areas, including planting walls and soil volumes, needed for these required plantings. In lieu of large built in planters, movable planters will be provided throughout the garage that will be planted with shrubs and perennial plantings.

= 258 S.F. +/-

APPROX. = 40 PLANTERS (20" x 48")



2 GARAGE PLANTER LAYOUT

Scale: 1" = 50'

NOTE: FINAL SIZE AND DEPTH AND LOCATION OF PLANTERS SUBJECT TO REVIEW BY STRUCTURAL ENGINEER.

3 GARAGE PLANTERS

NTS

NOTE: GARAGE PLANTERS ARE CONCEPTUAL AND INTENDED TO PROVIDE VEGETATION TO THE ROOFTOP OF THE EXISTING GARAGE TO REMAIN. THE SIZES, MODELS/COLORS, PLANT MATERIAL, QUANTITIES, AND PLACEMENT SHALL BE DETERMINED AT TIME OF FINAL ENGINEERING.

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
12-13-22
06-01-23
11-02-23
01-16-24
03-18-24

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COMMONWEALTH OF VIRGINIA
John Liphile
Lic. No. 1957
LANDSCAPE ARCHITECT
03/18/2024

LANDSCAPE COMPUTATIONS

WORLDGATE
GENERALIZED DEVELOPMENT PLAN

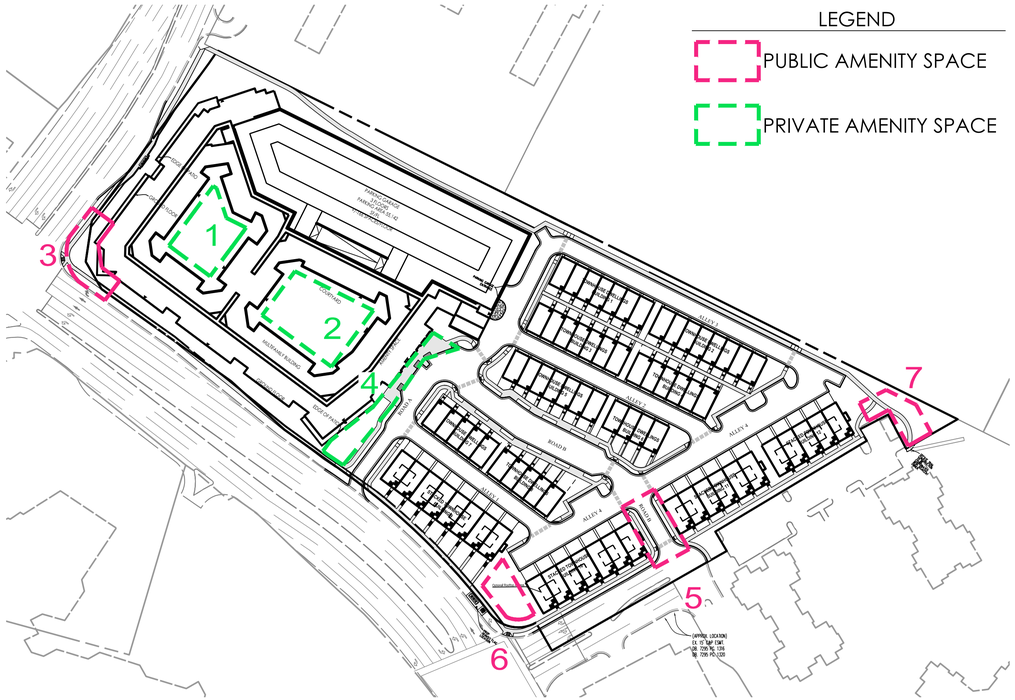
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

DATE: NOV, 2022
SCALE: AS NOTED
C.I.= N/A

SHEET
26
OF
86

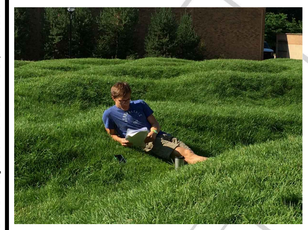
FILE No.
RZ-13126

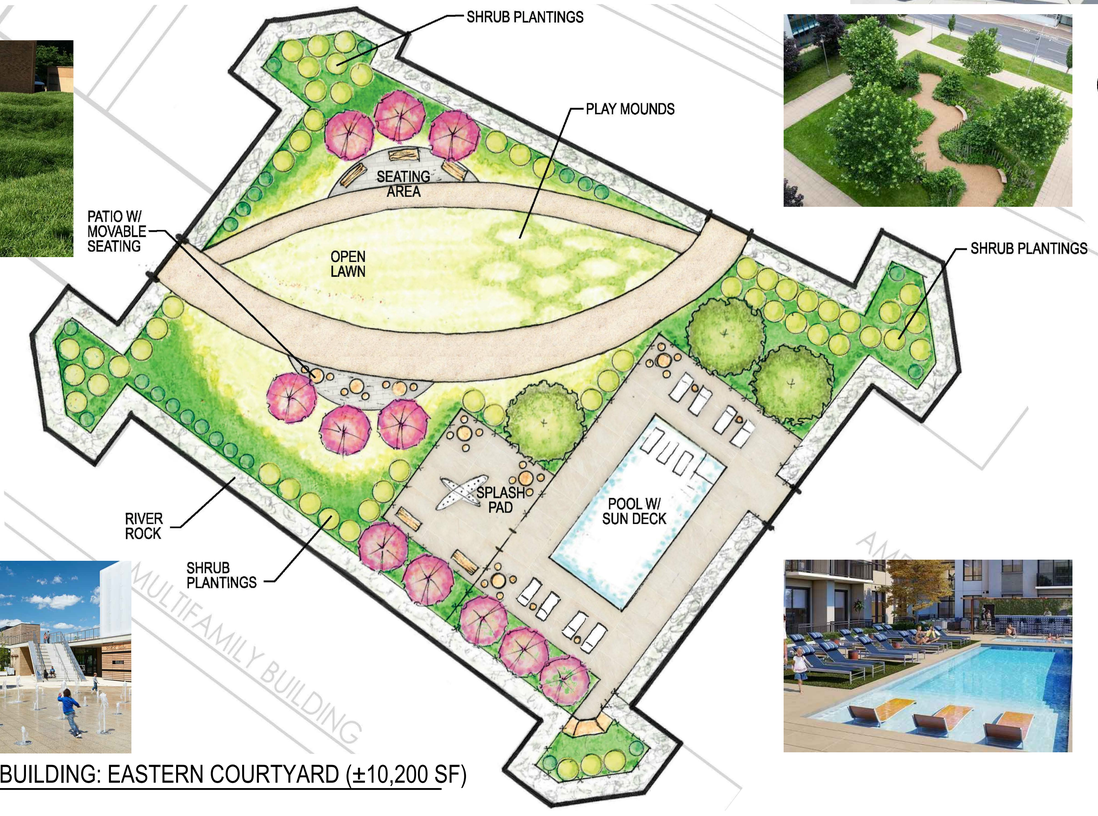
Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-33-LANDSCAPE.dwg [27 LANDSCAPE COMPS] March 18, 2024 – 3:25pm mboldwin



KEY MAP
Scale: 1" = 100'

1 MULTIFAMILY BUILDING: WESTERN COURTYARD (±6,300 SF)
Scale: 1" = 16'





2 MULTIFAMILY BUILDING: EASTERN COURTYARD (±10,200 SF)
Scale: 1" = 16'

NOTE:
THESE CONCEPTUAL LAYOUTS AND IMAGES REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN, AND MATERIALS PROPOSED. FINAL PRODUCT SELECTIONS, SIZE, AND LOCATION OF ELEMENTS INCLUDING PLANT MATERIAL, SITE FURNITURE, AND HARDSCAPES MAY BE ADJUSTED SUBJECT TO FINAL GRADING, LOCATION OF UTILITIES, AND OTHER ENGINEERING CONSTRAINTS.

GRAPHIC SCALE
16 0 8 16 32 64
(IN FEET)
1 in. = 16 ft.

No.	DATE	REVISIONS
1	12-13-22	DESCRIPTION
2	06-07-23	
3	11-02-23	
4	01-16-24	
5	03-18-24	

PLAN DATE

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COMMONWEALTH OF VIRGINIA
John Lightle
Lic. No. 1957
11/18/2024
LANDSCAPE ARCHITECT

CONCEPTUAL AMENITIES PLAN

GENERALIZED DEVELOPMENT PLAN

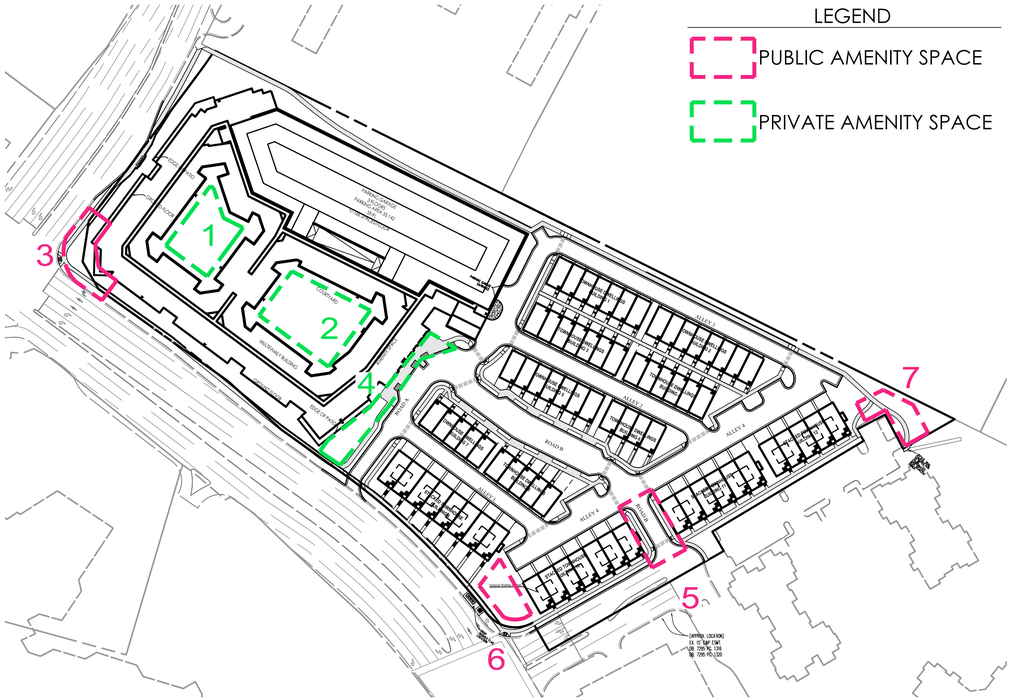
WORLDGATE
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

DATE: NOV. 2022
C.I.= 2'
SCALE: AS NOTED

SHEET 27 OF 86

FILE No. RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-33-LANDSCAPE.dwg [28 LANDSCAPE AMENITIES] March 18, 2024 – 3:26pm mbaldwin



KEY MAP
Scale: 1" = 100'

NOTE:
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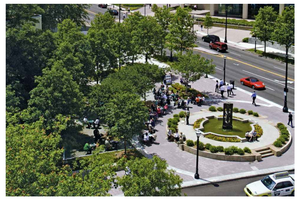
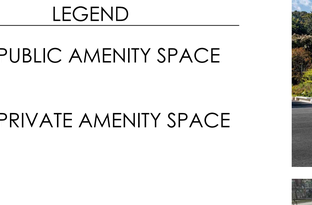
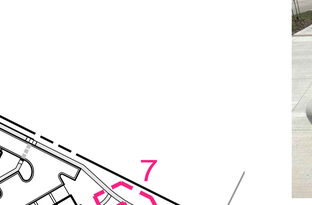


3 PLAZA: WORLDGATE DRIVE & ELDEN STREET (±3,200 SF WITHIN R.O.W., ±1,800 SF ON-SITE)
Scale: 1" = 16'





4 PLAZA: SITE ENTRY (±4,000 SF)
Scale: 1" = 16'

GRAPHIC SCALE
16 0 8 16 32 64
(IN FEET)
1 in. = 16 ft.

No.	DATE	REVISIONS
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2	06-07-23	
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PLAN DATE

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03/18/2024
LANDSCAPE ARCHITECT

CONCEPTUAL AMENITIES PLAN

GENERALIZED DEVELOPMENT PLAN

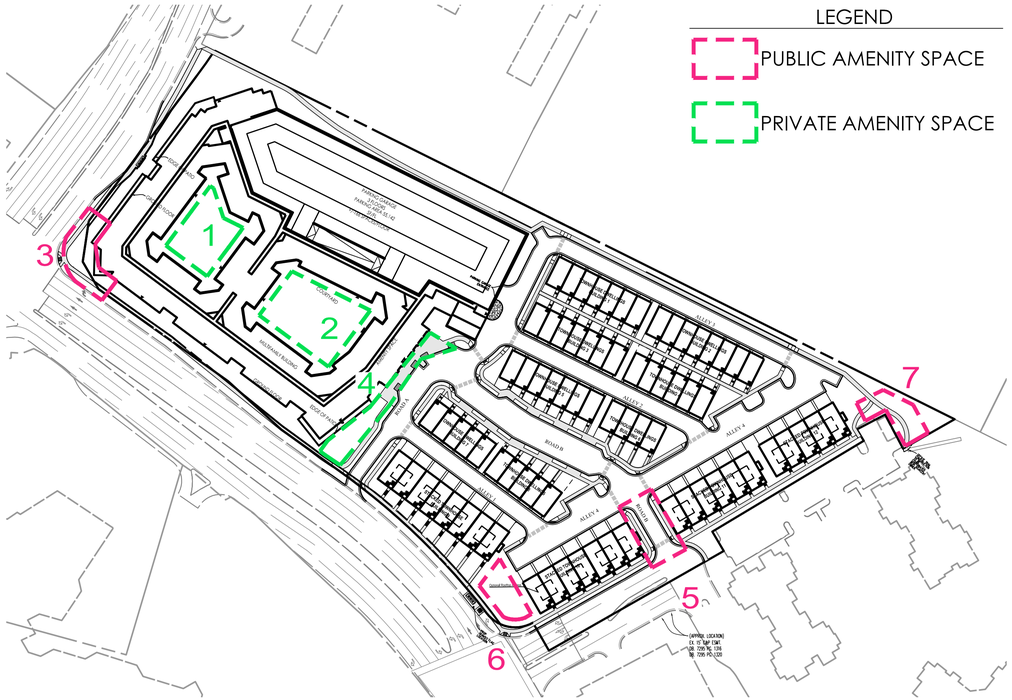
WORLDGATE
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

DATE: NOV. 2022
SCALE: AS NOTED
C.I.= 2'

SHEET 28 OF 86

FILE No. RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\3126-33-LANDSCAPE.dwg [29 LANDSCAPE AMENITIES (2)] March 18, 2024 – 3:26pm mboldwin



KEY MAP
Scale: 1" = 100'

NOTE:
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6 PLAZA: WORLDGATE DRIVE & WILTSHIRE LANE (±3,000 SF)
Scale: 1" = 16'

5 ROAD B ENTRY (±3,000 SF)
Scale: 1" = 16'

7 SOUTHEASTERN TRAIL ENTRY (±3,400 SF)
Scale: 1" = 16'

GRAPHIC SCALE
16 0 8 16 32 64
(IN FEET)
1 in. = 16 ft.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-01-23
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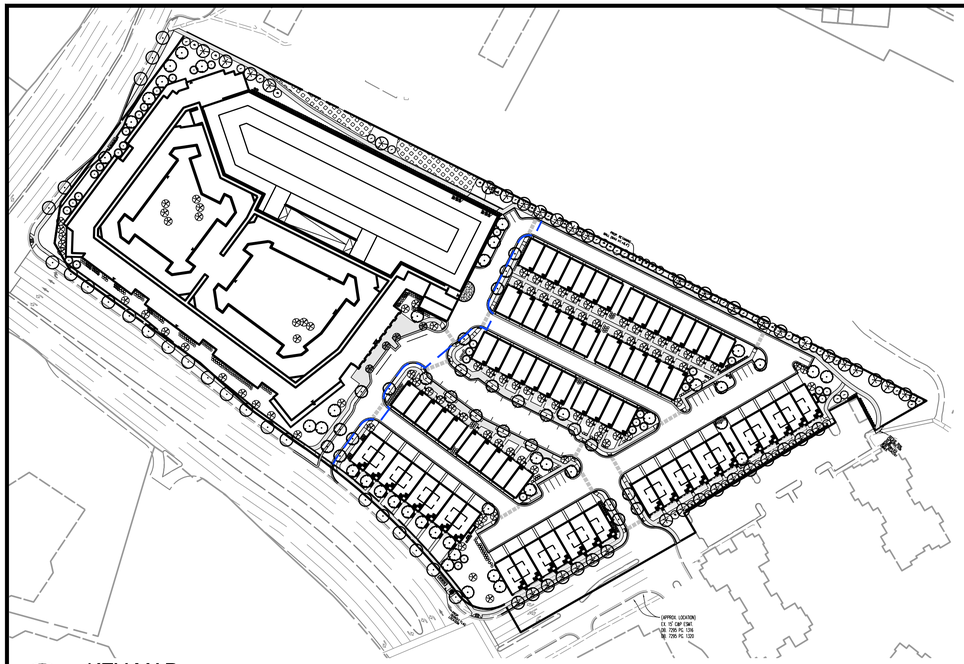
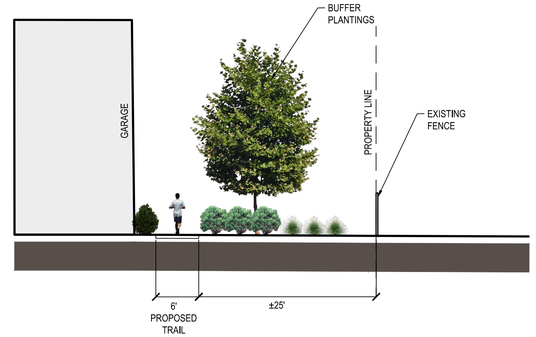
CONCEPTUAL AMENITIES PLAN
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
DATE: NOV, 2022
SCALE: AS NOTED C.I.= 2'

SHEET 29 OF 86

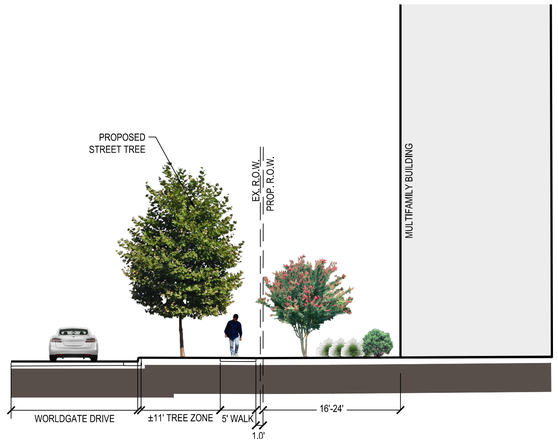
FILE No. RZ-13126



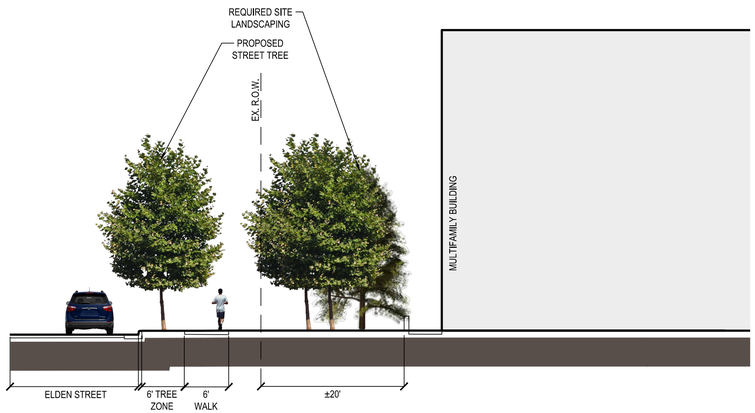
KEY MAP
Scale: 1" = 100'



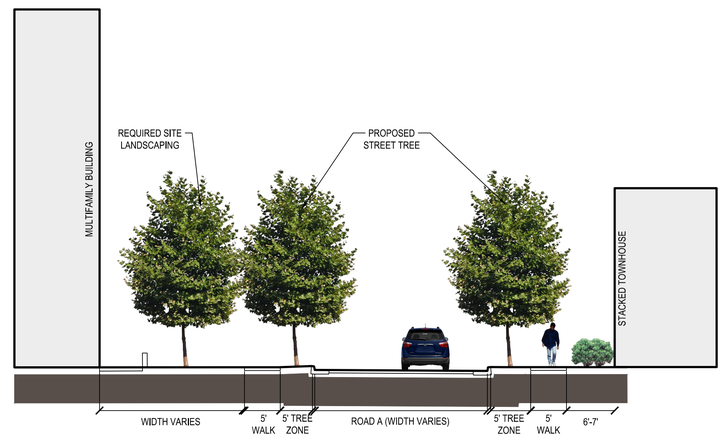
2 LANDSCAPE BUFFER: NORTH
Scale: 1" = 10'



3 WORLDGATE DRIVE
Scale: 1" = 10'



1 ELDEN STREET
Scale: 1" = 10'



4 ROAD 'A'
Scale: 1" = 10'

GRAPHIC SCALE
50 0 5 10 20 40
(IN FEET)
1 in. = 10 ft.

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
12-13-22
06-07-23
11-09-23
01-16-24
03-18-24

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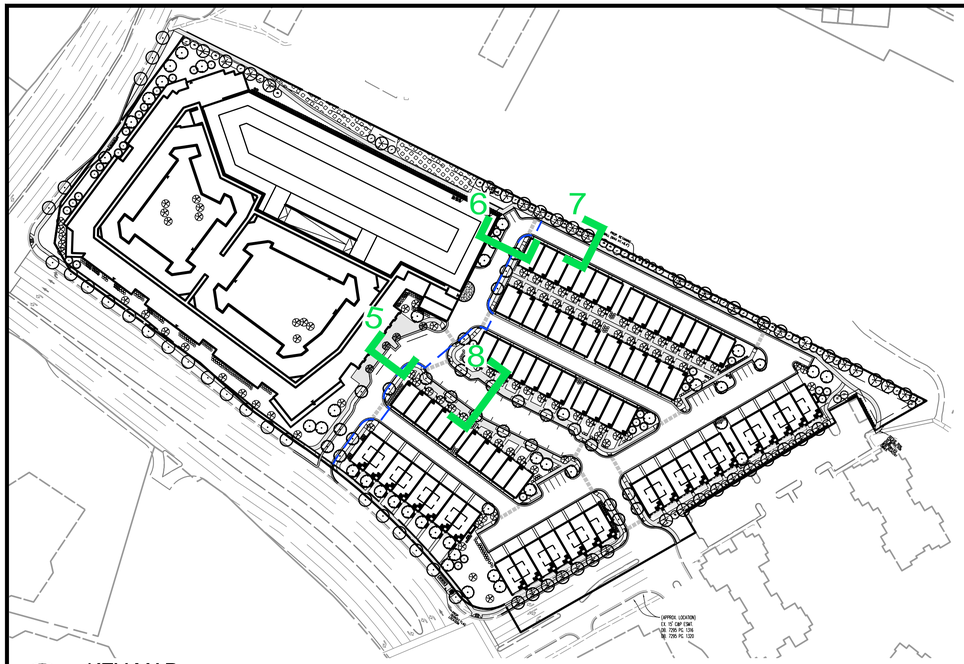
SITE SECTIONS
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

DATE: NOV. 2022
SCALE: AS NOTED
C.I.= 2'

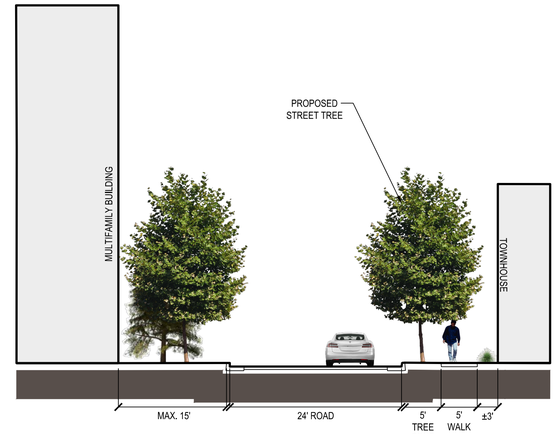
SHEET
30
OF
86

FILE No.
RZ-13126

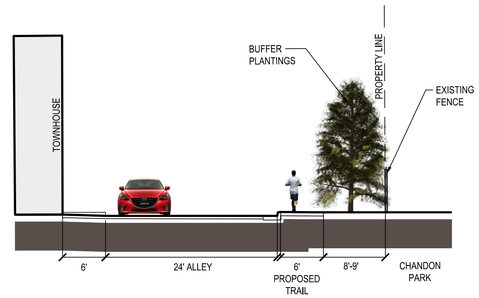
Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-33-SITE SECTIONS.dwg [29 SITE SECTIONS] March 18, 2024 – 3:28pm mbaldwin



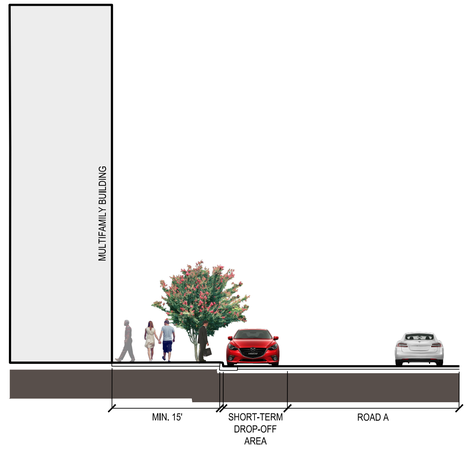
KEY MAP
Scale: 1" = 100'



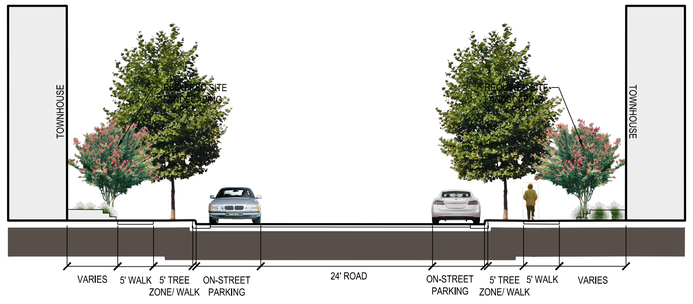
6 ROAD 'A'
Scale: 1" = 10'



7 LANDSCAPE BUFFER: NORTH
Scale: 1" = 10'



5 MULTIFAMILY DROP-OFF
Scale: 1" = 10'



8 ROAD 'B'
Scale: 1" = 10'

GRAPHIC SCALE
50 0 5 10 20 40
(IN FEET)
1 in. = 10 ft.

REVISIONS

No.	DATE	DESCRIPTION
1	12-13-22	
2	06-07-23	
3	01-16-24	
4	03-18-24	

PLAN DATE

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SITE SECTIONS

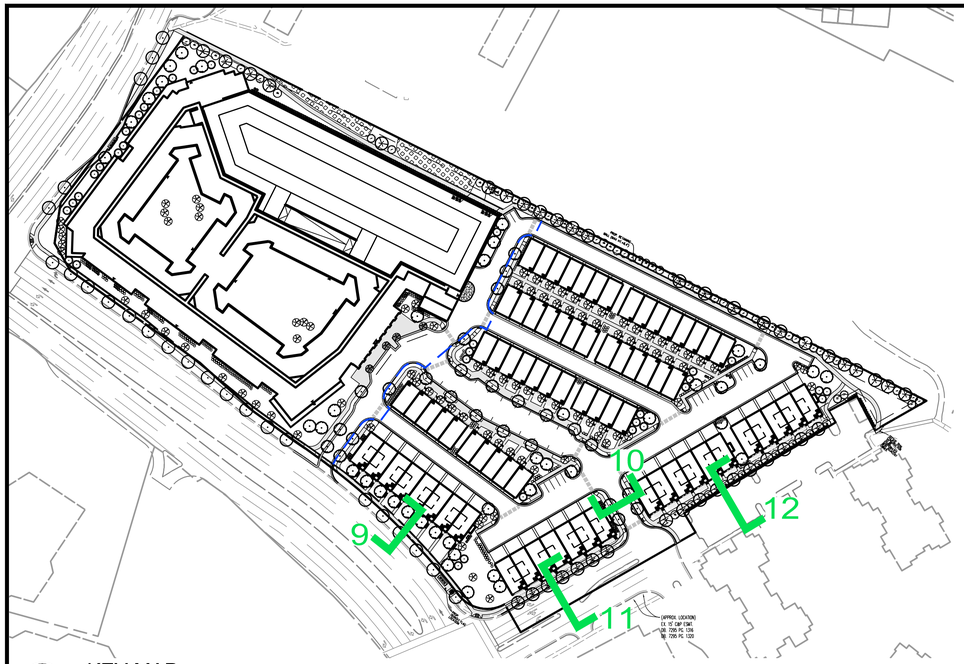
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

DATE: NOV. 2022
C.I.= 2'
SCALE: AS NOTED

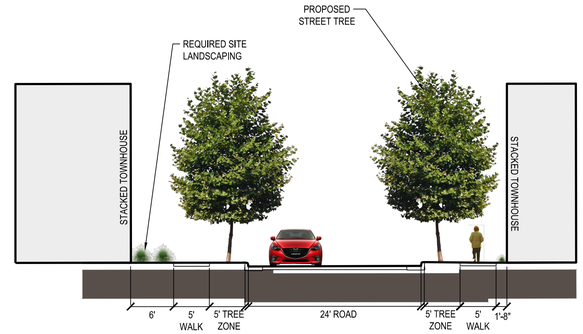
SHEET
31
OF
86

FILE No.
RZ-13126

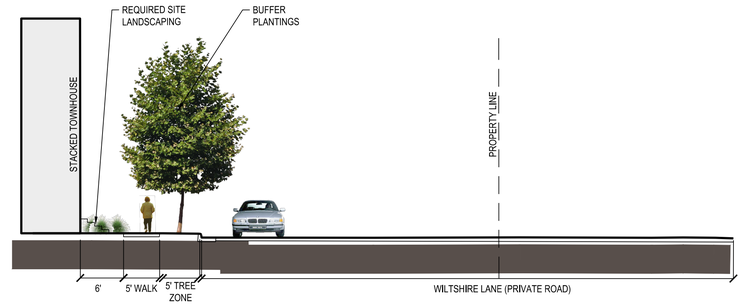
Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-33-SITE SECTIONS.dwg [30 SITE SECTIONS (2)] March 18, 2024 – 3:29pm mbaldwin



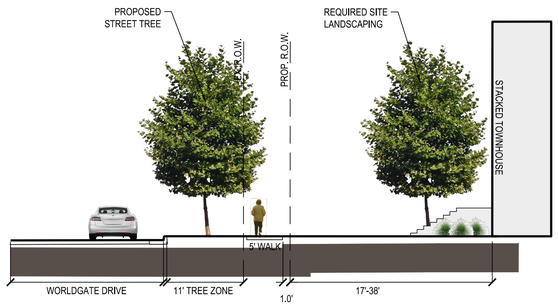
KEY MAP
Scale: 1" = 100'



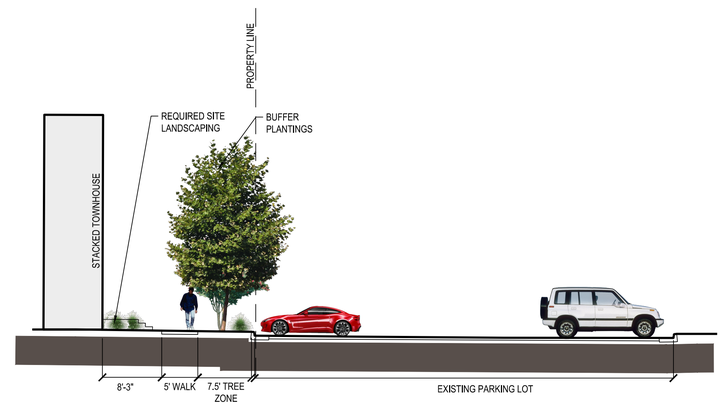
10 ROAD 'B' - ENTRANCE
Scale: 1" = 10'



11 WILTSHIRE LANE
Scale: 1" = 10'



9 WORLDGATE DRIVE
Scale: 1" = 10'



12 LANDSCAPE BUFFER: EAST
Scale: 1" = 10'

GRAPHIC SCALE
50 0 5 10 20 40
(IN FEET)
1 in. = 10 ft.

REVISIONS

No.	DATE	DESCRIPTION

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12-13-22
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SITE SECTIONS
GENERALIZED DEVELOPMENT PLAN
WORLDGATE
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
DATE: NOV. 2022
SCALE: AS NOTED
C.I.= 2'

SHEET 32 OF 86

FILE No. RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-33-SITE SECTIONS.dwg [31 SITE SECTIONS (3)] March 18, 2024 – 3:31pm mbaldwin

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

January 16, 2024

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, Update to Modification Request for Minimum Parking Rate

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client is submitting a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, we submitted a request for a modification of the 1) required minimum parking rate for off-street parking spaces for the Zoning Ordinance Table "Minimum Off-Street Parking Standards" in Section 78-100.2(a). This letter provides updated information requested by Staff. Please see the attached updated parking reduction study dated 01/16/24. A modification is permitted by Zoning Ordinance Section 78-50.2(e).

Site Location

The Property is located in the northwest quadrant of the intersection of Worldgate Drive and Elden Street. The property has existing vehicular access from Worldgate Drive via a signalized intersection at Wiltshire Lane. The Application also proposes to add a new vehicular access point on Worldgate Drive to the west of Wiltshire Lane. This access point would allow vehicle right-ins and right-outs.

The Property is currently served by multiple bus routes within ¼ mile of the site:

- Fairfax Connector Route 952 serves the Property from 6am to midnight, hourly, with frequency increasing to every 20 minutes during rush hours. It connects to Dulles Airport and the Innovation, Herndon, Reston Town Center, and Wiehle Metro Stations.
- Fairfax Connector Route 921, called the Herndon Circulator, serves the Property every 40 minutes from approximately 8:00 a.m. to 8:00 p.m. seven days a week and circulates to the commercial areas of the Town, including the HTOC and Downtown.
- Fairfax Connector Route 950 serves the Property from 5 a.m. to past midnight, approximately every 30 minutes, seven days a week, with frequency increasing to every 15 minutes during rush hours. It connects to Downtown Herndon, Reston Town Center, and the Herndon and Reston Town Center Metro Stations.

- Fairfax Connector Route 937 serves the Property from approximately 8:00 a.m. to 5:00 p.m. every 40 minutes, seven days a week and circulates to Downtown Herndon, the Innovation and Herndon Stations, and nearby commercial areas.

The Property is currently served by a combination of multi-use trails and sidewalks that have continuous connections for bicyclists connecting to Downtown Herndon (and the Washington and Old Dominion bike trail) as well as the Innovation, and Herndon Metro Stations. Each of these destinations is approximately 1.5 miles by bicycle. Onsite secure bicycle parking is proposed, along with a bicycle repair station, and micro-mobility parking.

Within roughly a mile of the Property, there are at least (3) grocery stores, several shopping centers with hundreds of retail, restaurant, service, and entertainment options. In addition, there are at least (4) large parks located within that same distance. Each of these uses is served by multiple bus transit options, as well as sidewalks and trails for short bicycle rides or walks. In addition, tens of thousands of office jobs are located a short bus, bike, or scooter ride from the site.

Proposal

Three building types are proposed for the Property. A midrise multifamily residential building ("Building A") on the west, stacked townhouses along the south and east, and townhouses on the east and north. In total, approximately 460 total residential units are proposed - 359 multifamily units, 52 stacked townhouses, and 49 conventional townhouses.

An existing 3-level parking structure will be retained and modified to serve Building A with 498 total parking spaces. This includes visitor parking and drop-off/pick-up spaces. Each stacked townhouse unit will include a single garage space below the unit, as well as a driveway space outside of the alley's travel way. Each townhouse unit will include two garage spaces below the unit. Visitors of the stacked and conventional townhouses will find surface parking spaces available along the private streets.

Analysis

The attached Parking Analysis Table from Gorove Slade dated January 16, 2024 summarizes the required and proposed parking spaces and rates for the multifamily units and the conventional and stacked townhouse units. The requested reduction in parking spaces is approximately 12% for the multifamily units (or 68 less spaces). We are not requesting a parking reduction for the conventional nor stacked townhouses. Overall, including all unit types and proposed parking, the requested reduction is approximately 8%.

Justification

We believe the requested parking supply will be sufficient for a number of reasons including:

- The proposed parking supply of 735 spaces is sufficient to meet the demand, as detailed in our attached Parking Reduction Study from Gorove Slade.
- Transit (4 bus lines) serves the site 7 days a week, and the site is 1.5 miles from two Metro stations, offering alternative modes of transport beyond single occupancy vehicles.

- For bicyclists, the Project is within 1.5 miles of a major multiuse trail (the Washington and Old Dominion rail trail) and is connected to this trail by continuous and well-lit sidewalks and multi-use trails. The project is also within 1.5 miles of two Metro Stations, also connected to these transit hubs by continuous and well-lit sidewalks and multiuse trails. The W&OD trail and these Metro stations connect the Project to tens of thousands of jobs and various retail, restaurant, and service options.
- There are hundreds of retail, restaurant, service, entertainment, and employment options roughly one mile of the site, connected via continuous public sidewalks for a short bicycle or scooter ride, or a bus ride.
- We will provide secure, onsite bicycle parking, and a bicycle repair and maintenance area which aids in bicycle ownership and convenience for bicycle commuters.
- We will provide an onsite micro-mobility parking area which aids those users in connecting to various destinations outside of walking distance, to further reduce use of SOVs.
- The multifamily residential will, as part of the TDM package, support use of bus and rail transit, as well as bicycle commuting.

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(e) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,

Kenneth W. Wire

93-163598 93 JUL 27 11:54

GFP\LEASE\00011 07/22/93

DECLARATION

OF COVENANTS, CONDITIONS, RESTRICTIONS,

EASEMENTS AND AGREEMENTS

FOR

WORLDGATE

Dated April 29, 1993

Recorded in Deed Book ___ at Page ___ among the Land Records of Fairfax County, Virginia

Real Title Company, Inc.
2000 15th Street North
Arlington, Virginia 22201
2 2 1 4 4 2

016-5-02-0007
016-4-02-0023
016-4-02-0024

9666 0117

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
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WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

March 07, 2024

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, **Update to** Modification Request for Minimum Standards for Site Landscaping

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client has submitted a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, we submitted a request for a modification of the minimum standards for site landscaping not contained in perimeter buffer strips and vehicular use areas in Section 78-110.3 (a). This letter provides updated information requested by Staff. The modification request applies to the standards for all three building types. This includes townhouses, stacked townhouses (which are considered "multifamily" per the Zoning Ordinance), and multifamily. We are requesting alternatives to the required site landscape standards in order to maximize soil volumes in order to establish healthy root systems for the proposed plantings, while maintaining an urban, pedestrian-oriented design. A modification is permitted by Zoning Ordinance Section 78-50.2(d).

Townhouses

The required standards for conventional townhouses appear to be formulated for "suburban" style townhouse developments. These "suburban" designs would include larger front yards, rear yards, and larger landscape areas at the ends of the rows of townhouses. Our proposal is for a much more urban design that is more geared towards pedestrian and bicyclist convenience and access. An urban design in this context means smaller front yards, on-street parking, rear-loaded garages off alleyways (no landscaping in the rear of units), and smaller landscape areas at the end of each row of townhouses. All of these design choices result in making it more convenient, comfortable, and safe to walk around the development. However, they also result in less space for achieving the soil volumes needed to make for healthy, successful plantings under the current landscaping requirements. The required and proposed plantings are summarized in the table below.

Multifamily

We are requesting a modification of the multifamily site planting requirements in order to maximize soil volumes in order to establish healthy root systems for the proposed plantings. The required and proposed plantings are summarized in the table below.

Table: Planting Requirements and Proposal

Proposed Use	Required Planting Rate	Required Planting	Provided Planting
Townhouse (49 units)	1 canopy tree/DU	49 canopy trees	28 canopy trees
	1 evergreen tree/DU	49 evergreen trees	12 evergreen trees
	n/a	n/a	57 ornamental trees
	10 shrubs/DU	490 shrubs	668 shrubs
Multifamily* (7.16 acre portion of property) (3,567 feet of outer building perimeter)	12 canopy tree/acre	86 canopy trees	39 canopy trees
	7 evergreen tree/acre	50 evergreen trees	22 evergreen trees
	n/a	n/a	40 ornamental trees
	1 shrub/5 feet of outer building perimeter	714 shrubs	570 shrubs
* 50% of perimeter of principal structure requires a landscape strip with a minimum width of 7.5'			

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,

Kenneth W. Wire

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

November 01, 2023

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, Update to Modification Request for Multifamily Wall Offset Requirement

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client is submitting a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, we submitted a request for a modification of the multifamily building wall offset requirement of a minimum 3' depth every minimum of 35' along the façade per Zoning Ordinance Section 78-30.6(b)(3)(c). This letter is updated to attach supporting graphics for Staff's consideration. The modification would apply to the multifamily building's Elden Street, Worldgate Drive, and Roadway A facades. The Applicant is using various architectural techniques to address the intent of the Code requirement. We believe the intent is to reduce appearance of a monolithic, monotonous, long façade and building mass along the street frontage. We will provide wall offsets, although not as often as required. In addition, we are providing balconies and ground floor patios which help break up the mass. Finally, we are providing variation in architectural details including materials, and colors to further reduce the appearance of a monolithic or monotonous façade. A modification is permitted by Zoning Ordinance Section 78-50.2(d).

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,

Kenneth W. Wire

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

November 01, 2023

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, Update to Modification Request for Townhouse Unit Width Standards

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client is submitting a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, we submitted a request for a modification of the minimum required townhouse unit widths of 22' and 24' for middle and end units in Zoning Ordinance Section 78-30.6(b)(2)(d) and (e). This letter provides updated information for Staff. The modification request applies to all conventional townhouse units and does not apply to the stacked townhouse units that line the perimeter of the site. Those stacked townhouse units meet the Zoning Ordinance unit width requirements. The Applicant is seeking to provide an urban townhouse style. The proposed unit widths are for 20' wide interior units and 22' wide end units. Unit widths of 20 and 22 feet are common for urban infill developments. Please see the attachment identifying the townhouse units we are requesting the modification for, their conceptual floorplans, as well as several examples of recent nearby urban infill projects that provided similar sized units. A modification is permitted by Zoning Ordinance Section 78-50.2(d).

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,

Kenneth W. Wire

COMMONWEALTH OF VIRGINIA
CARLOS TORK
LIC. NO. 036700
PROFESSIONAL ENGINEER
03/18/2024

CORRESPONDENCE

WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

DATE: NOV. 2022
C.I.= N/A
SCALE: N/A

SHEET
33
OF
86

FILE No.
RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\3-Engineering\Entitlement\CDP-FDP-SPEX\3126-28-CORRESPONDENCE.dwg [CORRES] March 18, 2024 – 4:15pm mbaldwin

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

March 07, 2024

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, Update to Modification Request for Special Streetscape Areas Standards

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client submitted a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, we submitted a request for a modification of the landscaping standards for proposed internal private streets in Zoning Ordinance Section 78-112, "special streetscape areas" which refers applicants to the Herndon Guidelines for the Planning and Design of Town Streetscape Projects. This document is also known as the Herndon Streetscape Manual dated October 2018. This letter provides updated information requested by Staff. The modification request only applies to Road A's drop off area in front of the multifamily entrance/lobby. Updated graphic exhibits are attached. A modification is permitted by Zoning Ordinance Section 78-50.2(d).

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,

Kenneth W. Wire

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

March 07, 2024

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, **Update to** Modification Request for Minimum Standards for Perimeter Buffer Strip Landscape Planting

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client has submitted a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, we submitted a request for a modification of the minimum standards for perimeter buffer strip landscaping in Section 78-110.4 (e)(3)a. This letter provides updated attachments that reflect updated plantings from the GDP. The modification would apply to the two buffers as identified on the attachments to this modification request, Attachments A and B . One is the buffer between the Property and the PD-R zoning district to the northeast (Chandon Park). This is shown on the graphic as the blue colored buffer. The other is the buffer between the Property and the PD-W zoning district to the east (The Westerly Worldgate multifamily apartments). This is shown on the graphic as the red colored buffer. A modification is permitted by Zoning Ordinance Section 78-50.2(d).

Buffer to the PD-R Zone

We are requesting a reduction in planting quantities and a waiver of the required 6' tall masonry wall along this buffer (Highlighted in blue on Attachments A and B). A proposed storm drain must distribute the offsite drainage through this buffer and discharge into the existing channel at the end of the buffer, thereby restricting the soil volume available for additional plantings. Additionally, abutting this buffer, there is a 50+ foot width of existing forest immediately offsite (within the Town's Chandon Park) which further reduces the need and effectiveness of a 6' tall masonry wall.

Buffer to the PD-W Zone

We are requesting a reduction in planting quantities along this buffer (Highlighted in red on Attachments A and B). For landscape buffer area C-D, an existing electric easement and a required walkway serving the entrances into the Stacked Townhouses restrict the soil volume along this property line. For landscape buffer area D-E, the existing private road, Wiltshire Lane, and a required walkway servicing the entrances into the Stacked Townhouses restrict the soil volume along this property line. Canopy trees credited towards Site Landscaping are provided behind the walkway (between the townhouse front doors and the walkway) will serve as adequate screening of the Stacked Townhouse fronts.

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,

Kenneth W. Wire

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

November 01, 2023

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, **Update to** Modification Request for Minimum Standards for Landscaping within Vehicular use Areas Located on Parking Structures

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client has submitted a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, we submitted a request for a modification of the minimum standards for landscaping within vehicular use areas located on parking structures in Section 78-110.5 (b)(2). This letter provides updated information requested by Staff and the Development Plan application shows additional tree plantings around the existing garage. A modification is permitted by Zoning Ordinance Section 78-50.2(d).

A waiver of the landscaping within the vehicular use areas is hereby requested for the parking structure. The Project proposes to preserve most of the existing parking structure. The current design of this existing structure does not have planting areas and cannot structurally support any additional weight of new planting areas, including the planting walls and soil volumes required for these code mandated plantings. Movable planters have been added to the roof deck of the existing garage to help improve the experience of the residents and provide environmental benefits by adding vegetation. Please see the attached graphics for locations of the planters and precedent images.

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,

Kenneth W. Wire

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
12-13-22
06-02-23
10-02-23
01-16-24
03-18-24

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4200 D TECHNOLOGY CT.
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urban™
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
01/18/2024
PROFESSIONAL ENGINEER

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

June 2, 2023

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, Modification Request for Lot Frontage and Access Standards

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client has submitted a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, I am submitting this request for a modification of the lot frontage and access standards for the conventional and stacked townhouses from the Zoning Ordinance Section 78-30.6(b)(1). Per the standards, "...each [conventional and stacked] townhouse... lot shall have frontage on a dedicated public street or on a 30-foot minimum width privately maintained public access easement which shall provide adequate vehicular and pedestrian access to the lot from a public street, as determined by the town using the standards in the public facilities manual." The modification applies to Townhouse Buildings #3, and #4 along Alley #2. We are requesting alternatives to the required standards in order to continue providing a 24' wide urban alleyway along those buildings' rears while maximizing the 30' wide pedestrian mews area along those buildings' front. A modification is permitted by Zoning Ordinance Section 78-50.2(d). A payment check for the modification request fee of $300.00 will be sent under separate cover.

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,

Kenneth W. Wire

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

November 01, 2023

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, Modification Request for Townhouse End Unit Entrance Requirement

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client is submitting a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, I am submitting this request for a modification of the requirement for townhouse end units to have their primary entrance on the side of the building as described in Zoning Ordinance Section 78-30.6(b)(3)(b).

We are requesting a modification to permit all townhouse end units to have their primary entrance at the front of the building, similar to the interior townhouse units' entrances. We are requesting this to permit a more urban design fronting on streets and pedestrian mews with quality streetscapes. The end units will subsequently have a more compact, urban design in terms of landscaping. The idea is to have more direct, convenient paths for pedestrians while permitting a compact, urban design for the project. We are proposing that the townhouse end units include quality design, including quality materials and details, for their side facades, similar to their front facades. Please see the attached plans identifying the units proposed for modifications, and the attached architectural graphics providing a conceptual illustration of the proposed design.

A modification is permitted by Zoning Ordinance Section 78-50.2(d). A payment check for the modification request fee of $300.00 is included as part of our second submittal's fees and is enclosed with our second submittal.

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,

Kenneth W. Wire

CORRESPONDENCE

WORLDGATE GENERALIZED DEVELOPMENT PLAN

DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

DATE: NOV, 2022
C.I.= N/A
SCALE: N/A

SHEET
33A
OF
86

FILE No.
RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-28-CORRESPONDENCE.dwg [CORRES (2)] March 18, 2024 – 3:31pm mbaldwin

20230003 ktgy

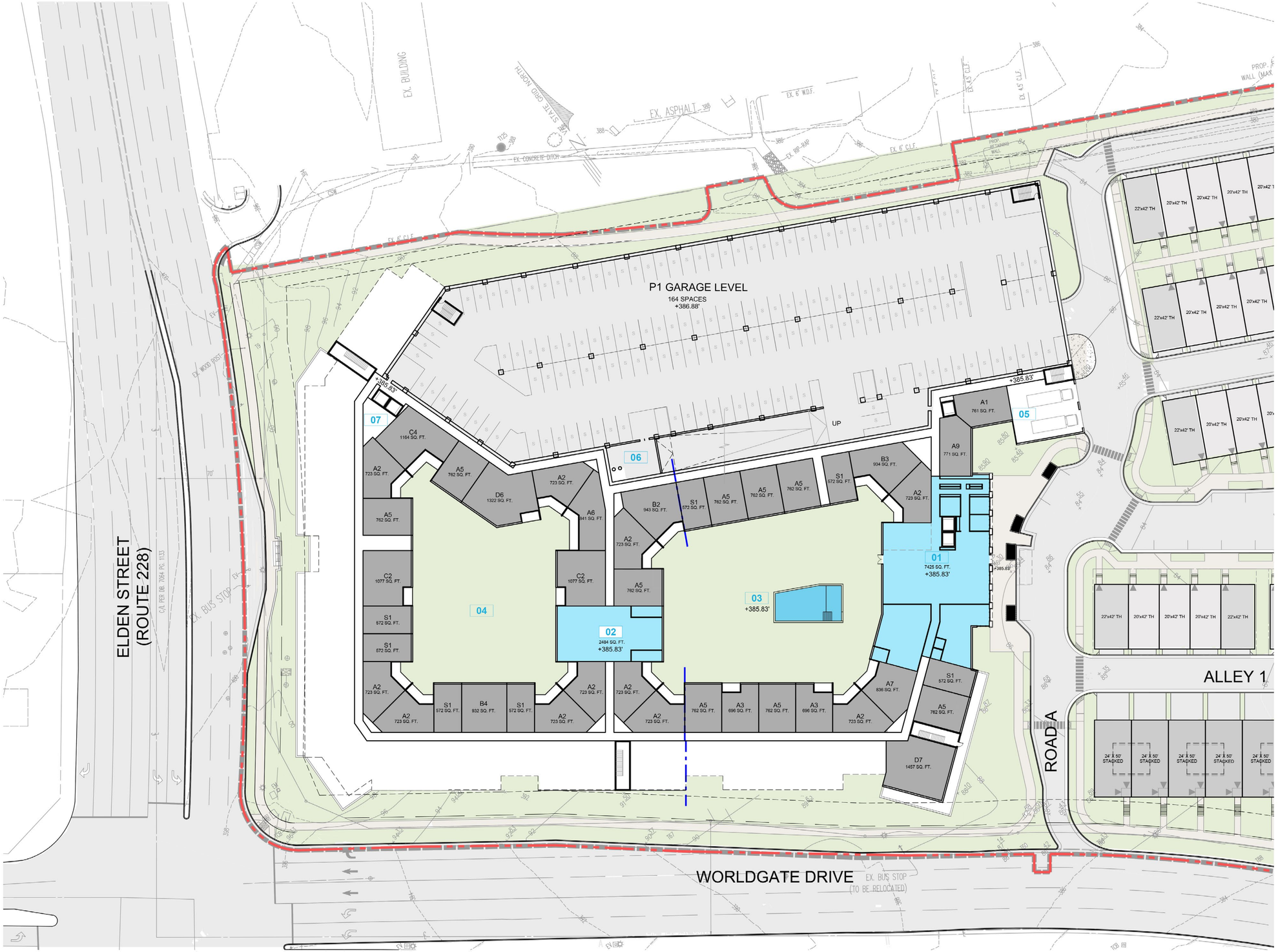
WORLDGATE DRIVE

HERNDON,VA

0 30 60 120

A-02

03/08/2024



FIRST FLOOR

01 LOBBY/LEASING/AMENITIES
02 AMENITIES
03 INTERIOR POOL COURTYARD
04 INTERIOR COURTYARD
05 LOADING
06 TRASH
07 UTILITY/STORAGE

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

0 15 30 60

A-03

03/08/2024

20230003 kt gy

WORLDGATE DRIVE

HERNDON, VA

0 15 30 60

SECOND FLOOR

01 UTILITY/STORAGE

A-04

03/08/2024

TYPICAL FLOOR

FLOORS 3-4

01 UTILITY/STORAGE
02 BIKE STORAGE (ONLY ON P3)
APPROXIMATELY 150 BIKES
(0.43 BIKES/UNIT)

20230003 ktgy

WORLDGATE DRIVE
HERNDON,VA

0 15 30 60

A-05

03/08/2024

FIFTH FLOOR

01 ROOFTOP LOUNGE
02 ROOFTOP TERRACE
03 UTILITY/STORAGE

20230003 ktgy

WORLDGATE DRIVE
HERNDON,VA

0 15 30 60

A-06

03/08/2024

SIXTH FLOOR

01 UTILITY/STORAGE

20230003

ktgy

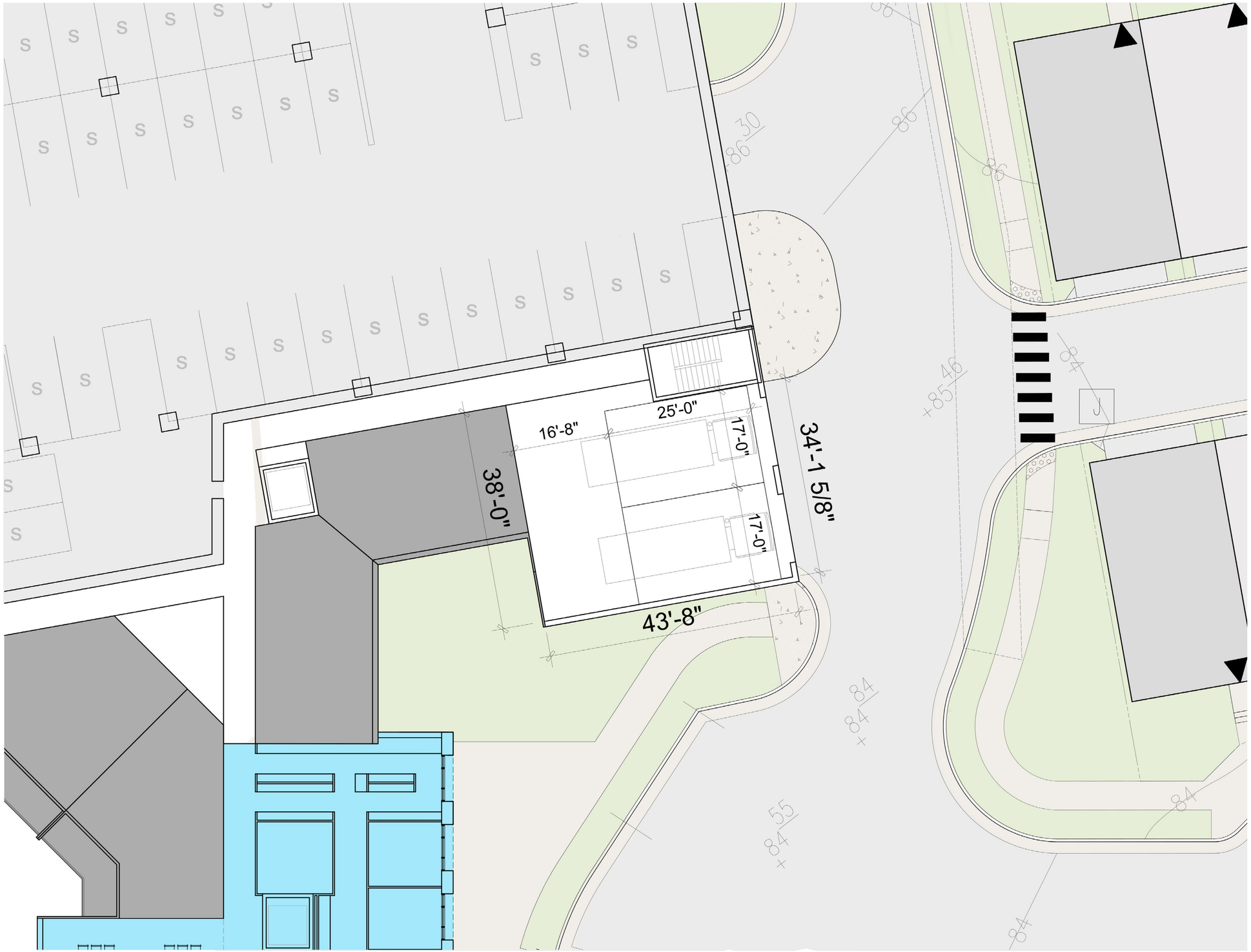
WORLDGATE DRIVE

HERNDON,VA

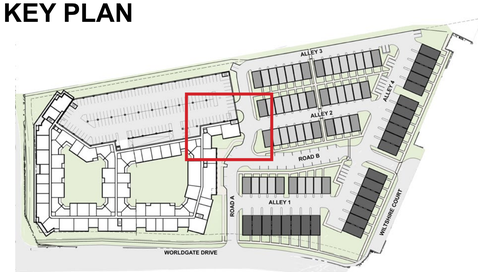
0 15 30 60

A-07

03/08/2024



KEY PLAN



LOADING DOCK

A-08

03/08/2024

20230003 ktgy

WORLDGATE DRIVE

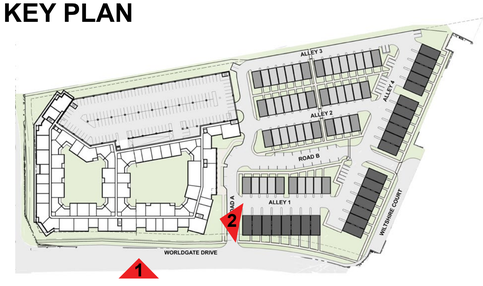
HERNDON, VA

0 15 30 60

1 - SOUTH ELEVATION

2 - EAST ELEVATION

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE

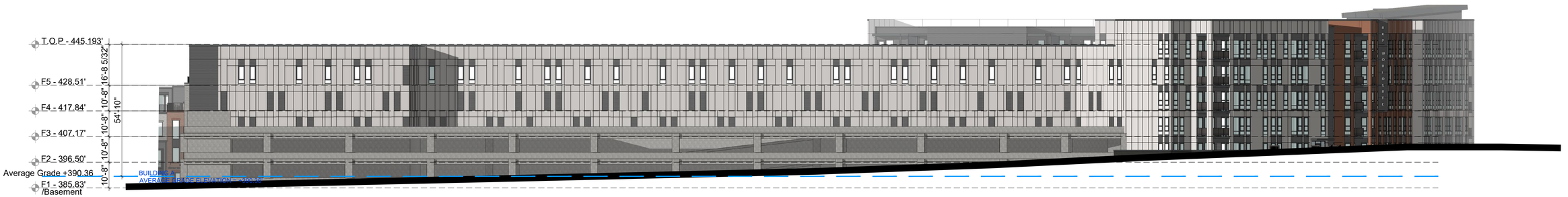
HERNDON, VA

0 10 20 40

ELEVATIONS

A-09

03/08/2024



1 - NORTH ELEVATION

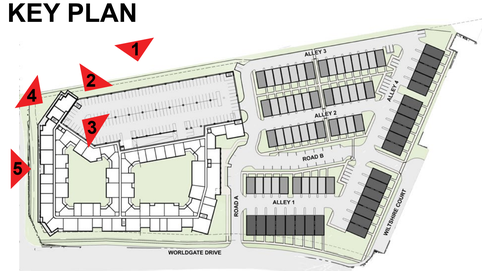
2 - NORTHEAST PARTIAL ELEVATION

3 - SOUTHEAST PARTIAL ELEVATION

4 - NORTHWEST PARTIAL ELEVATION

5 - WEST ELEVATION

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE

HERNDON, VA

0 10 20 40

ELEVATIONS

A-10

03/08/2024

DETAIL 1 - FRONT ELEVATION

https://ceraclad.com/ceraclad-ceramic-coated-panels

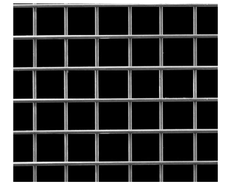
CERACLAD RAIN SCREEN EXTERIOR SYSTEM

1.1 RAINSCREEN THIN BRICK - LIGHT

1.2 RAINSCREEN THIN BRICK - RED

1.3 RAINSCREEN SIDING - BLACK

3.1 FIBER CEMENT LAP SIDING

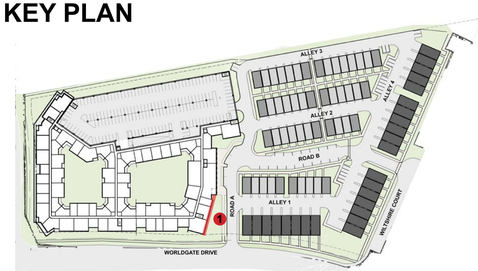


4.1 WIRE MECH RAILING

MATERIAL LIST:

1.1 RAINSCREEN THIN BRICK - LIGHT
1.2 RAINSCREEN THIN BRICK - RED
1.3 RAINSCREEN SIDING - BLACK
2.1 BRICK - BLACK
2.2 BRICK - RED
3.1 FIBER CEMENT LAP SIDING
3.2 FIBER CEMENT PANEL - RED
3.3 FIBER CEMENT PANEL - LIGHT
4.1 WIRE MESH RAILING
4.2 METAL CANOPY
4.3 METAL SUNSCREEN
4.4 METAL STOREFRONT SYSTEM
5.1 VINYL WINDOW & DOOR SYSTEM

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

0 4 8 12

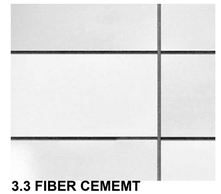
DETAILED ELEVATIONS

A-11

03/08/2024

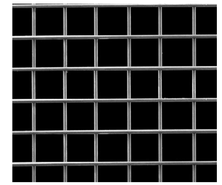
DETAIL 1 - FRONT ELEVATION

3.2 FIBER CEMEMT PANEL - RED



3.3 FIBER CEMEMT PANEL - LIGHT

3.1 FIBER CEMEMT LAP SIDING

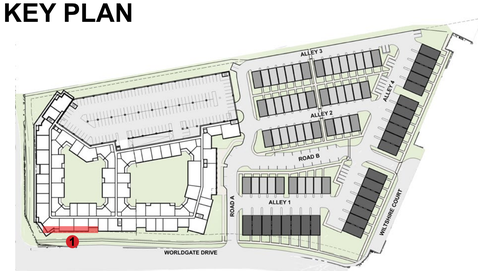


4.1 WIRE MESH

MATERIAL LIST:

1.1 RAINSCREEN THIN BRICK - LIGHT
1.2 RAINSCREEN THIN BRICK - RED
1.3 RAINSCREEN SIDING - BLACK
2.1 BRICK - BLACK
2.2 BRICK - RED
3.1 FIBER CEMENT LAP SIDING
3.2 FIBER CEMENT PANEL - RED
3.3 FIBER CEMENT PANEL - LIGHT
4.1 WIRE MESH RAILING
4.2 METAL CANOPY
4.3 METAL SUNSCREEN
4.4 METAL STOREFRONT SYSTEM
5.1 VINYL WINDOW & DOOR SYSTEM

KEY PLAN



DETAILED ELEVATIONS

A-12

03/08/2024

20230003 ktgy

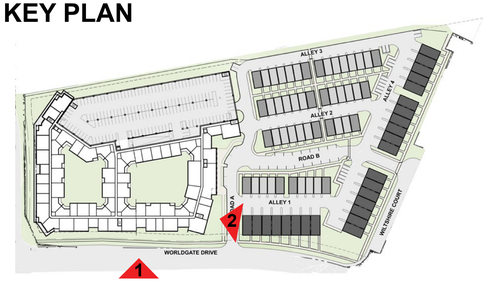
WORLDGATE DRIVE
HERNDON, VA

0 4 8 12

1 - SOUTH ELEVATION

2 - EAST ELEVATION

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE

HERNDON, VA

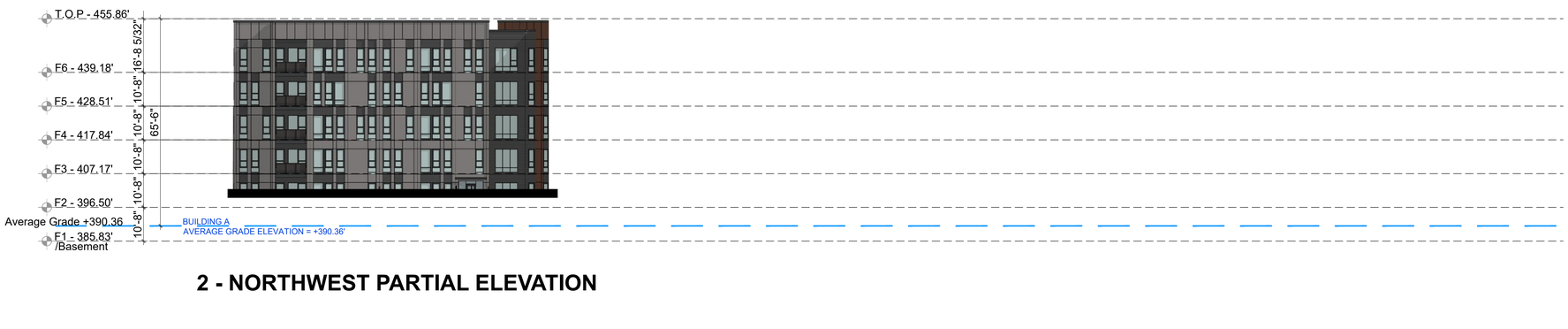
0 10 20 40

ELEVATIONS

A-13

03/08/2024

1 - WEST ELEVATION



2 - NORTHWEST PARTIAL ELEVATION

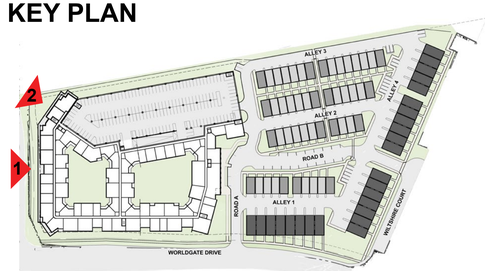
20230003

WORLDGATE DRIVE

HERNDON, VA

0 10 20 40

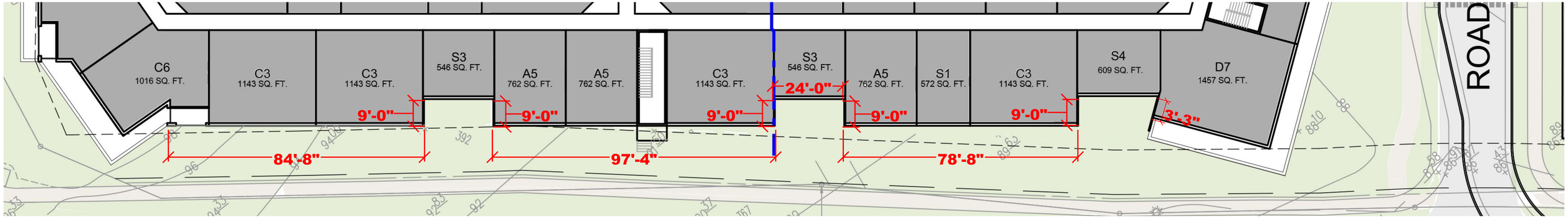
KEY PLAN



ELEVATIONS

A-14

03/08/2024



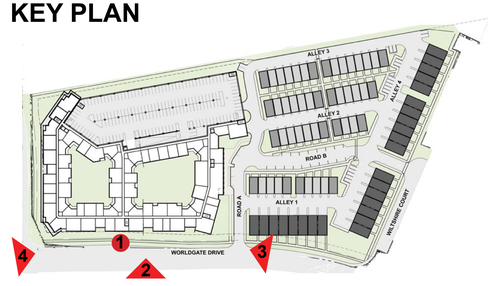
1 - FLOOR PLAN

2 - SOUTH ELEVATION

3 - PERSPECTIVE

4 - PERSPECTIVE

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

FACADE ARTICULATION

A-15

03/08/2024

KEY PLAN

PERSPECTIVE

A-16

03/08/2024

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

KEY PLAN

20230003

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-17

03/08/2024

KEY PLAN

20230003

WORLDGATE DRIVE

HERNDON, VA

PERSPECTIVE

A-18

03/08/2024

KEY PLAN

20230003

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-19

03/08/2024

KEY PLAN

PERSPECTIVE

A-20

03/08/2024

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-21

03/08/2024

KEY PLAN

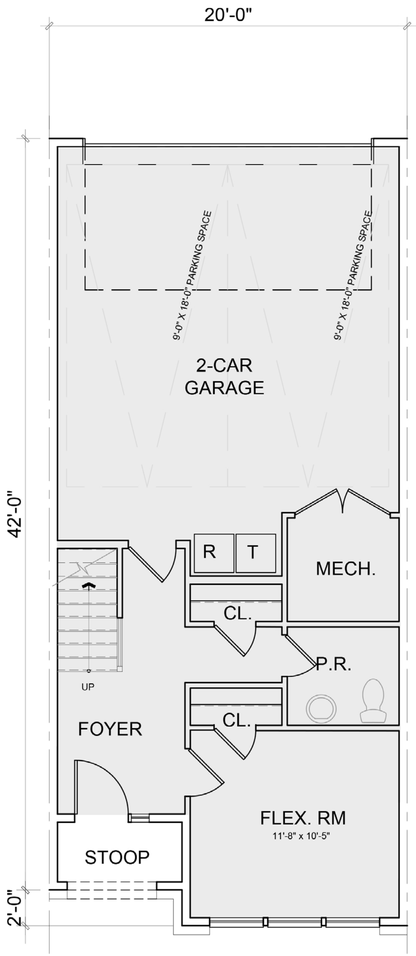
PERSPECTIVE

A-22

03/08/2024

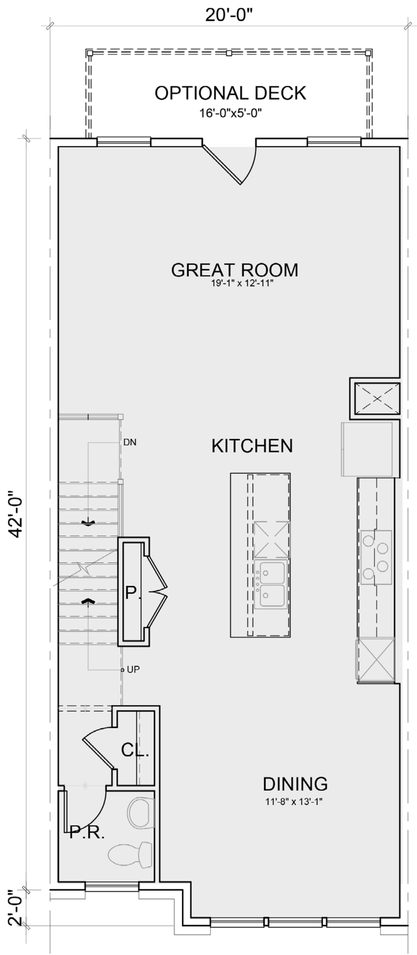
20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA



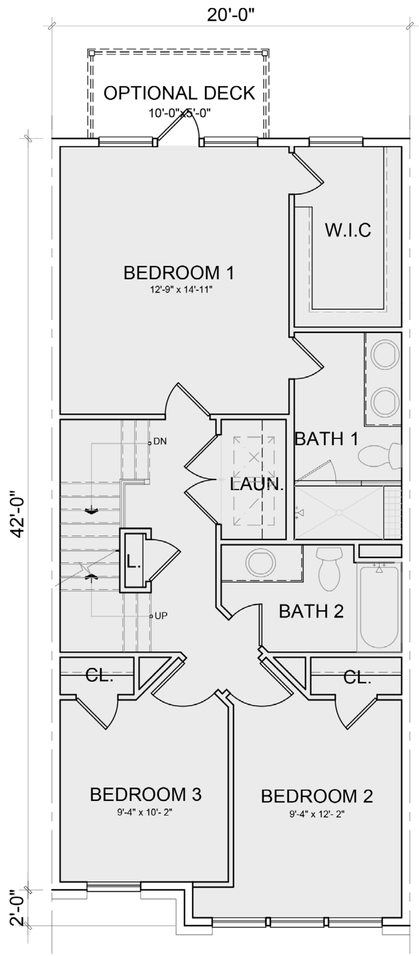
FIRST FLOOR PLAN

AREA: 341 SQ. FT.



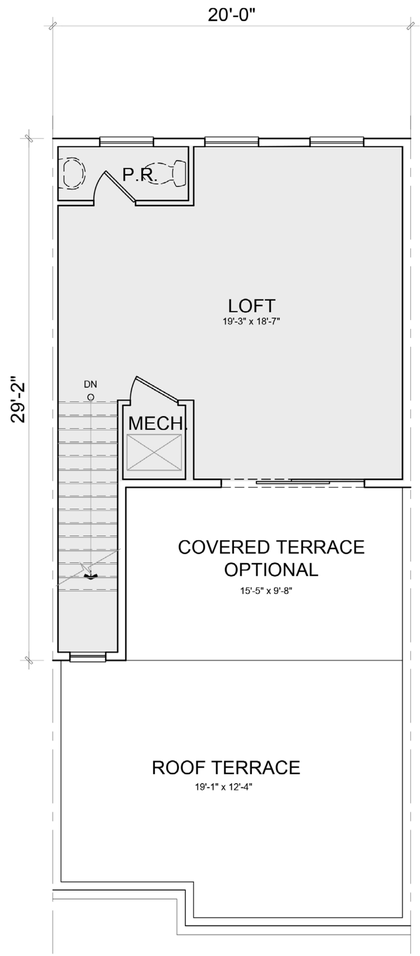
SECOND FLOOR PLAN

AREA: 833 SQ. FT.



THIRD FLOOR PLAN

AREA: 829 SQ. FT.



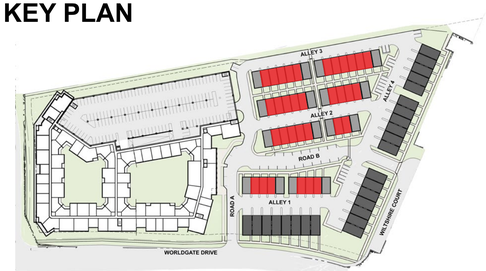
FOURTH FLOOR PLAN

AREA: 408 SQ. FT.

TOTAL AREA: 2,411 SQ. FT.

TOTAL AREA WITH FINISHES: 2,436 SQ. FT.

KEY PLAN



20’x42’ TH FLOOR PLAN

20230003 ktgy

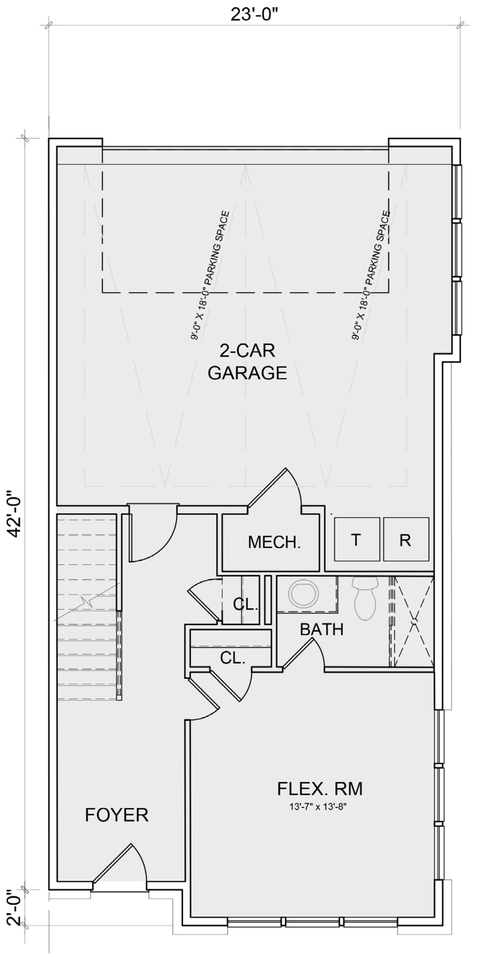
WORLDGATE DRIVE

HERNDON, VA

0 2 4 8

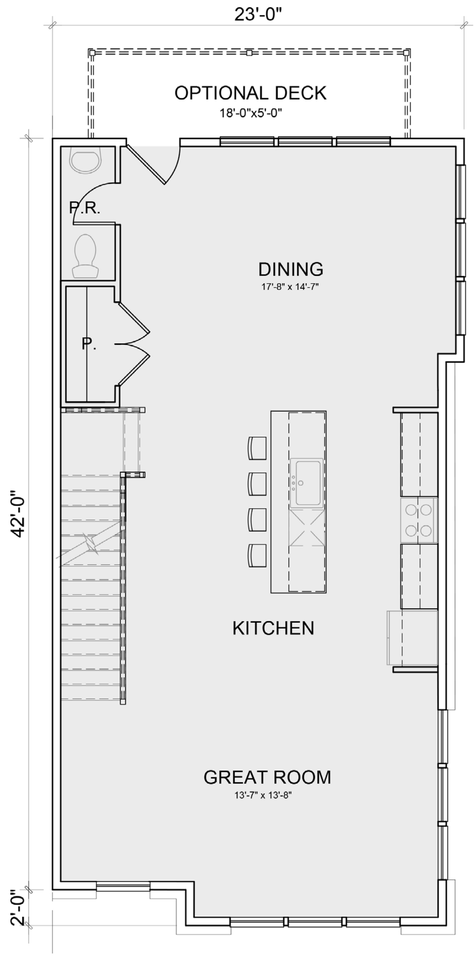
A-23

03/08/2024



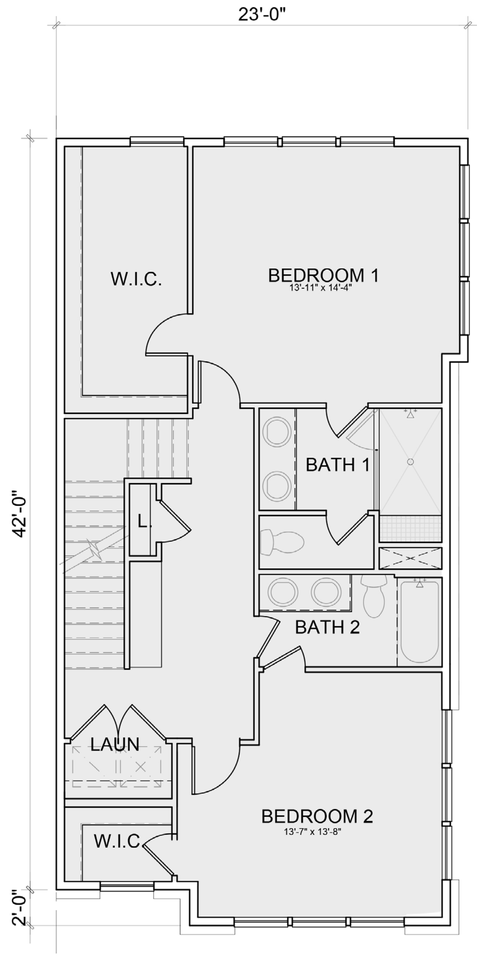
FIRST FLOOR PLAN

AREA: 435 SQ. FT.



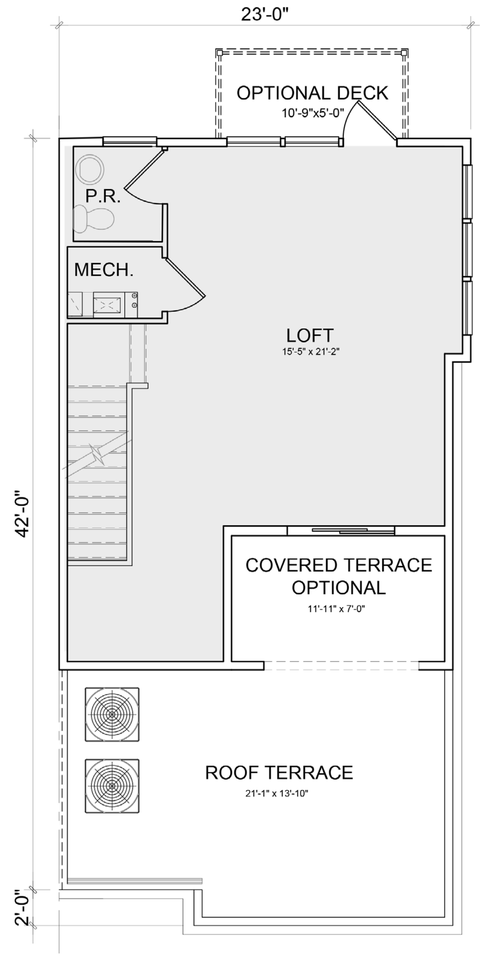
SECOND FLOOR PLAN

AREA: 933 SQ. FT.



THIRD FLOOR PLAN

AREA: 924 SQ. FT.

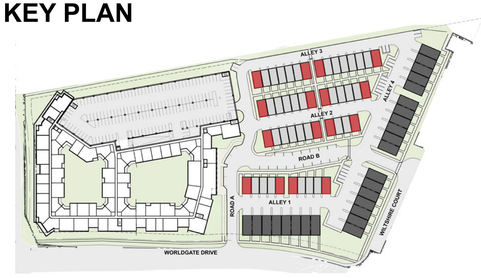


FOURTH FLOOR PLAN

AREA: 547 SQ. FT.

TOTAL AREA: 2,827 SQ. FT.

KEY PLAN



22’x42’ TH FLOOR PLAN

20230003 ktgy

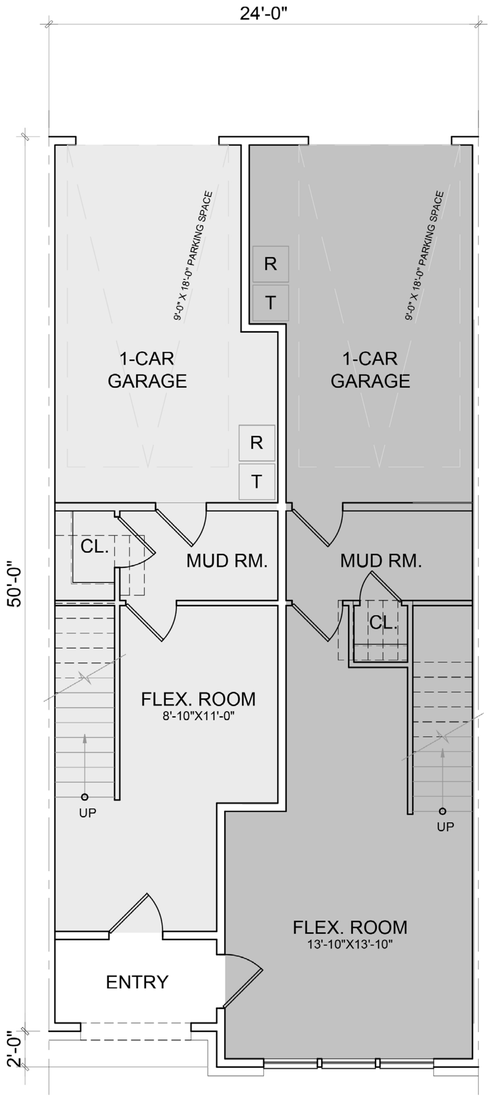
WORLDGATE DRIVE

HERNDON, VA

0 2 4 8

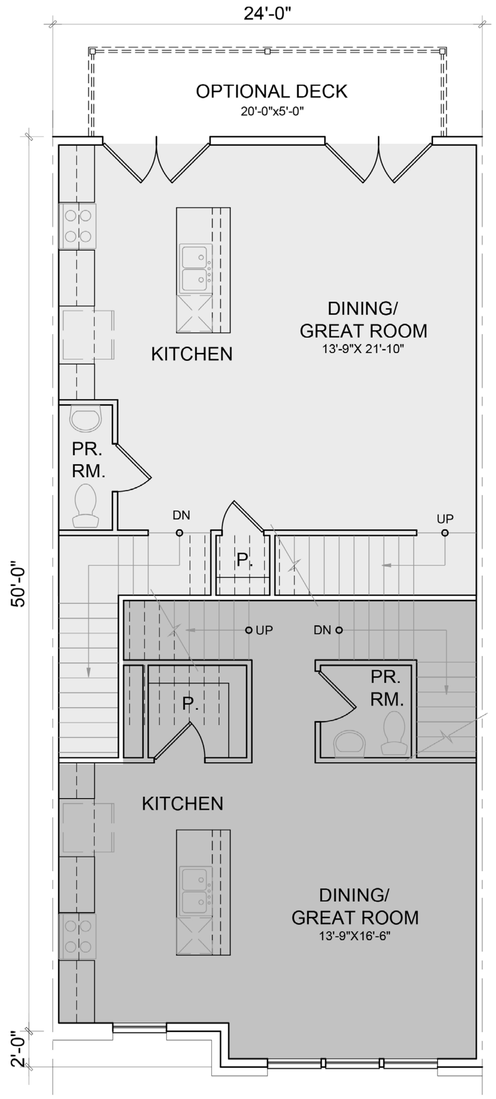
A-24

03/08/2024



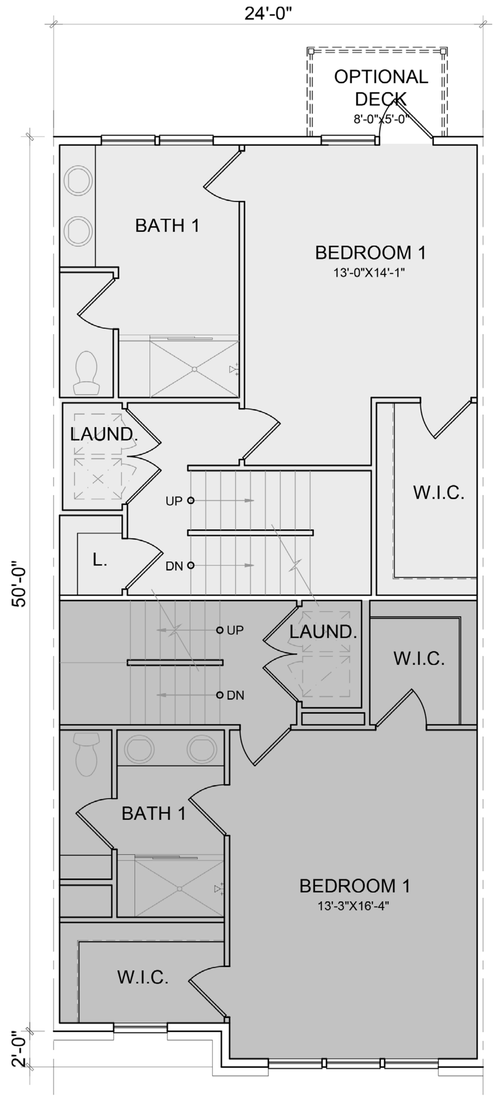
FIRST FLOOR PLAN

REAR UNIT AREA: 276 SQ. FT.
FRONT UNIT AREA: 396 SQ. FT.



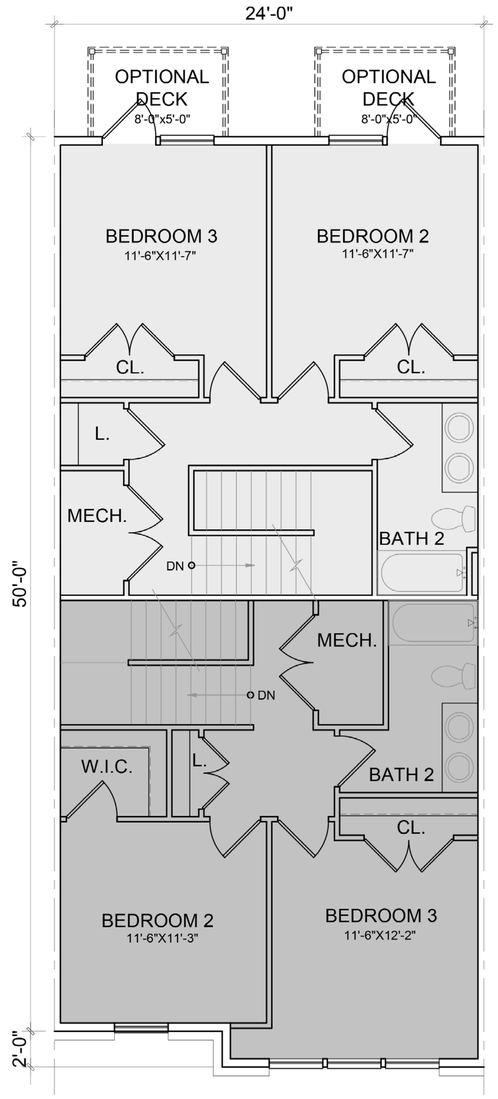
SECOND FLOOR PLAN

REAR UNIT AREA: 635 SQ. FT.
FRONT UNIT AREA: 573 SQ. FT.



THIRD FLOOR PLAN

REAR UNIT AREA: 619 SQ. FT.
FRONT UNIT AREA: 611 SQ. FT.



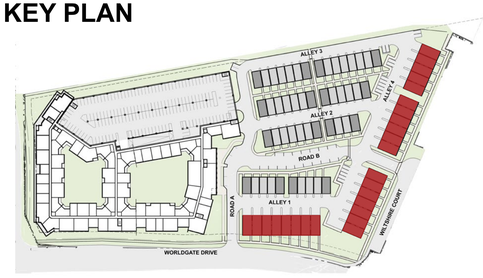
FOURTH FLOOR PLAN

REAR UNIT AREA: 569 SQ. FT.
FRONT UNIT AREA: 597 SQ. FT.

REAR UNIT TOTAL AREA: 2,074 SQ. FT.
FRONT UNIT TOTAL AREA: 2,152 SQ. FT.

TOTAL AREA: 4,226 SQ. FT.
TOTAL AREA WITH FINISHES: 4,252 SQ. FT.

KEY PLAN



BACK TO BACK FLOOR PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

0 2 4 8

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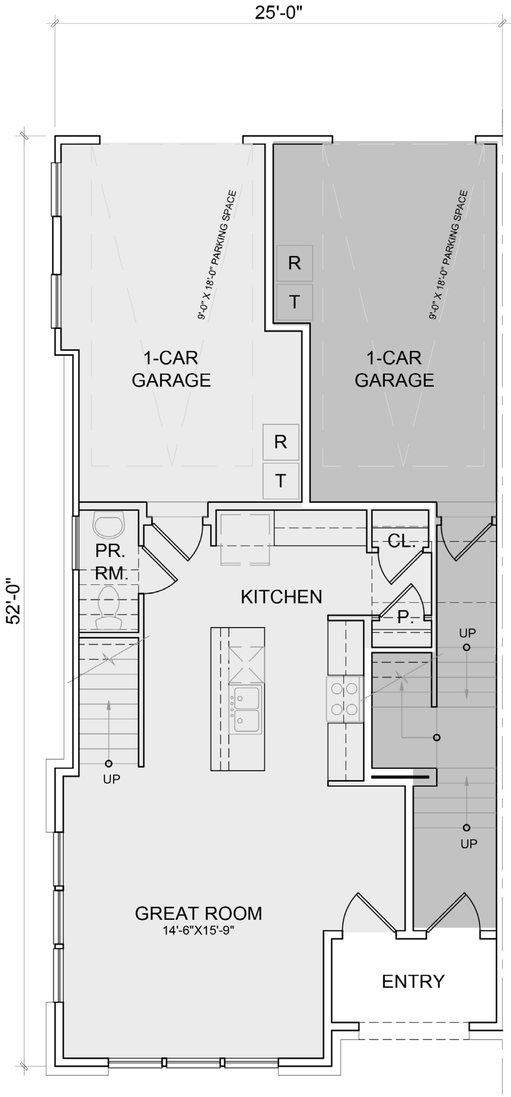
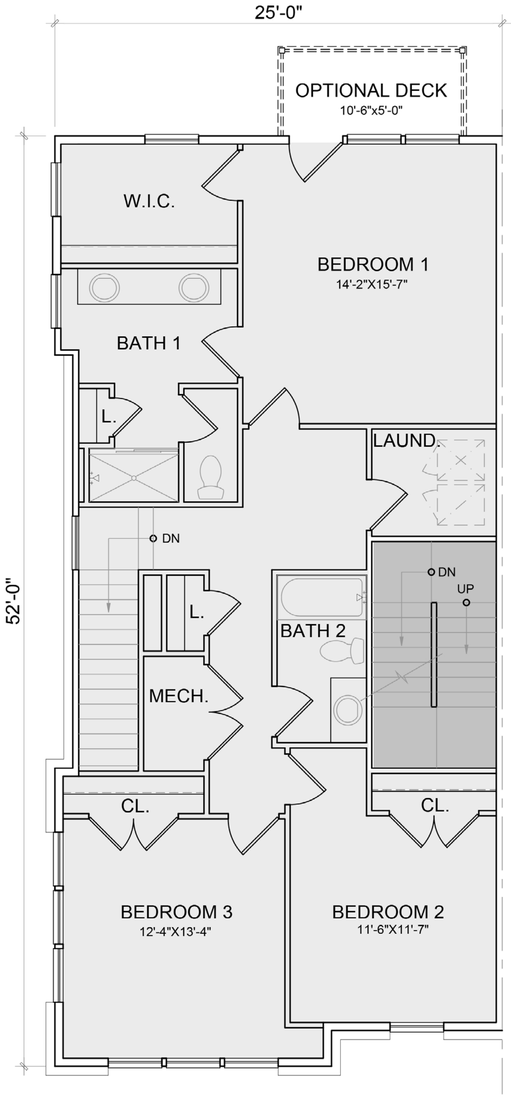
03/08/2024



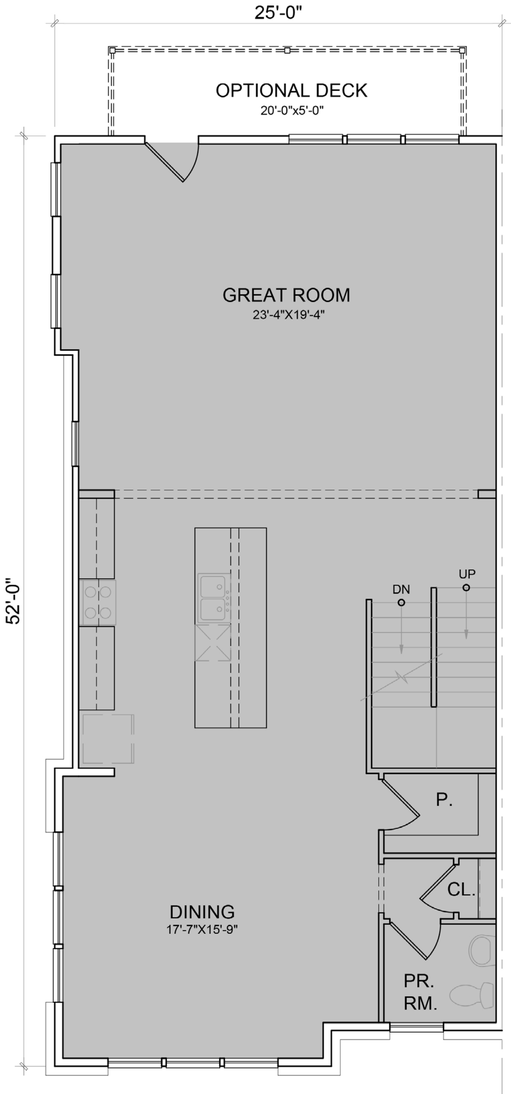
FIRST FLOOR PLAN

LOWER UNIT AREA: 580 SQ. FT.
UPPER UNIT AREA: 121 SQ. FT.



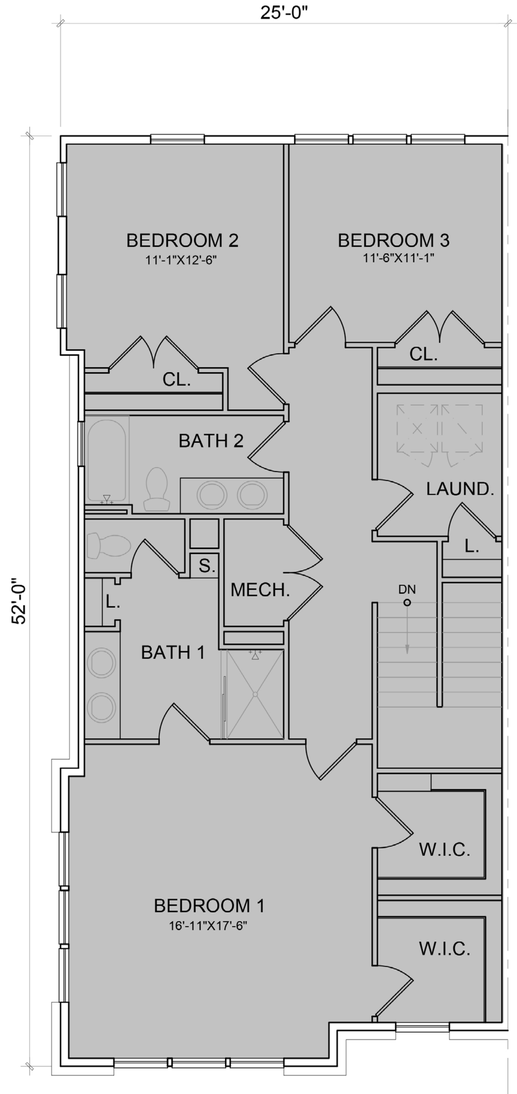
SECOND FLOOR PLAN

LOWER UNIT AREA: 1165 SQ. FT.
UPPER UNIT AREA: 92 SQ. FT.



THIRD FLOOR PLAN

UPPER UNIT AREA: 1258 SQ. FT.

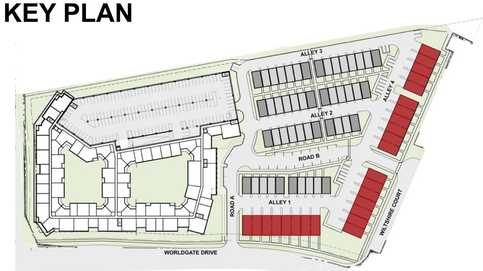


FOURTH FLOOR PLAN

UPPER UNIT AREA: 1201 SQ. FT.

LOWER UNIT TOTAL AREA: 1,745 SQ. FT.
UPPER UNIT TOTAL AREA: 2,672 SQ. FT.

KEY PLAN



2 OVER 2 FLOOR PLAN

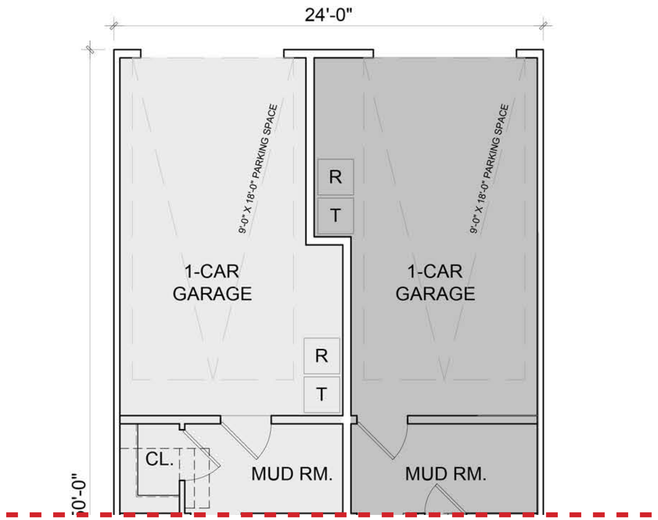
20230003 kt gy

WORLDGATE DRIVE
HERNDON, VA

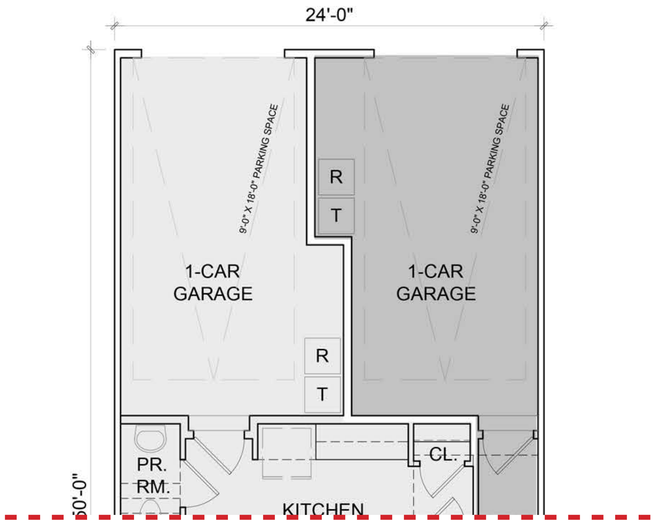
0 2 4 8

A-26

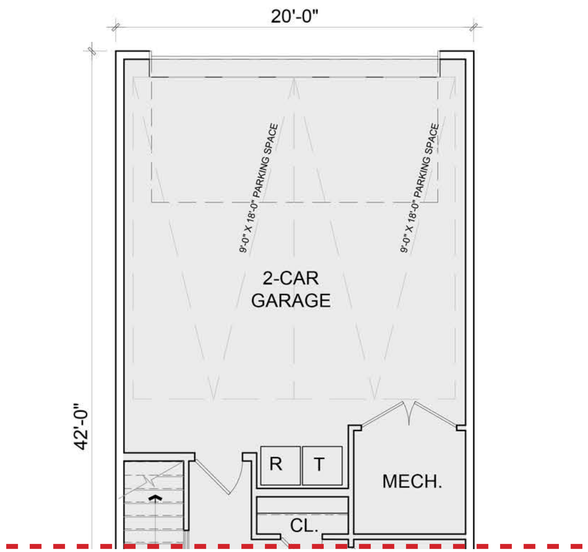
03/08/2024



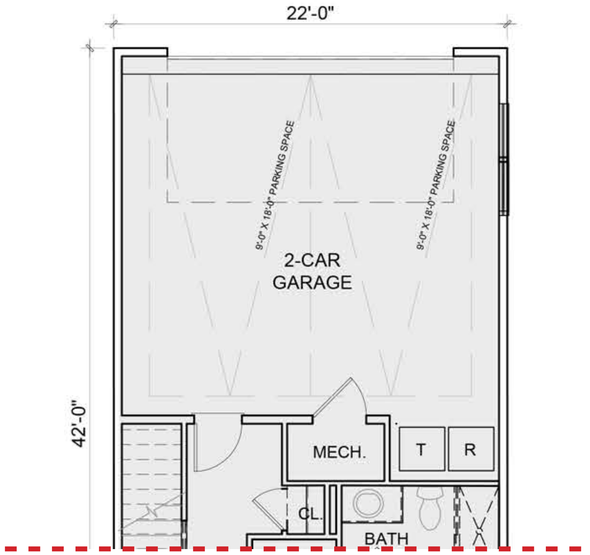
BACK TO BACK - GROUND FLOOR



2 OVER 2 - GROUND FLOOR



20FT WIDE TOWNHOME - GROUND FLOOR



22FT WIDE TOWNHOME - GROUND FLOOR

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

TOWNHOMES RECYCLING + TRASH

A-27

03/08/2024

1 - FRONT ELEVATION - TOWNHOUSE BUILDING 1 & 2

2 - FRONT ELEVATION - TOWNHOUSE BUILDING 3 & 4

3 - FRONT ELEVATION - TOWNHOUSE BUILDING 5 & 6

4 - FRONT ELEVATION - TOWNHOUSE BUILDING 7 & 8

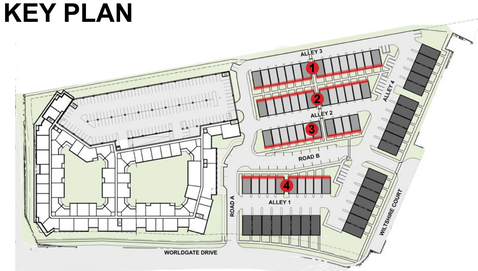
20230003 ktgy

WORLDGATE DRIVE

HERNDON, VA

0 8 16 32

KEY PLAN



ELEVATIONS

A-28

03/08/2024

1 - REAR ELEVATION - TOWNHOUSE BUILDING 1 & 2

2 - REAR ELEVATION - TOWNHOUSE BUILDING 3 & 4

3 - REAR ELEVATION - TOWNHOUSE BUILDING 5 & 6

4 - REAR ELEVATION - TOWNHOUSE BUILDING 7 & 8

20230003 kt gy

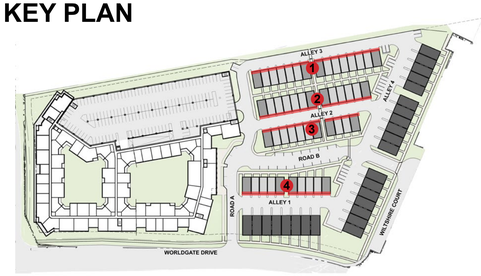
WORLDGATE DRIVE

HERNDON, VA

0 8 16 32

BALCONIES SHOWN ARE OPTIONAL.

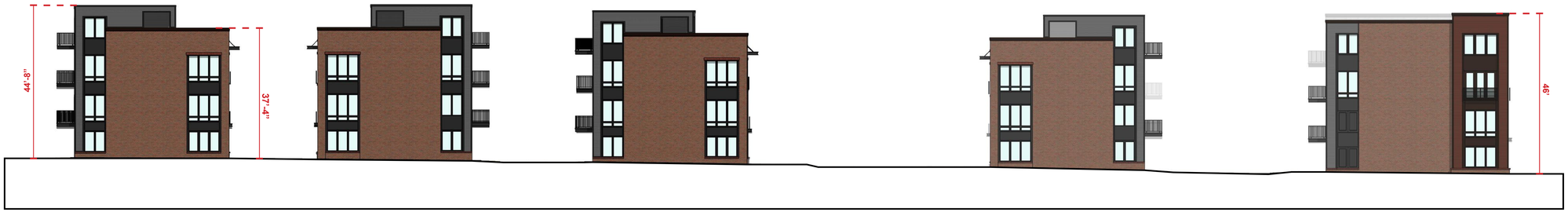
KEY PLAN



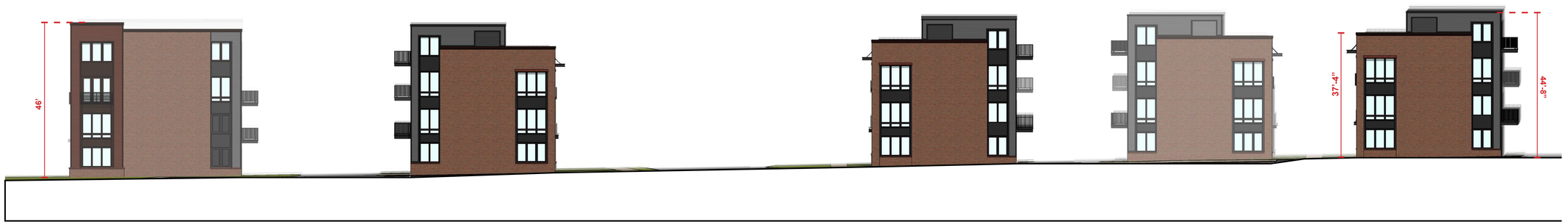
ELEVATIONS

A-29

03/08/2024



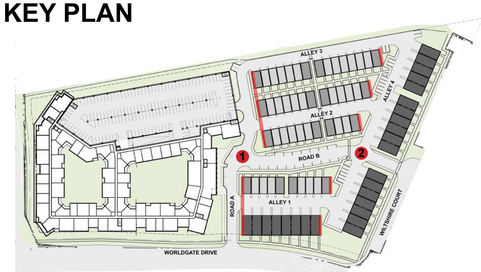
1 - SIDE ELEVATION - TOWNHOUSE BUILDING 1, 3, 5, 7 & 9



2 - SIDE ELEVATION - TOWNHOUSE BUILDING 9, 8, 6, 4 & 2

BALCONIES SHOWN ARE OPTIONAL.

KEY PLAN



20230003 kt gy

WORLDGATE DRIVE

HERNDON, VA

0 8 16 32

ELEVATIONS

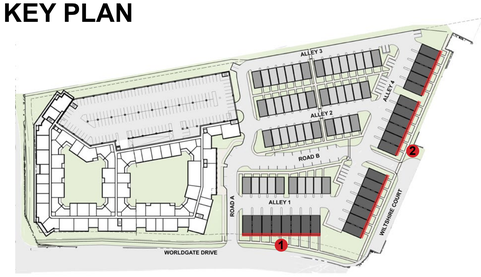
A-30

03/08/2024

1 - FRONT ELEVATION - TOWNHOUSE BUILDING 9

2 - FRONT ELEVATION - TOWNHOUSE BUILDING 10, 11 & 12

KEY PLAN



20230003

WORLDGATE DRIVE

HERNDON, VA

0 8 16 32

ELEVATIONS

A-31

03/08/2024

1 - REAR ELEVATION - TOWNHOUSE BUILDING 9

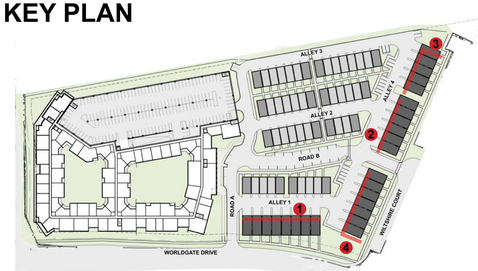
2 - REAR ELEVATION - TOWNHOUSE BUILDING 12, 11 & 10

3 - RIGHT SIDE ELEVATION - TOWNHOUSE BUILDING 10, 11 & 12

4 - LEFT SIDE ELEVATION - TOWNHOUSE BUILDING 10, 11 & 12

BALCONIES SHOWN ARE OPTIONAL.

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE

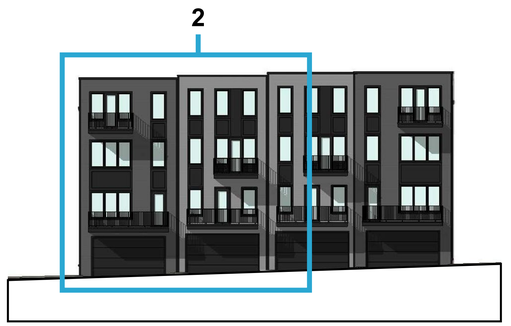
HERNDON, VA

0 8 16 32

ELEVATIONS

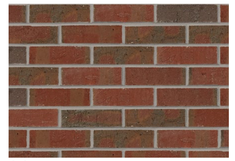
A-32

03/08/2024

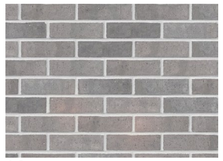


DETAIL 1 - FRONT ELEVATION

DETAIL 2 - REAR ELEVATION



1.1
BRICK - RED



1.2
BRICK - LIGHT

1.3
BRICK - DARK

2.1
FIBER CEMENT PANEL 1

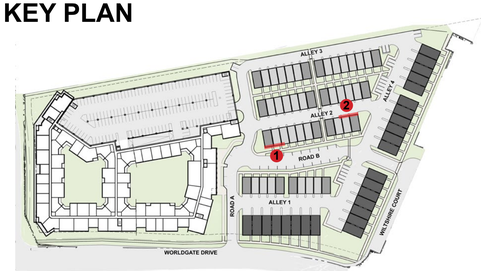
2.2
FIBER CEMENT PANEL 2

2.1
FIBER CEMENT LAP SIDING

MATERIAL LIST: 20’ & 22’ TH

1.1 BRICK 1
1.2 BRICK 2
1.3 BRICK 3
2.1 FIBER CEMENT PANEL 1
2.2 FIBER CEMENT PANEL 2
2.3 FIBER CEMENT LAP SIDING 1
2.4 FIBER CEMENT LAP SIDING 2
2.5 FIBER CEMENT LAP SIDING 3
3.1 METAL RAILING
3.2 METAL CANOPY
3.3 METAL COPING 1
3.4 METAL COPING 2
3.5 SEGMENTED GARAGE DOOR
4.1 VINYL WINDOW & DOOR SYSTEM

KEY PLAN



DETAILED ELEVATIONS

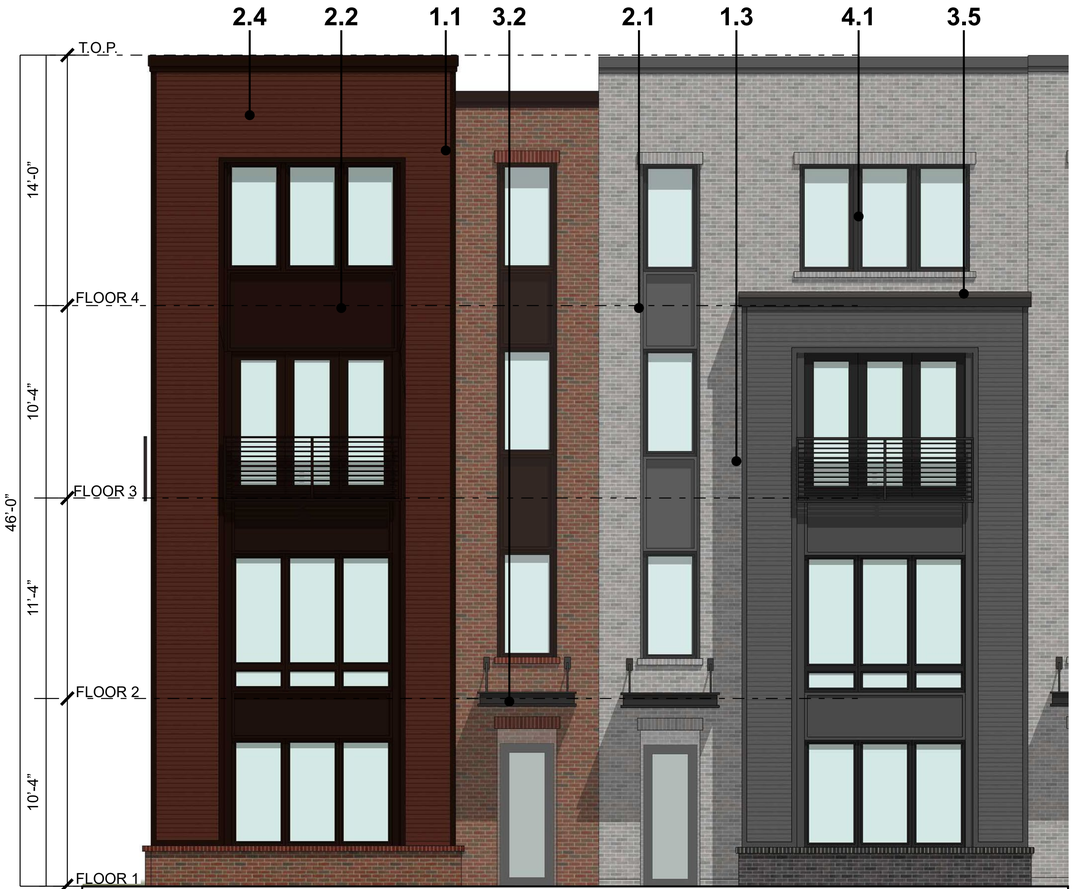
A-33

03/08/2024

20230003 ktgy

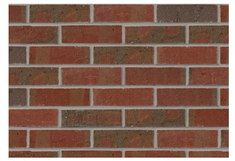
WORLDGATE DRIVE
HERNDON, VA

0 2 4 8

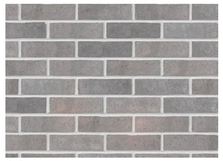


DETAIL 1 - FRONT ELEVATION

DETAIL 2 - REAR ELEVATION



1.1
BRICK - RED



1.2
BRICK - LIGHT

1.3
BRICK - DARK

2.1
FIBER CEMENT PANEL 1

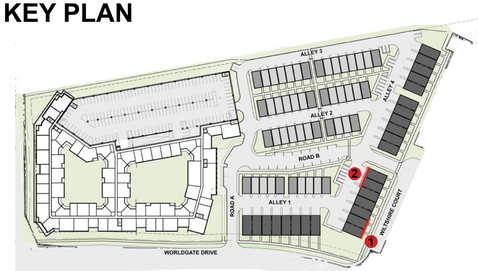
2.2
FIBER CEMENT PANEL 2

2.1
FIBER CEMENT LAP SIDING

MATERIAL LIST: STACKED TH

1.1 BRICK 1
1.2 BRICK 2
1.3 BRICK 3
2.1 FIBER CEMENT PANEL 1
2.2 FIBER CEMENT PANEL 2
2.3 FIBER CEMENT LAP SIDING 1
2.4 FIBER CEMENT LAP SIDING 2
2.5 FIBER CEMENT LAP SIDING 3
3.1 METAL RAILING
3.2 METAL CANOPY
3.3 METAL COPING 1
3.4 METAL COPING 2
3.5 SEGMENTED GARAGE DOOR
4.1 VINYL WINDOW & DOOR SYSTEM

KEY PLAN



DETAILED ELEVATIONS

A-34

03/08/2024

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

0 2 4 8

KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-35

03/08/2024

KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-36

03/08/2024

KEY PLAN

PERSPECTIVE

A-37

03/08/2024

20230003

WORLDGATE DRIVE
HERNDON, VA

KEY PLAN

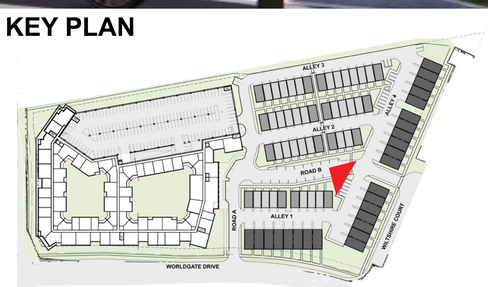
PERSPECTIVE

A-38

03/08/2024

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA



KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-39

03/08/2024

KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

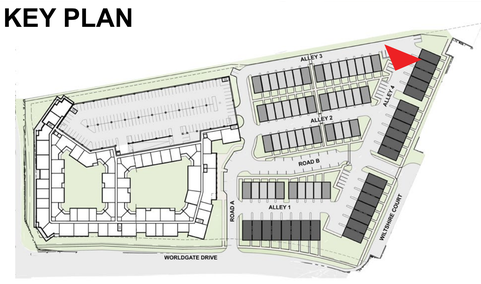
PERSPECTIVE

A-40

03/08/2024

BALCONIES SHOWN ARE OPTIONAL.

KEY PLAN



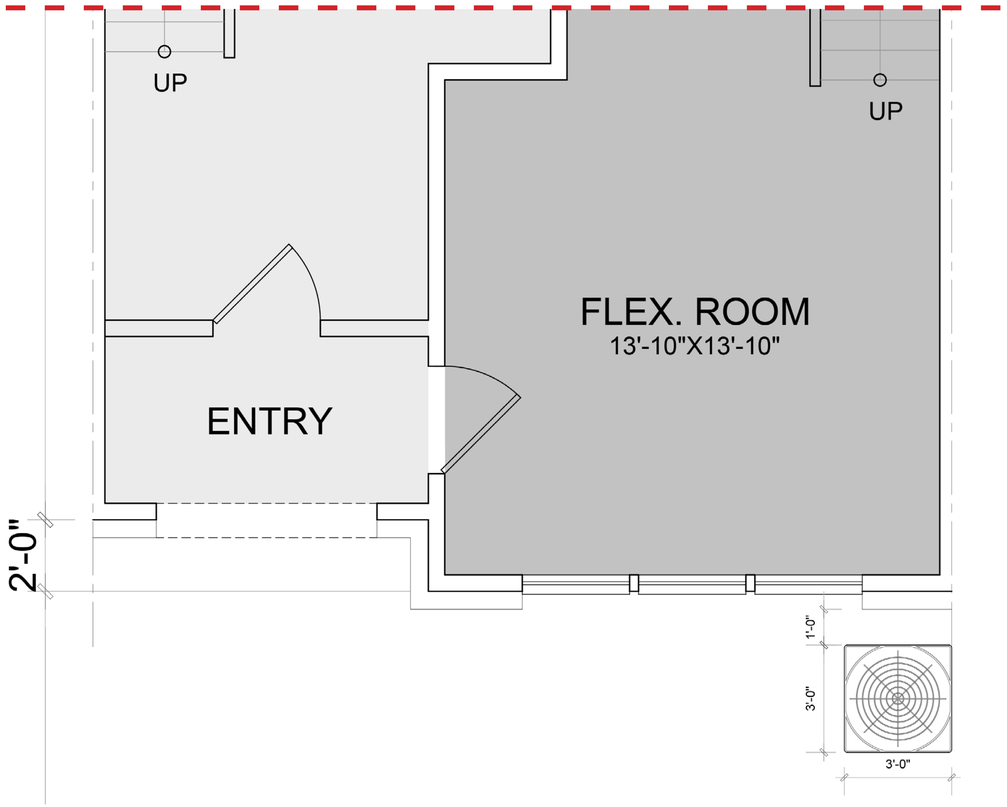
PERSPECTIVE

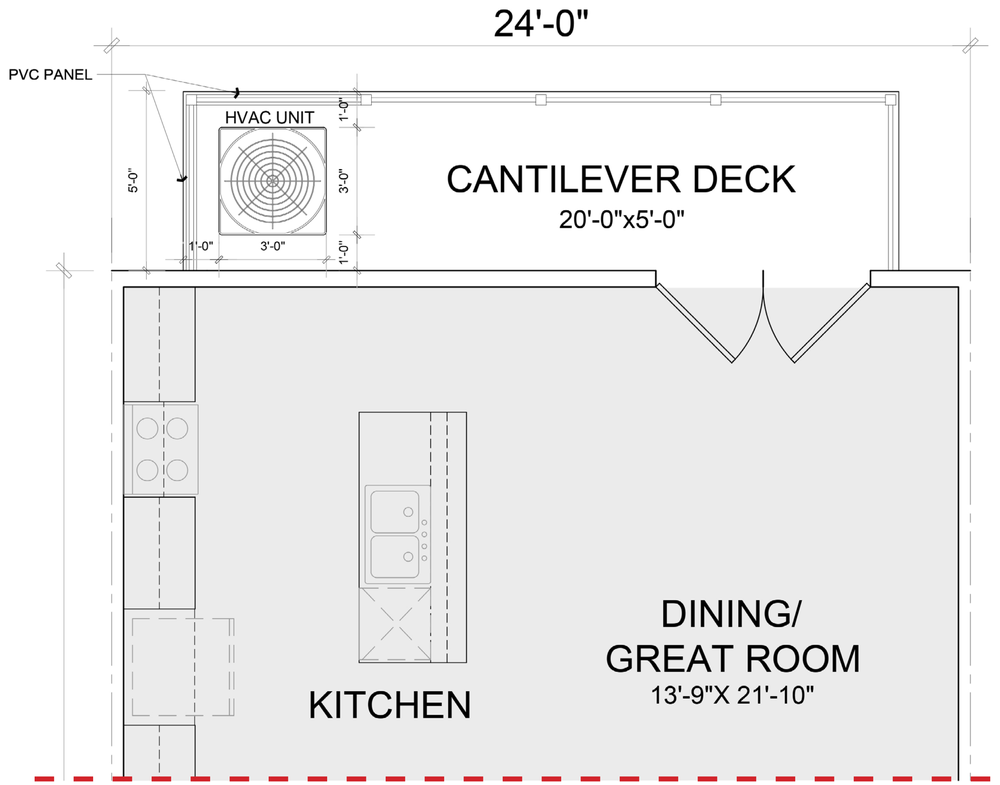
A-41

03/08/2024

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA





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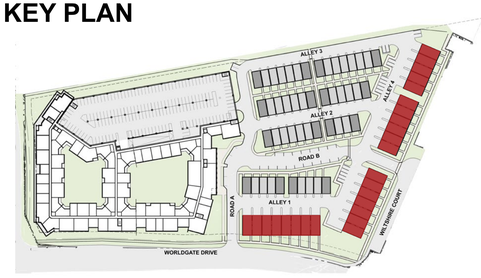


B2B CONDENSER FLOOR PLAN

A-42

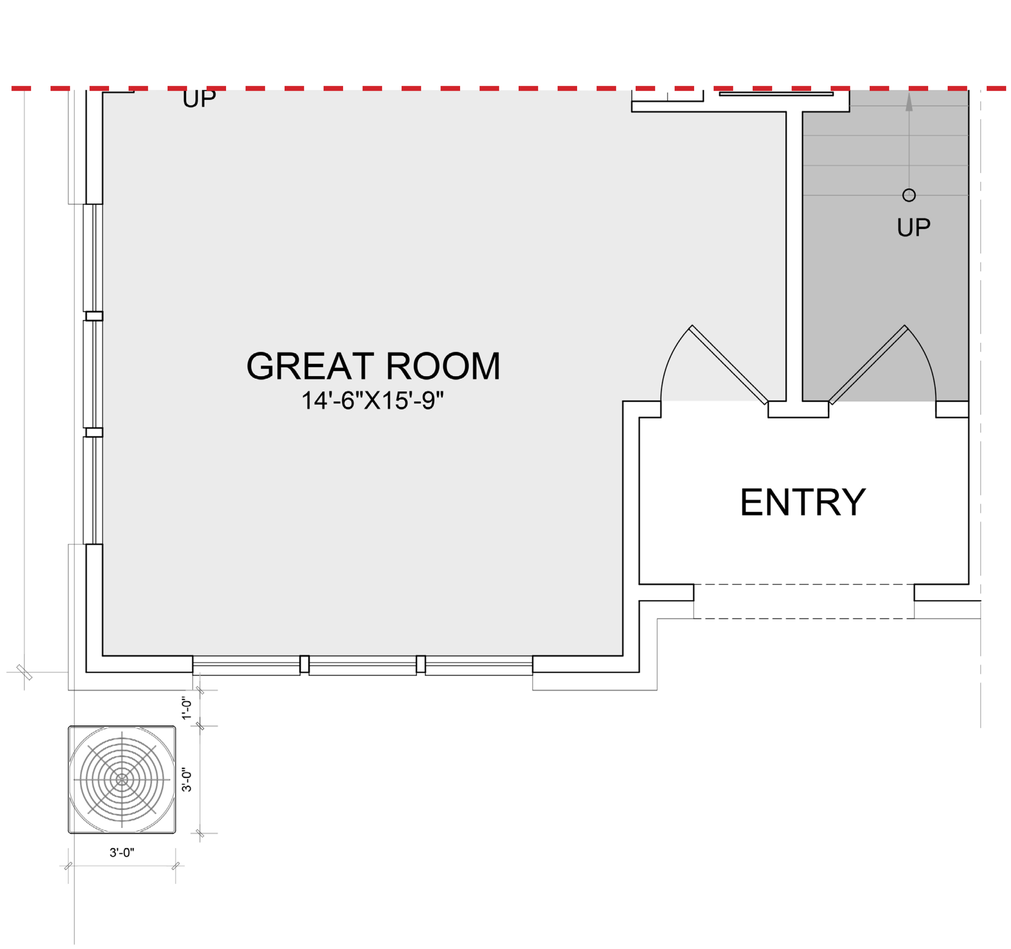
03/08/2024

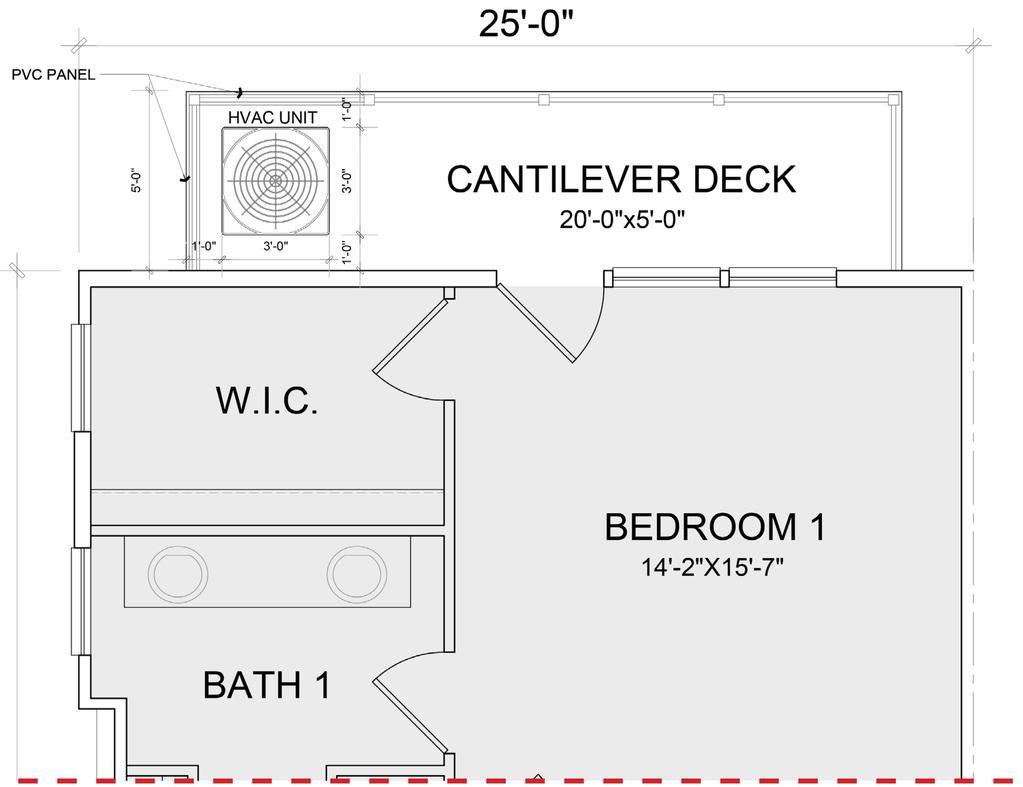
20230003 ktgy

WORLDGATE DRIVE

HERNDON, VA

0 1 2 4





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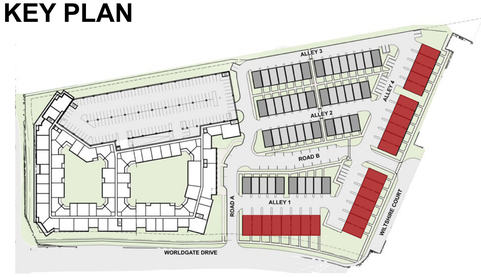


2O2 CONDENSER FLOOR PLAN

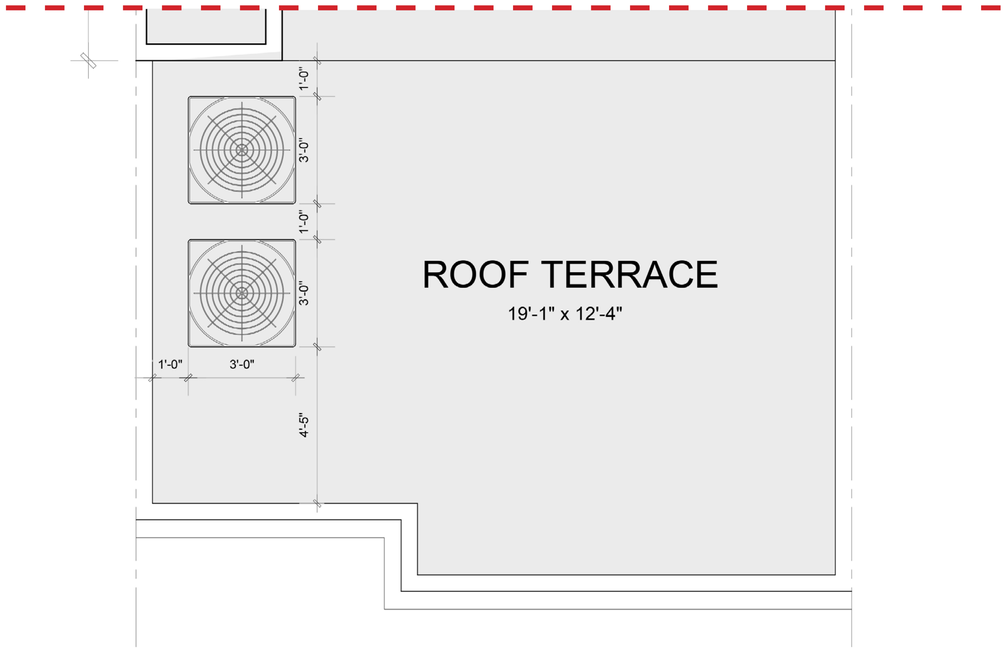
20230003 ktgy

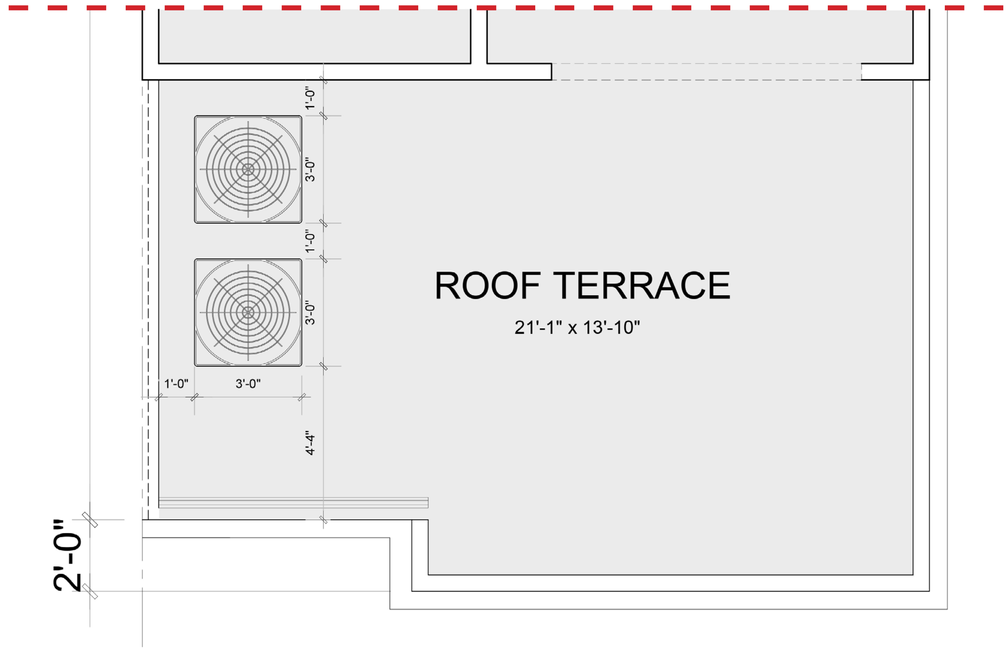
WORLDGATE DRIVE
HERNDON, VA

0 1 2 4

A-43

03/08/2024





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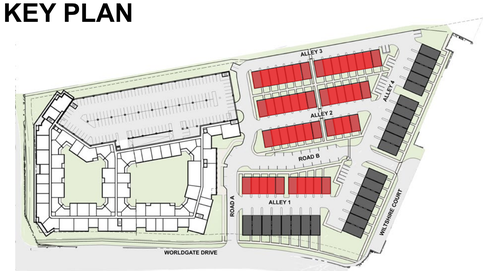


20’ & 22’ TH CONDENSER FLOOR PLAN

20230003 kt gy

WORLDGATE DRIVE
HERNDON, VA

0 1 2 4

A-44

03/08/2024

STACKED TH CONDENSERS: SECOND FLOOR BALCONY LOCATION OPTION

KEY PLAN

20230003

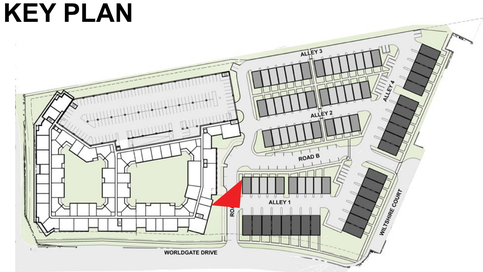
WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-45

03/08/2024

KEY PLAN



STACKED TH CONDENSERS: SECOND FLOOR BALCONY & ROOF LOCATION OPTION

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

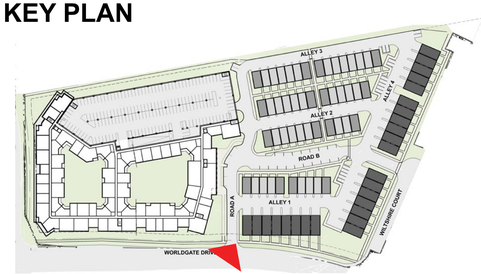
A-46

03/08/2024

1234

1234

KEY PLAN



STACKED TH CONDENSERS: FRONT YARD LOCATION OPTION

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-47

03/08/2024

KEY PLAN

20’ & 22’ TH CONDENSERS: ROOF TERRACE LOCATION OPTION

20230003

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-48

03/08/2024

BUS SHELTER - COLUMBIA EQUIPMENT COMPANY

STAFF BUS STOP PROPOSED (BUS PULLOUT):

- BUS PULLOUT PUSHES EXISTING CURB 12' EASTWARD TOWARDS PRIVATE PATIOS
- LOADING ZONE WITH BUS SHELTER IN CLOSE PROXIMITY TO PRIVATE PATIOS (+/- 11FT)
- NO PRIVACY FOR RENTERS
- SECURITY CONCERNS
- SIDEWALK HAS TO CURVE AROUND BUS STOP
- LANDSCAPING IS INTERRUPTED

STAFF PROPOSED BUS STOP (BUS PULLOUT)

LOADING ZONE

SIDEWALK

6'

8'

10.94'

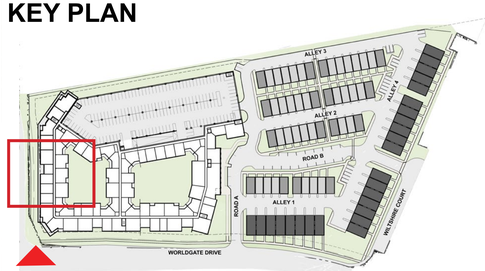
6'

31.73'

ELDEN STREET

WORLDGATE

KEY PLAN



ELDEN STREET BUS STOP

A-49

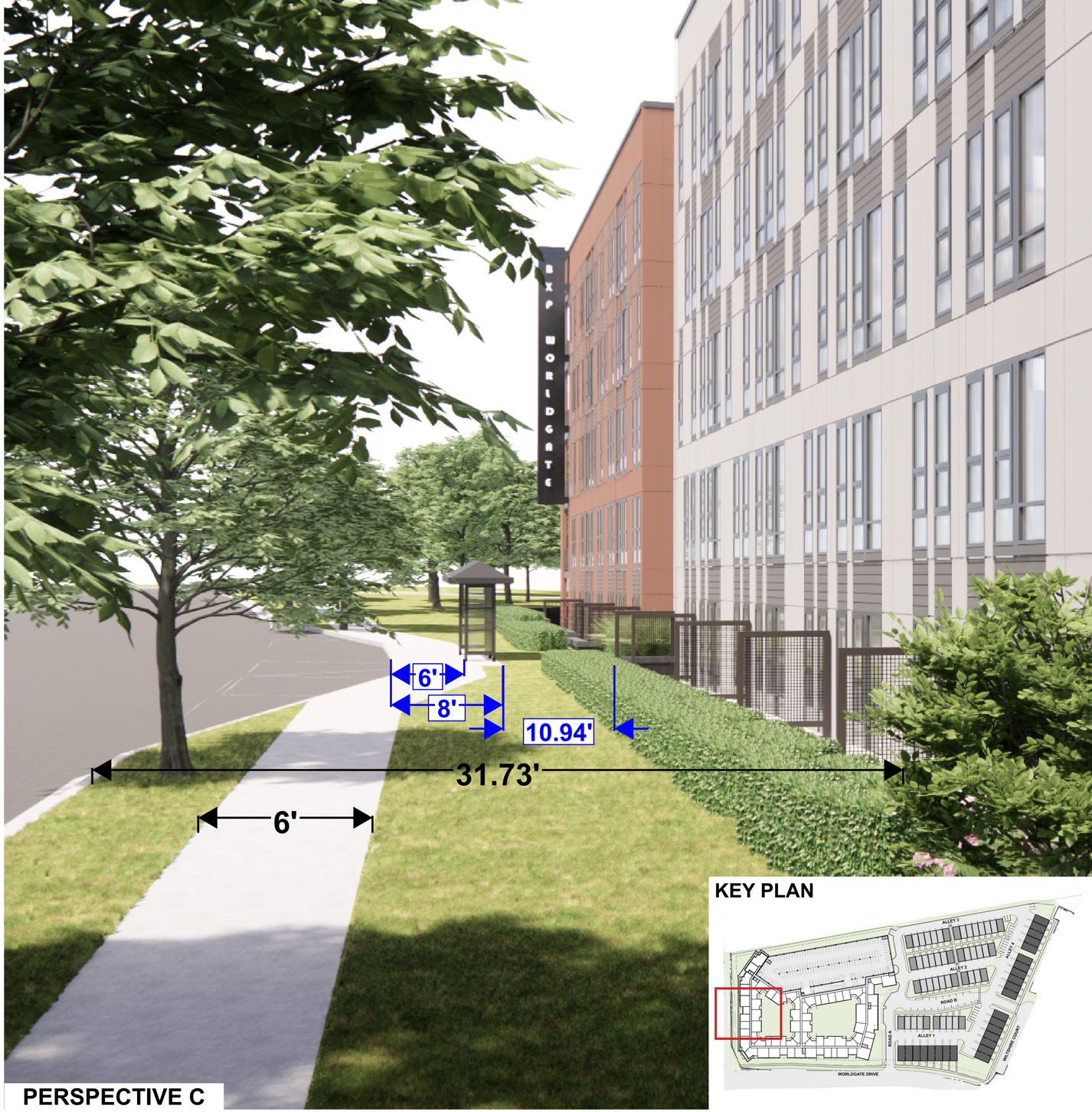
03/08/2024

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE A

PERSPECTIVE B



PERSPECTIVE C

KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

ELDEN STREET BUS STOP

A-50

03/08/2024

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

March 07, 2024

Bryce Perry, Deputy Director
Community Development Department
Town of Herndon
777 Lynn Street
Herndon, Virginia 20170

Re: Worldgate ZMA #22-02 **Updated** Modification Request Tracking List

Dear Bryce,

Below, please find an updated list of requested Modifications for the above-referenced ZMA. The list inlcudes the latest date of each new modification request's submittal or its latest update.

A. Parking Reduction (2024.01.16 updated)
    a. Parking Demand Study (2024.01.16 updated)
B. Lot Frontage (2023.06.02)
C. Townhouse Unit Width (2023.11.01 updated)
    a. Attachment graphic exhibits (2023.11.01 updated)
D. Multifamily Wall Offset (2023.11.01 updated)
    a. Attachment graphic exhibits (2023.11.01 updated)
E. Landscape Plantings (2024.03.07 updated)
F. Vehicular Area Plantings (2023.11.01 updated)
    a. Attachment graphic exhibit (2023.11.01 updated)
G. Perimeter Buffer (2024.03.07 updated)
    a. Attachment graphic exhibit (2024.03.07 updated)
H. Special Streetscape Area Plantings (2024.03.07 updated)
    a. Attachment graphic exhibit (2024.03.07)
I. Townhouse End Unit Entrances (2023.11.01)
    a. Attachment graphic exhibits (2023.11.01)

Please let us know if you have any questions.

Regards,

Kenneth W. Wire

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

January 16, 2024

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, Update to Modification Request for Minimum Parking Rate

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client is submitting a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, we submitted a request for a modification of the 1) required minimum parking rate for off-street parking spaces for the Zoning Ordinance Table "Minimum Off-Street Parking Standards" in Section 78-100.2(a). This letter provides updated information requested by Staff. Please see the attached updated parking reduction study dated 01/16/24. A modification is permitted by Zoning Ordinance Section 78-50.2(e).

Site Location

The Property is located in the northwest quadrant of the intersection of Worldgate Drive and Elden Street. The property has existing vehicular access from Worldgate Drive via a signalized intersection at Wiltshire Lane. The Application also proposes to add a new vehicular access point on Worldgate Drive to the west of Wiltshire Lane. This access point would allow vehicle right-ins and right-outs.

The Property is currently served by multiple bus routes within ¼ mile of the site:

- Fairfax Connector Route 952 serves the Property from 6am to midnight, hourly, with frequency increasing to every 20 minutes during rush hours. It connects to Dulles Airport and the Innovation, Herndon, Reston Town Center, and Wiehle Metro Stations.
- Fairfax Connector Route 921, called the Herndon Circulator, serves the Property every 40 minutes from approximately 8:00 a.m. to 8:00 p.m. seven days a week and circulates to the commercial areas of the Town, including the HTOC and Downtown.
- Fairfax Connector Route 950 serves the Property from 5 a.m. to past midnight, approximately every 30 minutes, seven days a week, with frequency increasing to every 15 minutes during rush hours. It connects to Downtown Herndon, Reston Town Center, and the Herndon and Reston Town Center Metro Stations.

- Fairfax Connector Route 937 serves the Property from approximately 8:00 a.m. to 5:00 p.m. every 40 minutes, seven days a week and circulates to Downtown Herndon, the Innovation and Herndon Stations, and nearby commercial areas.

The Property is currently served by a combination of multi-use trails and sidewalks that have continuous connections for bicyclists connecting to Downtown Herndon (and the Washington and Old Dominion bike trail) as well as the Innovation, and Herndon Metro Stations. Each of these destinations is approximately 1.5 miles by bicycle. Onsite secure bicycle parking is proposed, along with a bicycle repair station, and micro-mobility parking.

Within roughly a mile of the Property, there are at least (3) grocery stores, several shopping centers with hundreds of retail, restaurant, service, and entertainment options. In addition, there are at least (4) large parks located within that same distance. Each of these uses is served by multiple bus transit options, as well as sidewalks and trails for short bicycle rides or walks. In addition, tens of thousands of office jobs are located a short bus, bike, or scooter ride from the site.

Proposal

Three building types are proposed for the Property. A midrise multifamily residential building ("Building A") on the west, stacked townhouses along the south and east, and townhouses on the east and north. In total, approximately 460 total residential units are proposed - 359 multifamily units, 52 stacked townhouses, and 49 conventional townhouses.

An existing 3-level parking structure will be retained and modified to serve Building A with 498 total parking spaces. This includes visitor parking and drop-off/pick-up spaces. Each stacked townhouse unit will include a single garage space below the unit, as well as a driveway space outside of the alley's travel way. Each townhouse unit will include two garage spaces below the unit. Visitors of the stacked and conventional townhouses will find surface parking spaces available along the private streets.

Analysis

The attached Parking Analysis Table from Gorove Slade dated January 16, 2024 summarizes the required and proposed parking spaces and rates for the multifamily units and the conventional and stacked townhouse units. The requested reduction in parking spaces is approximately 12% for the multifamily units (or 68 less spaces). We are not requesting a parking reduction for the conventional nor stacked townhouses. Overall, including all unit types and proposed parking, the requested reduction is approximately 8%.

Justification

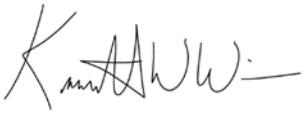
We believe the requested parking supply will be sufficient for a number of reasons including:

- The proposed parking supply of 735 spaces is sufficient to meet the demand, as detailed in our attached Parking Reduction Study from Gorove Slade.
- Transit (4 bus lines) serves the site 7 days a week, and the site is 1.5 miles from two Metro stations, offering alternative modes of transport beyond single occupancy vehicles.

- For bicyclists, the Project is within 1.5 miles of a major multiuse trail (the Washington and Old Dominion rail trail) and is connected to this trail by continuous and well-lit sidewalks and multi-use trails. The project is also within 1.5 miles of two Metro Stations, also connected to these transit hubs by continuous and well-lit sidewalks and multiuse trails. The W&OD trail and these Metro stations connect the Project to tens of thousands of jobs and various retail, restaurant, and service options.
- There are hundreds of retail, restaurant, service, entertainment, and employment options roughly one mile of the site, connected via continuous public sidewalks for a short bicycle or scooter ride, or a bus ride.
- We will provide secure, onsite bicycle parking, and a bicycle repair and maintenance area which aids in bicycle ownership and convenience for bicycle commuters.
- We will provide an onsite micro-mobility parking area which aids those users in connecting to various destinations outside of walking distance, to further reduce use of SOVs.
- The multifamily residential will, as part of the TDM package, support use of bus and rail transit, as well as bicycle commuting.

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(e) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,



Kenneth W. Wire

TECHNICAL MEMORANDUM

To:	David Stromberg	Zoning Administrator, Town of Herndon
From:	Maria Lashinger, PE, PTOE	
	Ariel Jarvis, PE	
	Shashwat Anant, EIT	
	Lauren Snider, EIT	
Date:	January 16, 2024	
Subject:	Worldgate – Parking Reduction Study 2nd Submission	

Introduction

This memorandum provides justification for a reduction in parking for the proposed Worldgate redevelopment project in the Town of Herndon, Virginia. The project is located north of Worldgate Drive, east of Elden Street, and west of Wiltshire Lane, as shown in Figure 1. The existing site is currently occupied by a 348,545 SF office building that is to be removed and a parking garage that is to be partially removed. The proposed development includes 49 townhouse units, 52 stacked townhouse units, and 359 multifamily units.

This memorandum summarizes parking occupancies observed at similar projects in the area as justification for this reduction.

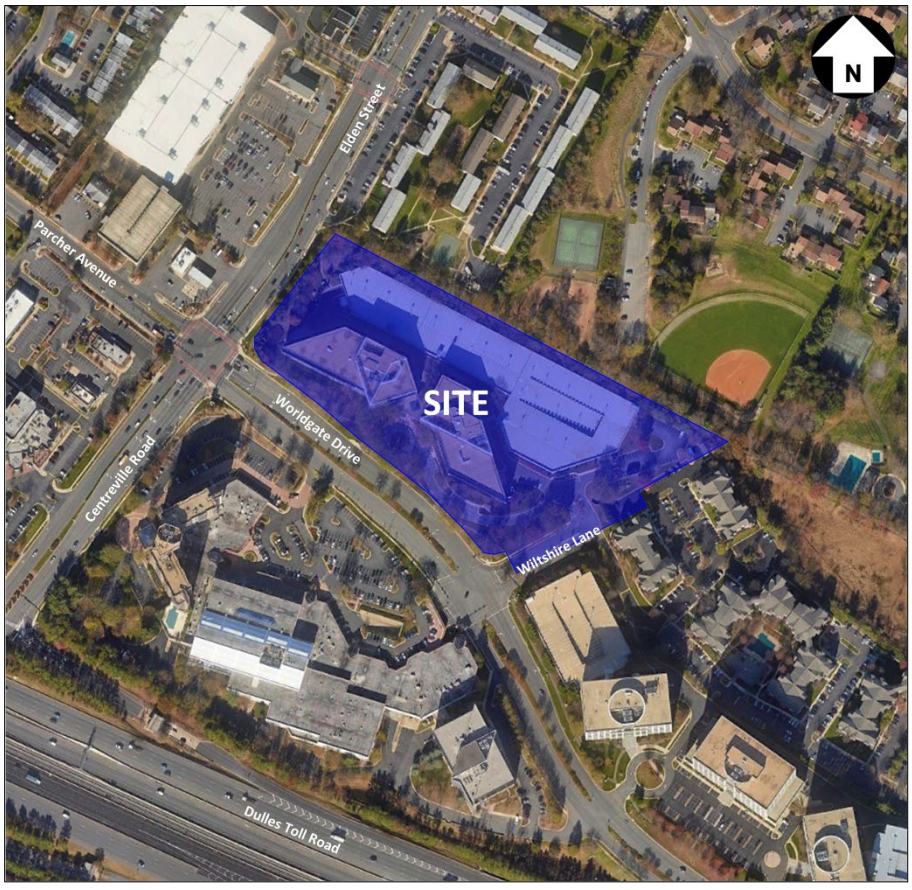


Figure 1: Site Location

Future Parking Supply

The proposed Worldgate redevelopment includes 49 townhouse units, 52 stacked townhouse units, and 359 multifamily units. Total site build-out is planned for the year 2026. The Town's required parking ratios and the site's proposed parking ratios are shown in Table 1. No reductions will be made to the required number of ADA spaces.

The proposed parking supply ratios are detailed below:

- The proposed parking supply ratio for the townhouse units is 2.33 spaces per unit; therefore, 115 parking spaces will be provided for the future townhouse units. The parking requirement for the townhouse units will be met.
- The proposed parking supply ratio for the stacked townhouse units is 2.33 spaces per unit; therefore, 122 parking spaces will be provided for the future stacked townhouse units. The parking requirement for the stacked townhouse units will be met.
- The proposed parking supply ratio for the multifamily units is 1.39 spaces per unit; therefore, 498 parking spaces will be provided for the future multifamily units. A 12.0 percent reduction is requested for the required multifamily parking.

The proposed parking supply is shown in Table 1.

Table 1: Proposed Parking Supply

Land Use	Development Size	Zoning Ordinance		ADA Requirement	Proposed Parking				Difference from ZO
		Required Minimum Ratio	Required Spaces	Required Accessible Spaces	Proposed Minimum Ratio	Proposed Spaces	Proposed Standard Spaces	Proposed Accessible Spaces	
Townhouse Dwellings	49 DU	2.33 /DU	115	-	2.33 /DU	115	-	-	0%
Stacked Townhouse	52 DU	2.33 /DU	122	-	2.33 /DU	122	-	-	0%
Multi-Family Dwellings	359 DU			-	1.39 /DU	498	-	-	-12.0%
- Studio	66 DU	1.0 /DU	66	-			-	-	
- 1 Bedroom	173 DU	1.5 /DU	260	-			-	-	
- 1 Bedroom + Den	31 DU	2.0 /DU	62	-			-	-	
- 2 Bedrooms or More	89 DU	2.0 /DU	178	-			-	-	
Total			**803**	**17**		**735**	**718**	**17**	**-8.5%**

The proposed parking supply of 735 spaces is anticipated to be sufficient to meet the demand. Supporting justification for the proposed parking reduction is provided in subsequent sections of this study.

Visitor Parking

On-street parking spaces will be provided for townhouse and stacked townhouse visitors. Townhouse and stacked townhouse owners will be required to park their vehicles within their unit in order to allow the on-street parking spaces to be available to visitors. Visitor parking will be monitored by the homeowner's association, with the right to require visitor passes (e.g., hang tags) if needed. Visitor parking for the multifamily units will be provided within the parking garage.

Existing Transit Access

The Worldgate site is currently served by six (6) bus routes which have stops within a quarter mile of the site (Fairfax Connector 952, 921, 950, 937, 553, and 954). Four (4) of these bus lines have stops along the site frontage. A map of the routes and existing stops near the site are shown on Figure 2.

The four (4) routes with stops adjacent to the site are Fairfax Connector Routes 952, 921, 950, and 937:

- **Fairfax Connector Route 952** serves the site from 6:00 AM to midnight, hourly, with frequency increasing to every 20 minutes during rush hours. It connects to Dulles Airport and the Innovation, Herndon, Reston Town Center, and Wiehle Metro Stations.
- **Fairfax Connector Route 921**, called the Herndon Circulator, serves the site every 40 minutes from approximately 8:00 AM to 8:00 PM seven days a week and circulates to the commercial areas of the Town, including the HTOC and Downtown.
- **Fairfax Connector Route 950** serves the site from 5:00 AM to past midnight, approximately every 30 minutes, seven days a week, with frequency increasing to every 15 minutes during rush hours. It connects to Downtown Herndon, Reston Town Center, and the Herndon and Reston Town Center Metro Stations.
- **Fairfax Connector Route 937** serves the site from approximately 8:00 AM to 5:00 PM every 40 minutes, seven days a week and circulates to Downtown Herndon, the Innovation and Herndon Metro Stations, and nearby commercial areas.

The additional two (2) routes in the vicinity of the site are Fairfax Connector Routes 553 and 954:

- **Fairfax Connector Route 553** serves the area from 6:00 AM to 9:00 AM and 3:00 PM to 7:00 PM every 20 minutes during weekdays. It connects Herndon High School and Herndon Middle School along with the Herndon and Reston Town Center Metro Stations.
- **Fairfax Connector Route 954** serves the area from 6:00 AM to 10:00 PM, hourly, seven days a week, with frequency increasing to every 30 minutes during rush hours. It connects Sterling Plaza to the Herndon Metro Station.

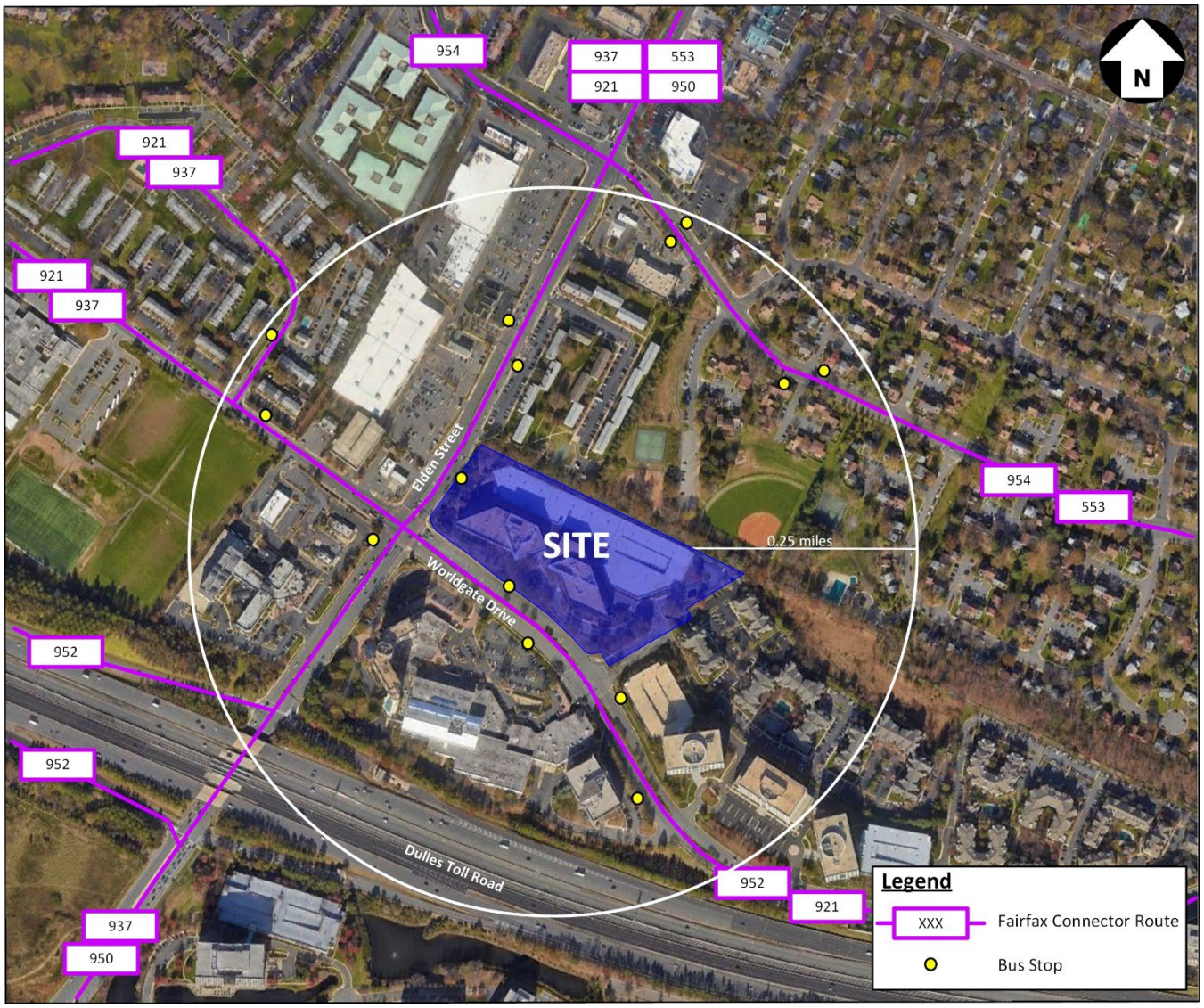


Figure 2: Existing Transit Access

Similar Use Comparison

This section presents a review of parking supply and parking occupancy data for seven (7) similar existing multifamily residential projects in the Town of Herndon and Fairfax County. Parking demands for similar use projects were evaluated based on available parking permit data and parking occupancy counts as described below:

Approved Parking Supply Data

The approved parking supply was provided for all seven (7) similar use projects. One (1) site in Fairfax County was evaluated based solely on the approved parking supply. Parking permit data and parking occupancy data for this site were not available.

- **The Points at Reston (Fairfax County)** – 226 studio or one-bedroom and 82 two-bedroom units

Parking Permit Data

The following two (2) sites were evaluated based on parking supply and parking permit data provided by the properties. The number of parking permits issued corresponds to the maximum parking demand for the sites.

- **The Ian at Woodland Crossing (Fairfax County)** – 66 studio, 216 one-bedroom, and 93 two-bedroom units
- **Reston Heights (Fairfax County)** – 34 studio, 199 one-bedroom, 141 two-bedroom, and 11 three-bedroom units

Parking Occupancy Data

The "*315 Elden Street Adaptive Reuse Parking Demand Assessment*" dated May 20, 2022 and prepared by Wells + Associates included parking occupancy data for the following similar use project:

- **Westerly at Worldgate (Town of Herndon)** – 112 one-bedroom, 176 two-bedroom, and 32 three-bedroom units

Parking occupancy counts for the Westerly at Worldgate were conducted on Thursday, May 19, 2022.

Three (3) additional similar use projects in Fairfax County were surveyed by Gorove Slade:

- **Aperture (Fairfax County)** – 61 studio, 204 one-bedroom, and 156 two-bedroom units
- **Faraday Park West (Fairfax County)** – 12 studio, 128 one-bedroom, 86 two-bedroom, and 16 three-bedroom units*
- **Faraday Park East (Fairfax County)** – 9 studio, 87 one-bedroom, 58 two-bedroom, and 11 three-bedroom units*

  **Faraday Park consists of two (2) apartment buildings with a total of 21 studio, 215 one-bedroom, 144 two-bedroom, and 27 three-bedroom units. The unit mixes for Faraday Park West and Faraday Park East were estimated based on the number of units in each building.*

Parking occupancy counts for the additional projects located in Fairfax County were conducted on Wednesday, April 26, 2023 and Thursday, April 27, 2023. Parking sweeps were conducted during the overnight hours, which represents peak parking demand during typical weekdays.

The parking supply and parking occupancy data from similar use projects are summarized in Table 2. The locations of the similar use projects and the types of data for each project are shown in Appendix B.

Table 2: Parking Supply and Demand Summary of Existing Residential Projects

Development	Existing Dwelling Units		Existing Parking Supply			Maximum Observed Parking Demand	Existing Parking Demand		
	Total	Occupied	Supply (spaces)	Supply Ratio (spaces/unit)	Supply Ratio (spaces/bed)	Weekday Overnight (occupied spaces)	Demand Ratio (spaces/ total units)	Demand Ratio (spaces/ occupied units)	Demand Ratio (spaces/bed)
Sites with Parking Supply Data									
The Points at Reston	308	-	421	1.37	1.08	-	-	-	-
Sites with Parking Supply Data and Parking Permit Data*									
The Ian at Woodland Crossing	375	359	602	1.61	1.29	421*	1.12	1.17	0.90
Reston Heights	385	364	709	1.84	1.29	461*	1.20	1.27	0.84
Sites with Parking Supply Data and Parking Occupancy Data									
Westerly at Worldgate	320	320	480	1.50	0.86	400	1.25	1.25	0.71
Aperture	421	393	565	1.34	0.98	407	0.97	1.04	0.71
Faraday Park West	242	214	304	1.26	0.84	237	0.98	1.11	0.66
Faraday Park East	165	133	209	1.27	0.85	139	0.84	1.05	0.57
			Average:	**1.45**	**1.03**		**1.06**	**1.15**	**0.73**

** The maximum parking demand observed for The Ian and Reston Heights is based on the total number of parking permits issued.*

As shown in Table 2, the average parking demand based on occupancy of the similar use projects averaged 1.15 spaces per unit, which is lower than the requested parking supply ratio of 1.39 spaces per unit for the Worldgate multifamily units.

The Worldgate redevelopment is planned to include 66 studio, 173 one-bedroom, 98 one-bedroom + den or two-bedroom, and 22 three-bedroom multifamily units; therefore, the parking ratio per bedroom will be 0.99 spaces per bedroom. The average parking demand based on unit mix of the similar use projects averaged 0.73 spaces per bedroom, which is lower than the parking supply ratio of 0.99 spaces per bedroom for the Worldgate multifamily units.

Parking Reduction Request

Town of Herndon Zoning Ordinance

The Town of Herndon's Zoning Ordinance requires a minimum ratio dependent on the number of units for residential:

- Townhouse Dwellings and Stacked Townhouses: 2.33 spaces per unit
- Multi-Family Dwellings: 1.0 spaces per studio unit, 1.5 spaces per 1 bedroom unit, 2.0 spaces per 1 bedroom + den units, and 2.0 spaces per 2 bedroom or more units

An overall 8.5 percent parking reduction is requested for the Worldgate redevelopment project.

Zoning Ordinance Comparison

This section presents a comparison of the Town of Herndon's parking requirements to Fairfax County's parking requirements under the current Zoning Ordinance (effective through 2023) and adopted Zoning Ordinance amendment referred to as Parking Reimagined (effective January 1, 2024).

Table 3 provides the required parking supply for the proposed Worldgate redevelopment program based on the three (3) zoning ordinance requirements.

Table 3: Comparison of Parking Requirements and Proposed Spaces Under Different Zoning

Land Use	Development Size	Zoning Ordinance					
		Town of Herndon		Fairfax County		Parking Reimagined	
		Required Minimum Ratio	Required Spaces	Required Minimum Ratio	Required Spaces	Required Minimum Ratio	Required Spaces
Townhouse Dwellings	49 DU	2.33 /DU	115	2.70 /DU	133	2.70 /DU	132
Stacked Townhouse	52 DU	2.33 /DU	122	2.30 /DU	120	2.30 /DU	120
Multi-Family Dwellings	359 DU						
- Studio	66 DU	1.00 /DU	66	1.60 /DU	106	1.45 /DU	96
- 1 Bedroom	173 DU	1.50 /DU	260	1.60 /DU	277	1.45 /DU	251
- 1 Bedroom + Den	31 DU	2.00 /DU	62	1.60 /DU	50	1.45 /DU	45
- 2 Bedrooms or More	89 DU	2.00 /DU	178	1.60 /DU	143	1.45 /DU	129
Required Parking Spaces for Multi-Family Dwellings			**566**		**576**		**521**
Total Required Parking Spaces			**803**		**829**		**773**

As shown in Table 3, the required parking for the Worldgate redevelopment program under the Fairfax County Parking Reimagined ratios would be lower compared the Town of Herndon's Zoning Ordinance ratios. The required parking supply for the Worldgate multifamily units under the Parking Reimagined ratios would be 521 spaces. The proposed parking supply for the multifamily units is 498 parking spaces, which equates to a 4.4 percent reduction from the Parking Reimagined ratios.

It is noted that the ratios provided in Table 3 for Fairfax County are for non-designated areas. Requirements for designated areas such as Transit Station Areas are further reduced.

Industry Parking Demand Ratios

In order to present a comparison to published industry data, a review of the parking demand for multifamily units was conducted using the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 5th Edition and the Urban Land Institute (ULI) *Shared Parking*, 3rd Edition (2020).

ITE Parking Generation Manual

The average demand ratio for ITE Land Use Code 221 (Multifamily Housing) is **1.31 spaces per unit**. This ratio is below the requested parking ratio of 1.39 spaces per unit for the Worldgate multifamily units.

ULI Shared Parking

ULI's *Shared Parking* 3rd Edition has base parking demand ratios for residential land uses based on the number of bedrooms. The base parking demand ratios are as follows:

- Studio: **0.85 spaces per unit**
- 1 bedroom: **0.90 spaces per unit**
- 2 bedrooms: **1.65 spaces per unit**

These ratios are lower than the ratios outlined in the Town of Herndon's Zoning Ordinance for multifamily residential units.

Conclusions

This memorandum provided justification for a reduction in parking for the proposed Worldgate redevelopment project in the Town of Herndon, Virginia. This memorandum supports the following major conclusions:

- The average parking demand based on occupancy data from six (6) similar residential developments was found to be 1.15 spaces per unit, which is lower than the requested parking supply ratio of 1.39 spaces per unit for the Worldgate multifamily units.
- The required parking supply for the Worldgate multifamily units under the Fairfax County Parking Reimagined ratios would be 521 spaces. The proposed parking supply for the multifamily units is 498 parking spaces, which equates to a 4.4 percent reduction from the Parking Reimagined ratios.
- The ITE average peak period parking demand ratio for Multifamily Housing is 1.31 spaces per unit.
- The ULI base parking demand ratios for residential land uses are as follows:
    - Studio: 0.85 spaces per unit
    - 1 bedroom: 0.90 spaces per unit
    - 2 bedrooms: 1.65 spaces per unit
- The following parking supply ratios are proposed:
    - Multi-Family Dwellings: **1.39 spaces per unit** (12.0 percent reduction from Town of Herndon parking requirements)
    - Townhouse Dwellings and Stacked Townhouses: **2.33 spaces per unit** (no reduction)
    - **Overall 8.5 percent parking reduction from Town of Herndon parking requirements**
- The requested parking reduction will not adversely impact the surrounding area.

TECHNICAL APPENIDX

Appendix A: 315 Elden Street Adaptive Reuse Parking Demand Assessment

Appendix B: Similar Project Locations and Data Types Map

Appendix A: 315 Elden Street Adaptive Reuse Parking Demand Assessment

MARCH 2022 COUNT

Table 1
315 Elden Street Adaptive Reuse
Parking Comparison with Existing Herndon Project **(1) (2)**

5.20.2022

Location	Overall % of Studio & 1 BR Units	Overall % of 2+ BR Units	Bedroom Unit Mix: Studios (DUs)	1-BR (DUs)	2-BR (DUs)	3-BR (DUs)	4-BR (DUs)	Total Units (DUs)	Total Beds (beds)	Parking Supply (spaces)	Parking Supply (spaces/Bed)	Parking Demand (spaces) (3)	Parking Demand (spaces/Bed)
Existing Residential Developments													
661 Dulles Park Ct, Herndon, VA	10%	90%	0	18	53	113	0	184	463	258	0.56	239	0.52
Percent Unit Type			*0%*	*10%*	*29%*	*61%*	*0%*						
140 Laurel Way, Herndon, VA	50%	50%	0	224	226	0	0	450	676	387	0.57	278	0.41
Percent Unit Type			*0%*	*50%*	*50%*	*0%*	*0%*						
1241-1269 Elden St, Herndon, VA	20%	80%	0	36	54	54	36	180	450	271	0.60	241	0.54
Percent Unit Type			*0%*	*20%*	*30%*	*30%*	*20%*						
831 Locust St, Herndon, VA	40%	60%	0	36	49	5	0	90	149	100	0.67	93	0.62
Percent Unit Type			*0%*	*40%*	*54%*	*6%*	*0%*						
13000 Wilkes Way, Herndon, VA	35%	65%	0	112	176	32	0	320	560	480	0.86	375	0.67
Percent Unit Type			*0%*	*35%*	*55%*	*10%*	*0%*						
										Average Supply	**0.65**	**Average Demand**	**0.55**
Proposed Residential Development													
315 Elden Street Adaptive Reuse	74%	26%	28	98	44	0	0	170	214	184	**0.86**		
Percent Unit Type			*16%*	*58%*	*26%*	*0%*	*0%*						

Note(s):
(1) Program and parking supply information obtained from the Pinkard Group.
(2) All of the existing multifamily developments are nearly fully occupied between 95.0% to 98.4% occupancy.
(3) Residential parking demand counts were collected during the overnight hours between Monday, March 28th and Tuesday, March 29th when residential parking demands would be at their maximum.

MAY 2022 COUNT

Table 1A
315 Elden Street Adaptive Reuse
Parking Comparison with Existing Herndon Project **(1) (2)**

Location	Overall % of Studio & 1 BR Units	Overall % of 2+ BR Units	Bedroom Unit Mix: Studios (DUs)	1-BR (DUs)	2-BR (DUs)	3-BR (DUs)	4-BR (DUs)	Total Units (DUs)	Total Beds (beds)	Parking Supply (spaces)	Parking Supply (spaces/Bed)	Parking Demand (spaces) (3)	Parking Demand (spaces/Bed)	Difference
Existing Residential Developments														
661 Dulles Park Ct, Herndon, VA	10%	90%	0	18	53	113	0	184	463	258	0.56	238	0.51	(1)
Percent Unit Type			*0%*	*10%*	*29%*	*61%*	*0%*							
140 Laurel Way, Herndon, VA	50%	50%	0	224	226	0	0	450	676	387	0.57	268	0.40	(10)
Percent Unit Type			*0%*	*50%*	*50%*	*0%*	*0%*							
1241-1269 Elden St, Herndon, VA	20%	80%	0	36	54	54	36	180	450	271	0.60	235	0.52	(6)
Percent Unit Type			*0%*	*20%*	*30%*	*30%*	*20%*							
831 Locust St, Herndon, VA	40%	60%	0	36	49	5	0	90	149	100	0.67	101	0.68	8
Percent Unit Type			*0%*	*40%*	*54%*	*6%*	*0%*							
13000 Wilkes Way, Herndon, VA	35%	65%	0	112	176	32	0	320	560	480	0.86	400	0.71	25
Percent Unit Type			*0%*	*35%*	*55%*	*10%*	*0%*							
										Average Supply	**0.65**	**Average Demand**	**0.56**	
Proposed Residential Development														
315 Elden Street Adaptive Reuse	74%	26%	28	98	44	0	0	170	214	184	**0.86**			
Percent Unit Type			*16%*	*58%*	*26%*	*0%*	*0%*							

Note(s):
(1) Program and parking supply information obtained from the Pinkard Group.
(2) All of the existing multifamily developments are nearly fully occupied between 95.0% to 98.4% occupancy.
(3) Residential parking demand counts were collected during the overnight hours between Wednesday, May 18th and Thursday, May 19th when residential parking demands would be at their maximum.

Appendix B: Similar Project Locations and Data Types Map

Figure 3: Similar Project Locations and Data Types Map

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

June 2, 2023

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, Modification Request for Lot Frontage and Access Standards

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client has submitted a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, I am submitting this request for a modification of the lot frontage and access standards for the conventional and stacked townhouses from the Zoning Ordinance Section 78-30.6(b)(1). Per the standards, "…each [conventional and stacked] townhouse… lot shall have frontage on a dedicated public street or on a 30-foot minimum width privately maintained public access easement which shall provide adequate vehicular and pedestrian access to the lot from a public street, as determined by the town using the standards in the public facilities manual." The modification applies to Townhouse Buildings #3, and #4 along Alley #2. We are requesting alternatives to the required standards in order to continue providing a 24' wide urban alleyway along those buildings' rears while maximizing the 30' wide pedestrian mews area along those buildings' front. A modification is permitted by Zoning Ordinance Section 78-50.2(d). A payment check for the modification request fee of $300.00 will be sent under separate cover.

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,

Kenneth W. Wire

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

November 01, 2023

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, Update to Modification Request for Townhouse Unit Width Standards

Dear Ms. Gilleran,

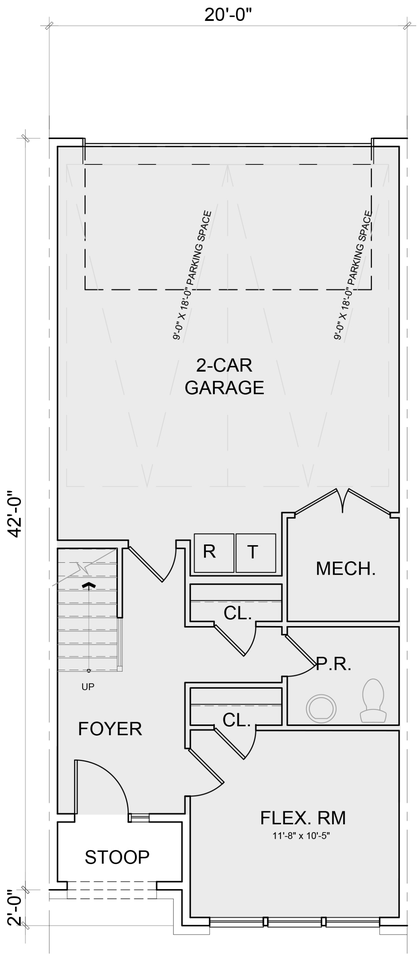
As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client is submitting a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, we submitted a request for a modification of the minimum required townhouse unit widths of 22' and 24' for middle and end units in Zoning Ordinance Section 78-30.6(b)(2)(d) and (e). This letter provides updated information for Staff. The modification request applies to all conventional townhouse units and does not apply to the stacked townhouse units that line the perimeter of the site. Those stacked townhouse units meet the Zoning Ordinance unit width requirements. The Applicant is seeking to provide an urban townhouse style. The proposed unit widths are for 20' wide interior units and 22' wide end units. Unit widths of 20 and 22 feet are common for urban infill developments. Please see the attachment identifying the townhouse units we are requesting the modification for, their conceptual floorplans, as well as several examples of recent nearby urban infill projects that provided similar sized units. A modification is permitted by Zoning Ordinance Section 78-50.2(d).

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

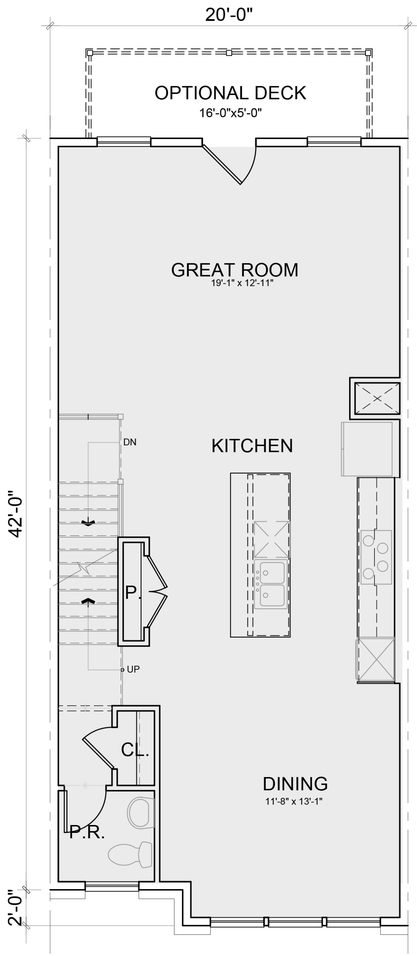
Sincerely,

Kenneth W. Wire



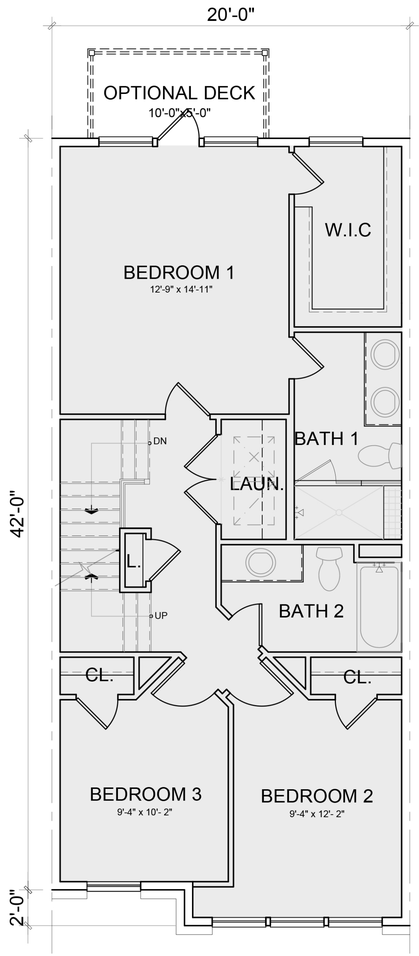
FIRST FLOOR PLAN

AREA: 341 SQ. FT.



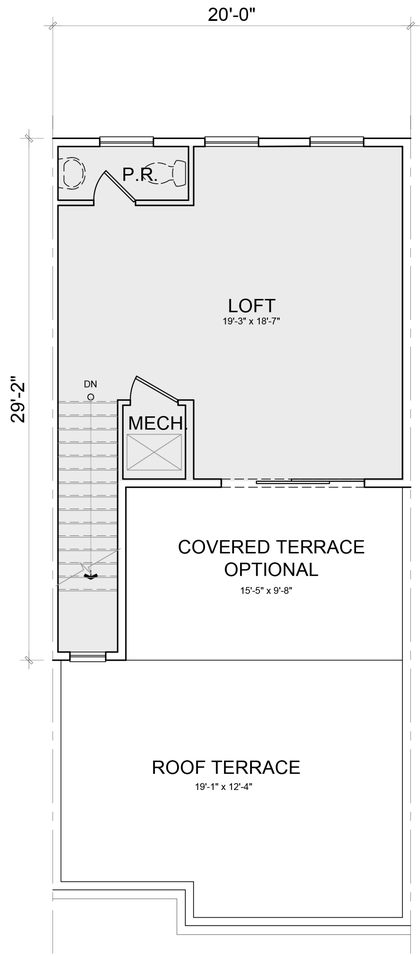
SECOND FLOOR PLAN

AREA: 833 SQ. FT.



THIRD FLOOR PLAN

AREA: 829 SQ. FT.



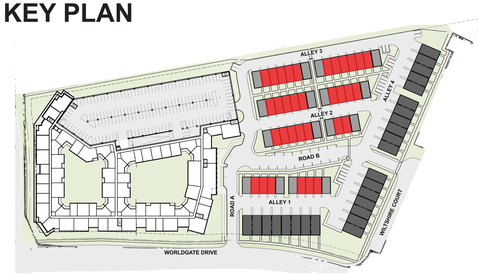
FOURTH FLOOR PLAN

AREA: 408 SQ. FT.

TOTAL AREA: 2,411 SQ. FT.

TOTAL AREA WITH FINISHES: 2,436 SQ. FT.

KEY PLAN



20’x42’ TH FLOOR PLAN

20230003 ktgy

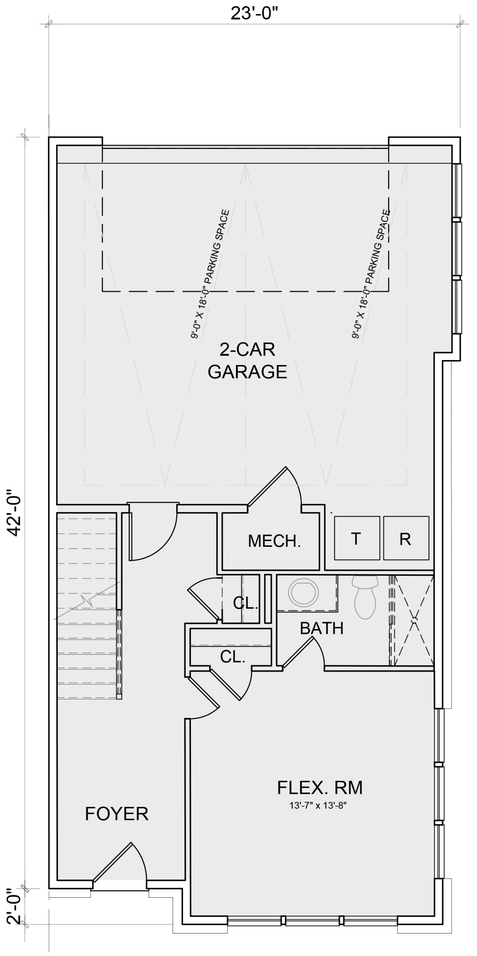
WORLDGATE DRIVE

HERNDON, VA

0 2 4 8

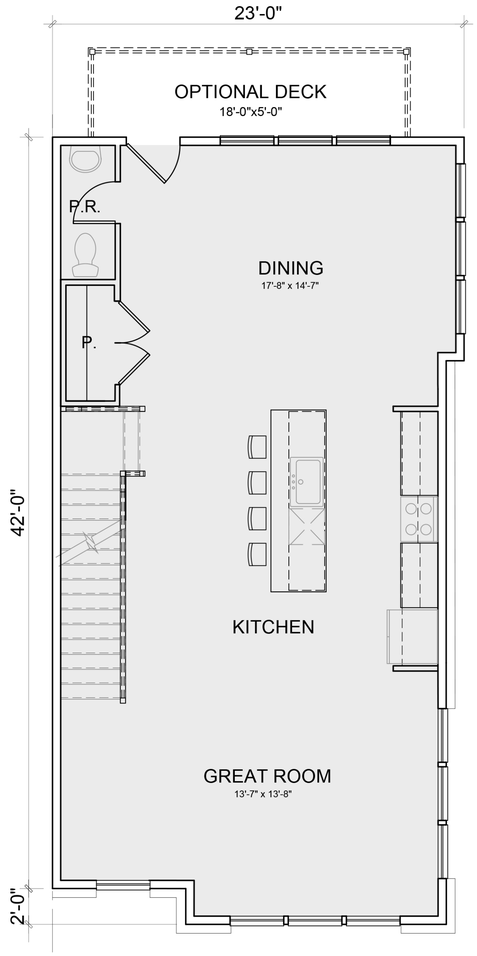
A-23

11/01/2023



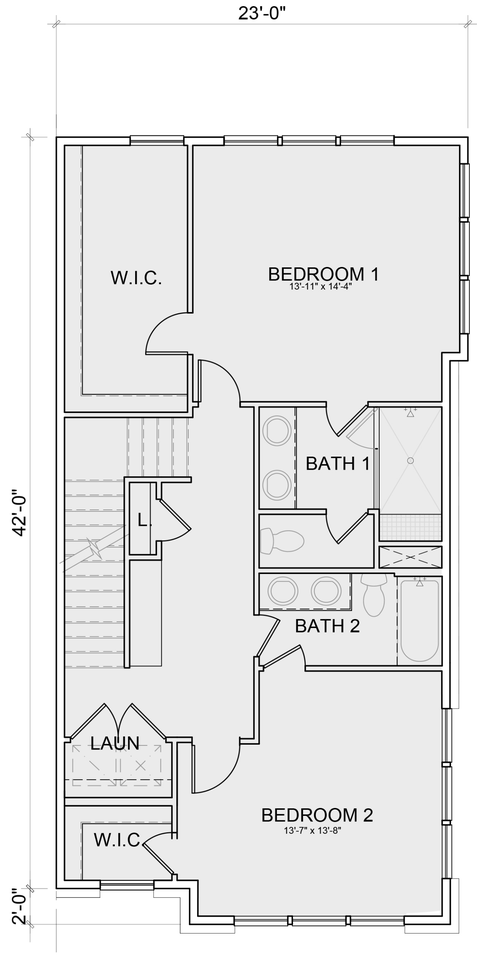
FIRST FLOOR PLAN

AREA: 435 SQ. FT.



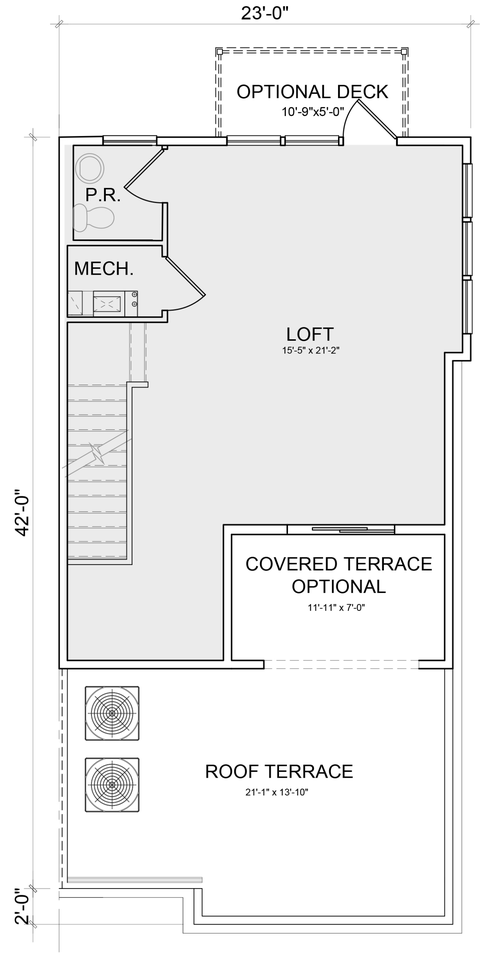
SECOND FLOOR PLAN

AREA: 933 SQ. FT.



THIRD FLOOR PLAN

AREA: 924 SQ. FT.

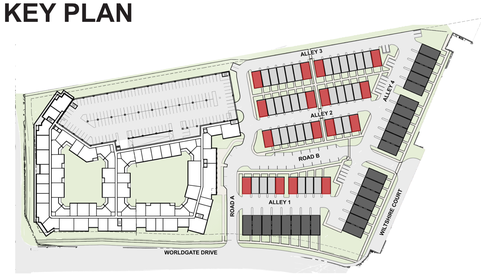


FOURTH FLOOR PLAN

AREA: 547 SQ. FT.

TOTAL AREA: 2,827 SQ. FT.

KEY PLAN



22’x42’ TH FLOOR PLAN

20230003 kt gy

WORLDGATE DRIVE

HERNDON, VA

0 2 4 8

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11/01/2023

1 RESTON STATION METRO, RESTON, VA

2 RESTON STATION METRO, RESTON, VA

4 THE TOWNS AT BOULEVARD VI, FAIRFAX, VA

3 FOSTER'S GLEN TOWNHOMES, HERNDON, VA

EXISTING TOWNHOMES IN THE AREA

LESS THAN 22FT WIDE

20230000 ktgy

WORLDGATE DRIVE
HERNDON, VA

EXHIBIT G

05/31/2023

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

November 01, 2023

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, Update to Modification Request for Multifamily Wall Offset Requirement

Dear Ms. Gilleran,

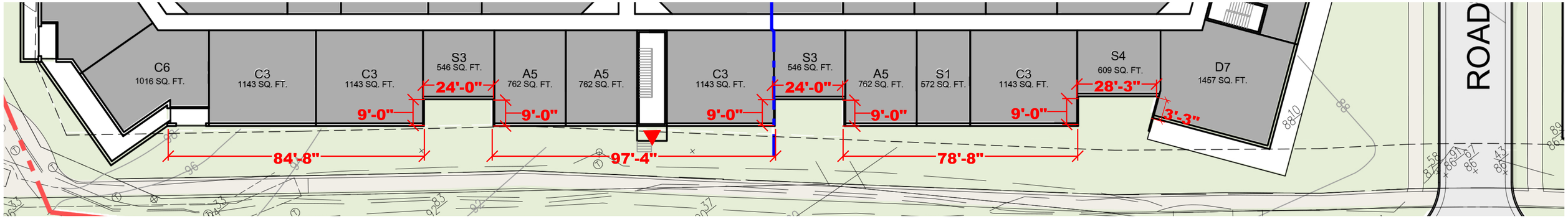
As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client is submitting a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, we submitted a request for a modification of the multifamily building wall offset requirement of a minimum 3' depth every minimum of 35' along the façade per Zoning Ordinance Section 78-30.6(b)(3)(c). This letter is updated to attach supporting graphics for Staff's consideration. The modification would apply to the multifamily building's Elden Street, Worldgate Drive, and Roadway A facades. The Applicant is using various architectural techniques to address the intent of the Code requirement. We believe the intent is to reduce appearance of a monolithic, monotonous, long façade and building mass along the street frontage. We will provide wall offsets, although not as often as required. In addition, we are providing balconies and ground floor patios which help break up the mass. Finally, we are providing variation in architectural details including materials, and colors to further reduce the appearance of a monolithic or monotonous façade. A modification is permitted by Zoning Ordinance Section 78-50.2(d).

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,

Kenneth W. Wire



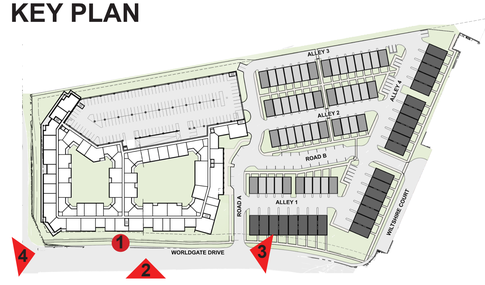
1 - FLOOR PLAN

2 - SOUTH ELEVATION

3 - PERSPECTIVE

4 - PERSPECTIVE

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

FACADE ARTICULATION

A-15

11/01/2023

KEY PLAN

PERSPECTIVE

A-16

11/01/2023

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

KEY PLAN

PERSPECTIVE

A-17

11/01/2023

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

KEY PLAN

20230003

WORLDGATE DRIVE

HERNDON, VA

PERSPECTIVE

A-18

11/01/2023

KEY PLAN

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WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-20

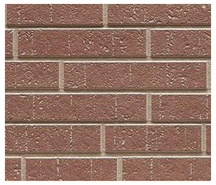
11/01/2023

DETAIL 1 - FRONT ELEVATION

https://ceraclad.com/ceraclad-ceramic-coated-panels

CERACLAD RAIN SCREEN EXTERIOR SYSTEM

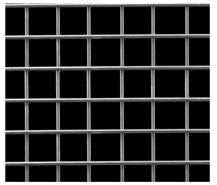
1.1 RAINSCREEN THIN BRICK - LIGHT



1.2 RAINSCREEN THIN BRICK - RED

1.3 RAINSCREEN SIDING - BLACK

3.1 FIBER CEMENT LAP SIDING

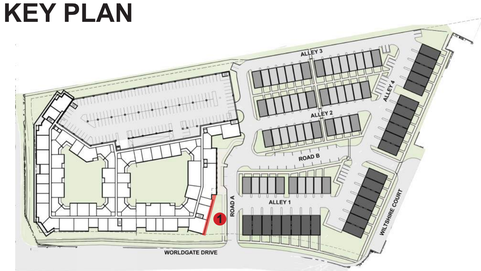


4.1 WIRE MECH RAILING

MATERIAL LIST:

1.1 RAINSCREEN THIN BRICK - LIGHT
1.2 RAINSCREEN THIN BRICK - RED
1.3 RAINSCREEN SIDING - BLACK
2.1 BRICK - BLACK
2.2 BRICK - RED
3.1 FIBER CEMENT LAP SIDING
3.2 FIBER CEMENT PANEL - RED
3.3 FIBER CEMENT PANEL - LIGHT
4.1 WIRE MESH RAILING
4.2 METAL CANOPY
4.3 METAL SUNSCREEN
4.4 METAL STOREFRONT SYSTEM
5.1 VINYL WINDOW & DOOR SYSTEM

KEY PLAN



DETAILED ELEVATIONS

A-11

11/01/2023

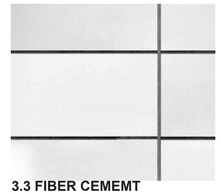
20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

0 4 8 12

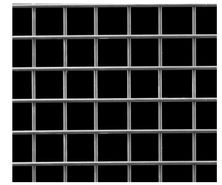
DETAIL 1 - FRONT ELEVATION

3.2 FIBER CEMEMT PANEL - RED



3.3 FIBER CEMEMT PANEL - LIGHT

3.1 FIBER CEMEMT LAP SIDING

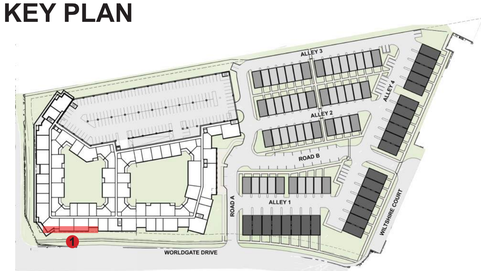


4.1 WIRE MESH

MATERIAL LIST:

1.1 RAINSCREEN THIN BRICK - LIGHT
1.2 RAINSCREEN THIN BRICK - RED
1.3 RAINSCREEN SIDING - BLACK
2.1 BRICK - BLACK
2.2 BRICK - RED
3.1 FIBER CEMENT LAP SIDING
3.2 FIBER CEMENT PANEL - RED
3.3 FIBER CEMENT PANEL - LIGHT
4.1 WIRE MESH RAILING
4.2 METAL CANOPY
4.3 METAL SUNSCREEN
4.4 METAL STOREFRONT SYSTEM
5.1 VINYL WINDOW & DOOR SYSTEM

KEY PLAN



DETAILED ELEVATIONS

A-12

11/01/2023

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

0 4 8 12

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

March 07, 2024

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, **Update to** Modification Request for Minimum Standards for Site Landscaping

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client has submitted a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, we submitted a request for a modification of the minimum standards for site landscaping not contained in perimeter buffer strips and vehicular use areas in Section 78-110.3 (a). This letter provides updated information requested by Staff. The modification request applies to the standards for all three building types. This includes townhouses, stacked townhouses (which are considered "multifamily" per the Zoning Ordinance), and multifamily. We are requesting alternatives to the required site landscape standards in order to maximize soil volumes in order to establish healthy root systems for the proposed plantings, while maintaining an urban, pedestrian-oriented design. A modification is permitted by Zoning Ordinance Section 78-50.2(d).

Townhouses

The required standards for conventional townhouses appear to be formulated for "suburban" style townhouse developments. These "suburban" designs would include larger front yards, rear yards, and larger landscape areas at the ends of the rows of townhouses. Our proposal is for a much more urban design that is more geared towards pedestrian and bicyclist convenience and access. An urban design in this context means smaller front yards, on-street parking, rear-loaded garages off alleyways (no landscaping in the rear of units), and smaller landscape areas at the end of each row of townhouses. All of these design choices result in making it more convenient, comfortable, and safe to walk around the development. However, they also result in less space for achieving the soil volumes needed to make for healthy, successful plantings under the current landscaping requirements. The required and proposed plantings are summarized in the table below.

Multifamily

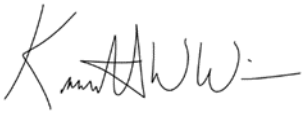
We are requesting a modification of the multifamily site planting requirements in order to maximize soil volumes in order to establish healthy root systems for the proposed plantings. The required and proposed plantings are summarized in the table below.

Table: Planting Requirements and Proposal

Proposed Use	Required Planting Rate	Required Planting	Provided Planting
Townhouse (49 units)	1 canopy tree/DU	49 canopy trees	28 canopy trees
	1 evergreen tree/DU	49 evergreen trees	12 evergreen trees
	n/a	n/a	57 ornamental trees
	10 shrubs/DU	490 shrubs	668 shrubs
Multifamily* (7.16 acre portion of property) (3,567 feet of outer building perimeter)	12 canopy tree/acre	86 canopy trees	39 canopy trees
	7 evergreen tree/acre	50 evergreen trees	22 evergreen trees
	n/a	n/a	40 ornamental trees
	1 shrub/5 feet of outer building perimeter	714 shrubs	570 shrubs
* 50% of perimeter of principal structure requires a landscape strip with a minimum width of 7.5'			

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,



Kenneth W. Wire

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

November 01, 2023

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, **Update to** Modification Request for Minimum Standards for Landscaping within Vehicular use Areas Located on Parking Structures

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client has submitted a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, we submitted a request for a modification of the minimum standards for landscaping within vehicular use areas located on parking structures in Section 78-110.5 (b)(2). This letter provides updated information requested by Staff and the Development Plan application shows additional tree plantings around the existing garage. A modification is permitted by Zoning Ordinance Section 78-50.2(d).

A waiver of the landscaping within the vehicular use areas is hereby requested for the parking structure. The Project proposes to preserve most of the existing parking structure. The current design of this existing structure does not have planting areas and cannot structurally support any additional weight of new planting areas, including the planting walls and soil volumes required for these code mandated plantings. Movable planters have been added to the roof deck of the existing garage to help improve the experience of the residents and provide environmental benefits by adding vegetation. Please see the attached graphics for locations of the planters and precedent images.

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

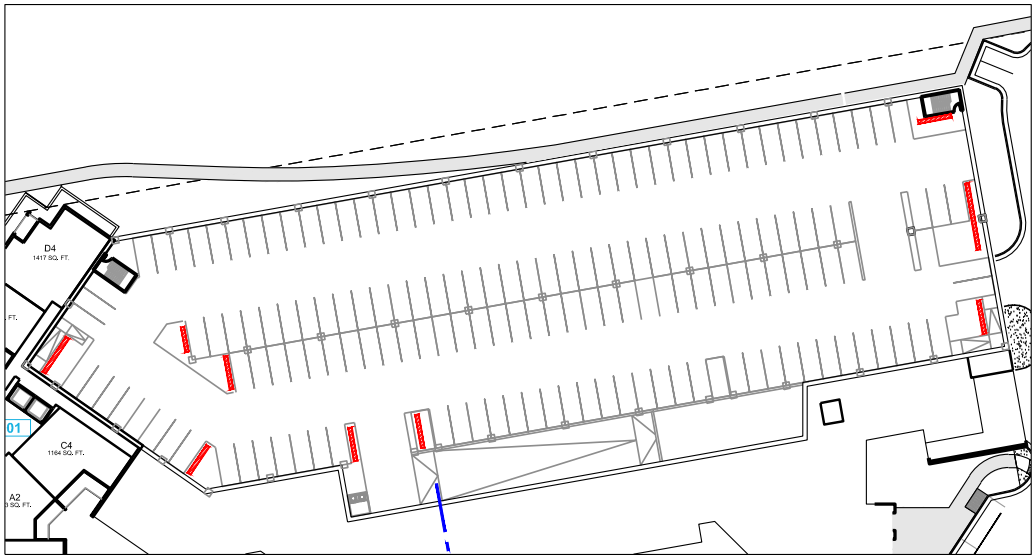
Sincerely,

Kenneth W. Wire

VEHICULAR AREA PLANTINGS ATTACHMENT

= 258 S.F. +/-

APPROX. = 40 PLANTERS (20" x 48")



2 GARAGE PLANTER LAYOUT
Scale: 1" = 50'

NOTE: FINAL SIZE AND DEPTH AND LOCATION OF PLANTERS SUBJECT TO REVIEW BY STRUCTURAL ENGINEER.

3 GARAGE PLANTERS
NTS

NOTE: GARAGE PLANTERS ARE CONCEPTUAL AND INTENDED TO PROVIDE VEGETATION TO THE ROOFTOP OF THE EXISTING GARAGE TO REMAIN. THE SIZES, MODELS/COLORS, PLANT MATERIAL, QUANTITIES, AND PLACEMENT SHALL BE DETERMINED AT TIME OF FINAL ENGINEERING.

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

March 07, 2024

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, **Update to** Modification Request for Minimum Standards for Perimeter Buffer Strip Landscape Planting

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client has submitted a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, we submitted a request for a modification of the minimum standards for perimeter buffer strip landscaping in Section 78-110.4 (e)(3)a. This letter provides updated attachments that reflect updated plantings from the GDP. The modification would apply to the two buffers as identified on the attachments to this modification request, Attachments A and B . One is the buffer between the Property and the PD-R zoning district to the northeast (Chandon Park). This is shown on the graphic as the blue colored buffer. The other is the buffer between the Property and the PD-W zoning district to the east (The Westerly Worldgate multifamily apartments). This is shown on the graphic as the red colored buffer. A modification is permitted by Zoning Ordinance Section 78-50.2(d).

Buffer to the PD-R Zone

We are requesting a reduction in planting quantities and a waiver of the required 6' tall masonry wall along this buffer (Highlighted in blue on Attachments A and B). A proposed storm drain must distribute the offsite drainage through this buffer and discharge into the existing channel at the end of the buffer, thereby restricting the soil volume available for additional plantings. Additionally, abutting this buffer, there is a 50+ foot width of existing forest immediately offsite (within the Town's Chandon Park) which further reduces the need and effectiveness of a 6' tall masonry wall.

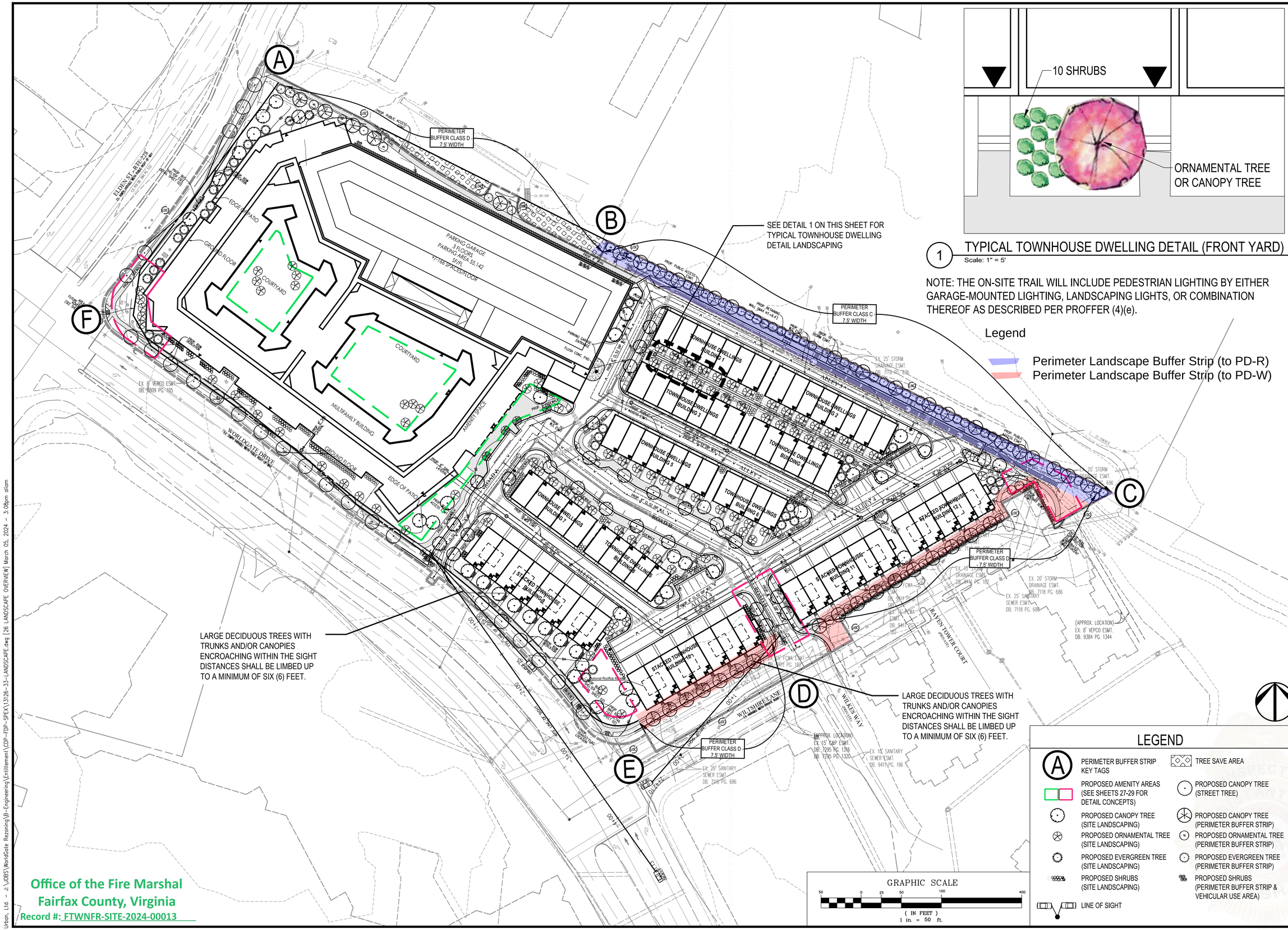
Buffer to the PD-W Zone

We are requesting a reduction in planting quantities along this buffer (Highlighted in red on Attachments A and B). For landscape buffer area C-D, an existing electric easement and a required walkway serving the entrances into the Stacked Townhouses restrict the soil volume along this property line. For landscape buffer area D-E, the existing private road, Wiltshire Lane, and a required walkway servicing the entrances into the Stacked Townhouses restrict the soil volume along this property line. Canopy trees credited towards Site Landscaping are provided behind the walkway (between the townhouse front doors and the walkway) will serve as adequate screening of the Stacked Townhouse fronts.

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,

Kenneth W. Wire



1 TYPICAL TOWNHOUSE DWELLING DETAIL (FRONT YARD)
Scale: 1" = 5'

NOTE: THE ON-SITE TRAIL WILL INCLUDE PEDESTRIAN LIGHTING BY EITHER GARAGE-MOUNTED LIGHTING, LANDSCAPING LIGHTS, OR COMBINATION THEREOF AS DESCRIBED PER PROFFER (4)(e).

Legend

Perimeter Landscape Buffer Strip (to PD-R)
Perimeter Landscape Buffer Strip (to PD-W)

LEGEND

- PERIMETER BUFFER STRIP KEY TAGS
- TREE SAVE AREA
- PROPOSED AMENITY AREAS (SEE SHEETS 27-29 FOR DETAIL CONCEPTS)
- PROPOSED CANOPY TREE (STREET TREE)
- PROPOSED CANOPY TREE (SITE LANDSCAPING)
- PROPOSED CANOPY TREE (PERIMETER BUFFER STRIP)
- PROPOSED ORNAMENTAL TREE (SITE LANDSCAPING)
- PROPOSED ORNAMENTAL TREE (PERIMETER BUFFER STRIP)
- PROPOSED EVERGREEN TREE (SITE LANDSCAPING)
- PROPOSED EVERGREEN TREE (PERIMETER BUFFER STRIP)
- PROPOSED SHRUBS (SITE LANDSCAPING)
- PROPOSED SHRUBS (PERIMETER BUFFER STRIP & VEHICULAR USE AREA)
- LINE OF SIGHT

GRAPHIC SCALE
50 0 25 50 100 400
(IN FEET)
1 in. = 50 ft.

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FTWNFR-SITE-2024-00013

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23
01-16-24
03-05-24

urban
Planners•Engineers•Landscape Architects•Land Surveyors
Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com

COMMONWEALTH OF VIRGINIA
John Lightle
Lic. No. 1957
LANDSCAPE ARCHITECT

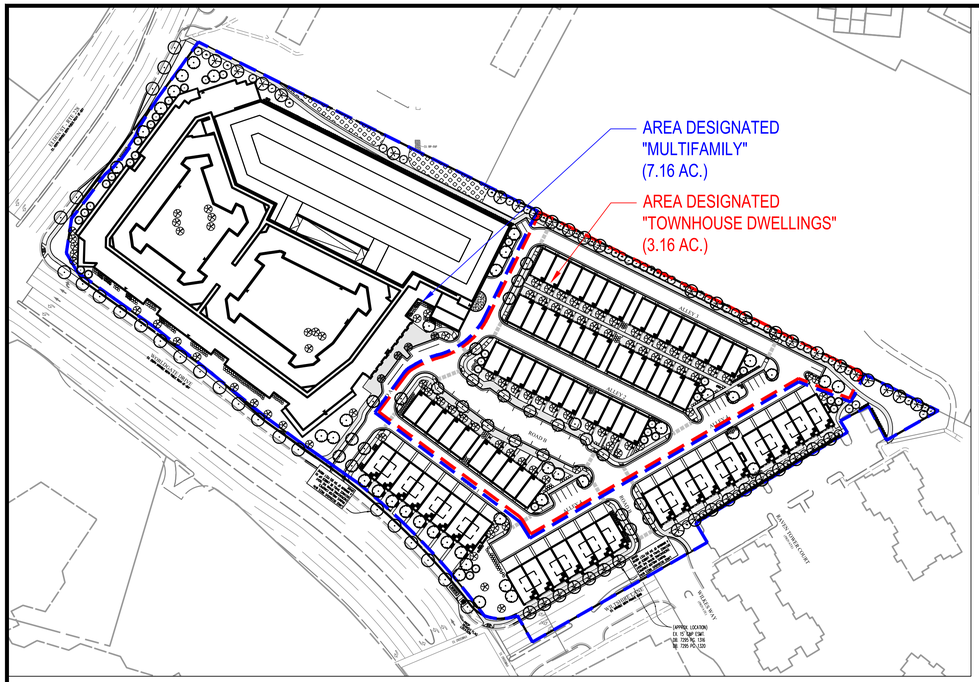
LANDSCAPE OVERVIEW
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1" = 50' C.I.= 2' DATE: NOV, 2022

SHEET 25 OF 86

FILE No. RZ-13126

Urban, Ltd. - J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-33-LANDSCAPE.dwg [26 LANDSCAPE OVERVIEW] March 05, 2024 - 3:08pm aliam



1 SITE LANDSCAPING USE TYPES
Scale: 1" = 100'

PLANT SCHEDULE

Quantity	Botanical Name	Common Name	Stock Size (height/cal.)	Stock Type	Remarks
	Canopy Trees				
132	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	B & B	Uniform branching pattern
	Betula nigra	River Birch	3" Cal.	B & B	Caliper measurement method C, Multi-stem, 3 trunks
	Gleditsia triacanthos inermis	Thornless Honey Locust	3" Cal.	B & B	Uniform branching pattern
	Plantanus occidentalis	American Sycamore	3" Cal.	B & B	Uniform branching pattern
	Tilia americana	American Linden	3" Cal.	B & B	Uniform branching pattern
	Ulmus americana 'Valley Forge'	Valley Forge American Elm	3" Cal.	B & B	Uniform branching pattern
	Ornamental Trees				
121	Amelanchier arborea	Downy Serviceberry	2" Cal.	B & B	Caliper measurement method C, Multi-stem, 3 trunks
	Cercis canadensis	Eastern Redbud	2" Cal.	B & B	Caliper measurement method C, Multi-stem, 3 trunks
	Chionanthus virginicus	Fringetree	2" Cal.	B & B	Caliper measurement method C, Multi-stem, 3 trunks
	Magnolia stellata	Star Magnolia	2" Cal.	B & B	Caliper measurement method C, Multi-stem, 3 trunks
	Magnolia virginiana	Sweetbay Magnolia	2" Cal.	B & B	Caliper measurement method C, Multi-stem, 3 trunks
	Ostrya virginiana	American Hophornbeam	2" Cal.	B & B	Caliper measurement method C, Multi-stem, 3 trunks
	Evergreen Trees				
64	Ilex x attenuata 'Fosteri'	Foster's Holly	10' Ht.	B & B	Full to ground, Dense
	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	10' Ht.	B & B	Full to ground, Dense
	Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Eastern Redcedar	10' Ht.	B & B	Uniform branching pattern
	Thuja occidentalis 'Nigra'	Nigra American Arborvtae	10' Ht.	B & B	Full to ground, Dense
	Pseudotsuga menziesii	Douglas Fir	10' Ht.	B & B	Uniform branching pattern
	Shrubs				
1462	Aronia melanocarpa	Black Chokeberry	36" Ht.	B & B	Full to ground, Dense
	Cornus stolonifera 'Farrow'	Arctic Fire Red Twig Dogwood	36" Ht.	B & B	Full to ground, Dense
	Ilex glabra	Inkberry	36" Ht.	B & B	Full to ground, Dense
	Hypericum perforatum	St. John's Wort	36" Ht.	B & B	Full to ground, Dense
	Juniperus squamata 'Blue Star'	Blue Star Juniper	36" Ht.	B & B	Full to ground, Dense
	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	36" Ht.	B & B	Full to ground, Dense
	Viburnum dentatum	Arrowwood Viburnum	36" Ht.	B & B	Full to ground, Dense
	Viburnum rhytidophylloides	Allegheny Viburnum	36" Ht.	B & B	Full to ground, Dense

NOTE:
1. TREE AND SHRUB SPECIES ARE EXAMPLES, FINAL SELECTIONS WILL BE COORDINATED AT THE TIME OF SITE PLAN APPROVAL WITH THE TOWN ARBORIST.
2. THE USE OF NATIVE PLANTINGS WILL BE USED TO THE MAXIMUM EXTENT PRACTICAL AS COORDINATED AT THE TIME OF SITE PLAN APPROVAL WITH THE TOWN ARBORIST.
3. AT THE TIME OF SITE PLAN, CANOPY MUST NOT BE PLACED CLOSER 20' ON CENTER TO OTHER CANOPY TREES. UNDERSTORY AND EVERGREEN TREES MAY NOT BE PLACES CLOSER THAN 10' TO ALL OTHER TREES.

OPEN SPACE CALCULATIONS

Net Buildable Area (acre):	**10.32**
Open Space Required (acre): (Zoned PD-W)	
15% of Site	1.55
60% of Open Space Required to be Green Space	0.93
Open Space Provided (acre):	
Total Provided	3.37
Amount of Green Space Provided	0.93

per Z.O. Sec. 78-113.2

STREET TREE CALCULATIONS

Street	Streetscape Type	Concrete Sidewalk Width (l.f.) Required	Vegetated Buffer Strip Width (l.f.) Required	Trees Required	Trees Provided
Worldgate Drive	Standard	5'	5'	19 Trees (1 every 35 feet)	19
Elden Street	Gateway	6'	6'	5 Trees (1 every 35 feet)	5

per Z.O. Sec. 78-110.4(d)

SITE LANDSCAPING CALCULATIONS

Proposed Use	Required Plantings	Required Total	Provided	Modifications
Townhouse Dwelling Units (49 units)	1 Canopy Trees/D.U.	49 Canopy Trees	28 Canopy Trees	See Modification #1
			57 Ornamental Trees	
	1 Evergreen Trees/D.U.	49 Evergreen Trees	12 Evergreen Trees	
	10 Shrubs/D.U.	490 Shrubs	668 Shrubs	
Multiple-Family Dwelling* (7.16 ac.)	12 Canopy Trees per acre	86 Canopy Trees	39 Canopy Trees	
			40 Ornamental Trees	
	7 Evergreen Trees per acre	50 Evergreen Trees	22 Evergreen Trees	
(3,567 ft. of outer building perimeter)	1 Shrubs per each 5 ft. of outer building perimeter	714 Shrubs	570 Shrubs	

*50% of perimeter of principal structure requires a landscape strip with a minimum width of 7.5'.

per Z.O. Sec. 78-110.3

PERIMETER BUFFER STRIP CALCULATIONS

Proposed Zoning	Adjacent Zoning	Buffer Type Required	Width (l.f.)	Length (l.f.)	Tree Save Length (l.f.)	Net Length (l.f.)	Required Trees and Shrubs per Buffer Type	Required Trees and Shrubs	Provided Trees and Shrubs	Modifications
PD-W	Buffer A-B: Zone CO	Buffer Class D	7.5	432	287	145	1 Canopy Tree per 30 linear feet	5 Canopy Trees	5 Canopy Trees	
							1 Evergreen Tree per 30 linear feet	5 Evergreen Trees	5 Evergreen Trees	
							1 Ornamental Tree per 50 linear feet	3 Ornamental Trees	3 Ornamental Trees	
							Fence permitted, with maximum visibility between properties and a design that discourages climbing			
	Buffer B-C: Zone PD-R	Buffer Class C	15	700	0	700	1 Canopy Tree per 25 linear feet	28 Canopy Trees	19 Canopy Trees	See Modification #2
							1 Evergreen Tree per 25 linear feet	28 Evergreen Trees	20 Evergreen Trees	
							1 Ornamental Tree per 50 linear feet	14 Ornamental Trees	11 Ornamental Trees	
							6' tall Masonry Wall			
	Buffer C-D: Zone PD-W	Buffer Class D	7.5	458	0	458	1 Canopy Tree per 30 linear feet	15 Canopy Trees	10 Canopy Trees	
							1 Evergreen Tree per 30 linear feet	15 Evergreen Trees	5 Evergreen Trees	
							1 Ornamental Tree per 50 linear feet	9 Ornamental Trees	10 Ornamental Trees	
							Fence permitted, with maximum visibility between properties and a design that discourages climbing		94 Shrubs	
	Buffer D-E: Zone PD-W	Buffer Class D	7.5	191	0	191	1 Canopy Tree per 30 linear feet	6 Canopy Trees	7 Canopy Trees	
							1 Evergreen Tree per 30 linear feet	6 Evergreen Trees	0 Evergreen Trees	
							1 Ornamental Tree per 50 linear feet	4 Ornamental Trees	0 Ornamental Trees	
							Fence permitted, with maximum visibility between properties and a design that discourages climbing			
	Buffer E-F: Worldgate Drive	See Street Tree Calculations for Streetscape Type Required								
	Buffer F-A: Elden Street	See Street Tree Calculations for Streetscape Type Required								

per Z.O Sec. 78-110.4(e)

VEHICULAR USE AREA SCREENING CALCULATIONS

Location	Length (l.f.)	Required Screening	Required Plantings	Provided Plantings
North (Abutting Adjacent Property)	391'	Continuous screening of Evergreen Shrubs planted 3' o.c.	130 Evergreen Shrubs	130 Evergreen Shrubs

per Z.O. Sec. 78-110.5(a)

(See Mod. #3 for Vehicular Use Area: Interior)

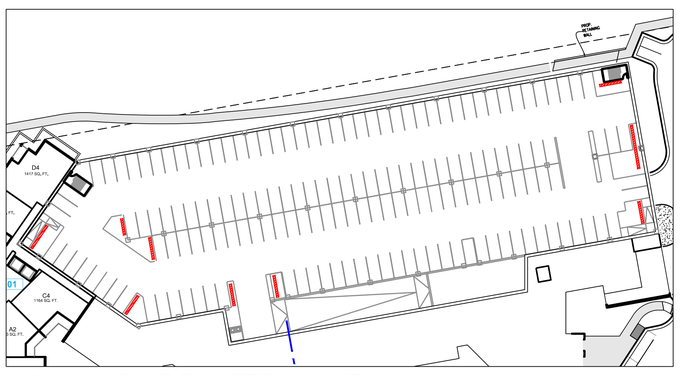
LANDSCAPE MODIFICATIONS REQUESTED

Modification	Zoning Code	Required	Provided	Justification
1	**Sec. 78-110.3(a)** *Minimum Standards for Site Landscaping*	135 Canopy Trees 0 Ornamental Trees 99 Evergreen Trees 1,204 Shrubs	67 Canopy Trees 97 Ornamental Trees (Not Required) 34 Evergreen Trees 1,238 Shrubs	A reduction in planting quantities is hereby requested for the required Site Landscaping for the Townhouse Dwelling Units and the Multi-family Dwellings. The planting quantities provided in the development area of this site are planted at optimal densities within available open space around the Townhouse Dwelling Units and Multi-family Dwellings that will maximize the available soil volumes to establish healthy root systems of the proposed plantings. Additionally, as required by the Town, all canopy trees must not be placed closer than 20' on center, understory and evergreen trees may not be placed closer than 10' to all other trees.
		Total Trees: 234 **Total Shrubs: 1,204**	**Total Trees: 198** **Total Shrubs: 1,238**	
2	**Sec. 78-110.4(e)(3)** *Perimeter Buffer Strip Landscaping*	54 Canopy Trees 54 Evergreen Trees 30 Ornamental Trees 0 Shrubs 6' tall Masonry Wall (for Buffer B-C)	41 Canopy Trees 30 Evergreen Trees 24 Ornamental Trees 94 Shrubs (Not Required) No Masonry Wall (for Buffer B-C)	A reduction in planting quantities and required width and a waiver of the 6' tall masonry wall is hereby requested for the required Perimeter Buffer Strip along the northeastern property line (Buffer B-C). A proposed storm drain must distribute the offsite drainage through this buffer and discharge into the existing channel at the end of the buffer, thereby restricting the soil volume available for additional plantings. Additionally, there is a 50+ ft. width of existing forest immediately offsite that exists along this buffer, which will further restrict the effectiveness of a 6' tall masonry wall. A reduction in planting quantities is hereby requested for the required Perimeter Buffer Strip along the eastern property line (Buffer C-D). An existing electric easement and a required walkway serving the entrances into the Stacked Townhouses restrict the soil volume along this property line. A reduction in planting quantities is hereby requested for the required Perimeter Buffer Strip along the eastern property line (Buffer D-E). The existing private road Wiltshire Lane and a required walkway serving the entrances into the Stacked Townhouses restrict the soil volume along this property line.
		Total Trees: 138 **Total Shrubs: 0**	**Total Trees: 95** **Total Shrubs: 94**	
3	**Sec. 78-110.5(b)(2)** *Standards for landscaping within vehicular use areas located on parking structures*	**(b)** No parking space shall be located more than 120 linear ft. from a tree provided on the site. **(e)(1)** There shall be a landscape island at the end of every row of parking spaces.	Movable planters with shrubs and perennial plantings.	A modification of the landscaping within the vehicular use areas is hereby requested for the parking structure. The parking structure will be preserving the existing parking structure currently on site, as much as feasible. The current design of this existing structure does not have planting areas and cannot structurally support any additional weight of new planting areas, including planting walls and soil volumes, needed for these required plantings. In lieu of large built in planters, movable planters will be provided throughout the garage that will be planted with shrubs and perennial plantings.

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FTWNFR-SITE-2024-00013

= 258 S.F. +/-

APPROX. = 40 PLANTERS (20" x 48")



2 GARAGE PLANTER LAYOUT
Scale: 1" = 50'

NOTE: FINAL SIZE AND DEPTH AND LOCATION OF PLANTERS SUBJECT TO REVIEW BY STRUCTURAL ENGINEER.

3 GARAGE PLANTERS
NTS

NOTE: GARAGE PLANTERS ARE CONCEPTUAL AND INTENDED TO PROVIDE VEGETATION TO THE ROOFTOP OF THE EXISTING GARAGE TO REMAIN. THE SIZES, MODELS/COLORS, PLANT MATERIAL, QUANTITIES, AND PLACEMENT SHALL BE DETERMINED AT TIME OF FINAL ENGINEERING.

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
12-13-22
06-01-23
11-09-23
01-16-24
03-05-24

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CHANTILLY, VA. 20151
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FAX: 703.378.7888
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COMMONWEALTH OF VIRGINIA
John Liglide
Lic. No. 1957
LANDSCAPE ARCHITECT
03/05/2024

LANDSCAPE COMPUTATIONS

WORLDGATE GENERALIZED DEVELOPMENT PLAN

DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

DATE: NOV, 2022
C.I.= N/A
SCALE: AS NOTED

SHEET
26
OF
86

FILE No.
RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-33-LANDSCAPE.dwg [27 LANDSCAPE COMPS] March 05, 2024 – 3:08pm oliam

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

March 07, 2024

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, Update to Modification Request for Special Streetscape Areas Standards

Dear Ms. Gilleran,

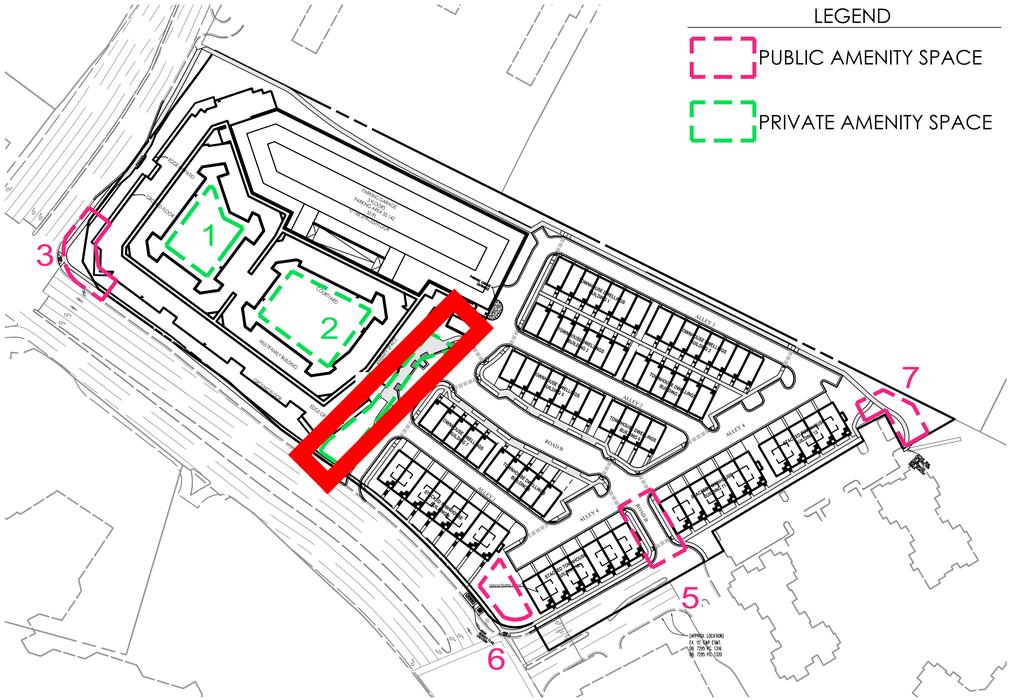
As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client submitted a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, we submitted a request for a modification of the landscaping standards for proposed internal private streets in Zoning Ordinance Section 78-112, "special streetscape areas" which refers applicants to the Herndon Guidelines for the Planning and Design of Town Streetscape Projects. This document is also known as the Herndon Streetscape Manual dated October 2018. This letter provides updated information requested by Staff. The modification request only applies to Road A's drop off area in front of the multifamily entrance/lobby. Updated graphic exhibits are attached. A modification is permitted by Zoning Ordinance Section 78-50.2(d).

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

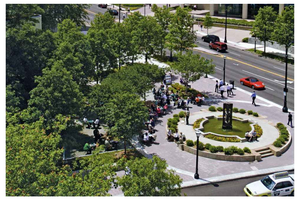
Sincerely,

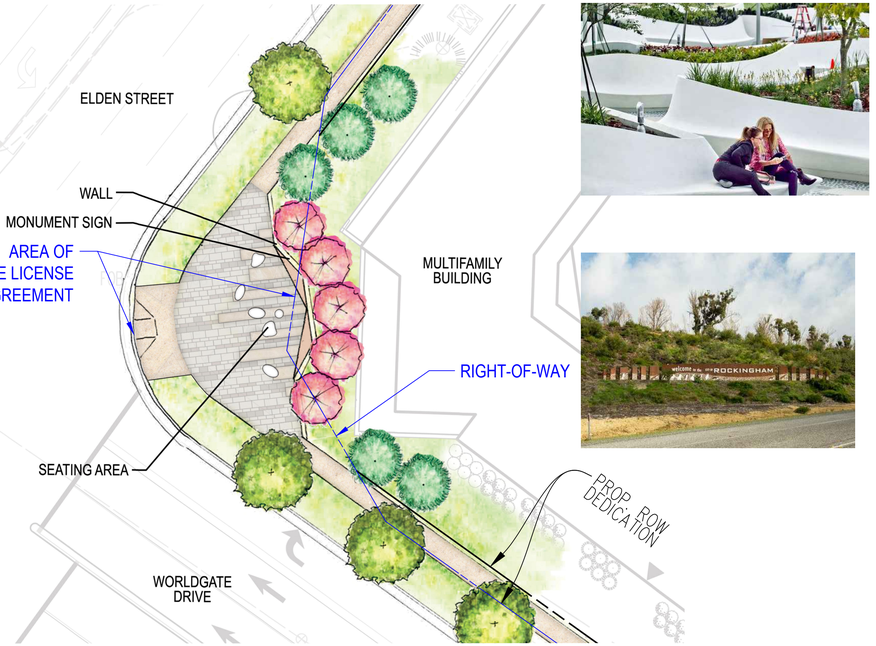
Kenneth W. Wire



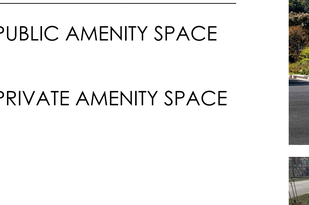
KEY MAP
Scale: 1" = 100'

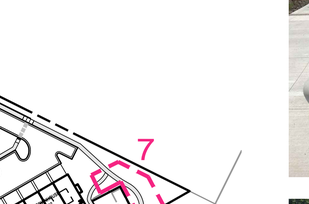
NOTE:
THESE CONCEPTUAL LAYOUTS AND IMAGES REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN, AND MATERIALS PROPOSED. FINAL PRODUCT SELECTIONS, SIZE, AND LOCATION OF ELEMENTS INCLUDING PLANT MATERIAL, SITE FURNITURE, AND HARDSCAPES MAY BE ADJUSTED SUBJECT TO FINAL GRADING, LOCATION OF UTILITIES, AND OTHER ENGINEERING CONSTRAINTS.





3 PLAZA: WORLDGATE DRIVE & ELDEN STREET (±3,200 SF WITHIN R.O.W., ±1,800 SF ON-SITE)
Scale: 1" = 16'





4 PLAZA: SITE ENTRY (±4,000 SF)
Scale: 1" = 16'

GRAPHIC SCALE
16 0 8 16 32 64
1 in. = 16 ft.

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FTWNFR-SITE-2024-00013

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
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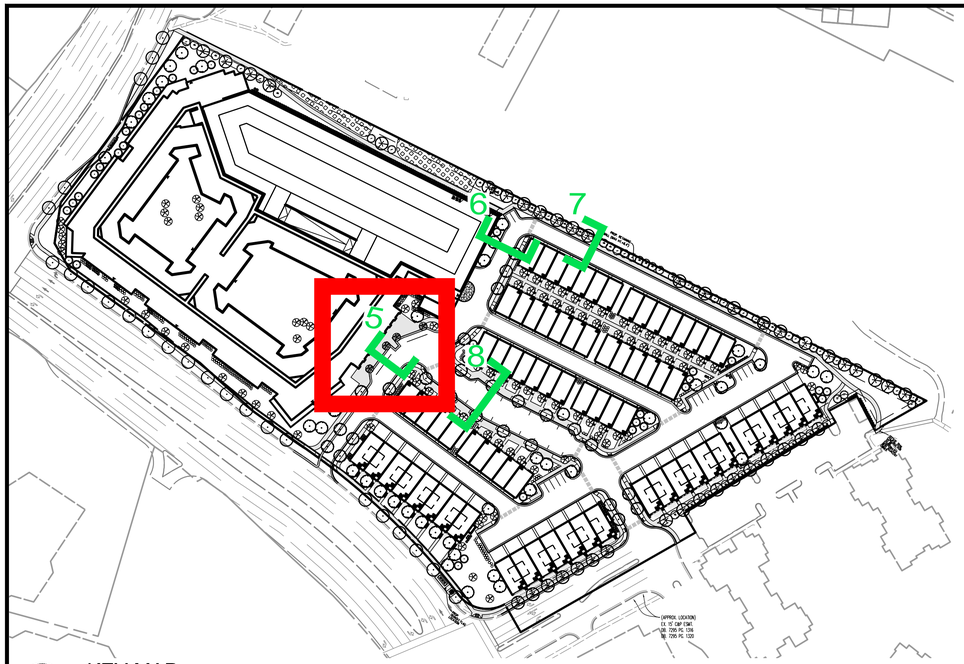
John Lighte
Lic. No. 1957
03/05/2024
LANDSCAPE ARCHITECT

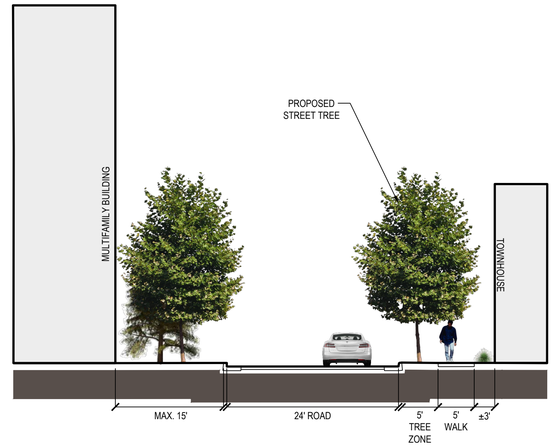
CONCEPTUAL AMENITIES PLAN
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
SCALE: AS NOTED C.I.= 2' DATE: NOV, 2022

SHEET 28 OF 86
FILE No. RZ-13126

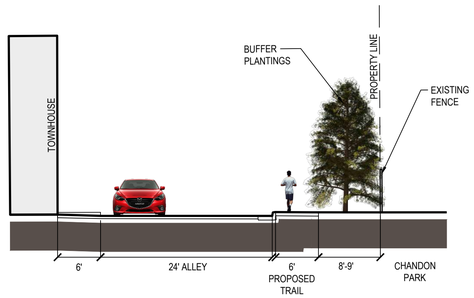
Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-33-LANDSCAPE.dwg [29 LANDSCAPE AMENITIES (2)] March 05, 2024 – 3:09pm oliam



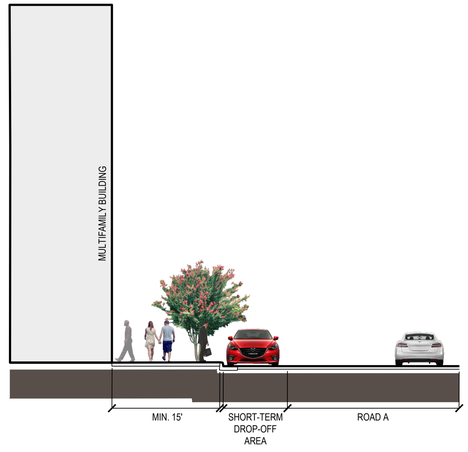
KEY MAP
Scale: 1" = 100'



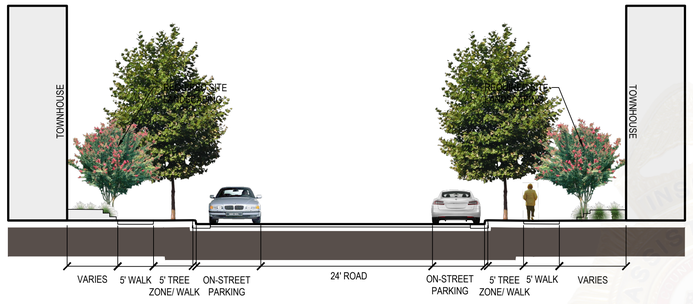
6 ROAD 'A'
Scale: 1" = 10'



7 LANDSCAPE BUFFER: NORTH
Scale: 1" = 10'



5 MULTIFAMILY DROP-OFF
Scale: 1" = 10'



8 ROAD 'B'
Scale: 1" = 10'

GRAPHIC SCALE
50 0 5 10 20 40
(IN FEET)
1 in. = 10 ft.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-07-23
11-01-23
01-16-24
03-05-24

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COMMONWEALTH OF VIRGINIA
John Liggitt
Lic. No. 1957
03/20/2024
LANDSCAPE ARCHITECT

SITE SECTIONS
GENERALIZED DEVELOPMENT PLAN
WORLDGATE
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

DATE: NOV. 2022
C.I.= 2'
SCALE: AS NOTED

SHEET
31
OF
86

FILE No.
RZ-13126

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FTWNFR-SITE-2024-00013

Urban, Ltd. - J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-33-SITE SECTIONS.dwg [30 SITE SECTIONS (2)] March 05, 2024 - 3:11pm alam

WIRE GILL LLP

Kenneth W. Wire
kwire@wiregill.com
703-677-3129

November 01, 2023

VIA HAND DELIVERY AND EMAIL
Lisa Gilleran, Director
Community Development
Town of Herndon
777 Lynn Street
Herndon, VA 20170

RE: Worldgate DPA and PCA, Modification Request for Townhouse End Unit Entrance Requirement

Dear Ms. Gilleran,

As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client is submitting a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

As part of this Application, I am submitting this request for a modification of the requirement for townhouse end units to have their primary entrance on the side of the building as described in Zoning Ordinance Section 78-30.6(b)(3)(b).

We are requesting a modification to permit all townhouse end units to have their primary entrance at the front of the building, similar to the interior townhouse units' entrances. We are requesting this to permit a more urban design fronting on streets and pedestrian mews with quality streetscapes. The end units will subsequently have a more compact, urban design in terms of landscaping. The idea is to have more direct, convenient paths for pedestrians while permitting a compact, urban design for the project. We are proposing that the townhouse end units include quality design, including quality materials and details, for their side facades, similar to their front facades. Please see the attached plans identifying the units proposed for modifications, and the attached architectural graphics providing a conceptual illustration of the proposed design.

A modification is permitted by Zoning Ordinance Section 78-50.2(d). A payment check for the modification request fee of $300.00 is included as part of our second submittal's fees and is enclosed with our second submittal.

We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,

Kenneth W. Wire

KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-35

11/01/2023

KEY PLAN

20230003

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-36

11/01/2023

KEY PLAN

PERSPECTIVE

A-37

11/01/2023

20230003

WORLDGATE DRIVE
HERNDON, VA

KEY PLAN

PERSPECTIVE

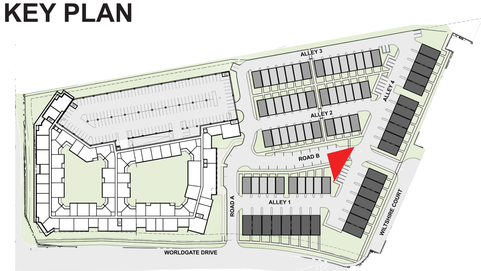
A-38

11/01/2023

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

KEY PLAN



PERSPECTIVE

A-39

11/01/2023

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

KEY PLAN

20230003 kt gy

WORLDGATE DRIVE
HERNDON, VA

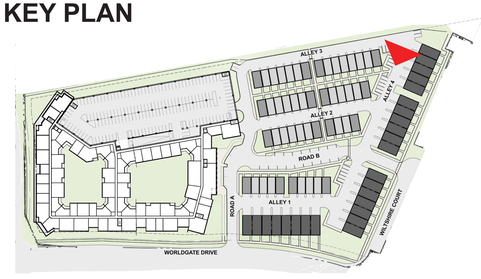
PERSPECTIVE

A-40

11/01/2023

BALCONIES SHOWN ARE OPTIONAL.

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-41

11/01/2023

Transportation Impact Study

Worldgate Drive Redevelopment

Town of Herndon, Virginia

First Submission: January 3, 2023
Second Submission: August 10, 2023
Third Submission: November 7, 2023
Fourth Submission: January 17, 2024

Prepared for:

MRP Realty
3050 K Street, NW
Washington, DC 20007

GOROVE SLADE
Transportation Planners and Engineers

Prepared by:

GOROVE SLADE

Transportation Planners and Engineers

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Suite 650	Suite 1010	Suite 750	Suite 250
Fairfax, VA 22033	Washington, DC 20036	Alexandria, VA 22314	Glen Allen, VA 23060
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www.goroveslade.com

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Executive Summary

This report presents the findings of a traffic impact study conducted for the proposed Worldgate Drive Redevelopment in the Town of Herndon, Virginia. The study was developed in accordance with VDOT and the Town of Herndon's Traffic Impact Analysis (TIA) Guidelines.

This study was prepared in accordance with the best professional practices and standards that assess the impact of a proposed development on the transportation system and recommend improvements to lessen or negate those impacts. Traffic impact analysis involves the evaluation of anticipated roadway conditions with and without the proposed development and recommends transportation improvements to offset both the impacts of the increase in future traffic volumes and the changes in traffic operations due to the development. The traffic impact analysis assists public officials and developers to balance interrelations between efficient traffic movements with necessary lane access.

4th Submission Update: As a result of discussions with Town staff, the proposed right-in/right-out site entrance on Worldgate Drive has been converted into a right-in only site entrance.

Site Location and Study Area

The proposed development is located north of Worldgate Drive, east of Elden Street, and west of Wiltshire Lane in the Town of Herndon, Virginia. The study area includes the following intersections as identified in the traffic scoping document:

1. Elden Street and Parcher Avenue/Worldgate Drive
2. Worldgate Drive and Wiltshire Lane
3. Van Buren Street and Worldgate Drive
4. Worldgate Drive and Right-In Only Site Entrance (Future)

Description of Proposed Development

The Applicant is submitting a development application for the proposed Worldgate Drive Redevelopment. The 10.42-acre site consists of two (2) parcels (Tax Map #16-1 ((02)) 25, #16-3 ((02)) 2A). The existing site is currently occupied by a 348,545 SF office building that is to be removed and parking garage that is to be partially removed. The proposed development includes 49 townhouse units, 52 stacked townhouse units, and 349 multifamily units. The current zoning for the site is PD-W (Planned Development – Worldgate).

Site access is planned to be provided via the existing full access entrance on Wiltshire Lane and a proposed right-in only entrance on Worldgate Drive. Build out of the site is anticipated in 2026. The proposal results in a lower trip generation compared to the existing office use.

Principal Findings and Conclusions

The analysis presented in this report supports the following major findings:

- **Existing (2022) Conditions:**
    - The study intersections operate at acceptable levels of service.
    - The average queue lengths for all the movements are accommodated within the existing storage lengths.
- **Future without Development (2026) Conditions:**
    - An inherent growth of 1% per year was applied on major movements to account for the regional growth in traffic volumes.
    - The following approved but unbuilt background developments were assumed to be in place by 2026:

        - 555 Herndon Parkway – 400 residential units, 430,000 SF of office, and 25,000 SF of retail
        - Parkview Redevelopment – 675 residential units, 413,000 SF of office, and 10,000 SF of retail
        - Herndon Corporate Center – 141 residential units
    - The study intersections operate at acceptable levels of service.
    - The average queue lengths for all the movements are accommodated within the existing storage lengths.

- **Future with Development (2026) Conditions:**
    - The proposed development is anticipated to generate approximately 166 trips during the AM peak hour, 105 trips during the Mid-day peak, 170 trips during the PM peak hour, and 1,990 trips on a typical weekday.
    - Compared to the existing office use on the site, the proposed use generates approximately 324 fewer AM peak hour trips, 185 fewer Mid-day peak hour trips, 298 fewer PM peak hour trips and 1,448 fewer daily trips compared to the existing office use. This results in a significant reduction in the trip generation on the site compared to the existing use – approximately 64%-66% reduction of peak hour trips generated and approximately 42% reduction of daily trips generated.
    - The traffic generated by the proposed development has a minimal impact on the regional study intersections.
    - All study intersections operate at acceptable levels of service.
    - The average queue lengths for all the movements are accommodated within the existing storage lengths.

Introduction

This report presents the findings of a traffic impact study conducted for the proposed Worldgate Drive Redevelopment in the Town of Herndon, Virginia.

The Applicant is submitting a development application for the proposed Worldgate Drive Redevelopment. The 10.42-acre site consists of two (2) parcels (Tax Map #16-1 ((02)) 25, #16-3 ((02)) 2A). The existing site is currently occupied by a 348,545 SF office building that is to be removed and parking garage that is to be partially removed. The proposed development includes 49 townhouse units, 52 stacked townhouse units, and 349 multifamily units. The current zoning for the site is PD-W (Planned Development – Worldgate). Site access is planned to be provided via the existing full access entrance on Wiltshire Lane and a proposed right-in only entrance on Worldgate Drive. Build out of the site is anticipated in 2026. The proposal results in less trip generated than the existing office use.

The following tasks were completed as part of this study effort:

- A scoping meeting was held on November 3, 2022, with representatives from the Town of Herndon staff. A copy of the scoping document is provided in Appendix A.
- Field reconnaissance in the vicinity of the site was performed to collect information related to existing traffic controls, roadway geometry, and traffic flow characteristics.
- Traffic counts were conducted during the AM, Mid-day, and PM peaks on Tuesday, November 15, 2022 from 6:00 AM to 10:00 AM, 10:00 AM to 2:00 PM, and from 3:30 PM to 7:30 PM. The count data is included in Appendix B.
- Intersection capacity analyses were performed for Existing (2022) conditions, Future without Development (2026) conditions, and Future with Development (2026) conditions during the weekday AM, Mid-day, and PM peak hour traffic conditions at the study intersections.
- Future traffic conditions were estimated based on regional growth, planned background improvements, approved developments in the area, and the proposed development plan.
- Traffic volumes for the developments were generated using the methodology outlined in the Institute of Transportation Engineers' (ITE) *Trip Generation*, 11th Edition publication.

Sources of data for this study include information provided by Town of Herndon, VDOT, Urban, and the office files and field reconnaissance efforts of Gorove Slade.

Description of the Existing Site

Site Location

The proposed development is located north of Worldgate Drive, east of Elden Street, and west of Wiltshire Lane in the Town of Herndon, Virginia as shown in Figure 1. The existing conditions plan is shown in Figure 2 and Figure 3.

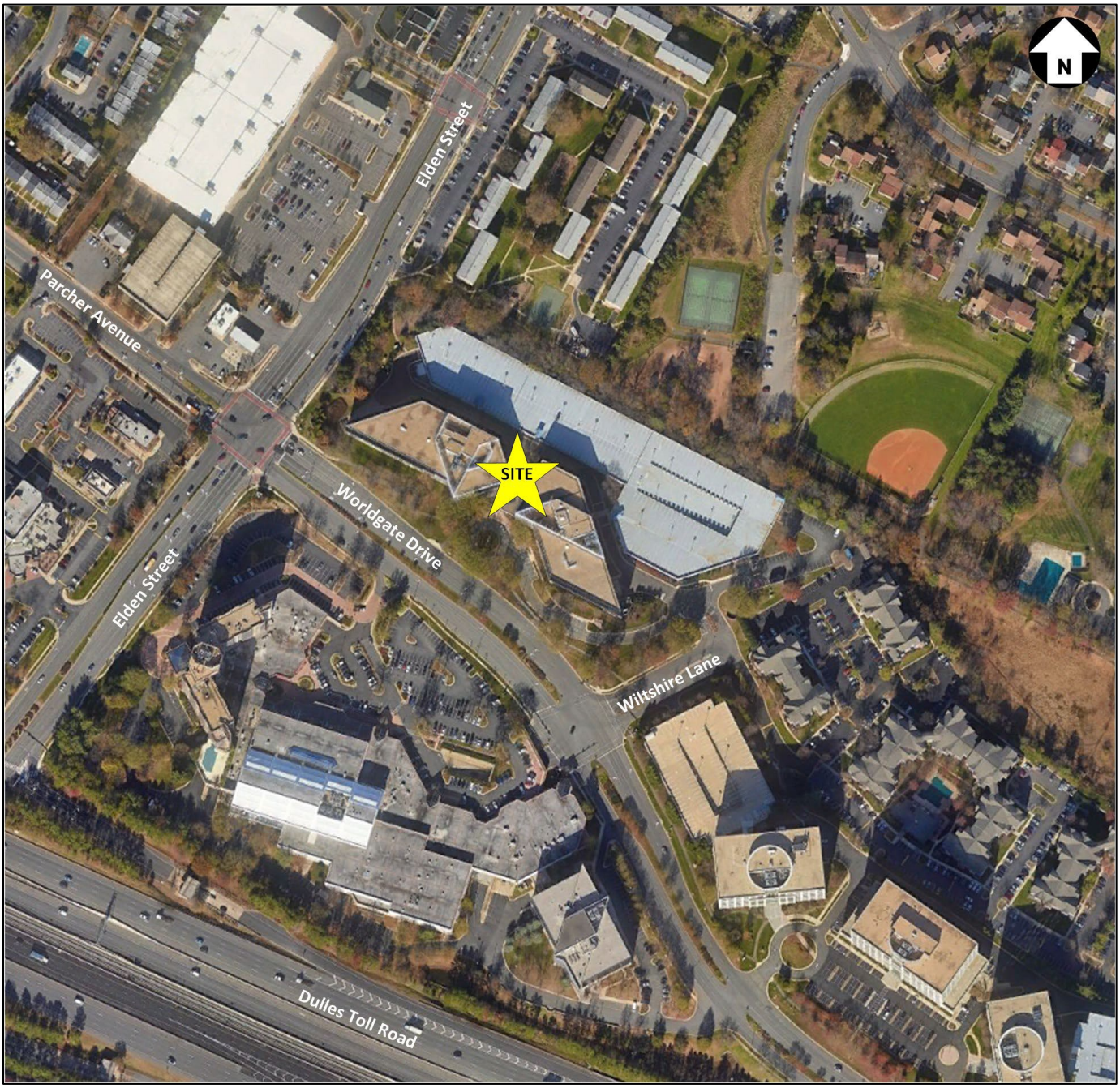

Figure 1: Site Location

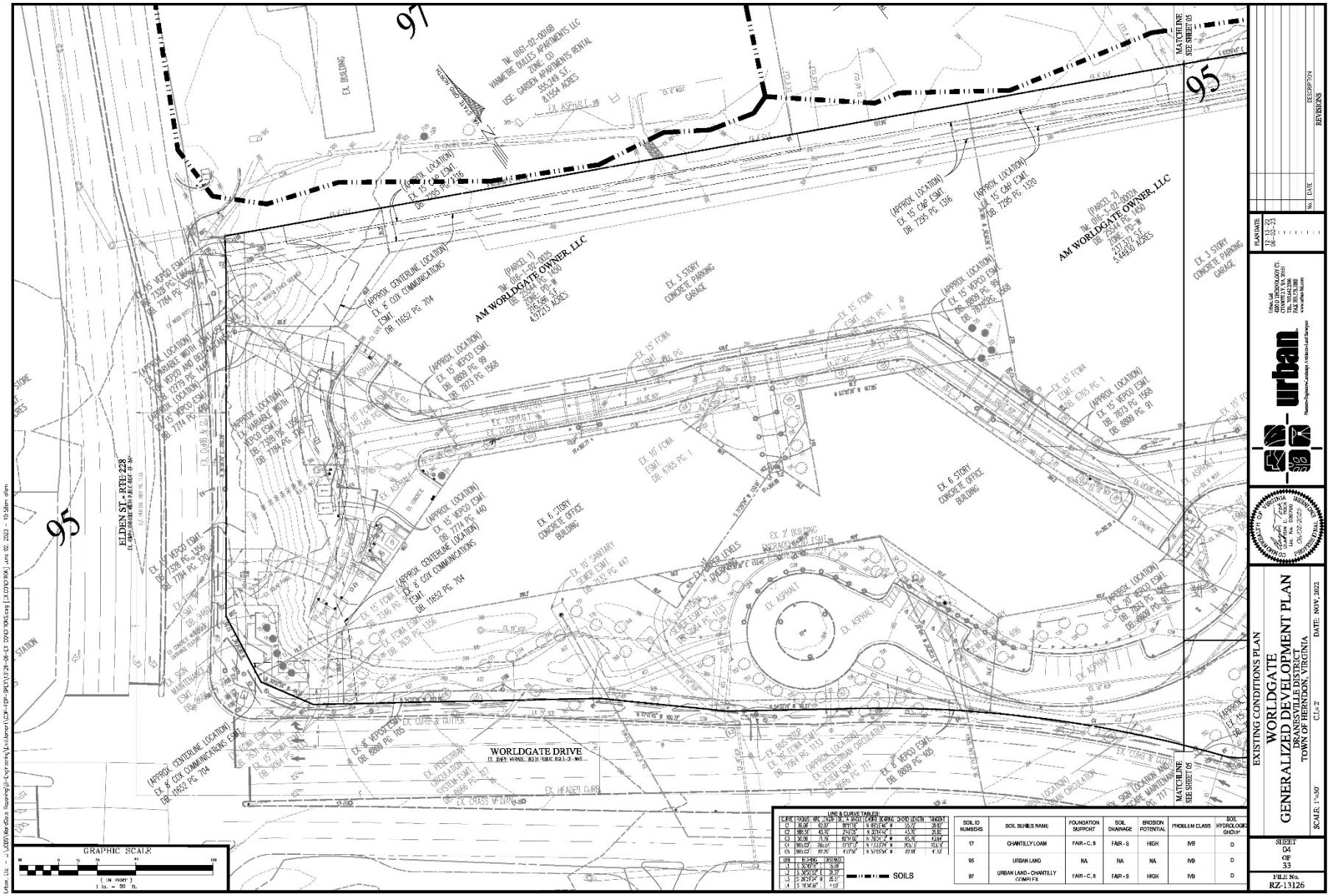

Figure 2: Existing Conditions Plan (1 of 2) (Prepared by Urban Ltd)

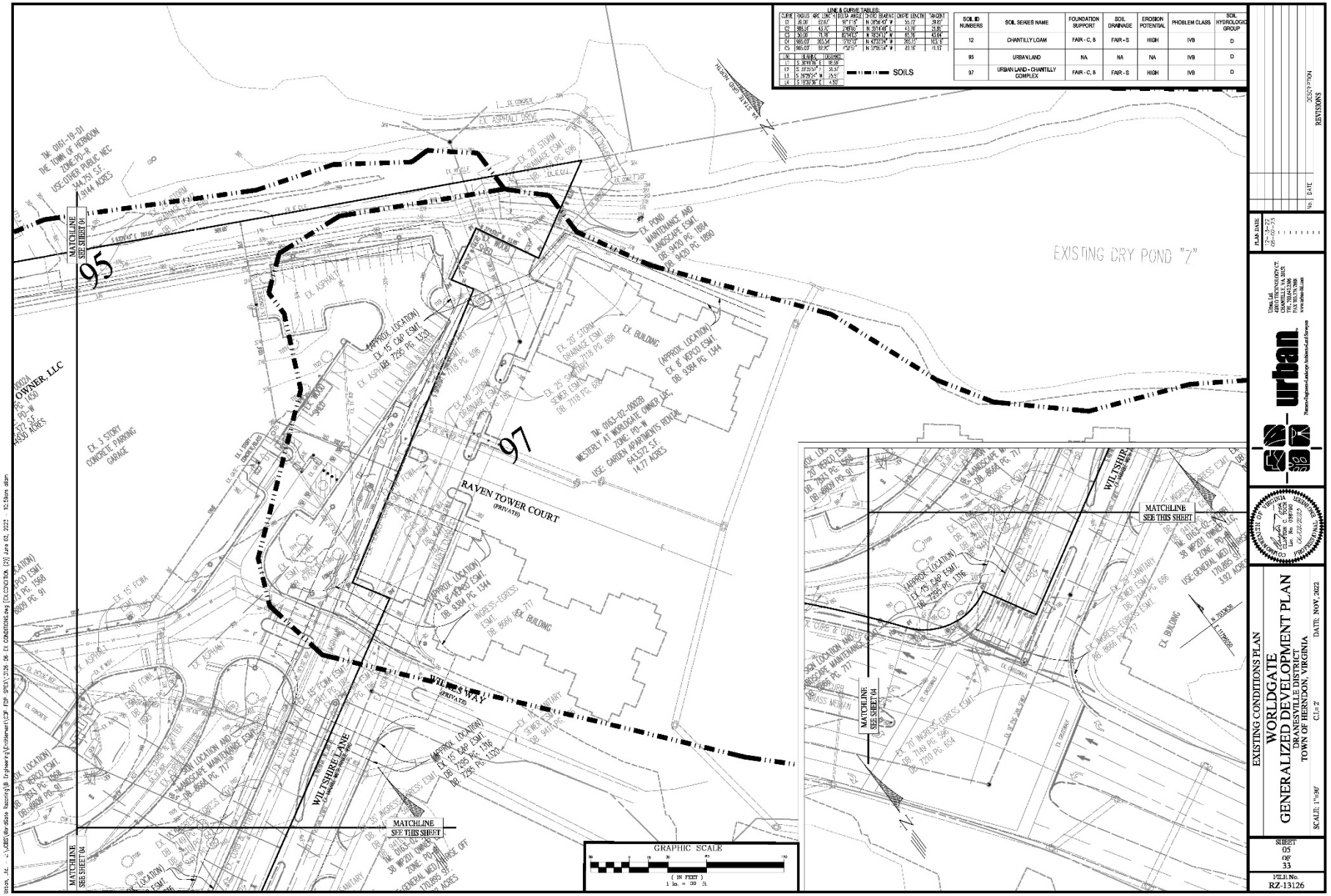

Figure 3: Existing Conditions Plan (2 of 2) (Prepared by Urban Ltd)

Description of the Parcel

The redevelopment site consists of two (2) parcels (Tax Map Numbers #16-1 ((02)) 25, #16-3 ((02)) 2A) as shown in Figure 4. The total site area is approximately 10.42 acres.

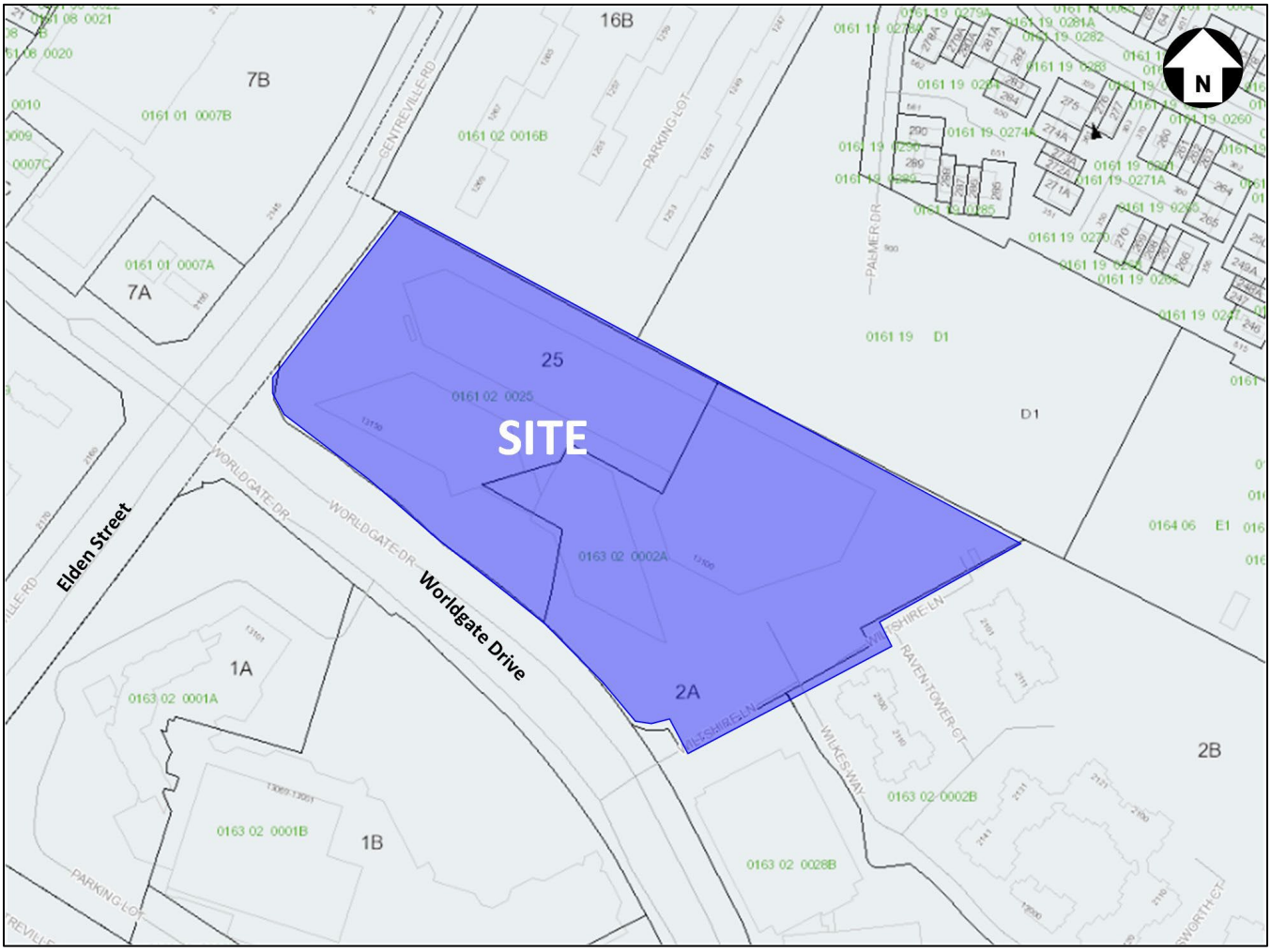

Figure 4: Parcel Map

Description of the Proposed Development

The Worldgate Drive Redevelopment is proposed to include 49 townhouse units, 52 stacked townhouse units, and 349 multifamily units. Site access is planned to be provided via the existing full access entrance on Wiltshire Lane and a proposed right-in only entrance on Worldgate Drive. The construction of the proposed development is anticipated to be completed by 2026.

Zoning for the Site and Nearby Uses

The current zoning for the site is PD-W (Planned Development – Worldgate). Adjacent properties south and east of the site are also zoned PD-W. Nearby properties to the north of the proposed site are zoned PD-R (Planned Development – Residential) and CO (Commercial Office District) as shown in Figure 5.

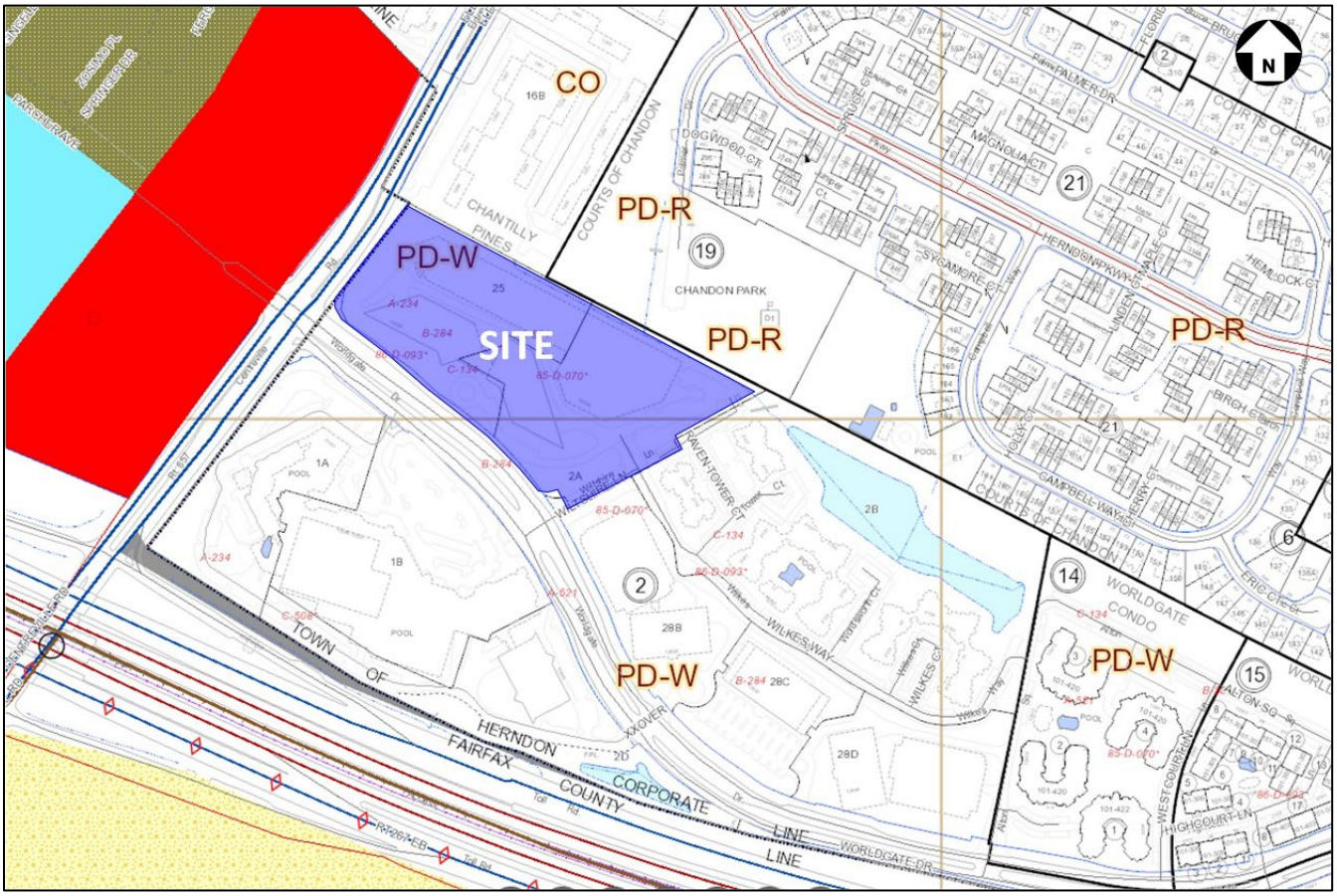

Figure 5: Zoning Map

Description of Geometric Scope and Limits of the Study Area

The geographic scope of the study area was developed in accordance with the Town's guidance.

The vehicular study area includes the following intersections:

1. Elden Street and Parcher Avenue/Worldgate Drive
2. Worldgate Drive and Wiltshire Lane
3. Van Buren Street and Worldgate Drive
4. Worldgate Drive and Right-In Only Site Entrance (Future)

The site is currently occupied by 348,545 SF of vacant office that is to be removed. The Worldgate Drive Redevelopment is proposed to include 49 townhouse units, 52 stacked townhouse units, and 349 multifamily units.

Existing Roadways

The study area consists of three (3) existing intersections: all along Worldgate Drive and one (1) future intersection on Worldgate Drive. Detailed roadway descriptions are provided in the Existing Conditions (2022) section of this study.

The site is located on the north side of Worldgate Drive, between Elden Street to its west and Wiltshire Lane to its east.

Planned Future Transportation Improvements

Roadway Improvements

As per the scoping document, South Elden Area Plan & Street Improvement Plan were considered. The Herndon Town Council is moving forward with a planned makeover of the South Elden Street area that currently has aging shopping centers and a mix of retail, residential and office space. The South Elden Street area set for revitalization runs along Elden Street from Worldgate Drive to Sterling Road. The future makeover will include the construction of new mixed-use buildings with local businesses, retail stores and restaurants as well as townhomes/condos that will house current residents of Elden Street. In 2015, an amendment to the town's comprehensive plan called for making improvements to South Elden Street area. Possible changes include creating a shared use path for bicycles and pedestrians, dedicated turn lanes, a raised median, updated pedestrian signals and the placement of overhead wires underground.

Transit Improvements

According to the *Fairfax County Transit Development Plan* dated March 2016, new transit routes and alignment changes are recommended in the vicinity of the site. The routes will be adjusted in accordance with the phased completion of the Dulles Corridor Metrorail Project. Figure 6 shows the local bus service recommendations in the vicinity of the site per the Transit Development Plan.

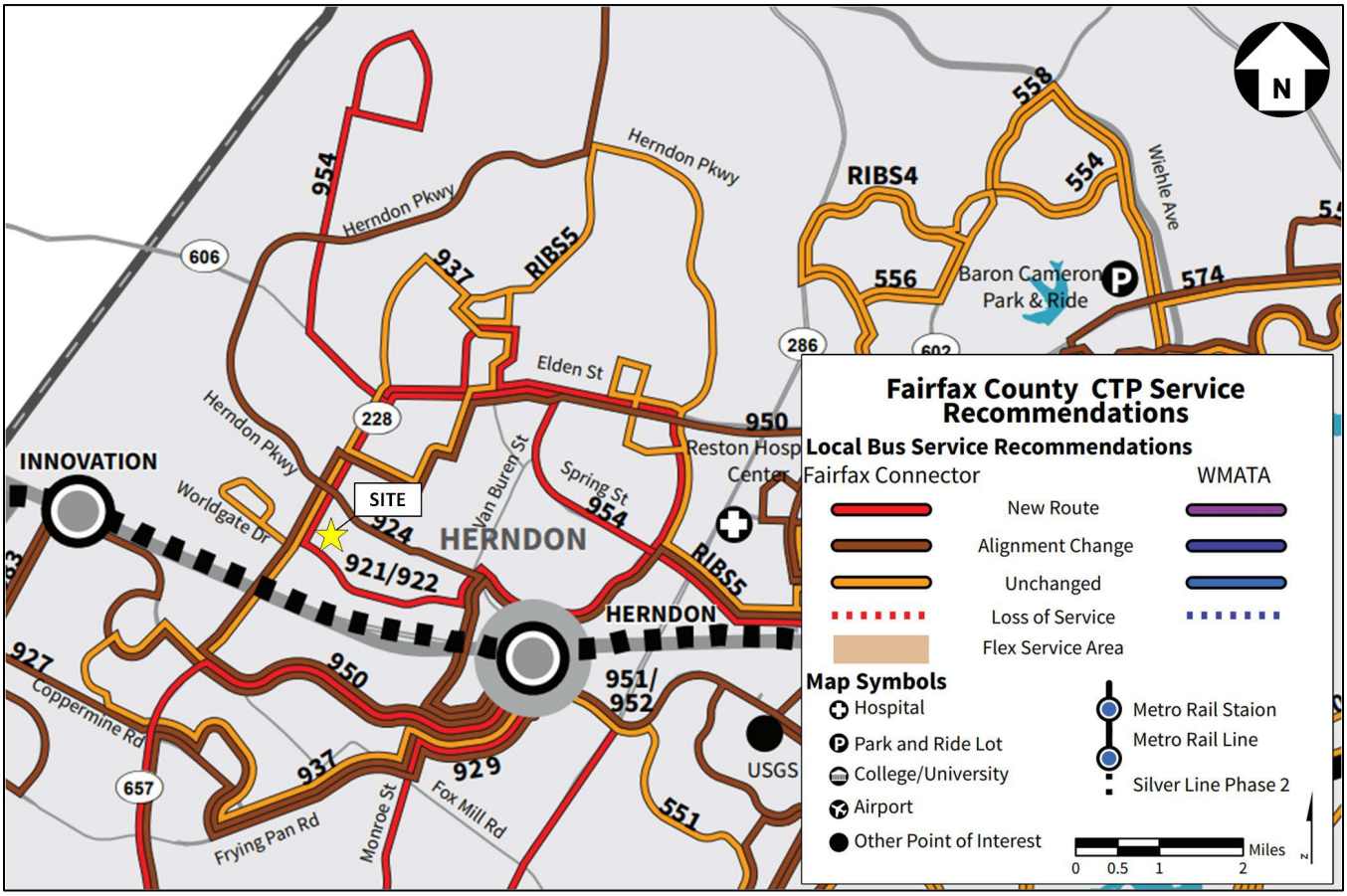

Figure 6: Fairfax County CTP Service Recommendations (Source: FCDOT)

Bicycle and Pedestrian Improvements

Fairfax County has adopted a *Countywide Bicycle Master Plan*. As part of the recommended bicycle network, a sharrow is recommended along Van Buren Street in the vicinity of the site. Figure 7 and Figure 8 shows the recommended bicycle facilities in the vicinity of the site. Figure 8 shows the existing and proposed bicycle network routes and facility types from Town of Herndon *Bicycle Network Master Plan*. As part of the recommended bicycle network, a bicycle lane is planned along Worldgate Drive and a cycle track is planned along Elden Street.

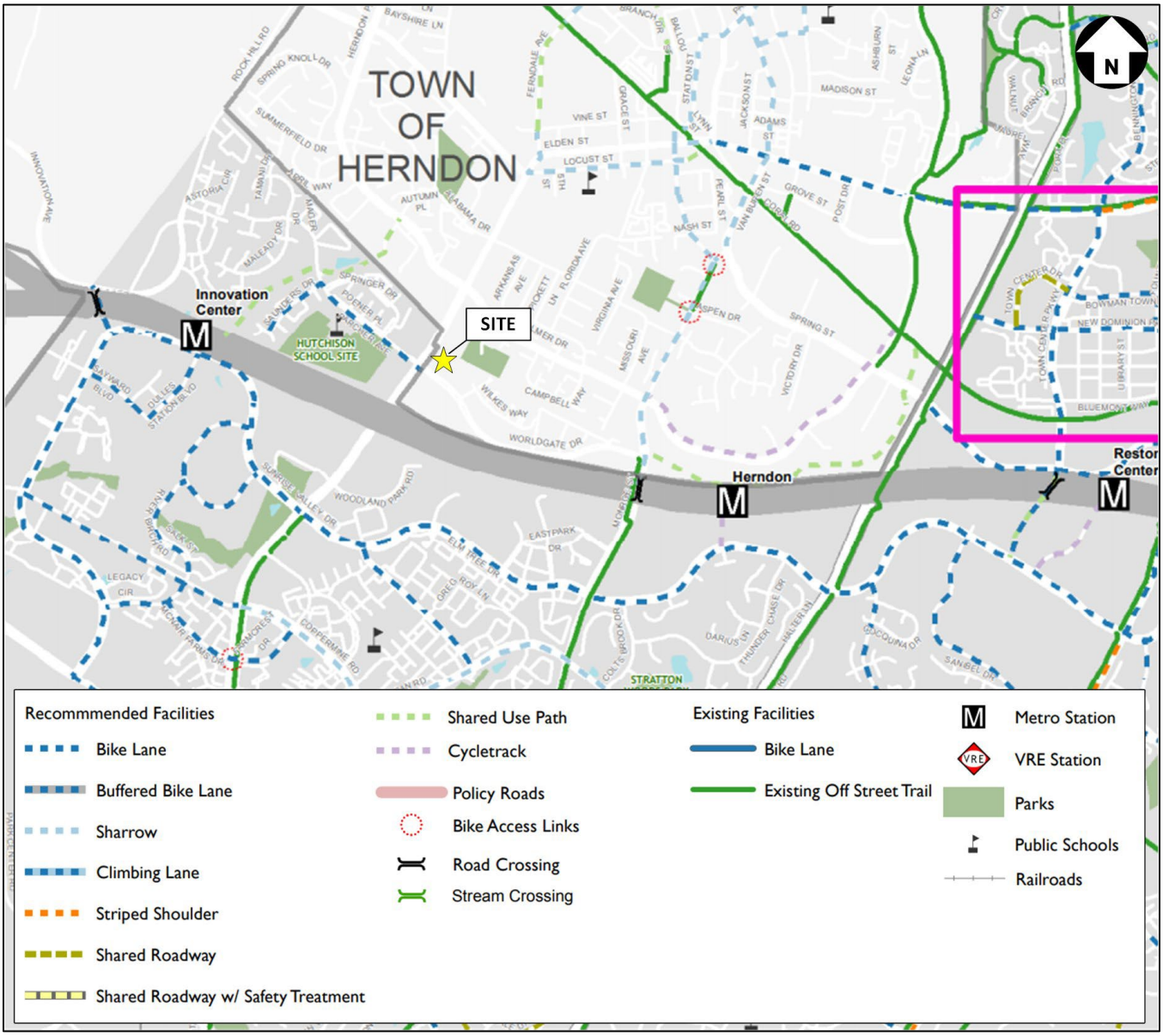

Figure 7: Recommended Bicycle Facilities (Source: Fairfax County Bicycle Master Plan)

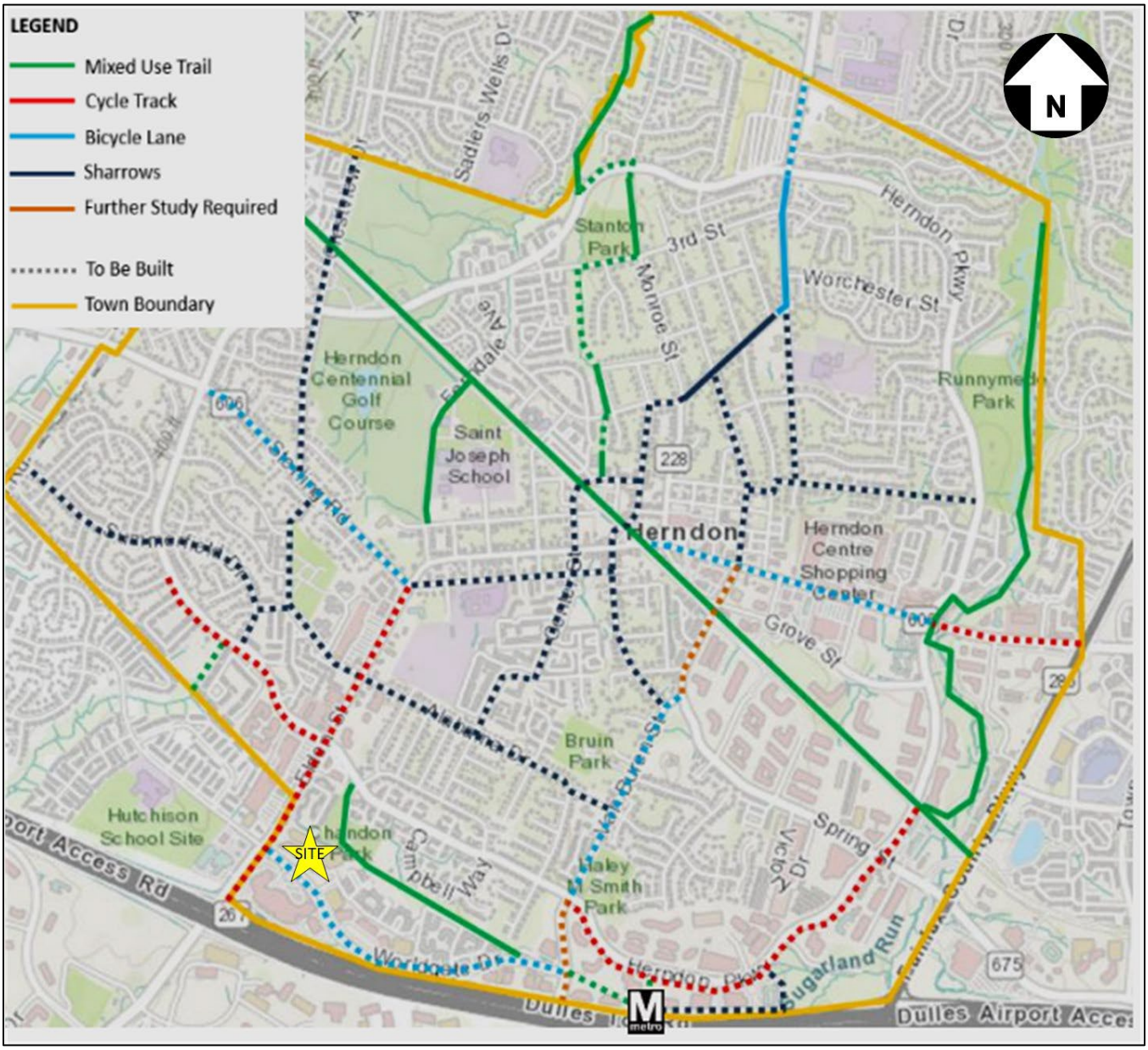

Figure 8: Recommended Bicycle Facilities (Source: Town of Herndon Bicycle Master Plan)

Existing Conditions (2022)

Existing Transit Service

Two (2) bus routes currently serve the site area along Worldgate Drive. Bus service along Worldgate Drive is provided by Fairfax Connector Routes 921 and 952. The existing bus routes are shown in Figure 9.

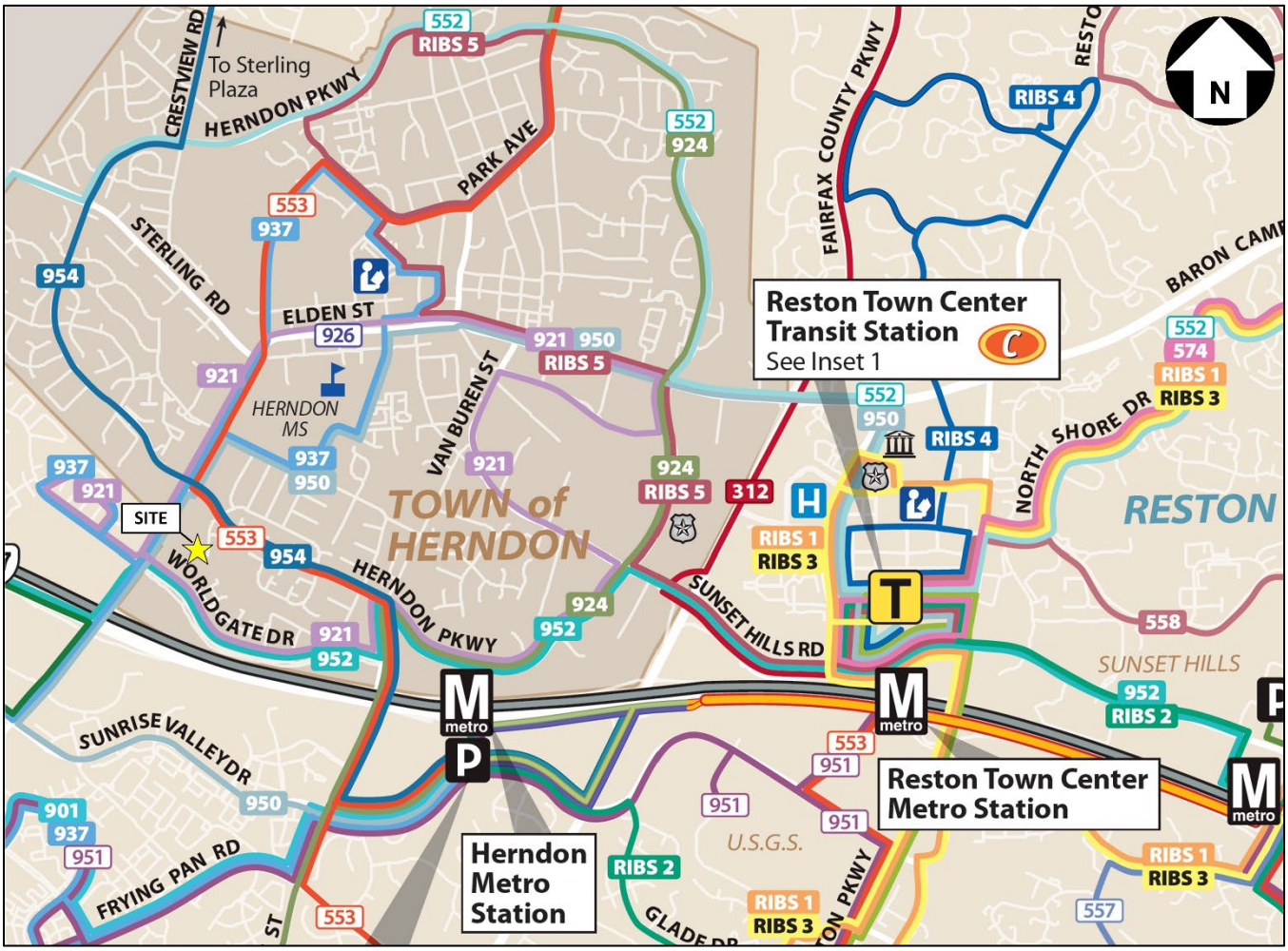

Figure 9: Existing Transit Service (Source: Fairfax Connector)

Existing Bicycle and Pedestrian Facilities

Van Buren Street and Worldgate Drive are considered “Less Comfortable” for bicycling and Wiltshire Lane is considered “Most Comfortable” as shown in Figure 10. Elden Street and a portion of Worldgate Drive have bikeable sidewalks. Worldgate Drive and Van Buren Street have secondary trails/shared use paths. The intersection of Elden Street and Worldgate Drive/Parcher Avenue has crosswalks and pedestrian signal heads on all approaches. The intersection of Worldgate Drive and Van Buren Street has crosswalks and pedestrian signal heads on three of the four approaches. The intersection of Worldgate Drive and Wiltshire Lane has crosswalks and pedestrian signal heads on all four approaches.

Figure 10: Bicycle and Trail Network (Source: Bike Fairfax Interactive Map)

Existing Roadway Network

A description of the major roadways within the study area is presented below.

Elden Street is classified as an urban minor collector based on Town of Herndon's 2005 Classification Map and as a minor arterial per VDOT Functional Classification website. It is currently a six-lane divided roadway with a posted speed limit of 40 mph in the vicinity of the site.

Worldgate Drive is classified as a minor collector per VDOT Functional Classification website. It is currently a four-lane divided roadway with turn lanes at all its major intersections. The posted speed limit in the vicinity of the site is 35 mph.

Van Buren Street (Route 6631) is four-lane divided urban collector with left turns lanes at major intersections. The posted speed limit within the vicinity of the site is 25 mph north of Worldgate Drive and is 35 mph south of Worldgate Drive.

Historical Crash Data

Crash data at the existing study intersections was obtained from VDOT for the most recent five years. The crash data is summarized in Table 1. The crash data provided by VDOT is included in Appendix C.

Table 1: Five-Year Crash Data Summary (January 2018 – December 2022)

Intersection	Total Number of Crashes	By Severity			By Crash Type			Crash Rate (Crashes per MEV)
		Number of Property Damage Crashes	Number of Crashes Resulting in Injury	Number of Fatal Crash	Rear Ends	Angle Crashes	Other Types	
1 Elden Street and Worldgate Drive/Parcher Avenue	43	19	24	0	18	13	12	0.63
2 Worldgate Drive and Worldgate Center Entrance/Wiltshire Lane	6	0	6	0	1	2	3	0.17
3 Van Buren Street and Worldgate Drive	19	7	12	0	9	4	6	0.52

It should be noted that "Other Types" include sideswipe – same direction, sideswipe – opposite direction, backed into, pedestrian, fixed object – off road, fixed object – in road, head on, and non-collision, as well as any other crash types that do not fall into one of these listed collision types. The crash data included in Table 1 shows the following:

- Intersection of Elden Street and Worldgate Drive/Parcher Avenue:
    - The intersection of Elden Street and Worldgate Drive/Parcher Avenue had a total of 43 crashes in the five-year period. The Intersection Crash Rate is 0.63 per million entering vehicles. A total of 31 crashes at the intersection were either rear-end or angle crashes, which are the most common types of crashes at a signalized intersection.
    - There were no fatal crashes at the intersection.
- Intersection of Worldgate Drive at Wiltshire Lane/Worldgate Center Entrance:
    - The intersection of Worldgate Drive at Wiltshire Lane/Worldgate Center Entrance had a total of 6 crashes in the five-year period. The Intersection Crash Rate is 0.17 per million entering vehicles. A total of 3 crashes at the intersection were either rear-end or angle crashes, which are the most common types of crashes at a signalized intersection.
    - There were no fatal crashes at the intersection.
- Intersection of Van Buren Street at Worldgate Drive:
    - The intersection of Van Buren Street at Worldgate Drive had a total of 19 crashes in the five-year period. The Intersection Crash Rate is 0.52 per million entering vehicles. A total of 13 crashes at the intersection were either rear-end or angle crashes, which are the most common types of crashes at a signalized intersection.
    - There were no fatal crashes at the intersection.

It should be noted that according to the Institute of Transportation Engineers' (ITE) *Transportation Impact Analysis for Site Development*, a crash rate of 1.00/MEV or higher can be used as a threshold to identify intersections that may have an elevated crash rate due to operational, geometric, or other deficiencies. Based on the crash rates at the intersections, none of the study the intersections have a high crash rate.

Existing Traffic Volumes

Traffic counts were conducted during the AM, Mid-day, and PM peak on Tuesday, November 15, 2022 from 6:00 AM to 10:00 AM, 10:00 AM to 2:00 PM, and from 3:30 PM to 7:30 PM. Analysis of the existing traffic data determined the following system peak hours:

- AM Peak Hour: 8:00 AM to 9:00 AM
- Mid-day Peak Hour: 12:15 PM to 1:15 PM
- PM Peak Hour: 5:00 PM to 6:00 PM

The existing weekday peak hour traffic volumes for the existing study intersections are shown in Figure 11. The published k-factors from the VDOT's 2018 Traffic Data website were used to estimate daily volumes from the PM peak hour (0.099 for Van Buren Street and 0.089 for Elden Street). A k-factor of 0.1 was used for the other streets and site entrances. The traffic count data are included in Appendix B.

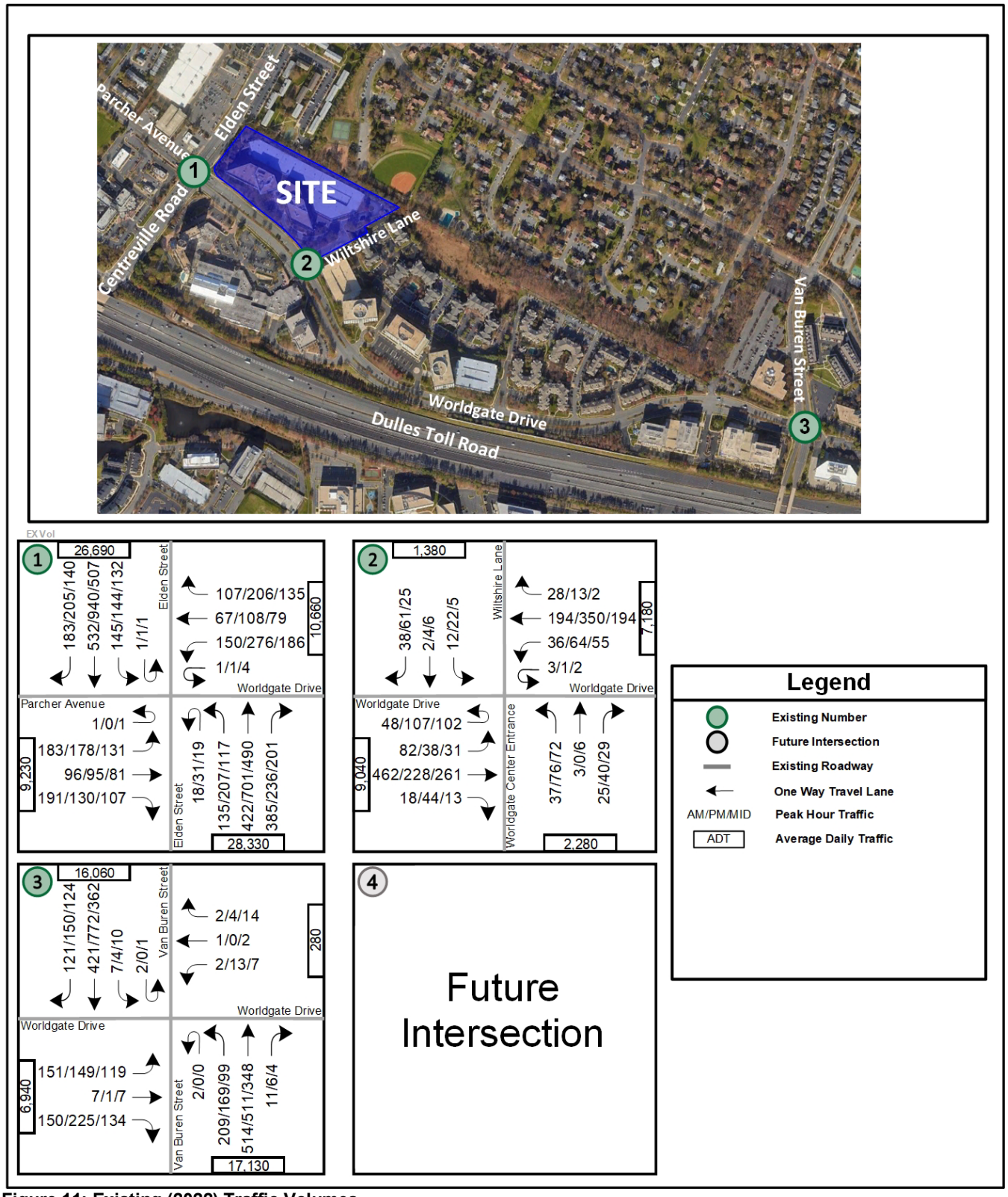

Figure 11: Existing (2022) Traffic Volumes

Existing Conditions Capacity Analysis

Capacity analysis was performed at the intersections within the study area during the weekday AM, Mid-day, and PM peak hours under existing conditions. *Synchro Version 11* was used to analyze the study intersections based on the *Highway Capacity Manual* (HCM) 2010 methodology and includes the level of service (LOS) and queue length comparisons for the turning movements analyzed.

SimTraffic was used to run simulations for the analysis to determine the queue lengths. The same network files that were used for the Synchro analyses were used as input for the SimTraffic analyses. Consistent with the guidelines set forth in the VDOT *Traffic Operations and Safety Analysis Manual* (TOSAM), Version 2.0, Table 2 shows the parameters used for the simulation. Per Section 7.6 of the TOSAM, all other parameters not addressed in the table should not be modified from the default value. The VDOT Sample Size Determination Tool determined four (4) runs are required for this microsimulation analysis. Hence, the 10 runs used for this study exceed the requirement.

Table 2: SimTraffic Analysis Input Parameters

SimTraffic (Version 11) Analysis Input Parameters	
Number of Intervals	One seeding interval and four 15 minute recording intervals
Seeding Interval Duration	15 minutes
PHF Adjust	• Selected "Yes" for one of the four, 15 minute recording intervals • Selected "No" for all other intervals
Anti-PHF Adjust	• Selected "Yes" for three, 15 minute recording intervals where PHF Adjust is set to "No" • Selected "No" for the recording interval where PHF Adjust is set to "Yes"
Number of Runs	10

A seeding period is necessary to ensure that the results obtained are not skewed because the network is void of any vehicles prior to seeding. Foregoing seeding would lead to lower travel times and delays for the traffic at the beginning of the simulation. The network reaches a normal state during the seeding period without affecting the results of the simulation.

Existing signal timings were provided by Town staff and used as a base for the existing analysis. Existing peak hour factors were used as determined in the field, except where the field peak hour factor was lower than 0.85 in which case a minimum value of 0.85 was used, consistent with VDOT analysis guidelines. Heavy vehicle percentages and pedestrian volumes were also collected during the intersection traffic counts and included in the analysis.

The results of the Synchro intersection analysis are presented in Table 3, and are expressed in LOS and delay (seconds per vehicle) per lane group. The SimTraffic analysis is expressed in average and maximum queues and the results for each intersection are also presented in Table 3 and are expressed in feet. Level of service results are also presented in Figure 12. The detailed analysis worksheets are included in Appendix E.

Table 3: Existing (2022) Intersection Analysis

No.	Intersection (Movement)	Effective Storage Length (ft.) [1]	AM Peak Hour				PM Peak Hour				Midday Peak Hour			
			LOS	Delay (sec/veh)	Average Queue (ft.) [3]	Max Queue (ft.) [2]	LOS	Delay (sec/veh)	Average Queue (ft.) [3]	Max Queue (ft.) [2]	LOS	Delay (sec/veh)	Average Queue (ft.) [3]	Max Queue (ft.) [2]
			Synchro		SimTraffic	SimTraffic	Synchro		SimTraffic	SimTraffic	Synchro		SimTraffic	SimTraffic
1	**Elden Street & Parcher Avenue/Worldgate Drive**													
	Overall Intersection (Signalized)		**C**	**26.0**			**C**	**28.9**			**C**	**24.0**		
	Eastbound Left/U-turn	200	C	32.1	112	183	D	36.1	117	184	C	29.3	82	164
	Eastbound Thru/Right		C	27.7	73	255	D	35.4	68	229	C	28.4	53	146
	Westbound Left	800	C	32.2	59	121	D	36.0	103	179	C	29.4	68	127
	Westbound Thru		C	32.5	28	65	D	37.6	39	91	C	29.8	32	74
	Westbound Right	280	C	32.0	38	87	D	36.9	52	110	C	29.4	43	97
	Northbound Left	430	C	32.1	85	164	D	36.0	123	207	C	29.7	68	140
	Northbound Thru		C	22.5	122	231	C	22.7	156	254	C	20.6	117	214
	Northbound Right		C	22.3	32	154	C	20.6	12	87	B	19.3	7	68
	Southbound Left	340	C	31.9	64	136	D	37.0	85	254	C	29.5	55	126
	Southbound Thru		C	23.0	137	247	C	26.3	230	368	C	20.4	121	202
	Southbound Right	290	C	21.1	48	116	C	22.4	56	134	B	18.7	36	86
2	**World Gate/Wiltshire Lane & Worldgate Drive**													
	Overall Intersection (Signalized)		**B**	**14.0**			**B**	**16.2**			**B**	**13.9**		
	Eastbound Left/U-turn	200	A	8.5	42	113	A	8.8	45	122	A	7.0	52	133
	Eastbound Thru		B	13.1	73	178	B	13.7	37	95	B	11.5	63	134
	Eastbound Right	220	A	8.3	4	30	A	9.5	10	44	A	7.6	2	28
	Westbound Left/U-turn	150	B	11.2	23	71	B	12.2	30	78	B	11.5	28	72
	Westbound Thru		B	13.9	58	145	B	17.0	75	160	B	14.4	68	152
	Westbound Right	225	B	10.4	11	50	B	12.1	4	28	B	12.2	1	19
	Northbound Left		C	27.1	12	51	C	26.8	21	57	C	25.7	16	52
	Northbound Left/Thru		C	26.3	11	50	C	25.1	21	57	C	24.8	18	57
	Northbound Thru/Right		C	26.3	8	32	C	25.1	13	47	C	24.8	10	40
	Southbound Left		C	27.0	13	50	C	26.5	20	62	C	28.0	9	44
	Southbound Left/Thru		C	27.0	13	50	C	26.6	20	62	C	28.4	9	44
	Southbound Right		C	26.8	23	60	C	26.2	29	64	C	27.5	16	52
3	**Van Buren Street & Worldgate Drive**													
	Overall Intersection (Signalized)		**C**	**22.1**			**C**	**21.7**			**C**	**21.4**		
	Eastbound Left		D	45.4	39	114	D	45.4	41	94	D	45.6	30	92
	Eastbound Left/Thru		D	45.5	57	130	D	45.5	47	103	D	45.5	48	99
	Eastbound Right		D	42.9	3	54	D	43.3	18	102	D	43.5	3	39
	Westbound Left/Thru		D	53.4	2	25	D	52.8	10	41	D	52.3	9	46
	Westbound Right	20	D	52.5	3	30	D	50.9	5	38	D	51.2	13	42
	Northbound Left/U-turn	260	D	49.1	115	199	D	49.1	101	172	D	49.0	60	126
	Northbound Thru		A	7.8	47	143	A	8.5	51	149	A	7.8	39	118
	Northbound Right	260	A	5.7	1	16	A	5.6	1	10	A	5.5	1	17
	Southbound Left/U-turn	200	E	63.4	7	32	E	58.7	4	28	E	69.2	8	56
	Southbound Thru		B	12.2	96	181	B	14.6	151	278	B	10.9	67	156
	Southbound Right		B	11.1	49	150	B	11.6	0	12	B	10.2	28	118

NOTES:

[1] Effective storage length is based on the storage length plus one-half of the taper length per TOSAM guidelines.

[2] Max queues are based on results from SimTraffic. Per TOSAM guidelines, the queues are based on the average to 10 simulations.

[3] Average queues are based on results from SimTraffic. Per TOSAM guidelines, the queues are based on the average to 10 simulations.

For the purpose of this analysis, it is desirable to achieve an overall level of service (LOS) of D or better for each intersection and LOS E or better for each lane group at an intersection within the study area. The capacity analysis results shown in Table 3 reveal the following:

- All study intersections operate at acceptable levels of service in the Existing (2022) conditions.
- The average queue lengths for all the movements are accommodated within the existing storage lengths.

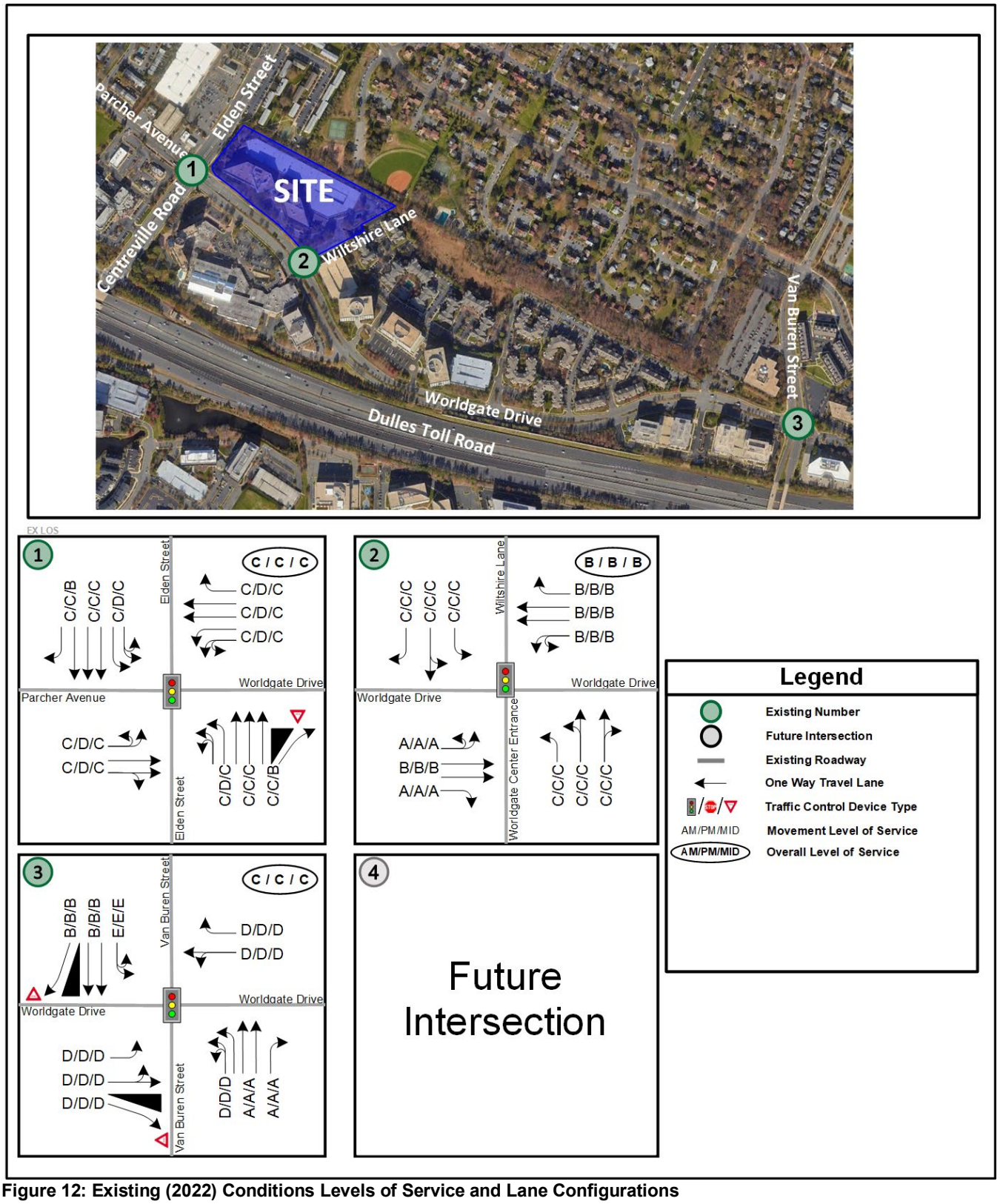

Figure 12: Existing (2022) Conditions Levels of Service and Lane Configurations

Future Conditions without Development (2026)

The development is anticipated to be complete by the year 2026. The Future without Development (2026) traffic volumes were developed by adding regional growth and background development traffic volumes to the existing traffic volumes.

Inherent Growth

As per the scoping document, an inherent growth of 1.0% per year was applied to regional roads to account for the regional growth in traffic volumes. The traffic volume due to the inherent growth for four years (2022 to 2026) is shown in Figure 14.

Approved Background Developments

As per the scoping document, the following background developments were assumed in the vicinity of the site for 2026 conditions:

- Park Place – Herndon Corporate Center– 141 residential units (85 single family attached and 56 stacked two-over-two condos)
- Parkview at Herndon Metro – 675 residential units, 413,000 SF of office, and 10,000 SF of retail
- 555 Herndon Parkway – 400 residential units, 430,000 SF of office, and 25,000 SF of retail

The total trips generated by background development and the location of the background developments is shown in Figure 15. The detail background trip generation information under Future without Development (2026) conditions is attached in Appendix F.

A map showing the background development locations is shown in Figure 13. Background development traffic volumes were determined using trip assignments provided in traffic impact studies for the background developments.

Figure 13: Background Development Locations

Planned Future Transportation Improvements

As per the scoping document, no background improvements were assumed to be in place under 2026 conditions.

Future without Development Traffic Volumes

The traffic volumes due to the inherent growth (Figure 14), and background development (Figure 15) were added to the existing traffic volumes (Figure 11) to establish the Future without Development (2026) traffic volumes, as shown in Figure 16.

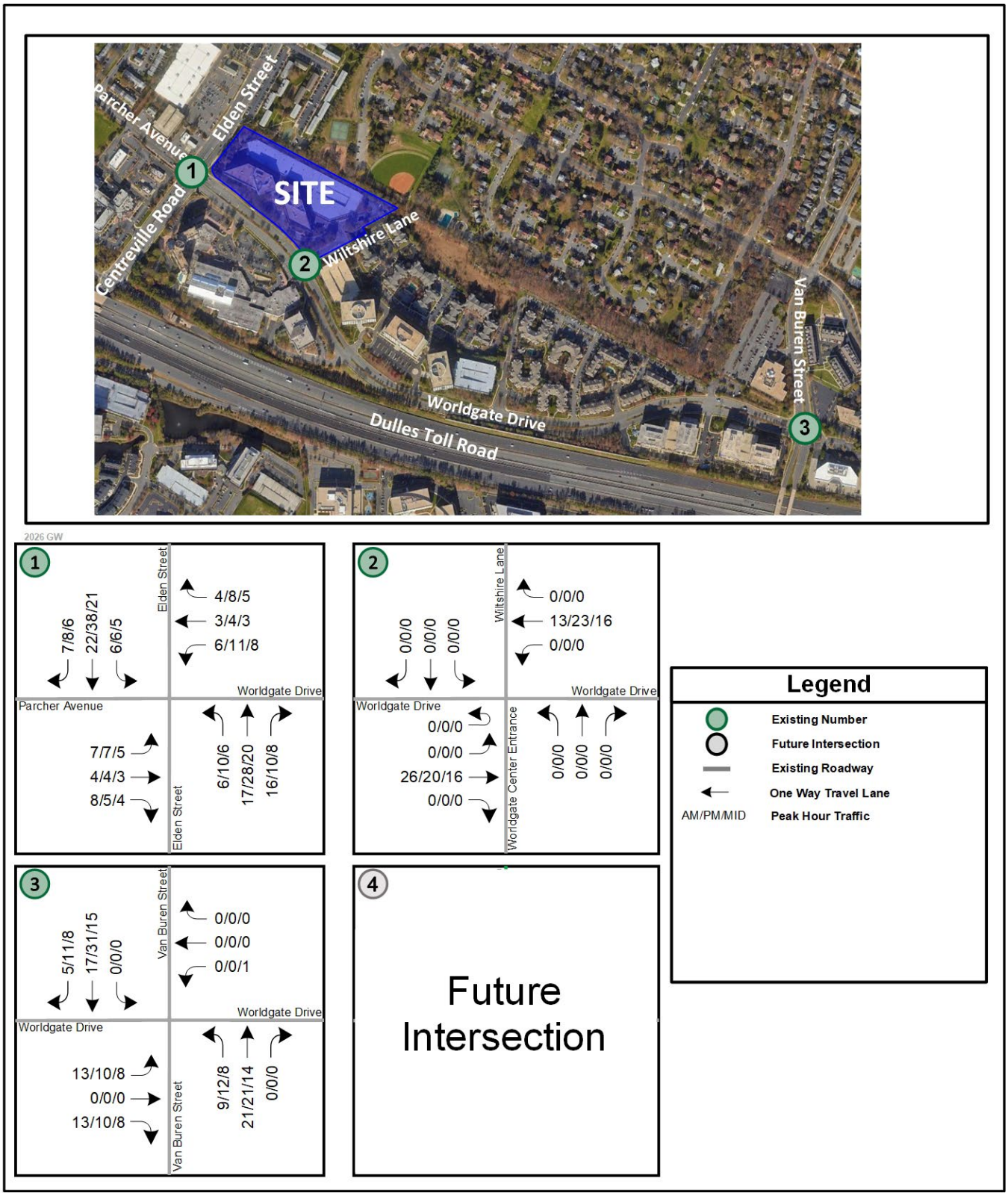

Figure 14: Inherent Growth Traffic Volumes

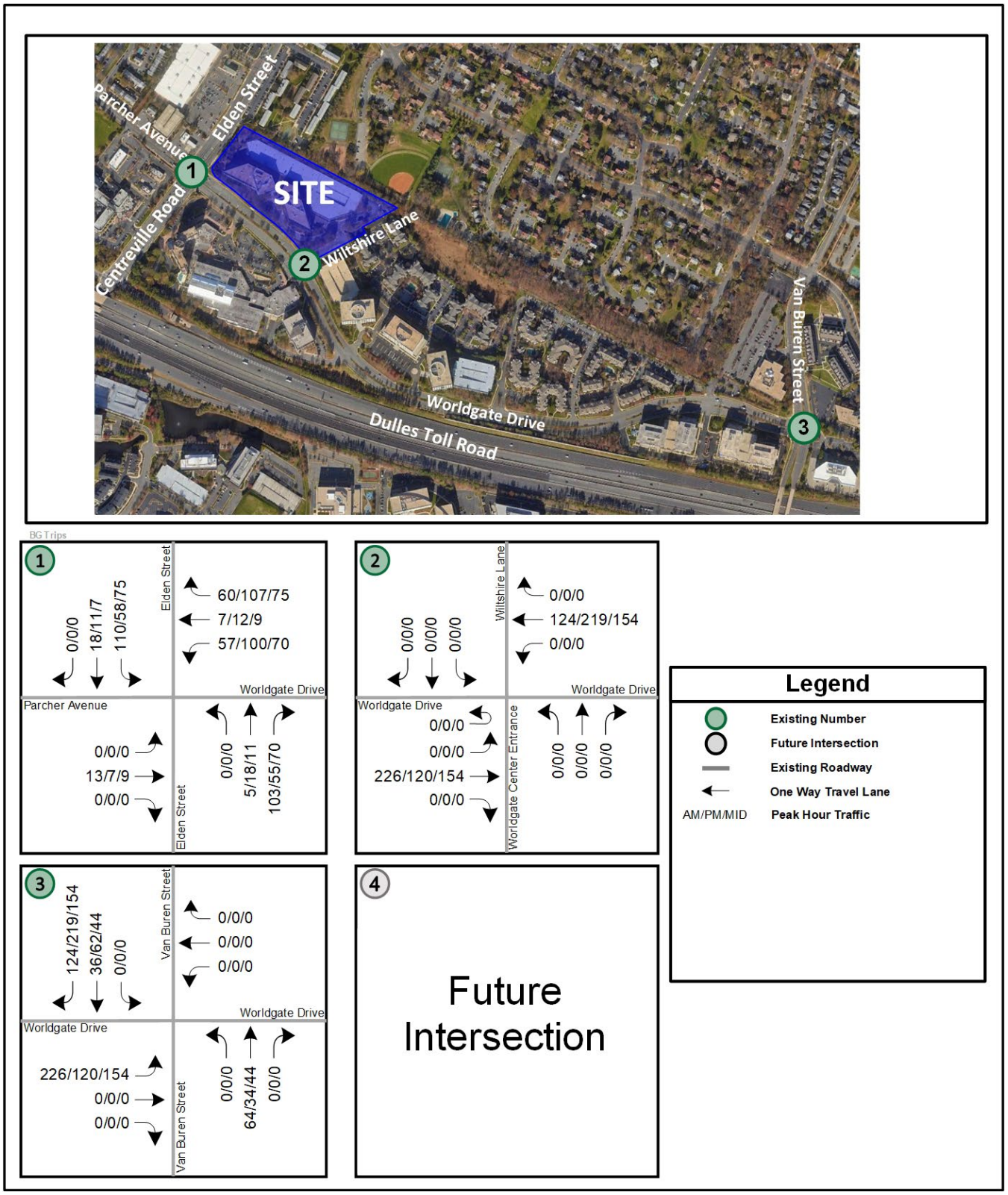

Figure 15: Background Development Total Traffic Volumes (2026)

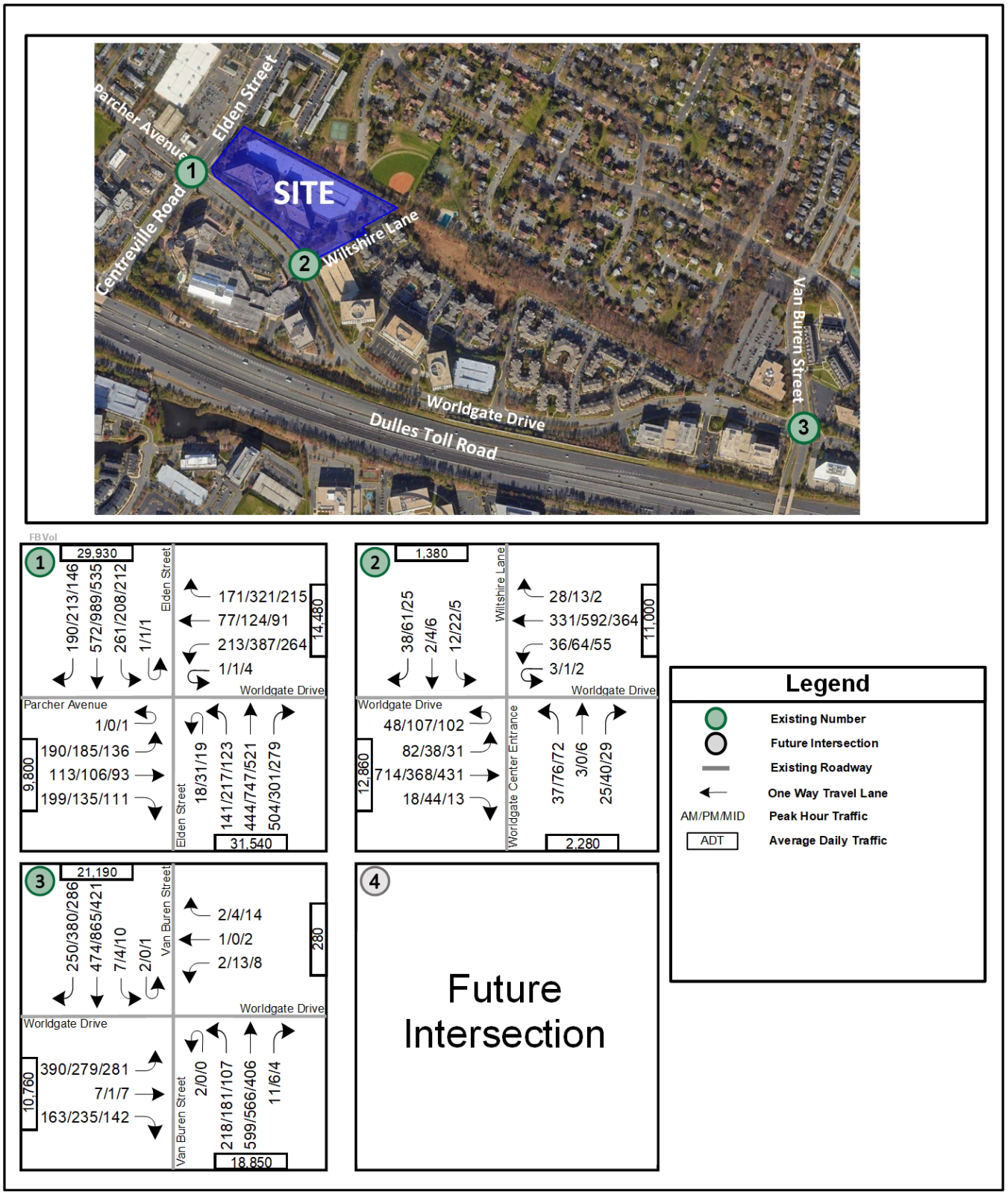

Figure 16: Future without Development (2026) Traffic Volumes

Future without Development (2026) Intersection Capacity Analysis

Capacity analysis was performed in a manner consistent with the methodology used for the Existing (2022) conditions analysis. A peak hour factor of 0.92 was used, except where the existing peak hour factor was greater than 0.92, consistent with VDOT analysis guidelines. The results of the intersection capacity analyses are presented in

Table 4. Level of service results are also presented in Figure 17. The detailed analysis worksheets are included in Appendix G.

Table 4: Future without Development (2026) Intersection Capacity Analysis Results

No.	Intersection (Movement)	Effective Storage Length (ft.) [1]	AM Peak Hour				PM Peak Hour				Midday Peak Hour			
			LOS	Delay (sec/veh)	Average Queue (ft.) [3]	Max Queue (ft.) [2]	LOS	Delay (sec/veh)	Average Queue (ft.) [3]	Max Queue (ft.) [2]	LOS	Delay (sec/veh)	Average Queue (ft.) [3]	Max Queue (ft.) [2]
			Synchro		SimTraffic	SimTraffic	Synchro		SimTraffic	SimTraffic	Synchro		SimTraffic	SimTraffic
1	**Elden Street & Parcher Avenue/Worldgate Drive**													
	Overall Intersection (Signalized)		**C**	**29.5**			**C**	**31.5**			**C**	**26.0**		
	Eastbound Left/U-turn	200	D	35.9	118	183	D	39.0	129	182	C	31.6	89	176
	Eastbound Thru/Right		C	32.7	79	219	D	39.9	77	225	C	31.9	56	167
	Westbound Left/U-turn	800	D	36.4	78	154	D	37.7	146	242	C	31.3	89	169
	Westbound Thru		D	37.3	31	75	D	39.5	45	99	C	32.0	35	88
	Westbound Right	280	D	36.9	52	127	D	38.9	81	177	C	31.7	64	159
	Northbound Left/U-turn	430	D	36.8	93	183	D	38.7	128	202	C	32.1	73	136
	Northbound Thru		C	25.3	141	240	C	25.3	189	298	C	22.4	142	253
	Northbound Right		C	26.5	86	255	C	23.0	29	144	C	21.1	23	120
	Southbound Left/U-turn	340	D	35.4	118	193	D	38.9	123	299	C	31.0	83	163
	Southbound Thru		C	23.4	143	230	C	27.9	243	390	C	20.6	130	219
	Southbound Right	290	C	21.5	52	123	C	23.6	49	115	B	18.9	37	80
2	**World Gate/Wiltshire Lane & Worldgate Drive**													
	Overall Intersection (Signalized)		**B**	**14.3**			**B**	**16.9**			**B**	**14.7**		
	Eastbound Left/U-turn	200	A	6.9	44	125	A	8.9	48	133	A	7.3	55	125
	Eastbound Thru		B	13.2	97	225	B	13.8	59	138	B	12.6	86	190
	Eastbound Right	220	A	7.6	3	29	A	9.0	12	40	A	7.8	3	25
	Westbound Left/U-turn	150	B	11.6	24	74	B	12.0	32	83	B	12.2	31	99
	Westbound Thru		B	14.9	83	212	B	18.4	109	225	B	15.9	113	259
	Westbound Right	225	B	10.7	9	46	B	11.8	4	29	B	12.0	1	14
	Northbound Left		C	30.2	10	41	C	28.5	22	66	C	26.7	16	56
	Northbound Left/Thru		C	29.3	11	46	C	26.8	19	54	C	25.7	17	66
	Northbound Thru/Right		C	29.3	8	33	C	26.8	13	49	C	25.7	9	45
	Southbound Left		C	30.0	12	49	C	28.4	19	60	C	27.6	11	46
	Southbound Left/Thru		C	30.0	12	49	C	28.4	19	60	C	27.8	11	46
	Southbound Right		C	29.8	22	60	C	28.0	31	67	C	27.4	17	48
3	**Van Buren Street & Worldgate Drive**													
	Overall Intersection (Signalized)		**C**	**25.7**			**C**	**23.5**			**C**	**23.6**		
	Eastbound Left		D	47.3	109	218	D	45.5	77	157	D	46.0	76	172
	Eastbound Left/Thru		D	47.2	124	223	D	45.6	88	166	D	46.2	94	195
	Eastbound Right		D	37.7	5	72	D	40.4	28	113	D	39.9	3	41
	Westbound Left/Thru		D	53.4	2	20	D	52.8	10	44	D	52.5	9	45
	Westbound Right	20	D	52.5	3	31	D	50.9	4	37	D	51.1	13	42
	Northbound Left/U-turn	260	D	49.3	123	204	D	49.3	111	202	D	48.9	66	139
	Northbound Thru		B	11.0	82	183	B	10.4	71	168	A	9.9	62	156
	Northbound Right	260	A	7.9	2	23	A	6.8	1	21	A	6.9	1	18
	Southbound Left/U-turn	200	E	63.4	7	67	E	58.7	3	42	E	69.2	10	49
	Southbound Thru		B	16.1	127	235	B	17.9	187	332	B	13.6	94	189
	Southbound Right		B	15.2	5	69	B	15.3	7	101	B	13.5	1	37

NOTES:

[1] Effective storage length is based on the storage length plus one-half of the taper length per TOSAM guidelines.

[2] Max queues are based on results from SimTraffic. Per TOSAM guidelines, the queues are based on the average to 10 simulations.

[3] Average queues are based on results from SimTraffic. Per TOSAM guidelines, the queues are based on the average to 10 simulations.

For the purpose of this analysis, it is desirable to achieve an overall level of service (LOS) of D or better for each intersection and LOS E or better for each lane group at an intersection within the study area. The capacity analysis results shown in Table 4 reveal the following:

- All study intersections operate at acceptable levels of service in the Future without Development (2026) conditions.
- The average queue lengths for all the movements are accommodated within the existing storage lengths.

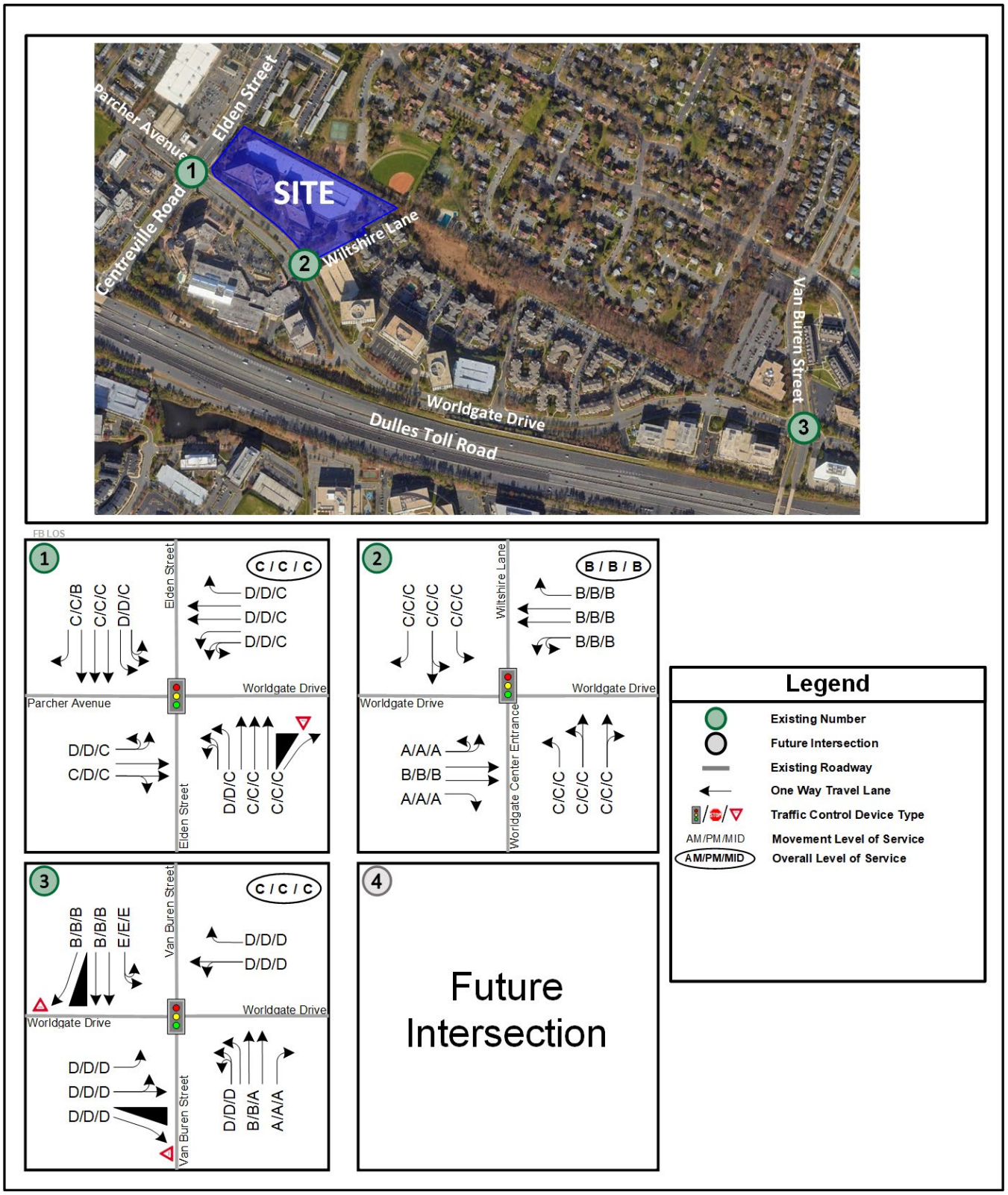

Figure 17: Future without Development (2026) Conditions Levels of Services and Lane Configurations

Future Conditions with Development (2026)

Site Description and Site Access

The Applicant is proposing a rezoning application for the proposed Worldgate Drive Redevelopment. The 10.42-acre site consists of two (2) parcels (Tax Map #16-1 ((02)) 25, #16-3 ((02)) 2A). The existing site is currently occupied by a 348,545 SF office building that is to be removed and parking garage that is to be partially removed. The proposed development includes 49 townhouse units, 52 stacked townhouse units, and 349 multifamily units. The current zoning for the site is PD-W (Planned Development – Worldgate). Site access is planned to be provided via the existing full access entrance on Wiltshire Lane and a proposed right-in only entrance on Worldgate Drive. Build out of the site is anticipated in 2026. The proposal results in less trip generated than the existing office use. A conceptual development plan (CDP) is included in Figure 18.

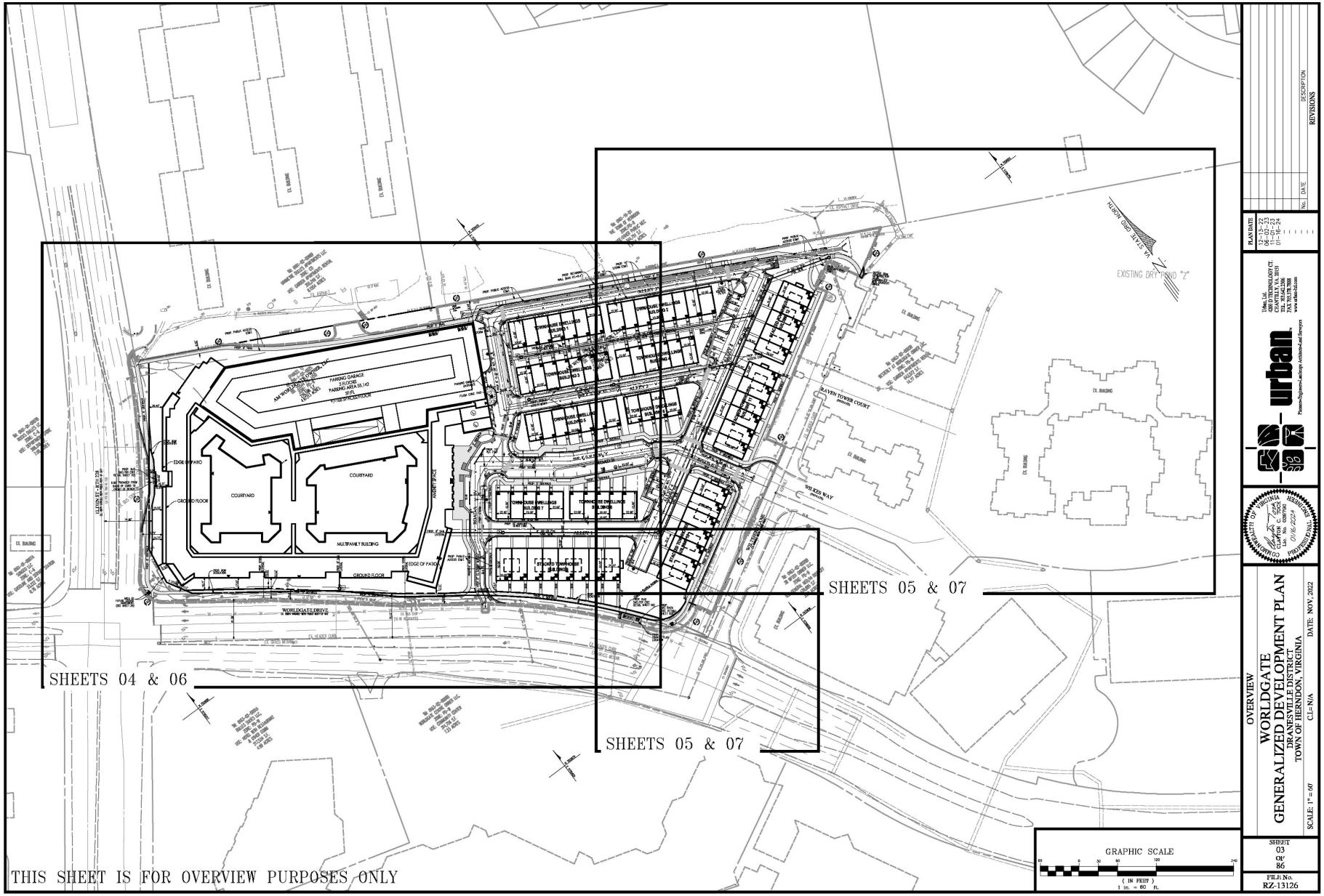

Figure 18: Conceptual Development Plan (Prepared by Urban Ltd)

Trip Generation

As discussed and approved by Town of Herndon staff during the scoping meeting, ITE's *Trip Generation Manual* 11th Edition was used to project the existing and proposed trips for the weekday AM peak hour, PM peak hour, and daily. Consistent with the hourly factors provided in ITE's *Trip Generation Manual*, the Mid-day peak hour trip generation rates were estimated to be 62% of the PM peak hour trip generation rates. Table 5 shows the trip generation for the proposed uses under the future conditions.

Table 5: Trip Generation

ITE Land Use Code *Trip Generation, 11th Ed.*			Quantity	Weekday AM Peak Hour			PM Peak Hour			Daily	* Mid Peak Hour Peak Hour		
				In	*Out*	*Total*	*In*	*Out*	*Total*	*Total*	*In*	*Out*	*Total*
Existing Development to be Removed													
Office	710	General Office Building	348,545 SF	431	59	490	80	388	468	3,438	50	241	290
Removed Site Trips				**431**	**59**	**490**	**80**	**388**	**468**	**3,438**	**50**	**241**	**290**
Proposed Development													
Residential	220	Multifamily (Low-Rise) (Urban/Suburban)	101 DU	13	41	54	40	24	64	723	25	15	40
Residential	221	Multifamily (Mid-Rise) (Urban/Suburban)	349 DU	33	109	142	83	53	136	1,618	51	33	84
Proposed Development Site Trips Without Reductions				**46**	**150**	**196**	**123**	**77**	**200**	**2,341**	**76**	**48**	**124**
Mode Split/TDM Reduction			*15%*	*-7*	*-23*	*-30*	*-18*	*-12*	*-30*	*-351*	*-11*	*-7*	*-19*
Proposed Development Site Trips With Reductions				**39**	**127**	**166**	**105**	**65**	**170**	**1,990**	**65**	**40**	**105**
Net New Site Trips (Proposed – Existing)				**-392**	**68**	**-324**	**25**	**-323**	**-298**	**-1,448**	**16**	**-200**	**-185**
% Reduction in Trips (Proposed – Existing)						**66%**			**64%**	**42%**			**64%**

*MID Peak Hour rates are based on "Hourly Variations in Trip Generation for Office and Residential Uses" ITE Journal , January 2015: Residential = 62% of PM Peak Volumes

As shown in Table 5, the proposed development is anticipated to generate approximately 166 trips during the AM peak hour, 105 trips during the Mid-day peak, 170 trips during the PM peak hour, and 1,990 trips on a typical weekday.

Table 5 also shows that compared to the existing office use on the site, the proposed use generates approximately 324 fewer AM peak hour trips, 185 fewer Mid-day peak hour trips, 298 fewer PM peak hour trips and 1,448 fewer daily trips compared to the existing office use. This results in a significant reduction in the trip generation on the site compared to the existing use – approximately 64%-66% reduction of peak hour trips generated and approximately 42% reduction of daily trips generated.

A mode split/TDM reduction of 15% was applied to the residential uses, consistent with other studies in the area. Given the location of the Worldgate Drive Redevelopment site, access to transit, and the increased bike and pedestrian facilities in the Town, 15% is a conservative estimate for the number of residents who will use non-SOV modes of travel.

Site Trip Distribution and Site Generated Traffic Volumes

The direction of approach for the proposed trips was evaluated based on the anticipated travel patterns for the future roadway network, location of employment/retail areas within the region, and general engineering judgment. The direction of approach assumptions of traffic generated by the proposed development are shown in Table 6 and graphically in Figure 19.

The inbound and outbound trips calculated for the weekday morning and afternoon peak hours were routed based on the distribution shown in Figure 19. The peak hour trips generated by the site are shown Figure 20.

Table 6: Directional Distribution Table

To/From	Distribution
North along Elden Street	25%
South along Centreville Road	30%
West along Parcher Avenue	10%
North along Van Buren Street	15%
South along Van Buren Street	20%
Total	**100%**

Figure 19: Trip Distribution

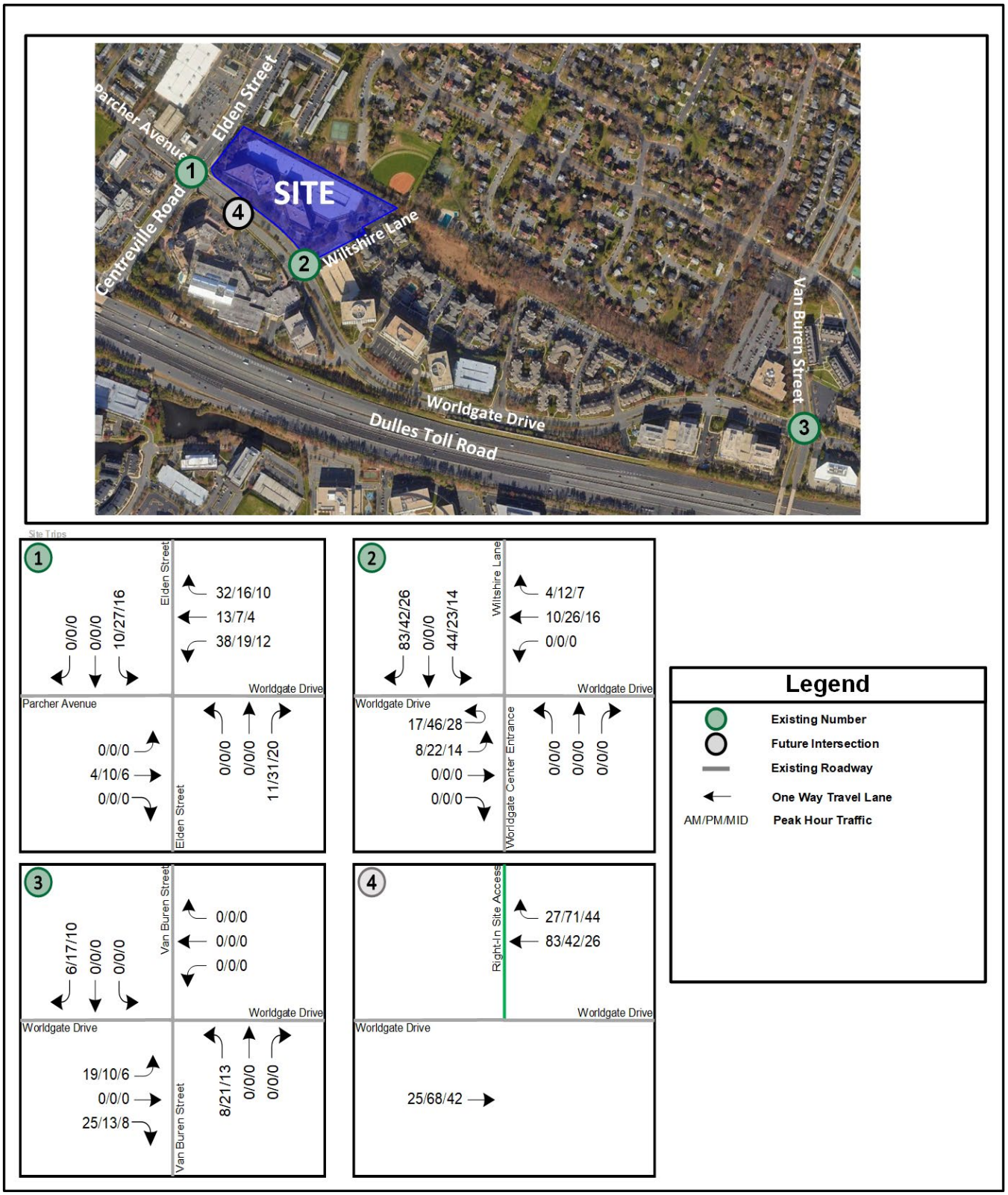

Figure 20: Site Trips

Future with Development (2026) Traffic Volumes

The trips generated by the proposed development (Figure 20) were added to Future without Development volumes (Figure 16) to establish the Future with Development volumes (Figure 21).

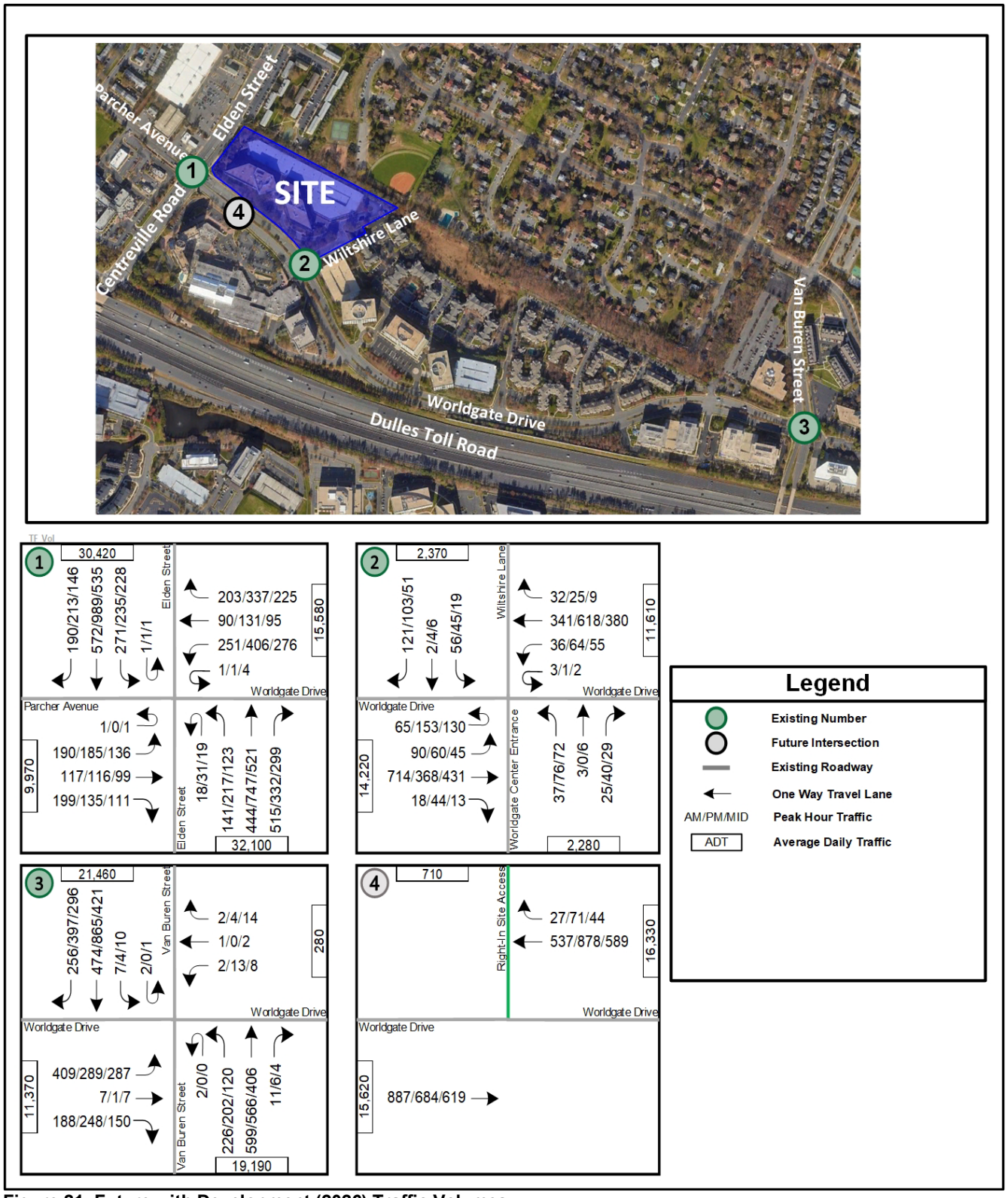

Figure 21: Future with Development (2026) Traffic Volumes

Future with Development (2026) Capacity Analysis

Capacity analysis was performed in a manner consistent with the methodology used for the Future without Development (2026) conditions analysis. The results of the intersection analysis are presented in Table 7. The results of the intersection capacity analysis and the lane configurations for the future with development conditions are shown graphically in Figure 22. The detailed analysis worksheets are included in Appendix H.

Table 7: Future with Development (2026) Intersection Capacity Analysis Results

No.	Intersection (Movement)	Effective Storage Length (ft.) [1]	AM Peak Hour				PM Peak Hour				Midday Peak Hour			
			LOS	Delay (sec/veh)	Average Queue (ft.) [3]	Max Queue (ft.) [2]	LOS	Delay (sec/veh)	Average Queue (ft.) [3]	Max Queue (ft.) [2]	LOS	Delay (sec/veh)	Average Queue (ft.) [3]	Max Queue (ft.) [2]
			Synchro		SimTraffic	SimTraffic	Synchro		SimTraffic	SimTraffic	Synchro		SimTraffic	SimTraffic
1	**Elden Street & Parcher Avenue/Worldgate Drive**													
	Overall Intersection (Signalized)		**C**	**30.4**			**C**	**32.4**			**C**	**26.4**		
	Eastbound Left/U-turn	200	D	36.8	125	184	D	39.8	129	183	C	32.0	88	167
	Eastbound Thru/Right		C	34.3	87	312	D	40.7	75	267	C	32.5	55	144
	Westbound Left/U-turn	800	D	37.1	89	165	D	38.2	153	279	C	31.6	88	166
	Westbound Thru		D	38.2	29	76	D	39.6	43	108	C	32.3	32	84
	Westbound Right	280	D	37.6	47	114	D	39.1	80	172	C	32.0	54	120
	Northbound Left/U-turn	430	D	37.7	89	170	D	39.5	129	211	C	32.6	72	157
	Northbound Thru		C	25.7	137	227	C	26.7	191	290	C	22.9	135	226
	Northbound Right		C	27.4	57	262	C	24.4	19	164	C	21.7	7	108
	Southbound Left/U-turn	340	D	36.2	124	226	D	39.2	130	299	C	31.3	93	167
	Southbound Thru		C	23.5	147	250	C	28.6	245	433	C	20.8	130	219
	Southbound Right	290	C	21.6	57	145	C	24.2	58	157	B	19.0	41	85
2	**World Gate/Wiltshire Lane & Worldgate Drive**													
	Overall Intersection (Signalized)		**B**	**16.7**			**B**	**18.5**			**B**	**15.7**		
	Eastbound Left/U-turn	200	A	8.3	54	148	B	11.5	77	177	A	8.1	62	141
	Eastbound Thru		B	15.1	115	261	B	15.2	56	121	B	13.5	91	202
	Eastbound Right	220	A	8.8	5	31	A	9.9	10	37	A	8.5	2	27
	Westbound Left/U-turn	150	B	13.1	27	69	B	13.1	31	98	B	13.0	32	106
	Westbound Thru		B	16.8	100	224	C	20.4	142	256	B	17.1	122	255
	Westbound Right	225	B	10.7	9	54	B	11.7	9	67	B	11.9	5	31
	Northbound Left		C	30.5	11	45	C	29.3	22	68	C	27.5	13	58
	Northbound Left/Thru		C	29.7	11	46	C	29.3	21	65	C	27.5	17	60
	Northbound Thru/Right		C	29.7	7	29	C	27.6	11	43	C	26.6	7	37
	Southbound Left		C	28.6	0	3	C	27.7	32	80	C	27.4	19	68
	Southbound Left/Thru		C	28.6	39	88	C	27.7	32	80	C	27.4	19	68
	Southbound Right		C	28.0	44	92	C	27.3	48	113	C	27.0	28	62
3	**Van Buren Street & Worldgate Drive**													
	Overall Intersection (Signalized)		**C**	**26.3**			**C**	**24.2**			**C**	**24.0**		
	Eastbound Left		D	47.7	112	226	D	45.3	81	153	D	46.3	79	179
	Eastbound Left/Thru		D	47.3	129	238	D	45.6	92	168	D	46.2	96	184
	Eastbound Right		D	37.5	8	64	D	40.1	28	132	D	39.8	4	55
	Westbound Left/Thru		D	53.4	1	20	D	52.8	12	51	D	52.5	9	53
	Westbound Right	20	D	52.5	3	34	D	50.9	4	42	D	51.1	13	45
	Northbound Left	260	D	49.6	122	212	D	49.9	116	195	D	48.8	78	151
	Northbound Thru		B	11.3	79	191	B	10.5	69	155	A	9.9	62	157
	Northbound Right	260	A	8.1	2	22	A	6.9	1	17	A	6.9	1	14
	Southbound Left	200	E	63.4	7	37	E	58.7	4	42	E	69.2	9	41
	Southbound Thru		B	16.5	124	233	B	18.5	196	329	B	13.9	99	200
	Southbound Right		B	15.6	5	102	B	15.9	18	191	B	13.8	2	47
4	**Worldgate Drive and Right-In Only Site Access**													
	Overall Intersection (Unsignalized)													

NOTES:

[1] Effective storage length is based on the storage length plus one-half of the taper length per TOSAM guidelines.

[2] Max queues are based on results from SimTraffic. Per TOSAM guidelines, the queues are based on the average to 10 simulations.

[3] Average queues are based on results from SimTraffic. Per TOSAM guidelines, the queues are based on the average to 10 simulations.

For the purpose of this analysis, it is desirable to achieve an overall level of service (LOS) of D or better for each intersection and LOS E or better for each lane group at an intersection within the study area. The capacity analysis results shown in Table 7 reveal the following:

- All study intersections operate at acceptable levels of service in the Future with Development (2026) conditions.
- The average queue lengths for all the movements are accommodated within the existing storage lengths.

It should be noted that unsignalized intersections with free-flow movements do not produce results in Synchro.

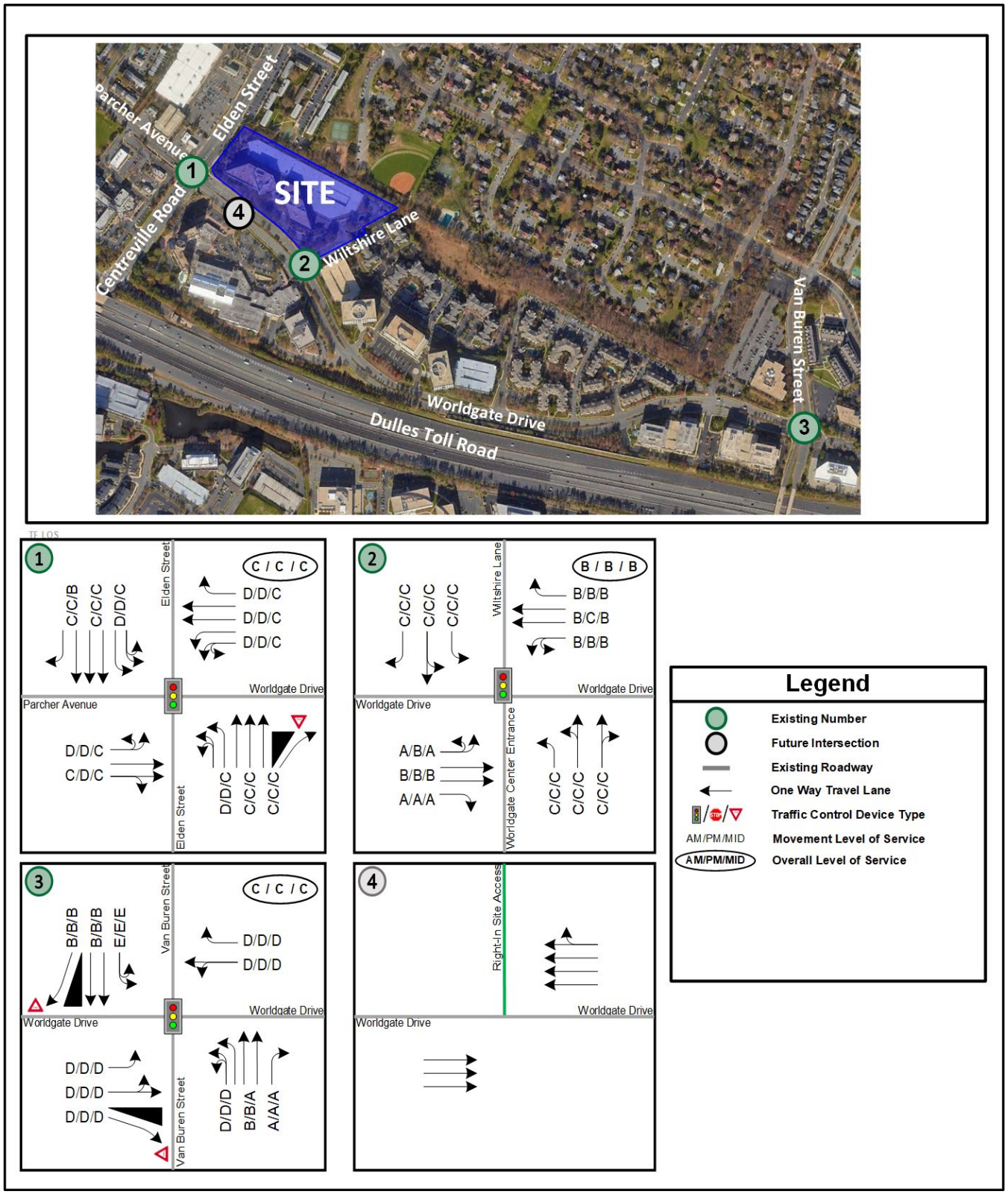

Figure 22: Future Conditions with Development Levels of Service and Lane Configurations

Transportation Demand Management Plan

The Worldgate Drive Redevelopment provides an opportunity to create a high-density environment that increases pedestrian accessibility and promotes residential use in the Herndon Transit-Oriented Core. The Applicant has determined that it is in their best interest to implement a TDM Program that will 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 peak hour automobile trips generated by the multifamily dwellings, stacked townhouse dwellings, and townhouse dwellings constructed on the Property. The proffered elements of the TDM Program will be implemented through a Transportation Demand Management Work Plan developed by the Applicant with input from and approval by the Town of Herndon Department of Community.

In order to promote a healthy and sustainable commuting culture in the Town, the TDM Work Plan shall incorporate any combination of the following elements:

- Contributions to resident Metro fare cards, Contributions to Fairfax Connector, WMATA or other public transit service approved by the Town.
- Bicycle racks, bicycle storage rooms, and tenant incentives to participate in yearly transportation management surveys.
- Micro-Mobility pad for the multifamily residential building.

Spacing Analysis

A spacing analysis was conducted for the proposed site entrance based on VDOT's *Roadway Design Manual* (RDM), Appendix F, Table 2-2. A summary of the proposed and required spacing is provided in Table 8 and shown graphically in Figure 23. According to the VDOT, Worldgate Drive is classified as a minor collector with a posted speed limit of 35 mph. As shown in Table 8 and in Figure 23, the proposed site entrance would meet VDOT's minimum intersection spacing requirements.

Table 8: Minimum Spacing Standards for Commercial Entrances, Intersections and Median Crossovers

Functional Classification	Design Speed (See Note 2)	Minimum Spacing (Distance) in Feet			
		Type 1 (Signalized)	Type 2 (Unsignalized/ Full Crossover)	Type 3 (Full Access /Directional Crossover)	Type 4 (Partial Access)
Principal Arterial	≤ 30 mph	1,050	880	440	250
	35 to 45 mph	1,320	1,050	565	305
	≥ 50 mph	2,640	1,320	750	495
Minor Arterial	≤ 30 mph	880	660	355	200
	35 to 45 mph	1,050	660	470	250
	≥ 50 mph	1,320	1,050	555	425
Collector	≤ 30 mph	660	440	225	200
	35 to 45 mph	660	440	335	250
	≥ 50 mph	1,050	660	445	360
Local Street	See Note 1				

Figure 23: Intersection Spacing

Conclusions

The analysis presented in this report supports the following major findings:

- **Existing (2022) Conditions:**
    - The study intersections operate at acceptable levels of service.
    - The average queue and maximum queue lengths for all the movements are accommodated within the existing storage lengths.
- **Future without Development Conditions (2026):**
    - An inherent growth of 1% per year was applied on n major movements to account for the regional growth in traffic volumes.
    - The following approved but unbuilt background developments were assumed to be in place by 2026:
        - 555 Herndon Parkway – 400 residential units, 430,000 SF of office, and 25,000 SF of retail
        - Parkview Redevelopment – 675 residential units, 413,000 SF of office, and 10,000 SF of retail
        - Herndon Corporate Center – 141 residential units
    - The study intersections operate at acceptable levels of service.
    - The average queue and maximum queue lengths for all the movements are accommodated within the existing storage lengths.
- **Future with Development (2026) Conditions:**
    - The proposed development is anticipated to generate approximately 166 trips during the AM peak hour, 105 trips during the Mid-day peak, 170 trips during the PM peak hour, and 1,990 trips on a typical weekday.
    - Compared to the existing office use on the site, the proposed use generates approximately 324 fewer AM peak hour trips, 185 fewer Mid-day peak hour trips, 298 fewer PM peak hour trips and 1,448 fewer daily trips compared to the existing office use. This results in a significant reduction in the trip generation on the site compared to the existing use – approximately 64%-66% reduction of peak hour trips generated and approximately 42% reduction of daily trips generated.
    - The traffic generated by the proposed development has a minimal impact on the regional study intersections.
    - All study intersections operate at acceptable levels of service.
    - The average queue lengths for all the movements are accommodated within the existing storage lengths.

TOWN OF Herndon VIRGINIA

MEMORANDUM

To: Chair Michael Romeo, Planning Commission

From: Chair Leslie Blaker-Glass, Architectural Review Board

Date: November 28, 2023

Subject: ARB Review of ZMA #22-02, 13100 & 13150 Worldgate Drive

---

This memo serves as a report of the ARB's preliminary review of the architectural designs included in Zoning Map Amendment case #22-02, which proposes the demolition of the existing office building and construction of a multi-family residential building, stacked two-over-two residential units, and residential townhouses.

This project was the subject of a previous ARB discussion item which the Board reviewed on July 5th, 2023. The representatives for the project requested to come before the Board as a discussion item in that early stage of the project to receive initial feedback. The project is now more developed and again went before the ARB on November 1, 2023.

This memo relays to the Planning Commission the items highlighted in the Board's discussion which include comments that should be addressed prior to an official ARB application submission.

As this was a pre-application discussion item, the review was preliminary and not comprehensive. The submitted materials were limited to a presentation slide deck which included elevations, perspective renderings, and general materials call outs. It should be noted that the formal ARB application should include all drawing sheets and materials included as a part of the GDP.

Board Discussion:
After presentations by Town staff and the project representatives, the board discussed the project and provided the following feedback.

- Division of facades and massing – multi-family building. How the mass is broken up for the multi-family is important. The board believes this vital component of the architecture is largely achieved. The offsets along the facades and roof lines help give the impression of grouped individual buildings rather than one long façade.
- Cladding materials – multi-family building. The Board expressed concern over the extensive use of fiber cement paneling, especially along the Worldgate Drive and Elden

Street facades. Materials with smaller units and variable surfaces like brick add a level of variety, scale, and texture to the facades and tend to soften and balance out the stark lines of modern designs like those in this project. Cement fiber paneling flattens facades. Especially on long facades, overreliance on cement paneling should be avoided and used only as secondary field material, after brick or a similar masonry unit. This is a particular problem on the Elden Street frontage where the paneling combined with simple forms create overall design language that is too stark and scaled too large. When this project is submitted as an official ARB application, applicants should address this feedback.

- Corner Form – multi-family building. While the Board agrees with the idea of having a somewhat visually distinct form at the highly visible corner of Worldgate Drive and Elden Street, they expressed concern over the current design. Currently, there is uncertainty with the roof form as conceptually designed and how well the slight slope works with the rest of the building. This might be a specific element the applicant may wish to workshop more before returning to the Board as a formal case.
- Top floor façade and parapet design – townhouse and stacked units. Elevation drawings for the stacked structures that face Worldgate Drive and Wiltshire Court show a stepped parapet along the middle portion of the façade between the anchoring corner "bookends". The Board expressed concern over this design element and how the stepped parapet combined with the light brick emphasizes a horizontal design while lower elements such as the windows and dark create vertical divisions. It was mentioned that one option for a solution might be to employ an alternating pattern of pulling forward and stepping back stacked structure, even as little as 4 inches, which would create a division and shadow line that would further emphasize the vertical design and help the stepping of the parapet appear more intentional.

The Architectural Review Board is overall supportive of this project and appreciates the applicant's attention to feedback provided previously. The Board looks forward to reviewing fully developed designs in the future.

TOWN OF Herndon VIRGINIA

Town Council Regular Meeting
Agenda Item 5.b.

Agenda Item: **Resolution 24-G-15 to adopt the Town of Herndon 2024-2029 Strategic Plan**

Meeting Date: March 26, 2024

Category: Public Hearings

Prepared by: Kirstyn Jovanovich, Town Clerk

Description:
This is an opportunity for the public to provide input on the Draft 2024-2029 Strategic Plan.

Background:
During the Town Council's annual retreat in March 2023, the Town Council launched the Town's strategic planning process by drafting a Vision Statement, Core Values, and five Strategic Focus Areas. Since then, the Town Council and Town staff have worked together to develop the Strategic Plan, refining the Strategic Focus Areas, and developing Goals, Objectives, Strategies, and Success Measures.

The Town Council reviewed and provided input on the Draft 2024-2029 Strategic Plan at their December 5, 2023 and March 5, 2024 work sessions. The Final Draft includes the work completed jointly by the Town Council and staff and incorporates the changes identified by Town Council during their work sessions.

Once adopted, the Plan will be implemented and monitored, with Strategic Plan progress updates provided quarterly.

Budget Impact:
N/A

Recommendation:
Recommend approval of the resolution as presented.

Attachments:
1. Resolution (Proposed)
2. Strategic Plan (DRAFT)

TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL

RESOLUTION

MARCH 26, 2024

Resolution- to adopt the Town of Herndon 2024-2029 Strategic Plan.

The Herndon Town Council began the strategic planning process at their retreat in March 2023, drafting a community Vision, Core Values, and five Strategic Focus Areas, which serve as the foundation for the five-year strategic plan for the Town of Herndon.

The Town of Herndon 2024-2029 Strategic Plan is a culmination of months of collaboration between the Town Council, the Town of Herndon leadership team, and the community, prioritizing the strategies needed to achieve the Vision Statement that, “Herndon is an integrated, sustainable, safe, and equitable town built on accessible development and an engaged community.”

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

1. The Town of Herndon 2024-2029 Strategic Plan is adopted.

24-G-15

HERNDON
OLD NAVY
TOWN OF
Herndon
VIRGINIA
2024-2029 Strategic Plan

DRAFT

TOWN OF HERNDON
2024-2029 DRAFT STRATEGIC PLAN

Mayor
Sheila A. Olem

Town Council
Clark A. Hedrick, *Vice Mayor*
Naila Alam
Cesar A. del Aguila
Pradip Dhakal
Keven J. LeBlanc, Jr.
Donielle Scherff

Town Leadership
William H. Ashton II, *Town Manager*
Chief Maggie DeBoard, *Police Department*
Lisa Gilleran, *Community Development Director*
Kirstyn Barr Jovanovich, *Town Clerk*
Page Kalapasev, *Information Technology Director*
Tanya Kendrick, *Human Resources Director*
Michael Mueller, *Golf Course General Manager*
Anne Papa, *Chief Communications Officer*
Scott Robinson, *Public Works Director*
Marjorie Sloan, *Finance Director*
Bob Williams, *Parks and Recreation Director*
Lesa Yeatts, *Town Attorney*

Consultant
True Purpose Leadership

Photo Credit: Cover Photo of Artist at Depot by Dora Remirez

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Town Manager's Message

Dear Mayor Olem and Members of the Herndon Town Council:

It is my pleasure to present to you a 2024-2029 Strategic Plan Draft that is directly reflective of the Vision you have provided, the unprecedented collaboration between the elected body and the town's leadership team, and the hours, days, weeks, and months all of us have spent in determining strategies that position Herndon for a thriving, successful, and inclusive future.

It is important to note, however, that this is a Draft. The critical piece that is missing is direct input from residents, business owners, and others with a stake in Herndon's future. We look forward to public hearings as well as less formal opportunities to incorporate public input into the Plan. I will also add, that even after adoption the Plan is never really "finished." Our intent is that this Plan will serve as an organic, adaptable road map that furthers the Town Council's Vision for the remainder of this decade. Much work has been done, but much remains.

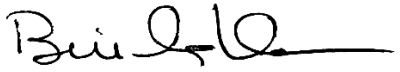
Once adopted, the 2024-2029 Strategic Plan will provide a benchmark of where we are, where we would like to be, and how we plan to get there. It is designed to:

- Provide guidance in future policy development and leadership decision-making;
- Facilitate stability in the administration and community;
- Inform decisions on capital investments and operational initiatives; and
- Provide staff with direction in the implementation of the Town's goals.

The Plan is divided into five focus areas, directly correlative to the Town Council's Vision, and each area delineates goals, objectives, strategies, and success measurements. Combined, these areas of focus provide a framework for action by the town's governing body, administration, and community partners over the next five years.

My colleagues on the Management Team and I look forward to your discussion and further direction on the 2024-2029 Strategic Plan Draft. It has been our privilege to work on the Plan with you thus far, and we look forward to our continued collaboration as we move from Plan to Action.

Regards,



Bill Ashton
Town Manager

Vision Statement

Herndon is an integrated, sustainable, safe, and equitable town built on accessible development and an engaged community.

Town Council Core Values

The core values define how the Town Council, employees, and the Herndon organization as a whole are to act and engage. They guide and inform the Strategic Plan.

Town Council has established a Vision for Herndon as a community that is:

- Innovative and Adaptive
- Ethically Accountable
- Sustainable
- Collaborative with Aligned Engagement
- Responsive
- Equitable, Equal, and Just

Strategic Focus Areas

Strong Fiscal Stewardship

Herndon is a fiscally responsible community.

Secure and Interconnected Community

Herndon is a secure and interconnected community.

Environmental and Economic Sustainability

Herndon is a sustainable environmental and economic regional leader.

Good Governance

Herndon is a well governed community.

Thriving Community

Herndon cultivates and celebrates the diversity and vitality of our community.

Strategic Focus Areas

1. Strong Fiscal Stewardship

Guiding Principle: Herndon is a reliable and responsible steward of public funds, committed to ensuring financial sustainability through sound long term planning and budget practices, and maintaining a strong capital reserve. The Town maintains and promotes high standards as well as a strong, well-managed financial position.

2. Secure and Interconnected Community

Guiding Principle: Residents, businesses, and visitors feel safe at all hours, and if they require help, the response from well-trained staff is timely, courteous, and professional. People feel included, welcomed, and safe. Herndon boasts a well-maintained, secure, and interconnected, multi-modal transportation network connecting the Town to the region through the use of innovative technology and initiatives. Town government takes a proactive and regional view of planning for safety, and emergency response and recovery.

3. Environmental and Economic Sustainability

Guiding Principle: Herndon is a business destination that promotes a balanced, integrated, and sustainable environmental and economic ecosystem that embraces and encourages entrepreneurship, innovation, and growth with a commitment to climate management and responsiveness. Herndon's business community is diverse, inclusive, and robust. There is a sustainable and vigorous mix of residential and commercial uses strategically located within the community. Small businesses are supported and flourish, and the distinctive character of the historic district and the historic downtown distinguish Herndon from surrounding communities and attract visitors that contribute to the tax base.

4. Good Governance

Guiding Principle: Herndon's government provides effective and efficient community-centered services and programs that are focused on improving quality of life and are responsive to community and environmental evolution. Major policy decisions are considered by Town Council and are reflective of community engagement and informed by kinetically engaged information gathering. The community trusts that their government responsibly manages resources, is responsive to their needs, provides exceptional services, and equitably represents them.

5. Thriving Community

Guiding Principle: Herndon is a Town that celebrates and promotes the diversity of our community and active engagement of all. Inclusivity is at the forefront, where Town services and programs are accessible by all, and thoughtful and meaningful engagement is welcomed across the community. The arts and cultural expression are promoted, and programs enriching the lives of our community are supported. Herndon is a resilient community that embraces its diverse fabric woven by many colors and textures of threads, each having the opportunity for its voice to be heard and embraced.

Focus Area 1: Strong Fiscal Stewardship

Herndon is a fiscally responsible community.

Goal 1

Maintain strong financial health to ensure advantageous borrowing opportunities as needed.

Objectives

1.1 Maintain AAA or equivalent rating with all three credit rating agencies.

1.2 Continue Budget and Comprehensive Financial Reporting consistent with GFOA best practices.

1.3 Maintain unmodified annual audit opinions.

Strategies

1. Proactively implement new Governmental Accounting Standards Board (GASB) pronouncements timely, and reviewed by Certified Public Accountant (CPA) partner.

2. Calculate and monitor key performance indicators used by rating agencies.

3. Implement and maintain documented set of internal controls.

Success Measures

1. Annual recognition by Government Finance Officers Association (GFOA) for high quality budget and financial reporting programs through receipt of the Distinguished Budget Presentation Award; and Certificate of Achievement for Excellence in Financial Reporting for the Annual Comprehensive Financial Report (AFCR).

2. Proposed budgets submitted for adoption by statutory deadline, and required reporting, filings, and certifications completed by deadlines.

3. No comments by auditors on year-end reports, with reasonable audit fees and no remediation work.

Focus Area 1: Strong Fiscal Stewardship

Herndon is a fiscally responsible community.

Goal 2

Conduct forward-looking and multi-year planning and analysis.

Objectives

2.1 Proactively develop, maintain, and update capital and life cycle replacement plans with realistic funding and reserve targets.

2.2 Ensure enterprise funds are operating with adequate fee structures and net positions.

2.3 Ensure annual budgets align with existing and updated multi-year strategic plans.

Strategies

1. Establish infrastructure capital replacement plans for town buildings, water, sewer, stormwater, roads, and sidewalks.

2. Update Fleet Replacement Program.

3. Develop and update rate models annually with timely submission of proposed rate changes.

Success Measures

1. Improved reliability of town infrastructure and fleet vehicles.

2. Optimize overall life-cycle maintenance costs for town-owned infrastructure.

Focus Area 1: Strong Fiscal Stewardship

Herndon is a fiscally responsible community.

Goal 3

Utilize best practices as they relate to fiscal controls and risk management.

Objectives

3.1 Ensure town purchased and procured services are conducted in compliance with State Code.

3.2 Ensure adequate cash handling and other internal controls.

3.3 Ensure town transactions and investments are reviewed and approved per established policies and Council approval per Town Code.

3.4 Ensure the town is properly insured, and risks are routinely identified and mitigated.

3.5 Establish protocols for ensuring grant application process is appropriately administered, and grant fund expenditures are centrally tracked and managed.

Strategies

1. Annual review and maintenance of procurement and purchasing card policies, and contract templates; annual training for town employees.

2. Consistent reporting and review meetings with internal departments on spending and reimbursement status; record final funding by General Fund of Capital Projects.

3. Timely follow-up and collection of intergovernmental receivables.

4. Collaborative grant management process, ensuring town match commitments are adequately funded.

Success Measures

1. Implement procurement software to improve procurement processing and efficiencies.

2. Aging of intergovernmental receivables less than 120 days.

3. Establishment and maintenance of processes and adherence to approval protocols.

Focus Area 2: Secure and Interconnected Community

Herndon is a secure and interconnected community.

Goal 1

Provide safe and secure community interactions through professional, respectful, and equitable responsiveness.

Objectives

1.1 Expand effective collaboration between town departments to provide responsive, appropriate services.

1.2 Maintain progressive practices in response to mental health emergencies and compassionate interactions with residents with special needs.

1.3 Engage and connect with communities to create a sense of safety, security, and belonging.

Strategies

1. Implement issue-specific cross-departmental teams focused on service and program delivery improvements.

2. Work with the General Assembly to develop legislation that will provide more community-based mental health services to decrease the need for law enforcement intervention.

3. Continue participation in Crisis Intervention Team Programs (CIT) training for sworn officers.

Success Measures

1. Establishment of cross-departmental teams to aid in the organizational decision-making process.

2. High levels of satisfaction with Herndon Police professionalism, as measured in biennial survey.

3. Low instances of injuries occurring during interactions due to continued collaborative training to improve public safety responses and outcomes for individuals with mental health disorders (MHDs) or co-occurring mental health and substance use disorders (MHSUDs).

Focus Area 2: Secure and Interconnected Community

Herndon is a secure and interconnected community.

Goal 2

Provide a convenient and safe interconnected multimodal network.

Objectives

2.1 Develop and implement policies and plans that provide parity of modes and support safe conveyance of pedestrians, cyclists, and drivers.

2.2 Promote public transportation options to include metro and bus service.

2.3 Educate and enforce local and state laws and regulations.

Strategies

1. Continue developing the transportation infrastructure network for safe conveyance of pedestrians, cyclists, and other active transportation throughout the town.

2. Support and/or lead public education campaigns focused on multimodal transportation safety.

3. Continue intergovernmental coordination and partnerships with regional public transportation agencies, and support of state legislation that enhances pedestrian/bicycle safety.

4. Develop and implement a plan to upgrade sidewalk accessibility to meet current and emerging right-of-way accessibility standards.

Success Measures

1. Demonstrated progress toward completion of the bicycle network.

2. Increased number of ADA compliant pedestrian walkways.

3. Increased usage of Fairfax Connector bus and the Herndon Metro stops.

4. Increased public understanding of public safety regulations.

Focus Area 2: Secure and Interconnected Community

Herndon is a secure and interconnected community.

Goal 3

Actively collaborate with regional jurisdictions and state and federal agencies to leverage resources.

Objectives

3.1 Participate on interjurisdictional committees at all levels including elected officials, senior town management, and staff.

3.2 Actively seek applicable grants and funding agreements to assist the town in meeting its strategic goals.

3.3 Continue to build and utilize mutual agreements and build partnerships to effectively leverage regional resources and address regional concerns, as needed.

Strategies

1. Continue to participate in and support the town's elected official's participation at state and regional transportation committees and boards.

2. Seek grant funding opportunities and support private partnerships.

3. Continue to participate with regional partners in discussions and planning of traffic projections and potential regional traffic improvements.

Success Measures

1. Number of grant applications in program areas other than traditional Virginia Department of Transportation (VDOT) funding programs.

2. Number of grant awards in support of town programs, services, infrastructure, and equipment funded through local, state, and federal sources.

Focus Area 3: Environmental and Economic Sustainability

Herndon is a sustainable environmental and economic regional leader.

Goal 1

Implement policies, practices, and regulations that encourage or incentivize energy efficiency and the use of renewable energy in public and private investments.

Objectives

1.1 Set example through exemplary efficiency, energy, and climate-awareness practices in town policies, practices, and facilities.

1.2 Develop processes and policies that require energy efficiency and water conservation in new development and redevelopment, and encourage sustainable practices for existing residential and commercial properties.

Strategies

1. Enhance energy efficiency in town-owned buildings.

2. Increase opportunities for electric vehicle (EV) charging station installations within the town.

3. Encourage sustainable building practices and energy efficiency among town residents and businesses.

Success Measures

1. Energy Star ratings in major town-owned facilities.

2. Measurable growth in the number of EV charging stations located within the town.

3. Measurable increase of sustainable development practices in new development.

4. Increase in building permits issued to support improved environmental sustainability practices on private property.

Focus Area 3: Environmental and Economic Sustainability

Herndon is a sustainable environmental and economic regional leader.

Goal 2

Implement policies and practices that encourage preservation of historic resources, while ensuring public spaces reflect the stories and culture of the current community.

Objectives

2.1 Establish and support policies and programs that incentivize property owners to maintain their historic properties.

2.2 Engage the public, particularly historically disadvantaged neighborhoods, when developing open space design, design guidelines, and amenities in proximity to their homes.

Strategies

1. Support and encourage State legislation that enables localities to provide incentives in support of maintaining historic properties.

2. Update the Historic Resource Survey every five years, per preservation best practice.

3. Evaluate and revise the Historic District Review Board (HDRB) application process to improve efficiencies and access.

4. Engage the public in the 2050 Comprehensive Plan update.

Success Measures

1. Increased customer satisfaction with HDRB application process, as measured in survey specific to Historic District property owners.

2. Policies and procedures developed for owners of historic structures to receive tax credits for restoration and sustainment of contributing structures.

3. Increased knowledge and interest in the Historic District.

4. The 2050 Comprehensive Plan will categorize the use and characteristics of public and private open spaces within Historic District neighborhoods.

Focus Area 3: Environmental and Economic Sustainability

Herndon is a sustainable environmental and economic regional leader.

Goal 3

Foster an environment in which businesses of all types grow and flourish, from entrepreneurially-owned to corporate high-tech to home-based and more, while establishing a commercial identity and reputation that is uniquely “Herndon.”

Objectives

3.1 Review existing and implement new policies and practices that support small and large businesses and that recognize and reward bold, creative, and innovative development in the town’s commercial sector.

3.2 Review existing and implement new policies and practices that establish a distinctive town brand and atmosphere.

3.3 Enhance economic development strategies that capitalize on resources available to town businesses and promote Herndon as an optimal place in which to locate, in alignment with the town’s brand.

Strategies

1. Identify strategies to ensure creative architectural and landscape design solutions, with emphasis on ground floor designs that attract retail.

2. Reestablish and refresh Historic District branding effort to promote awareness of the Historic District, in alignment with the town brand.

3. Develop and implement an Economic Development Strategic Plan to support business attraction, retention, and expansion within the town’s diverse economic sectors.

Success Measures

1. Built and successfully leased retail spaces of varying sizes with a range of retail, entertainment, and restaurant experiences.

2. Signage is installed that identifies the Historic District and additional historic markers are designed when topics of historical significance are recognized.

Focus Area 3: Environmental and Economic Sustainability

Herndon is a sustainable environmental and economic regional leader.

Goal 4

Improve and streamline town processes required of new and existing businesses.

Objectives

4.1 Institute policies and practices that improve the permitting process for new businesses.

4.2 Enhance businesses' access to town services and processes.

Strategies

1. Leverage technology to promote efficient and timely processing of business licenses and permits.

2. Develop and implement a streamlined cross-departmental business licensing and permitting process to support business retention, expansion, and recruitment.

Success Measures

1. Improved customer service satisfaction when starting a new business within the town, as measured in biennial survey.

2. Increased business retention and expansion within the Town of Herndon.

Focus Area 3: Environmental and Economic Sustainability

Herndon is a sustainable environmental and economic regional leader.

Goal 5

Foster and expand policies and partnerships with Fairfax County to ensure diversification of housing stock.

Objectives	Strategies	Success Measures
5.1 Partner with Fairfax County Housing Authority to seek out opportunities to establish affordable housing investments in the town.	**1.** Develop plan with Fairfax County to increase dedicated affordable housing stock within the town.	**1.** Successful establishment and rental of affordable housing units in Herndon.

Focus Area 3: Environmental and Economic Sustainability

Herndon is a sustainable environmental and economic regional leader.

Goal 6

Implement policies, practices, and regulations that protect and enhance the town's natural resources and preserve the environment.

Objectives

6.1 Attain stormwater resiliency.

6.2 Develop carbon sensitive policies that encourage the repurposing of materials such as sawn trees, and the remodeling and expansion of buildings in lieu of demolition.

6.3 Institute policies that retain and expand tree canopy cover and green space, particularly in historically disadvantaged communities.

Strategies

1. Develop master maintenance plan for stormwater Best Management Practices (BMPs) within the town.

2. Develop a standardized program to facilitate the reuse of sawn trees from private and public property.

3. Develop and implement a program to combat invasive species on public property.

4. Develop a program to ensure additional tree canopy, particularly in historically disadvantaged neighborhoods, utilizing Tree Equity Score and the Town Tree Survey.

Success Measures

1. Improved Tree Equity Scores for neighborhoods designated as historically disadvantaged communities.

2. Increased tree canopy percentage.

3. Reduced invasive species on town-owned property; increased native plants, supporting local wildlife habitats.

Focus Area 4: Good Governance

Herndon is a well governed community.

Goal 1

Maintain and enhance public facilities to effectively support municipal operations and services.

Objectives	Strategies	Success Measures
1.1 Establish, implement, and manage prioritized capital and operational investment plans for town facilities and equipment through deliberate and proactive evaluation of systems.	**1.** Establish capital asset plans; develop and implement replacement schedules for major equipment/systems in town-owned buildings.	**1.** Reduced life cycle maintenance costs. **2.** Capital Improvement Plan (CIP) projects identified and completed on schedule.

Focus Area 4: Good Governance

Herndon is a well governed community.

Goal 2

Actively engage community input that informs the Town's policies, programs, and services.

Objectives

2.1 Collaboratively identify and engage the appropriate methodology based on the project, stakeholders, and other relevant factors.

2.2 Prioritize a culture of collaboration with the community.

Strategies

1. Develop, implement, and maintain a communications plan that aligns with the brand and informs communications strategies for town initiatives and programs.

2. Develop a template/kit for elected officials' community meetings/outreach events/activities.

3. Ensure robust public input in the development of the 2050 Comprehensive Plan through intense outreach to all sectors of the community, particularly historically disadvantage neighborhoods.

Success Measures

1. Increased citizen participation, measured by attendance/testimony at town meetings and the number of individuals volunteering for roles on boards and commissions.

2. Increased citizen satisfaction with access to government information, as measured in biennial survey.

Focus Area 4: Good Governance

Herndon is a well governed community.

Goal 3

Foster a positive town organizational culture that prioritizes employee development, professional growth, and wellness; and sets the standard in high performance leadership.

Objectives

3.1 Attract, develop, and retain highly professional staff.

3.2 Proactively engage smart practices, processes, and procedures for the delivery of high-quality services and programs.

3.3 Prioritize a culture of collaborative leadership at all levels of the organization.

Strategies

1. Monitor and adapt hiring and retention policies and practices, based on real time regional market data and employee feedback.

2. Continue enhancement and training on interview processes and techniques with leadership, ethical, and character focus.

3. Implement collaborative and cross-departmental technology solutions that improve processes, transparency, and increase organizational capacity.

4. Develop and implement an organizational leadership program based on “We Are Herndon” Core Values: Leadership, Teamwork, Accountability, Commitment to Serve, and Respect.

Success Measures

1. Number of cross-departmental technology solutions identified and implemented.

2. Percentage of employees hired through employee referral program.

3. Percentage of employees who successfully complete one-year probationary period.

4. Percentage of employees that would recommend the town as a place to work to a friend or family member.

5. Percentage of employees participating in career ladder, mentoring, or professional development programs.

6. Percentage of employees meeting or exceeding values-based performance measures.

Focus Area 5: Thriving Community

Herndon cultivates and celebrates the diversity and vitality of our community.

Goal 1

Prioritize accessible government services, programs, and infrastructure.

Objectives

1.1 Minimize barriers that limit access, including physical, socio-economic, and cultural barriers.

Strategies

1. Create a plan for roads and sidewalks that meets Public Right-of-Way Accessibility Guidelines (PROWAG) standards.

2. Update building accessibility plan.

3. Implement partnership with outreach groups to increase parks and recreation services participation by all town residents, with a focus on underserved and/or under resourced populations.

Success Measures

1. Completed accessibility plan for buildings and right-of-ways.

2. Percentage of eligible individuals participating in the Neighbors in Action (Vecinos en Accion) program at the Community Center.

3. Percentage of town employees who speak a second language.

Focus Area 5: Thriving Community

Herndon cultivates and celebrates the diversity and vitality of our community.

Goal 2

Encourage an engaged and informed community.

Objectives

2.1 Develop a clear brand and message.

2.2 Employ communication strategies and tactics that engage intended audiences.

Strategies

1. Develop and implement a rebranding initiative in the development of a clear brand and message for the Town of Herndon.

2. Prioritize resources that enable non-English speakers to connect and engage with town programs and services.

Success Measures

1. Reduced commercial space vacancies and increased excise tax revenues.

2. Increased website traffic and social media engagement.

3. Citizen satisfaction with government efforts to keep the community informed exceed national averages, as measured in biennial survey.

4. Percentage of town employees who speak a second language.

Focus Area 5: Thriving Community

Herndon cultivates and celebrates the diversity and vitality of our community.

Goal 3

Honor the diversity of the town.

Objectives

3.1 Offer and support opportunities for artistic and cultural expression.

3.2 Leverage town resources to provide programs and amenities that serve the town's diverse cultural and demographic populations.

Strategies

1. Develop plan for initiation of new and/or revision of existing events, with a focus on local cultural impact, neighbor connection, and resource need.

2. Establish policies and procedures for engaging local residents, with emphasis on the town's many diverse communities.

Success Measures

1. Establishment and utilization of a Community Cultural Festivals Donation Program.

2. Increased number and variety of Community Cultural Festivals representative of the Herndon community.

3. Increased customer satisfaction of town events, as measured in biennial survey.

Focus Area 5: Thriving Community

Herndon cultivates and celebrates the diversity and vitality of our community.

Goal 4

Ensure a variety of green and open spaces with recreation options accessible to all.

Objectives

4.1 Shape public spaces for all, highlighting the character of the space while promoting community engagement.

Strategies

1. Develop a capital and stewardship plan for parks, infrastructure, and equipment.

2. Maintain town-owned parks at a standard level that provides for safety and enhances the engagement of the community.

3. Strengthen partnership with regional agencies to maintain the quality and improve amenities in non-town owned parks located within Herndon.

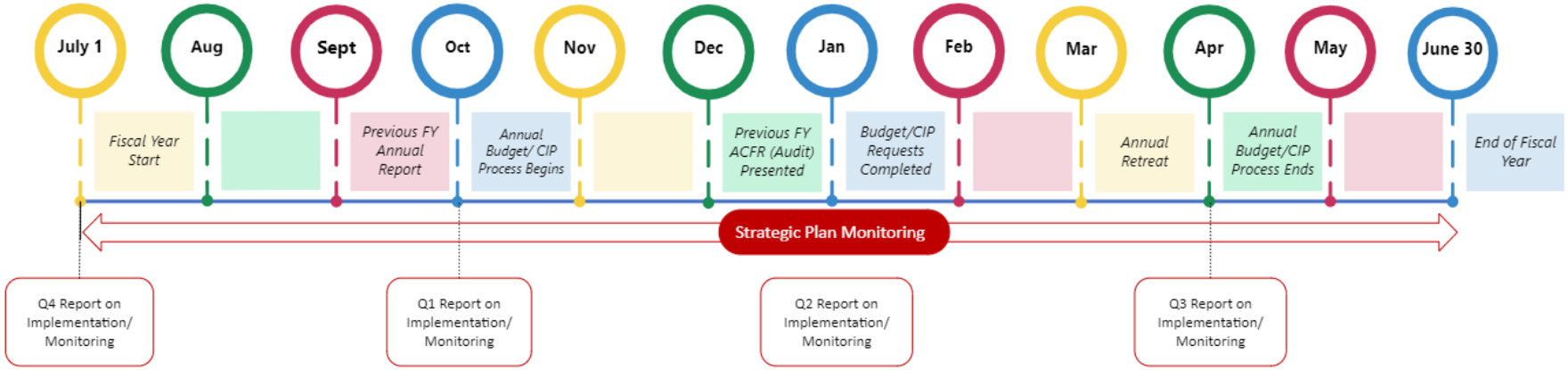
Success Measures

1. Increased customer satisfaction on the condition of town-owned parks, and variety of amenities available at town owned parks, as measured in biennial survey.

Strategic Plan Update and Tracking

The town will review and revise the Strategic Plan annually, with a full Strategic Plan update occurring every five years. The Plan will be monitored and tracked, with scheduled updates to the Town Council on the status of the plan's progress.

Proposed Schedule for Plan Review and Update



TOWN OF Herndon VIRGINIA

Town Council Regular Meeting
Agenda Item 6.a.

Agenda Item: **Ordinance 24-O-07 to amend the Herndon Town Code, Chapter 74 (UTILITIES), Article IV (Billing Procedures), Section 74-424 to add language thereto relating to residential water-sewer leaks**

Meeting Date: March 26, 2024

Category: Consent

Prepared by: Marjorie Sloan, Finance Director

Description:
Amendment of Chapter 74 of the Town Code is necessary to provide further relief to residents for catastrophic water-sewer leaks.

Background:
Under the current provisions in the Town Code, a credit may be available to residents to offset the financial impacts of water-sewer leaks occurring on their property. The Code provides specifics on the calculation of the credit and makes one credit available per water account for a five-year period.

Recently, a resident submitted an application for a credit. The application was denied since this was the second application for credit from this resident in the five-year period. In this case, the second leak was catastrophic, resulting in a $7,000 water bill for the quarter.

Finance reviewed the Town Code before the application was denied. Unfortunately, the Code is very specific and provides no delineation or additional relief for catastrophic events impacting residents. An effort was made to consult surrounding localities on this issue. Fairfax Water, the provider of water for Fairfax County residents, has a Courtesy Credit program similar to the Town but has added language providing further protections for residents in the event of a more impactful leak within the stated five-year period.

Staff recommends that the Town Council approve this proposed amendment to the Town Code to add language similar to that used by Fairfax Water which would provide the opportunity for residents to have their previous credit reversed and replaced with the larger credit. See illustration below.

Resident receives credit for leak 1 in 2020	$895.00
Resident receives water bill February 2024; Leak 2 discovered and fixed	$6,000.00
Resident applies for credit reversal and new credit:	
Credit reversal – resident repays town previous credit	$895.00
Herndon replaces previous credit with new credit	$6,000.00
Net impact	$5,105.00

Staff processes approximately twenty credits per year resulting from leak credit applications. Rarely is the impact over $1,000. This amended language would protect residents from crippling financial circumstances resulting from a leak. Finance has also asked Risk Management to explore insurance products that could protect the Water-Sewer Fund from the impact of material water loss from a residential leak.

Budget Impact:
As a result of the amendment of the Code, relief provided to a resident related to a water leak will transfer the financial impact of the water loss to the Town.

Recommendation:
Staff recommends approval of the proposed Ordinance that will be effective upon adoption and apply to the billing quarter ending March 31, 2024.

Attachments:
1. Ordinance (Proposed)

TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL

ORDINANCE

MARCH 26, 2024

Ordinance- **to amend the Herndon Town Code, Chapter 74 (UTILITIES), Article IV (Billing Procedures), Section 74-424 to add language thereto relating to residential water-sewer leaks.**

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

1. The following sections or provisions of the Herndon Town Code (2000), as amended, are repealed, replaced and re-ordained as follows:

CHAPTER 74 (UTILITIES)

Article IV. Billing Procedures

Sec. 74-424 – Credit for water leaks or high bills of unknown origin

***

(b) The town also may issue the credit when the town has a reasonable belief based on documented facts that a leak of unknown origin occurred or is occurring; or when high water and sewer bills of unknown origin occurred or is occurring. The town may only offer the credit described in the last sentence in a case that the same water customer has not received a credit described in this subsection during the five years preceding the date of discovery of the water leak or high water and sewer bills.

In situations where customers have previously been approved for a Courtesy Leak Adjustment and later within the five-year period experience a second, more substantial water loss, the town may, with approval from the Director of Finance, reverse the initial adjustment and apply a new one. Starting from the date the new adjustment is granted, no further courtesy adjustments will be allowed on the account in question for five years.

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2. This ordinance shall be effective upon adoption and apply to the billing quarter ending March 31, 2024.

24-O-07

Town Council
Regular Meeting
Agenda Item 6.b.

Agenda Item: **Resolution 24-G-16 to initiate consideration of a Zoning Ordinance Text Amendment ZOTA #24-01 to amend Chapter 78 (ZONING), Article XV (Decision-Making Authorities, Application Review, and Permitting), Section 78-152.2(b)(3) (Fees for Development Applications) to adjust development fees for inflation to current rates**

Meeting Date: March 26, 2024

Category: Consent

Prepared by: David Stromberg, Zoning Administrator

Description:
The proposed text amendment will adjust development fees for inflation.

Background:
Fees for development applications are specified in Article XV of the Zoning Ordinance and require Town Council action to be adjusted. Development fees were last adjusted in June 2006 (ZOTA #06-01). All application fees in Table 78-152.2(b)(3) have been adjusted except for those fees regulated by other parts of Town Code or State Code. Application for a Certificate of Appropriateness for alterations, additions, or accessory structures of residential buildings has been reduced to $0 instead of increasing the $1 fee.

Budget Impact:
This amendment will result in increased development application fee revenue of approximately 50 percent. Based on FY 2023 data, revenue would increase by approximately $85,000.

Recommendation:
Recommend approval of the initiating resolution.

Attachments:
1. Resolution (Proposed)
2. Draft Ordinance

TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL

RESOLUTION

MARCH 26, 2024

Resolution- to initiate consideration of a Zoning Ordinance Text Amendment ZOTA #24-01 to amend Chapter 78 (ZONING), Article XV (Decision-Making Authorities, Application Review, and Permitting), Section 78-152.2(b)(3) (Fees for Development Applications) to adjust development fees for inflation to current rates.

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

1. The Town Council initiates consideration of an amendment to Chapter 78 (ZONING) of the Herndon Town Code to adjust development fees for inflation.
2. Out of public necessity, convenience, general welfare, or good zoning practice, requires the Town Council's consideration of this proposed amendment.

24-G-16

TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL

ORDINANCE

_____, 2024

Ordinance- **to amend Chapter 78 (ZONING), Article XV (Decision-Making Authorities, Application Review, and Permitting), Section 78-152.2(b)(3) (Fees for Development Applications) to adjust development fees for inflation to current rates.**

Development fees were last analyzed and updated in 2006. The current adjustment will retain the same formula and will adjust 2006 dollar amounts to 2024 dollar amounts.

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

1. The following sections or provisions of the Herndon Town Code (2000), as amended, are repealed, replaced and re-ordained as follows:

CHAPTER 78 (ZONING)

Article XV. - Decision-Making Authorities, Application Review, and Permitting

Sec. 78-152.2. - Application submission, requirements and acceptance.

***

TABLE 78-152.2(b)(3): FEES FOR DEVELOPMENT APPLICATIONS	
TYPE OF FEE	**AMOUNT**
ARCHITECTURAL REVIEW BOARD	
New Construction	~~$150.00~~ **$228**
Alterations, Additions	~~$150.00~~ **$228**
Accessory Structures	~~$150.00~~ **$228**
Wall Signs, Window Signs, Freestanding Signs, Master Sign Plans	~~$75.00~~ **$114**
Amendments to Approved Applications	~~$75.00~~ **$114**
HISTORIC DISTRICT REVIEW BOARD	

DRAFT

COA for New Construction	~~$150.00~~ **$228**
COA for Alterations, Additions	~~$150.00~~ **$228**
COA for Accessory Structures	~~$150.00~~ **$228**
Wall Signs, Window Signs, Freestanding Signs, Master Sign Plans	~~$75.00~~ **$114**
Amendments to Approved Applications	~~$75.00~~ **$114**
COA for Alterations, Additions, Accessory Structures for Residential Use	~~$1.00~~ **$0**
BOARD OF ZONING APPEALS	
Single Variance	~~$100.00~~ **$152**
Additional Variances	~~$25.00ea~~ **$38 ea**
Zoning Administrator Decision Appeal	~~$100.00~~ **$152**
BONDING FEES	
Performance Bond	~~$250.00~~ **$388**
Letter of Credit	~~$250.00~~ **$388**
Conservation Cash Escrow Agreement	~~$250.00~~ **$388**
Time Extension Request of Performance Bond Contract	~~$400.00~~ **$607**
Amount Reduction Request of Performance Bond, Letter of Credit or Cash Account	~~$600.00~~ **$910**
Replacement request of Performance Bond, Letter of Credit, Cash Account	~~$250.00~~ **$388**
Performance Bond, Letter of Credit or Cash Account Contract	~~$250.00~~ **$388**
Waiver Request of Maintenance Bond	~~$75.00~~ **$114**
COMPREHENSIVE PLANNING	

Comprehensive Plan Amendment	~~$1,000.00~~ **$1,516**
REZONING	
Zoning Map Amendment Application flat fee	~~$5,000.00~~ **$7,578**
Zoning Map Amendment Application, per quarter acre	~~$250.00~~ *$388*
Request to Extend Approval flat fee	~~$2,500.00~~ *$3,789*
Request to Extend Approval, per quarter acre	~~$250.00~~ **$388**
Proffer Condition Amendment	~~$300.00~~ **$455**
Request for Modification	~~$300.00ea~~ **$455**
Request to Waive re-application time limit	~~$100.00~~ **$152**
ACCESSORY DEVELOPMENT REVIEWS	
Traffic Impact Study, PLUS, one half of consultant review fees, if required	~~$500.00~~ **$758**
Minor Water Quality Impact Assessment	~~$50.00~~ **$76**
Major Water Quality Impact Assessment	~~$500.00~~ **$758**
Exception Request to Provisions of Chesapeake Bay Preservation Overlay District Ordinance	~~$100.00~~ **$152**
Waiver Request to Provisions of Chesapeake Bay Preservation Overlay District Ordinance	~~$100.00~~ **$152**
Site Specific Delineation in Resource Protection Area, Areas less than 5,000 SF	~~$50.00~~ **$76**
Site Specific Delineation in Resource Protection Area, Areas more than 5,000 SF	~~$500.00~~ **$758**
Flood Plain Study, PLUS, one half of consultant review fees, if required	~~$1,000.00~~ **$1,516**
SPECIAL EXCEPTIONS	
For Residential Uses	~~$300.00~~ **$455**

For Education, Government, Institutional, and Community Service Uses	~~$300.00~~ **$455**
For All Other Nonresidential Uses with no site alterations or building additions	~~$300.00~~ **$455**
For All Other Nonresidential Uses with site alterations or building additions	~~$1,500.00~~ **$2,274**
Request to extend time period of approval	~~$300.00~~ **$455**
Request to Waive re-application time limit	~~$100.00~~ **$152**
SITE PLANS	
Major Site Plan application first submission	~~$2,000.00~~ **$3,032**
Major Site Plan application first submission, per quarter acre	~~$250.00~~ **$388**
Minor Site Plan, per sheet	~~$200.00~~ **$304**
Resubmissions, per sheet	~~$200.00~~ **$304**
Revisions, per sheet changed	~~$200.00~~ **$304**
Request to extend time period of approval	~~$200.00~~ **$304**
Waiver request, per section of the zoning and subdivision ordinance or PFM	~~$200.00~~ **$304**
CONSTRUCTION: bituminous surface, per square yard	~~$.51~~ **$0.77**
CONSTRUCTION: curb and gutter, per linear foot	~~$.92~~ **$1.39**
CONSTRUCTION: header curb, per linear foot	~~$.92~~ **$1.39**
CONSTRUCTION: sanitary sewer, per linear foot	~~$2.34~~ **$3.55**
CONSTRUCTION: screening, per linear foot	~~$2.34~~ **$3.55**
CONSTRUCTION: sidewalk, per linear foot	~~$1.35~~ **$2.05**
CONSTRUCTION: storm drainage, per linear foot	~~$4.39~~

	$3.55
CONSTRUCTION: TV inspection of pipe, per linear foot	~~$2.32~~ **$3.52**
CONSTRUCTION: rain gardens, per facility	~~$250.00~~ **$388**
CONSTRUCTION: overlot grading and surface drainage, per land division or disturbed acre, whichever has a higher total	~~$200.00~~ **$304**
CONSTRUCTION: stormwater detention facilities, BMP measures, other than rain gardens, per facility/measure	~~$1,000.00~~ **$1,516**
CONSTRUCTION: street lights, per light	~~$50.00~~ **$76**
CONSTRUCTION: inspection following a violation	~~$160.00~~ **$243**
As-built site plan, per sheet	~~$50.00~~ **$76**
SINGLE LOT DEVELOPMENT PLANS	
Initial submission	~~$750.00~~ **$1,137**
Second submission	$0.00
Third and subsequent submissions	~~$100.00~~ **$152**
BUILDING LOCATION SURVEYS	
Building Location Survey	~~$25.00~~ **$38**
TEMPORARY USE SITE PLAN	
Uses less than 90 consecutive days	$0.00
Uses more than 90 consecutive days	~~$75.00~~ **$114**
Resubmissions	~~$75.00~~ **$114**
Waiver request, per section of the zoning ordinance or PFM	~~$75.00~~ **$114**
Temporary health care structure application	~~$100.00~~ **$152**
PRELIMINARY SUBDIVISION PLANS	
Application: 1 to 5 lots	~~$750.00~~ **$1,137**

Application: 6 to 10 lots	~~$1,000.00~~ **$1,516**
Application: more than 10 lots	~~$1,500.00~~ **$2,274**
Application (regardless of number of lots), per lot	~~$30.00~~ **$46**
Resubmission, per sheet changed	~~$200.00~~ **$304**
Revision to an approved plan	~~$200.00~~ **$304**
Request to extend time period of approval	~~$200.00~~ **$304**
Waiver request, per section of the zoning and subdivision ordinance or PFM	~~$200.00~~ **$304**
SUBDIVISION SITE PLAN	
Initial Submission, first submission	~~$1,000.00~~ **$1,516**
Initial Submission, first submission, per quarter acre	~~$250.00~~ **$388**
Resubmission, per sheet changed	~~$200.00~~ **$304**
Revision, per sheet changed	~~$200.00~~ **$304**
CONSTRUCTION: curb and gutter, per linear foot	~~$.92~~ **$1.39**
CONSTRUCTION: street, per linear foot	~~$1.20~~ **$1.82**
CONSTRUCTION: sidewalk, per linear foot	~~$1.35~~ **$2.05**
CONSTRUCTION: sanitary sewer, per linear foot	~~$2.34~~ **$3.55**
CONSTRUCTION: storm drainage, per linear foot	~~$4.39~~ **$6.65**
CONSTRUCTION: TV inspection of pipe, per linear foot	~~$2.32~~ **$3.55**
CONSTRUCTION: waterline, per linear foot	~~$1.75~~ **$2.65**
CONSTRUCTION: rain gardens, per facility	~~$250.00~~

	$388
CONSTRUCTION: overlot grading and surface drainage, per land division or disturbed acre, whichever has a higher total	~~$200.00~~ **$304**
CONSTRUCTION: stormwater detention facilities, BMP measures, other than rain gardens, per facility/measure	~~$1,000.00~~ **$1,516**
CONSTRUCTION: street lights, per light	~~$50.00~~ **$76**
CONSTRUCTION: inspection following a violation	~~$160.00~~ **$243**
Sketch Plan	$0.00
Rough Grading Plan	$0.00
Waiver request, per section of the zoning and subdivision ordinance or PFM	~~$200.00~~ **$304**
PLATS	
Final Subdivision Plat and Deed, flat fee	~~$300.00~~ **$455**
Final Submission Plat and Deed, per lot	~~$30.00~~ **$46**
Request to extend time period of approval, per plat	~~$200.00~~ **$304**
Correction to recorded plat, per plat	~~$200.00~~ **$304**
Plat/Deed of Condominium	~~$300.00~~ **$455**
Plat/Deed of Condominium, per lot	~~$30.00~~ **$46**
Plat/Deed of ROW Vacation, per plat	~~$150.00~~ **$228**
Plat/Deed of Lot Line Adjustment, per plat	~~$250.00~~ **$388**
Plat/Deed of Consolidation, per plat	~~$250.00~~ **$388**
Plat/Deed resubmissions, per document changed	~~$100.00~~ **$152**
ZONING AND SUBDIVISION ORDINANCE TEXT AMENDMENTS	
Change in permitted uses, density, open space, parking, landscaping	~~$1,000.00~~ **$1,516**

Other than changes listed above; amendment involving changes to more than 100 words, changes to more than one section of the ordinances, or when number of words changed is unknown	~~$500.00~~ **$758**
Other than changes listed above; amendment involving less than 100 words in one ordinance section	~~$250.00~~ **$388**
MISCELLANEOUS ADMINISTRATIVE REVIEWS	
Administrative Adjustment, per building affected	~~$50.00~~ **$76**
Administrative Review Eligible Projects (AREPs)	$500.00
Zoning Verification Letter: SFD properties	~~$50.00~~ **$76**
Zoning Verification Letter: non-SFD properties	~~$300.00~~ **$455**
Zoning Inspection Permit, per inspection	~~$25.00~~ **$38**
Request to Receive Notice of Development and Zoning applications, by mail, per year	~~$25.00~~ **$38**
Request to Receive Notice of Development and Zoning applications, by e-mail, per year	~~$10.00~~ **$16**
Request for early site occupation prior to completion of improvements in accordance with section 78-120.1 and 78-120.2 application flat fee	~~$50.00~~ **$76**
Request for early site occupation prior to completion of improvements in accordance with section 78-120.1 and 78-120.2, per inspection	~~$50.00~~ **$76**
Mobile Food Unit Preparer, Full Service Zoning Permit	~~$100.00~~ **$129**
Short-term Rental Permit	$200.00

***

2. This ordinance shall be effective July 1, 2024.

TOWN OF Herndon VIRGINIA

Town Council Regular Meeting
Agenda Item 6.c.

Agenda Item: **Resolution 24-G-17 to authorize the Town Manager to submit a grant application to the Office of the Secretary of Transportation, United States Department of Transportation, for federal funding under the Safe Streets and Roads for All (SS4A) program, to be directed towards the development of a Safety Action Plan for the Town**

Meeting Date: March 26, 2024

Category: Consent

Prepared by: Mike Shindledecker, Transportation Engineer

Description:
This resolution provides authorization for the Town Manager to submit a grant application under the Safe Streets and Roads for All (SS4A) Program of the United States Department of Transportation. The purpose of this grant application is for professional services funding to develop a Safety Action Plan for the Town of Herndon. This Safety Action Plan will aid staff in improving safety for pedestrians, bicyclists, and motorists on the Town's transportation network. The document supports communication with stakeholders, justifies and prioritizes safety investment decisions, and enables access to additional Federal funding under the SS4A program. A portion of the funding may also be used to support administrative costs of managing the grant.

These funds will ensure that the Town will develop Action Plans that are comprehensive safety plans aimed at reducing and eliminating serious injury and fatal crashes affecting all roadway users. The goal of a Safety Action Plan is to develop a holistic, well-defined strategy to create safer routes for all.

In accordance with the guidelines of the Planning and Demonstration Grants funding pool, an action plan has eight components: 1) Leadership commitment and goal setting 2) Planning structure 3) Safety analysis 4) Engagement and collaboration 5) Equity 6) Policy and process changes 7) Strategy and project selections, and 8) Progress and transparency.

Future activities that are supported by the development of a Safety Action Plan may consist of supplemental planning (e.g. road safety audits, topical safety sub-plans, equity assessments, Safety Action Plan progress reporting), demonstration activities (e.g. quick-build feasibility studies, pilot programs, innovative technology solutions), and implementation (e.g. planning, design, and development activities for projects and strategies identified in the Action Plan).

The first grant submittal deadline is April 4, 2024.

Background:
N/A

Budget Impact:
The total grant request is unknown at the time of this staff report, but is expected to be a minimum request of $100,000. The grant program requires a 20% local funding match. For reference, similar grant applications submitted by the City of Falls Church and the City of Fairfax have been $200,000 and $400,000, respectively. The local match is anticipated to be fully funded from the Department of Public Works Sidewalks and Minor Trails discretionary fund.

Future implementation funding requests for this program will be determined during development of the Action Plan and may require Capital Improvement Plan (CIP) apportionment in future fiscal years.

Recommendation:
The staff recommends that the Town Council approve the attached resolution to authorize submittal of a Safe Streets and Roads for All (SS4A) grant application to the Office of the Secretary of Transportation, U.S. Department of Transportation.

Attachments:
1. Resolution (Proposed)

TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL

RESOLUTION

MARCH 26, 2024

Resolution- to authorize the town manager to submit a grant application to the Office of the Secretary of Transportation, United States Department of Transportation, for federal funding under the Safe Streets and Roads for All (SS4A) program, to be directed towards the development of a Safety Action Plan for the Town.

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

1. The town manager is authorized to submit a grant application to the Office of the Secretary of Transportation, United States Department of Transportation, for funding assistance under the (SS4A) program of up to $400,000.00, to be directed toward the development of a Safety Action Plan under the Planning and Demonstration Grants funding pool.

24-G-17

Town Council
Regular Meeting
Agenda Item 6.d.

Agenda Item: **Resolution 24-G-18 to authorize the Town Manager to submit a Creative Communities Partnership Grant Application to the Virginia Commission for the Arts**

Meeting Date: March 26, 2024

Category: Consent

Prepared by: Bob Williams, Parks and Recreation Director

Description:
The Virginia Commission for the Arts matches local government contributions up to $4,500 for grants to independent arts organizations for arts activities in the locality through redistribution to nonprofit arts organizations. To obtain grant requests, press releases announcing the program were sent to local media outlets, and nonprofit arts organizations located in the Town were notified. Applications were received from NextStop Theatre Company and Arts Herndon.

A committee of citizens and business owners reviewed the applications, their adherence to the guidelines, and based on their perception of the proposal's impact within the community, the committee recommended the amount of $4,500 be considered for award as follows: Arts Herndon $500; NextStop Theatre $4,000.

Background:
N/A

Budget Impact:
The Partnership grant matches an equal expenditure of funds for arts activities given by the Town to any arts organizations. This is accomplished through the Town Council's approved FY 2025 budget allocation for arts programming. A local government that has not approved its budget by the grant deadline may apply conditionally and confirm the application as soon as the budget has been approved. The Town then receives the Creative Communities Partnership grant and redirects the funds to the arts organization(s).

Recommendation:
Staff recommends approval of the attached resolution, as proposed.

Attachments:
1. Resolution (Proposed)

TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL

RESOLUTION

MARCH 26, 2024

Resolution- to authorize the town manager to submit a Creative Communities Partnership Grant Application to the Virginia Commission for the Arts.

The Virginia Commission for the Arts provides grant monies to Virginia localities under the Creative Communities Partnership Grant for redistribution to nonprofit organizations for arts activities.

The Town of Herndon has solicited grant applications from organizations and recommends that a total of $4,500 in grants be submitted for the proposals submitted by Arts Herndon ($500) and NextStop Theatre ($4,000).

The funding for this program requires that the Town appropriate an equal or greater amount for arts activities in the community and recommends such funding be included in the proposed FY 2025 budget.

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

1. The town manager is authorized to submit a Creative Communities Partnership Grant Application to the Virginia Commission for the Arts.

24-G-18

Town Council
Regular Meeting
Agenda Item 6.e.

Agenda Item: **Ordinance 24-O-08 to approve and authorize the Mayor to sign a lease agreement between the Town and Herndon Historical Society for space at 717 Lynn Street, commonly known as the Depot**

Meeting Date: March 26, 2024

Category: Consent

Prepared by: Lesa Yeatts, Town Attorney, Scott E Robinson, Public Works Director

Description:
The Town is party to a 3-year lease with Herndon Historical Society that expired on February 29, 2024. Both the Town and Herndon Historical Society wish to renew this lease.

The new proposed lease with Herndon Historical Society would be month-to-month for another 3-year term beginning on March 1, 2024, and expiring on February 28, 2027. The rent for this space is currently and is proposed to remain $1.00 per year.

Background:
The Depot was originally built in 1857 for the Alexandria, Loudoun & Hampshire Railroad and was ultimately acquired by the Town in 1979. The property on which the Depot sits has been licensed to the Town by the Northern Virginia Regional Park Authority since 1982 with terms that the property and Depot would be used specifically for public recreational, historic, or cultural purposes. That license was recently renewed for another 40-year term in March 2023. Herndon Historical Society has leased a large section of the Depot since before the Town took ownership in 1979, for use as a museum and visitor's center.

Budget Impact:
None.

Recommendation:
Recommend adoption of the proposed Ordinance approving the lease agreement.

Attachments:
1. Ordinance (Proposed)
2. Lease
3. Exhibit

TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL

ORDINANCE

MARCH 26, 2024

Ordinance- **to approve and authorize the mayor to sign a lease agreement between the Town and Herndon Historical Society for space at 717 Lynn Street, commonly known as the Depot.**

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

1. The lease dated March 1, 2024, between the Town and Herndon Historical Society for certain space in part of the Town's building located at 717 Lynn Street, Herndon, Virginia is approved. The term shall be month-to-month from March 1, 2024, through February 28, 2027. The rent shall be $1.00 per year.

2. The mayor is authorized to sign and deliver the lease agreement and any related documents necessary to evidence or effectuate the lease agreement.

3. This ordinance shall be effective on and after the date of its adoption.

24-O-08

LEASE

THIS LEASE made on the 1st day of March 2024, by and between THE TOWN OF HERNDON, a municipal corporation (Landlord) and THE HERNDON HISTORICAL SOCIETY (Tenant).

Recitals

Landlord is the owner of a building located at 717 Lynn Street, Herndon, Virginia, called the "Depot."

Landlord and Tenant have agreed that Tenant will lease from Landlord, in consideration of the rent, and under the terms and conditions specified here, the "Station Agent's Office", the "Commander Herndon Room" and the "Meeting Room" in the Depot, the "leased premises." The leased premises are shown as "B", "C" and "D" on plan entitled "Herndon Depot & Museum," dated December 8, 1980, attached and incorporated by reference.

THEREFORE, the parties agree as follows in consideration of the mutual benefits and burdens of this lease.

1. Commencement and Ending Date of Term. Beginning March 1, 2024, Landlord leases the leased premises to Tenant according to the terms of this lease. The Tenant may remain in the leased premises on a month-to-month basis with the Tenant having the right to terminate the Lease upon 30 days prior written notice to the Landlord, and the Landlord having the right to terminate the Lease upon 90 days prior written notice to the Tenant. In any event, the term of this lease shall expire February 28, 2027.

2. Rent. Tenant shall pay Landlord on demand $1.00 per year.

3. Use of Premises. Tenant shall use the leased premises solely for a historical museum. Tenant shall provide access to the restrooms in the leased premises to The

Elden Street Players, also a tenant of Landlord leasing space in the Depot.

4. Policy Compliance. Tenant shall comply with all policies regarding the use of Town buildings, including the prohibition of alcohol and the use of recreational drugs or tobacco, as well as the Town building key policy.

5. Utility Charges. Landlord shall maintain and pay the cost of all utilities except telecommunications on the leased premises.

6. Liability Insurance. Tenant shall keep in effect a General Liability insurance policy with respect to the leased premises with a minimum limit of $1,000,000.00 of coverage. The policy shall name the Town of Herndon as an additional insured. Satisfactory proof of insurance will be required. Town reserves the right to require additional insurance.

7. Hold Harmless of Landlord. Tenant shall hold harmless Landlord, its officers, agents, and employees from any and all claims, actions, damages, liability and expense, including reasonable attorney's fees, in connection with loss of life, personal injury or damage to property arising from any occurrence in, upon, or at the leased premises, or the occupancy or use by Tenant of the leased premises or any part thereof.

8. Default. Tenant shall be in default upon failure to perform any term of this lease for more than five days after written notice of such failure shall have been given to Tenant or after Tenant's abandonment of the leased premises.

9. Rights and Remedies on Default. Landlord shall have the following rights on default of Tenant, which shall be cumulative, none excluding any other right allowed by this lease or by law.

a. Landlord may enter the leased premises and repossess the leased premises and remove Tenant and any others who may be occupying the leased premises and remove any property.

b. Landlord may seize, remove and sell all of the personal property and fixtures (except historical artifacts) of Tenant on the leased premises or remove and store such property at the cost of and for the account of Tenant.

10. Waste or Nuisance. Tenant shall not commit any waste or nuisance upon the leased premises.

11. Maintenance by Tenant. Tenant accepts the leased premises including the improvements and any equipment in the leased premises in their existing condition. Tenant shall at all times keep the leased premises in a clean and sanitary condition and in good repair. If Landlord is required to make any repairs by reason of Tenant's negligent or intentional act or omission, Tenant shall pay to Landlord the cost of the repairs as additional rent within ten days after written notice. Landlord shall be responsible for roof, structural integrity of the building, and replacement and repair of utility systems except telecommunications related to the leased premises. Tenant shall return the leased premises to its original condition prior to Tenant's vacation of the premises, normal wear and tear excepted.

12. Notification of Hazard. Tenant and Landlord shall give immediate notice to the other in case of fire, accident, or defect in the leased premises or in any fixtures or personal property comprising the leased premises.

13. Alterations and Improvements. Tenant shall not make or cause to be made

any alterations to the leased premises without first obtaining Landlord's written consent.

14. Removal of Improvements and Restoration by Tenant. All alterations made by Tenant shall remain the property of Tenant for the term of the lease. Landlord and Tenant shall agree in writing prior to the installation of any fixture in which Tenant will retain title to the fixture at the expiration of the lease. If Tenant retains title, Tenant will remove the property at the expiration of the term of the lease and leave the leased premises in the same condition as at the commencement of the lease. If Landlord acquires title, the property will remain part of the leased premises and Tenant shall not have any obligation to remove it. Absent such written agreement, Landlord shall have the option upon expiration or termination of the term of this lease to retain the alterations as a part of the leased premises, or to require Tenant to remove all the alterations and restore the leased premises to the same condition as at the commencement of the lease. If Tenant fails to remove such alterations and restore the leased premises as requested by Landlord, then Landlord may remove them and restore the leased premises and Tenant shall pay Landlord's costs as additional rent.

15. Loss and Damage. Landlord shall not be liable for any loss or damage to property of Tenant located on the leased premises. Landlord shall not be liable for any injury, death, or damage to persons or property associated with Tenant resulting from fire, explosion, falling plaster, steam, gas, electricity, water, rain, snow, or leaks from any part of the leased premises. Landlord shall not be liable for any latent defect in the leased premises or in the building of which they form a part. All property of Tenant kept or stored on the leased premises shall be so kept or stored at the risk of Tenant and Tenant

shall hold Landlord harmless from any claims arising out of damage to the same, including subrogation claims by Tenant's insurance carrier.

16. Right of Entry. Landlord shall have the right to enter the leased premises during normal business hours to examine the same upon reasonable notice, either oral or written. Landlord shall have the right to make such repairs, alterations, improvements or additions as may be reasonably necessary and to temporarily close doors, entryways, and other spaces and to interrupt or temporarily suspend utility and other building services and facilities, without the same constituting an eviction of Tenant in whole or in part.

17. Quiet Enjoyment. Upon the observance of all Tenant's obligations of this lease, Tenant shall peaceably and quietly hold and enjoy the leased premises.

18. Surrender of Premises. At the expiration or termination of the term of this lease, Tenant shall surrender the leased premises in the same condition that the leased premises were in at the commencement of this lease, reasonable wear and tear excepted, and shall surrender all keys for the leased premises to Landlord.

19. Assignment and Subletting. Tenant may not assign this lease without prior written consent of Landlord. This prohibition against assigning or subletting shall be construed to include a prohibition against any assignment or subletting by operation of law.

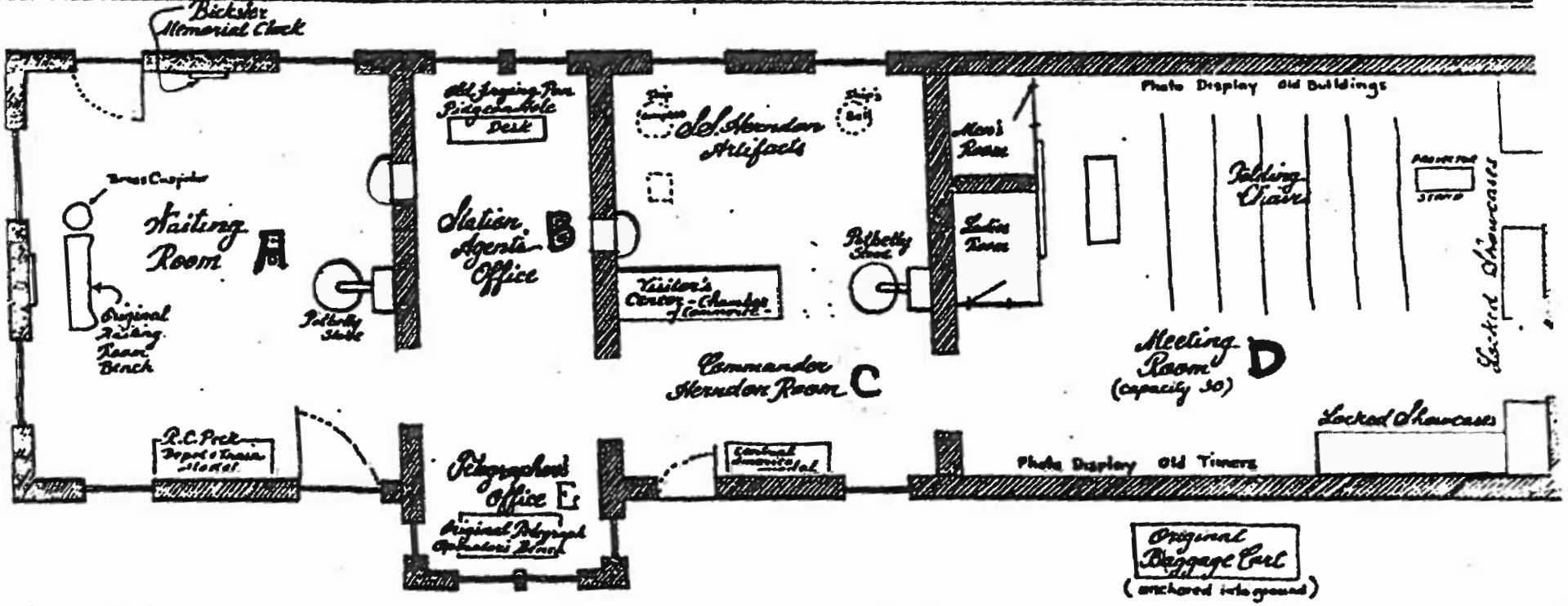
20. Binding on Successors/Assigns. All of the terms of this lease shall bind the successors and assigns of Landlord and Tenant, except where the assignment is ineffective due to lack of Landlord's consent.

21. Prior Leases. All prior leases between the parties are terminated.

22. Recitals. The recitals are part of this lease.

23. Custodial. Landlord shall provide, routine custodial services for the Depot, with Tenant providing periodic, detailed cleaning of historical artifacts in the Historical museum.

LESSOR	**LESSEE**
TOWN OF HERNDON	**HERNDON HISTORICAL SOCIETY**
By: _____	By: James H. Cudlip
Name: Sheila A. Olem	Name: James H. Cudlip
Title: Mayor	Title: President
ATTEST	**APPROVED AS TO FORM**
By: _____	By: Lesa J. Yeatts
Name: _____	Name: Lesa J. Yeatts
Title: _____	Title: Town Attorney



HERNDON DEPOT & MUSEUM LEGEND

A. Depot Waiting Room – To be furnished with benches, stove, brass cuspidor, traditional travel picture, Bicksler clock and W. & O.D. memorabilia, small gift shop

B. Station Agent's Office – Desk, Pidgeon Hole Wall Cabinet, safe, chairs, turn of century phone. Library of History of Herndon & tapes & video tapes of oral histories

C. Commander Herndon Room – Model of S.S. Central America, pictures, books about Cmdr. Herndon's trip to the Amazon, locked bookcase, chairs, ship artifacts

D. Meeting Room – Chairs, table, wall displays, projector stand and screen, pictures of Town area, file cabinets, model Railroad display, Locked showcases

E. Telegrapher's Office – Telegrapher's table with lamp and telegraph intruments.

This proposal prepared by Anthony DeBenedittis after instructions provided by R.C. Peck and Mrs. R.C. Peck December 8, 1980.

Town Council
Regular Meeting
Agenda Item 6.f.

Agenda Item: **Resolution 24-G-19 to appoint a member to the Historic District Review Board**

Meeting Date: March 26, 2024

Category: Consent

Prepared by: Kirstyn Jovanovich, Town Clerk

Description:
This is a request to appoint Paul LeReche as the "Architect/Architectural Historian" member to the Historic District Review Board (HDRB) to fill an unexpired term through February 28, 2026.

Background:
N/A

Budget Impact:
None

Recommendation:
Recommend approval of the resolution, as presented.

Attachments:
1. Resolution (Proposed)

TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL

RESOLUTION

MARCH 26, 2024

Resolution- to appoint a member to the Historic District Review Board.

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

1. Paul LeReche is appointed as the 'Architect/Architectural Historian' member to the Historic District Review Board to fill an unexpired three-year term [resident] effective March 26, 2024 through February 28, 2026.

24-G-19