PLANNING COMMISSION MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170
Monday, December 18, 2023 | 7:00 p.m.

1. **Call to Order**

2. **Approval of Minutes**

   a. November 13, 2023, Planning Commission Work Session Minutes

   b. November 27, 2023, Planning Commission Regular Meeting Minutes

3. **Comments**

   a. Comments from the Staff Members

   b. Comments from the Commissioners

   c. Comments from Citizens
   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.

4. **Public Hearings**

   a. **APPLICATION FOR A SPECIAL EXCEPTION – SE #23-01, 630 Dranesville Road, Herndon Elementary School Renovation & Addition,** to consider a special exception with conditions to allow an addition to the existing public school building. The property is zoned R-10, Residential Single-family District. The site is 13.89 acres and currently consists of an 85,165 gross square foot elementary school building and 15,264 gross square foot modular trailer classrooms as well as a parking lot and recreational facilities. The proposed site improvements would remove the temporary modular classrooms, provide building additions, increase the building to 129,204 gross square feet, expand the parking lot, improve vehicular movements, improve the public streetscape, and update the recreational facilities. The property is designated in the Herndon 2030 Comprehensive Plan as "Community Facilities". The property is located at 630 Dranesville Road, on the eastern side of Dranesville Road and north of the Fillmore Street and Dranesville Road intersection. Fairfax County Tax Map Reference Number: 0104 02 0066A. Applicant: Fairfax County Public Schools. Property Owner: School Board of Fairfax County. **(Continued from the November 27, 2023, regular meeting.)**

   b. **APPLICATION FOR A SPECIAL EXCEPTION AMENDMENT – SE #21-03, 1315 and 1317 Monroe Street,** to consider an amendment to a special exception approved by the Town Council on January 31, 2022, to allow the

placement of fill in order to construct two new single-family dwellings on two existing lots within the FPO, Floodplain Overlay District. The amendment includes revised limits of fill to accommodate revised footprints of the two proposed single-family dwellings. 1315 Monroe Street is 0.53 acres and 1317 Monroe Street is 0.53 acres (1.06 acres total). The property is zoned R-10, Single Family Residential district, and is designated in the Comprehensive Plan as "Neighborhood Conservation." The property is located at the northwest corner of the Monroe Street and Grant Street intersection. Fairfax County Tax Map Numbers 0102 02 0001B and 0102 02 0001C. Applicant/Owners Dina Abdel-Hamid and David Hawa.

c. **ZONING MAP AMENDMENT – ZMA #22-02, 13100 & 13150 Worldgate Drive,** a zoning map amendment in the PD-W, Planned Development-Worldgate, zoning district with proffered conditions to allow the redevelopment of the site with single-family attached and multi-family residential uses. The parcels are approximately 10.4 acres combined. They are currently improved with two six-story office buildings and a structured parking garage. The proposed redevelopment requires the demolition of all existing improvements except the western half of the existing garage which will be retained as structured parking. New uses proposed include 349 multi-family residential units in a five-story building, 49 four-story townhouse residential units, and 52 four-story stacked two-over-two residential units. The project proposes a density of 1.34 FAR. The parking for the development would be provided on-site in a parking garage, within individual unit garages and driveways, and on-street. The site would also be improved with publicly accessible private streets and alleys, various open spaces, publicly accessible sidewalks, public streetscapes, and a public trail connected to an existing trail network. The properties are designated as Regional Corridor Mixed Use in the Comprehensive Plan. The application includes requests for the following zoning modifications: 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 properties are located at the northeast corner of the Worldgate Drive/Elden Street/Centerville Road intersection. Fairfax County Tax Map Reference Numbers: 0161 02 0025 & 0163 02 0002A. Agent: Kenneth W. Wire, Esq., Wire Gill LLP. Property Owner: AM Worldgate Owner, LLC.

5. **New Business**

   a. **Resolution –** 2024 Planning Commission Meeting Schedule

6. **Adjournment**

TOWN OF Herndon VIRGINIA

MEMORANDUM

To: **Chair Michael Romeo and Members of the Planning Commission**

From: **Ben Schitter, Development Program Planner**

Date: **December 18, 2023**

Subject: **SE #23-01 Herndon Elementary School Renovation & Addition – Memorandum**

This memorandum serves as an addendum to the staff report dated November 13, 2023, and includes responses to questions raised by the Planning Commission and public comment at the December 4 work session.

Items Raised at the 12.4.2023 Planning Commission Work Session

Concerns were raised about the proposed parking design and the impacts of staff parking offsite. Staff believes the proposed parking lot layout and circulation improvements will improve the functionality of the site and is sufficient to accommodate the future staff projection. The proposed parking spaces onsite slightly exceed the anticipated number of staff members at full capacity. The improved functionality of the site will also cut down on delays with vehicular movements within the parking lot. The center isle in the northern parking lot provides spaces to function without interference of the bus movements.

The applicant compiled the following data:
Note that the data provided below is based on current circumstances and most will not necessarily be relevant with the new design, particularly the kiss and ride pick-up/arrival.

- Buses start arriving by 9:10 am and are finished with drop off by 9:30 am. In the afternoon, buses start arriving by 4:00 pm and leave by around 4:30 pm.
- Kiss and ride starts by 9:00 am and ends around 9:45 for the late comers. In the afternoon, kiss and ride starts at about 3:50 pm and ends by 4:15-4:20 pm.
- Instructional staff arrive by 8:50 am and leave after 4:20 pm.
- Current school enrollment is 798. 689 students utilize the bus for transportation.

Attachments:

Revised Draft Resolution

TOWN OF Herndon VIRGINIA

STAFF REPORT

Planning Commission
December 4, 2023

Title: SPECIAL EXCEPTION AMENDMENT– SE #21-03, 1315 and 1317 Monroe Street, to consider an amendment to a special exception approved by the town council on January 31, 2022, to allow the placement of fill in order to construct two new single-family dwellings on two existing lots within the Floodplain Overlay District.

Staff Contact: David Stromberg, AICP, Zoning Administrator
david.stromberg@herndon-va.gov (703) 787-7380

Summary Information:

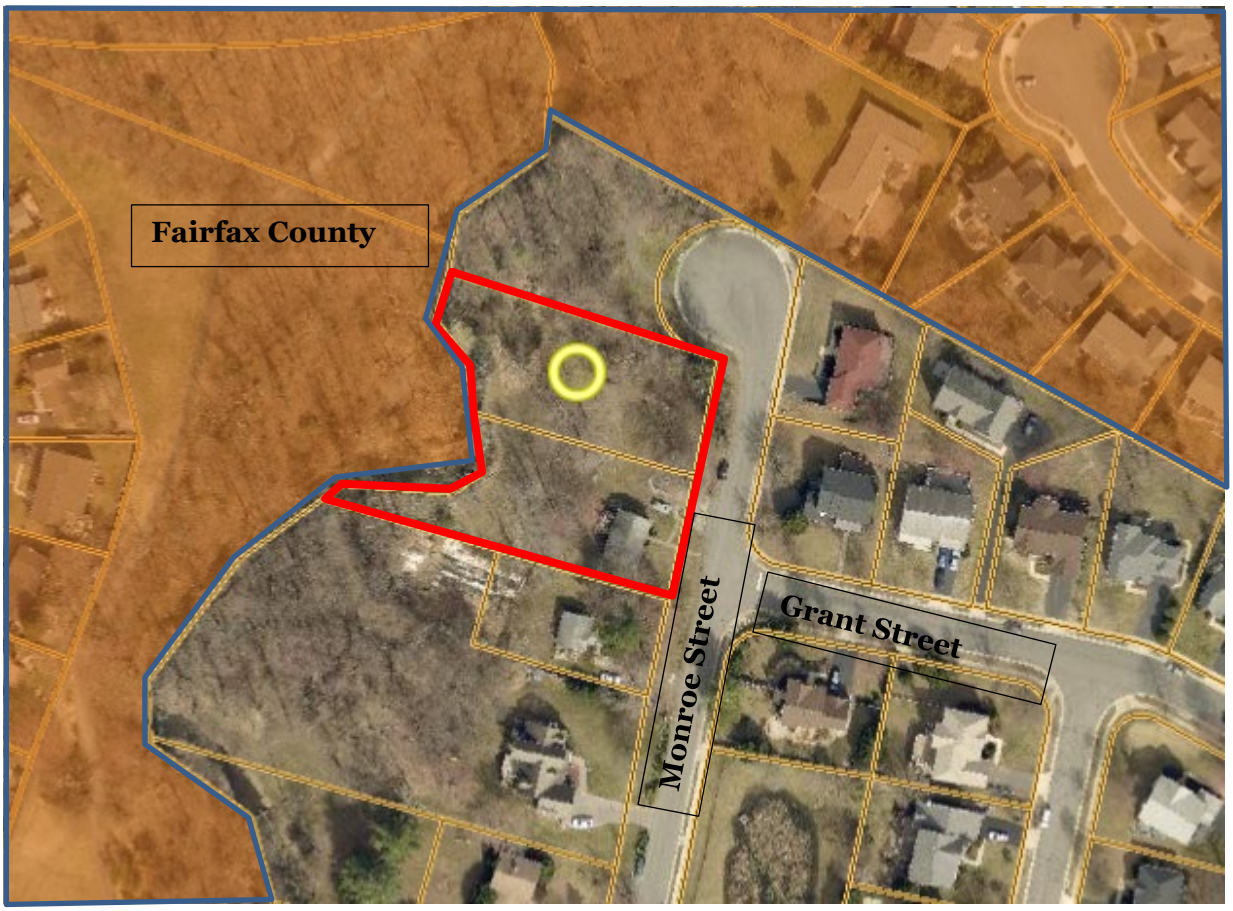
Applicant Request	The amended application revises the limits of fill to accommodate revised footprints of the two proposed single-family dwellings.
Address	1315 & 1317 Monroe Street, Herndon, VA
Fairfax County Tax Map Numbers	0102 02 0001B and 0102 02 0001C
Applicant/Owners	Dina Abdel-Hamid and David Hawa
Existing Zoning	R-10, Single Family Residential & FPO, Floodplain Overlay
Land Use Designation	Neighborhood Conservation
Flood Map Effective Date	September 17, 2010
Community Flood Number	510052
Flood Map Panel	51059C0110E
Total Site Area	1.06 acres (1317 Monroe – 0.53 acres & 1315 Monroe – 0.53 acres
Approved Building Footprint	~2,200 square feet (1317 Monroe) ~2,850 square feet (1315 Monroe)
Proposed Building Footprints	~ 3,500 square feet (1317 Monroe) ~3,680 square feet (1315 Monroe)

Staff Recommendation	Recommend approval to the town council

Anticipated Impacts:

The amendment to this application does not change the requirements for development in the Floodplain Overlay District. The flood study must still be reviewed by the town and by FEMA.

Location Map:



Site Description & Background:

The two lots have existed within the Town of Herndon since at least 1960, which predates the establishment of the first flood map for the Town of Herndon in February 1979. Each respective lot is 0.53 acres for a total site area of 1.06 acres. There is an existing house on 1317 Monroe Street that was built in 1970. The Special Flood Hazard Area (identified as Zone AE) runs across both properties and a portion of the existing house. This flood area is associated with Folly Lick Branch.

The already approved special exception concept plan is shown as attachment 2.

The existing concept plan, the subject of the previously approved special exception, has already been approved by FEMA through a CLOMR (Conditional Letter of Map Revision, attachment 4).

Proposal:

This amendment will replace condition #1 to reference the new concept plan, shown as attachment 3.

Flood Regulations:

The National Flood Insurance Program (NFIP) is managed by the Federal Emergency Management Agency (FEMA). A community must have a locally adopted floodplain ordinance that complies with the Code of Federal Regulations (44 CFR parts 60, 65, and 72) in order for any property located within that community to be eligible for flood insurance.

Any proposed development in the floodplain that may have an impact on the floodplain must first have a Conditional Letter of Map Revision (CLOMR) submitted and reviewed by FEMA. This review includes whether the proposed development will result in an increase in the Base Flood Elevation (BFE) or an increase in the extent of the floodplain. Following completion of a project, an as-built plan must be submitted with a Letter of Map Revision (LOMR) that is endorsed by the community's floodplain administrator. The floodplain will be officially revised at that point.

FEMA has already issued the CLOMR and will only need to review the as-built conditions upon completion of the project.

Staff Analysis:

<u>Zoning Ordinance Compliance</u>

A complete background and analysis of this application is contained in the December 6, 2021, town council staff report. Staff, the planning commission, and town council determined that the application complied with the criteria of Section 78-153.3(e), Review Standards for Special Exceptions.

Amending the application to reference the new concept plan is still in complete compliance with all review criteria found in Section 78-153.3(e).

The existing concept plan will remain in effect if the amendment to SE #21-03 is denied.

Planning Commission Alternatives:

The following alternatives are available to the Planning Commission for its decision on Special Exception Amendment #21-03:

1. Recommendation to move the amendment forward to the town council with a recommendation of approval of the updated concept plan.
2. Recommendation for denial of the updated concept plan.
3. Continuance of the application to the January 22, 2024, Planning Commission meeting or later specified meeting date.

Staff Recommendation:

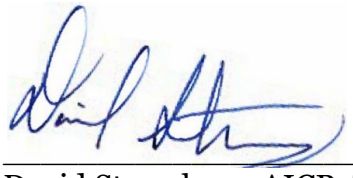
Staff recommends that the Planning Commission move Special Exception Amendment, SE #21-03, forward to the town council with a recommendation for approval in accordance with alternative #1 for the following reasons:

- Approval will not result in an increase in flood heights or an increase in the floodplain.
- Approval will allow the demolition of a house that is partially located within the special flood hazard area.
- Approval will allow for the construction of two new single-family dwellings on lots that meet the R-10 requirements of the zoning ordinance and are located on an existing public street.

Attachments:

1. Resolution
2. Existing Concept Plan
3. Proposed Concept Plan
4. FEMA CLOMR
5. Flood Plain Study Results

Staff Signatures



David Stromberg, AICP, Zoning Administrator

TOWN OF HERNDON, VIRGINIA

PLANNING COMMISSION

RESOLUTION

DECEMBER 18, 2023

Resolution- to consider Special Exception Amendment Application SE #21-03, an amendment to a special exception approved by the town council on January 31, 2022, to allow the placement of fill in order to construct two new single-family dwellings on two existing lots within the Floodplain Overlay District.

The applicants, Dina Abdel-Hamid and David Hawa, have submitted a request for a special exception amendment to revise the limits of fill to accommodate revised footprints of the two proposed single-family dwellings at 1315 and 1317 Monroe Street, further identified as Fairfax County Tax Map # 0102 02 0001B and 0102 02 0001C.

The Planning Commission has reviewed this application and has held a public hearing in accordance with the provisions of §15.2-2204 of the State Code and recommended that the application be approved with amended conditions based upon the finding that the amended conditions still meet the purpose and intent of the Zoning Ordinance, in particular Section 78-155.3(f)(3).

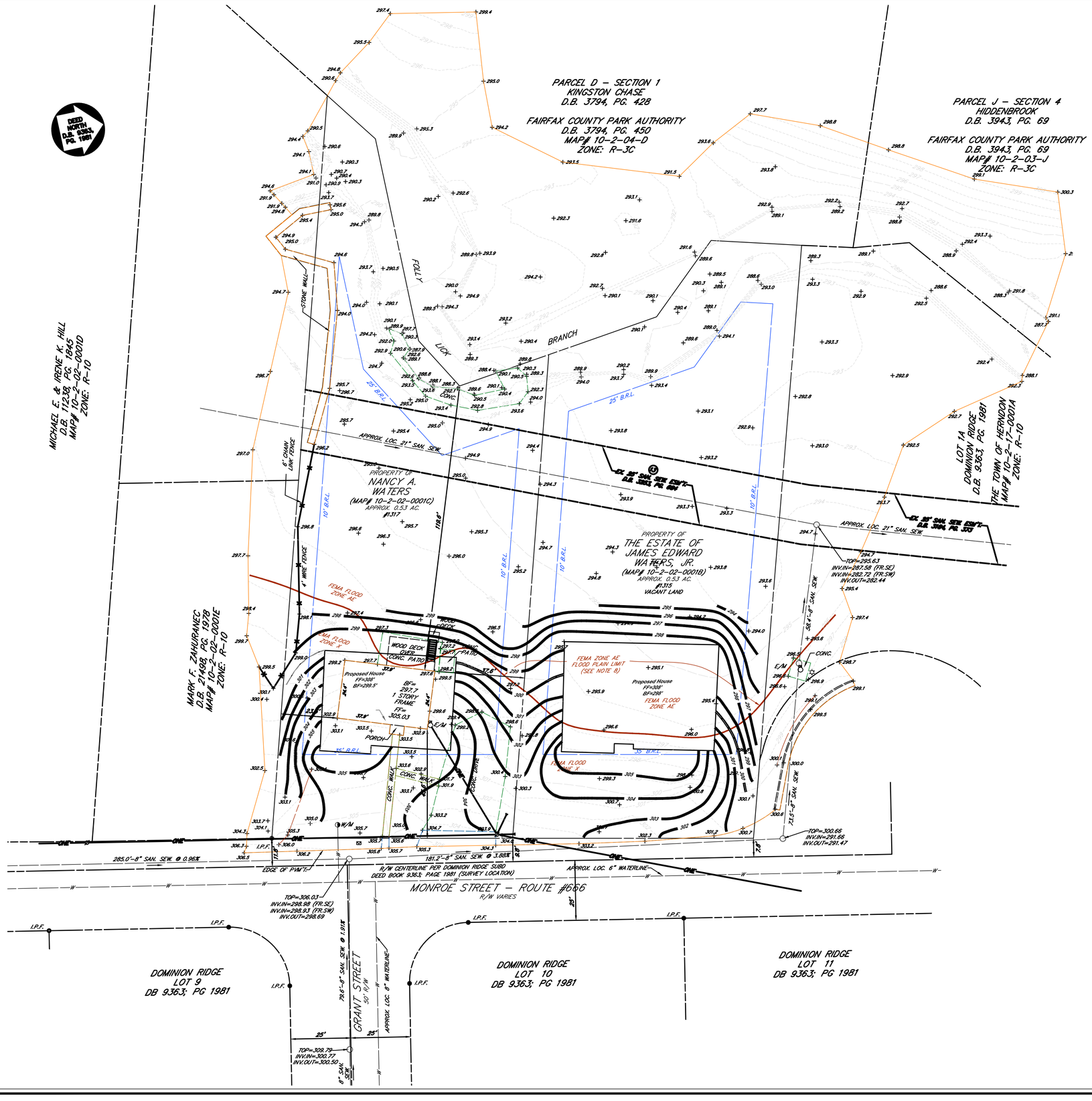
THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia, that:

1. The Planning Commission recommends approval of amending Special Exception Application SE #21-03 that shall run with the land and not be voided or extinguished from a change in ownership of the property in accordance with the conditions set forth below to achieve compliance with the standards found in Section 78-155.3;

2. The proposed development shall be in substantial conformance with the concept plan entitled, "BASE PLANS LT 1C AND 1B, HERNDON 1317 & 1315 MONROE STREET HERNDON, VA 20170 3006", prepared by GeoEnv Engineers and dated August, 2023.

3. A site-specific delineation of the Resource Protection Area component of the Chesapeake Bay Preservation Area Overlay shall be provided concurrent with the submission of the single lot Development Plan and approval of this special exception does not approve any unauthorized encroachment in the ROQ as outlined in Section 78-60.4 of the zoning ordinance.

4. The applicant shall perform new hydraulic and hydrodynamic analysis using the most recently available data.



NOTES:

1. MAP# 10-2-02-0001B & 0001C
2. OWNER: THE ESTATE OF JAMES EDWARD WATERS, JR.
   D.B. 2757, PG. 440 (MAP# 10-2-02-0001B)
   NANCY A. WATERS
   D.B. 7892, PG. 184 (MAP# 10-2-02-0001C)
3. ZONE: R-10
   SETBACKS: FRONT: 35' / SIDE: 10' / REAR: 25'
4. TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. FE-VA21-0015, EFFECTIVE DATE: JANUARY 25, 2021 AT 12:08 P..M. (SEE SCHEDULE B – SECTION 2 EXCEPTIONS BELOW)
5. F.E.M.A. / F.I.R.M. FLOOD DATA: COMMUNITY NO: 51059C
   H & I PANEL NO: 0110 E
   FLOOD ZONE: X, X "SHADED" AND AE
   EFFECTIVE: SEPTEMBER 17, 2010
6. VERTICAL DATUM = NGVD 29 TIED TO TOWN OF HERNDON AS-BUILT SANITARY SEWER FOR DOMINION RIDGE SUBDIVISION, AND FAIRFAX COUNTY AS-BUILT SANITARY SEWER FOR 21" TRUNK SEWER LINE ALONG FOLLY LICK BRANCH
7. TOPOGRAPHIC SURVEY FIELD RUN BY THIS OFFICE JANUARY 2021.
8. FLOOD PLAIN LIMIT DETERMINED BY ELEVATION INTERPOLATION AT 0.1' INTERVALS BETWEEN 296 / 297 / 298 FLOOD ELEVATION LINES PER FEMA / FIRM FLOOD MAP.

SCHEDULE B – SECTION 2 EXCEPTIONS:

11. ESM'T(S) AND MATTERS AS SHOWN ON AND/OR NOTED ON RECORD PLAT (NONE)
12. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVLEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (NO COMMENT)
13. TERMS, PROVISIONS AND ESM'T(S)
    D.B. 3253, PG. 684 (SANITARY SEWER EASEMENT SHOWN)

LEGEND

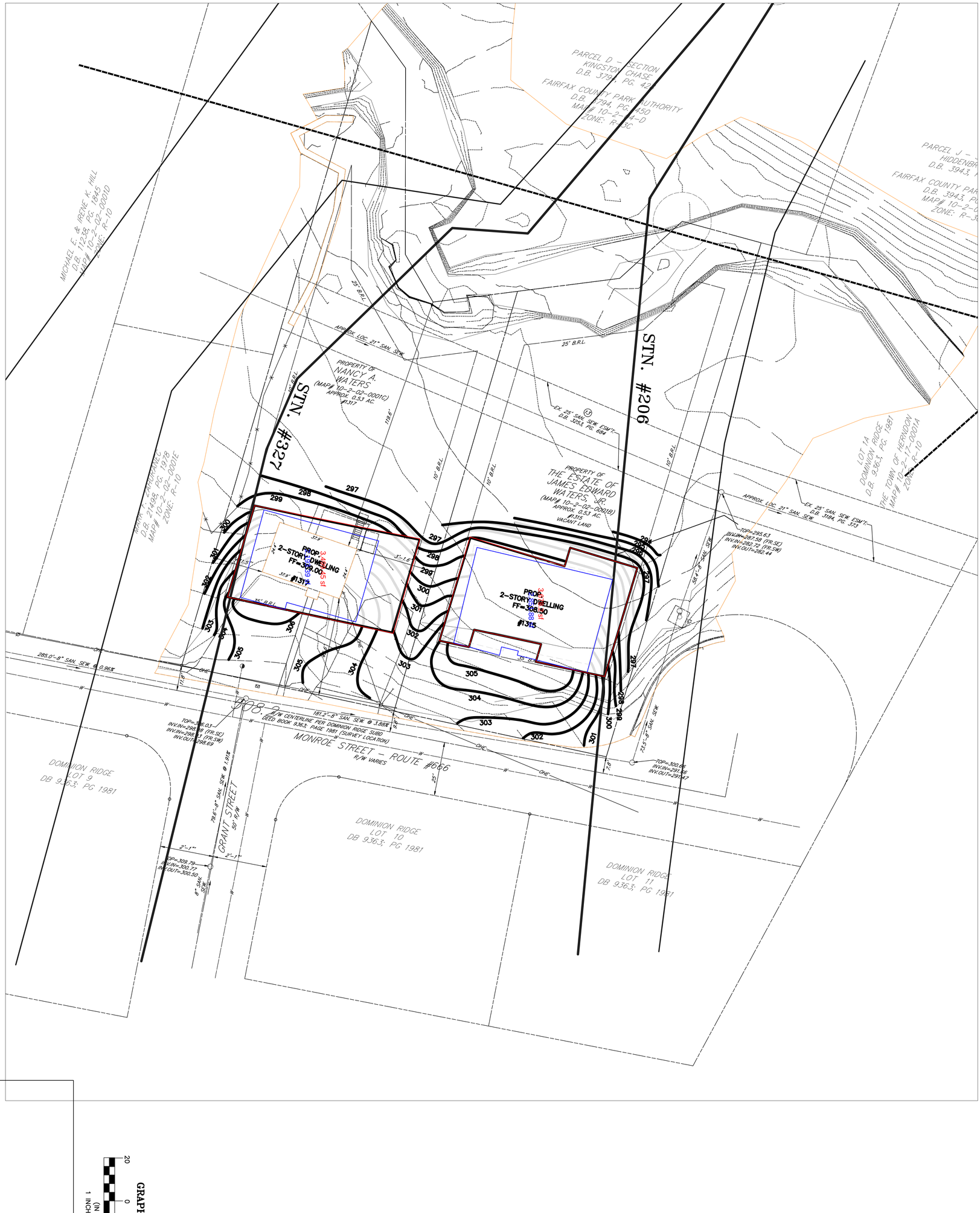
- ELECTRIC METER
- MAIL BOX
- LIGHT POLE
- GUY WIRE
- POWER POLE
- WATER METER
- SANITARY MANHOLE
- FENCE
- OVERHEAD ELECTRIC
- WATERLINE
- CURB
- CURB & GUTTER
- PROPOSED GRADING

PROPERTY OF
THE ESTATE OF
JAMES EDWARD WATERS, JR.
D.B. 2257, PG. 440 (MAP# 10-2-02-0001B)
AND
NANCY A. WATERS
D.B. 7892, PG. 184 (MAP# 10-2-02-0001C)
TOWN OF HERNDON FAIRFAX COUNTY, VIRGINIA

PRELIMINARY / REVIEW ISSUE
TOPOGRAPHIC SURVEY,
FLOOD ELEVATION
AND LOT STUDY

DATE	REVISION

PM: IB SCALE: 1"=20'
PE: IB DATE: June 1, 2021
CO: SMK SHEET 1 OF 1



SHEET: 1

SCALE: 1":20'

PROJECT #

CHECKED BY:

PREP. BY: B.S

DATE: AUGUST, 2023

TAX MAP: 0102 02 0001B 0102 02 0001C

BASE PLANS

LT 1C AND 1B, HERNDON
1317 & 1315 MONROE STREET
HERNDON, VA 20170 3006

NO.	DESCRIPTION	DATE
	REVISION BLOCK	

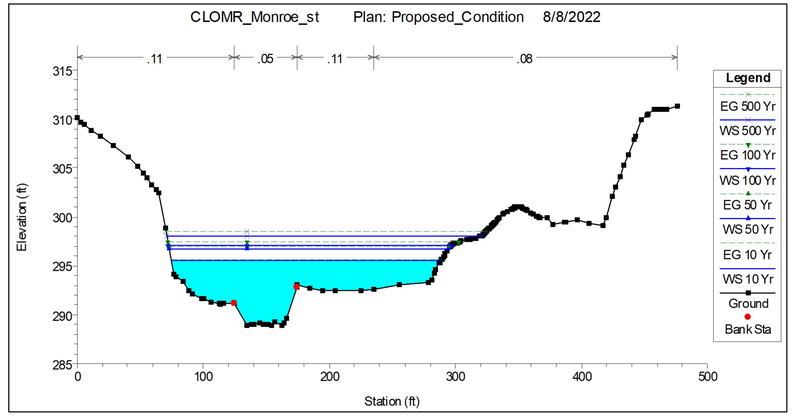
GeoEnv Engineers
Civil, Environmental & Geotechnical Engineering
10875 Main Street, Suite 213
Fairfax, VA 22030
Tel. 703.591.7170
Fax. 703.591.7074 Web Site: geoenv1.com

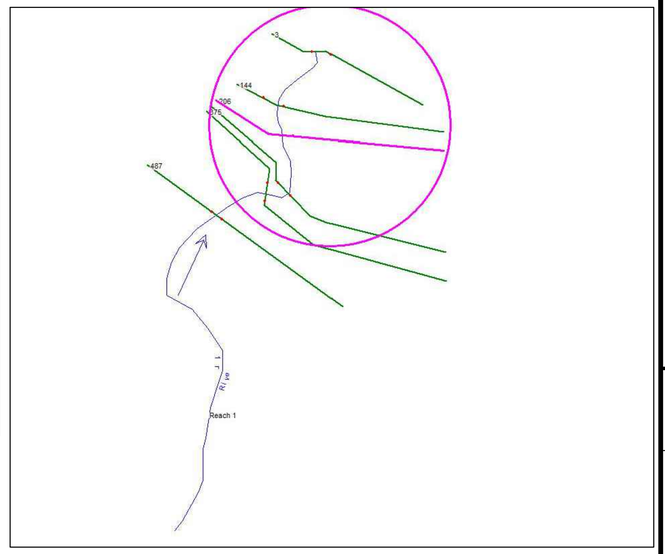
Attachment #3

APPROVED RESULTS

HEC-RAS Plan: Proposed River: River 1 Reach: Reach 1

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach 1	487	10 Yr	1800.00	289.90	296.44	296.44	297.77	0.013016	10.47	410.31	191.23	0.78
Reach 1	487	50 Yr	2900.00	289.90	297.22	297.22	299.18	0.017768	13.35	567.94	220.27	0.94
Reach 1	487	100 Yr	3400.00	289.90	298.11	298.11	299.70	0.013128	12.53	786.08	253.86	0.82
Reach 1	487	500 Yr	4700.00	289.90	298.95	298.95	300.80	0.014365	14.11	1005.75	268.44	0.88
Reach 1	375	10 Yr	1800.00	289.30	295.80		296.16	0.003665	5.75	622.90	209.35	0.42
Reach 1	375	50 Yr	2900.00	289.30	297.00		297.47	0.004086	6.87	910.44	271.04	0.46
Reach 1	375	100 Yr	3400.00	289.30	297.47		297.97	0.004171	7.25	1047.37	303.15	0.46
Reach 1	375	500 Yr	4700.00	289.30	298.52		299.08	0.004267	7.99	1373.96	322.70	0.48
Reach 1	327	10 Yr	1800.00	287.67	295.74		295.98	0.002357	4.87	693.67	215.02	0.34
Reach 1	327	50 Yr	2900.00	287.67	296.92		297.26	0.002880	6.01	975.57	259.77	0.38
Reach 1	327	100 Yr	3400.00	287.67	297.39		297.76	0.003020	6.40	1099.49	271.59	0.39
Reach 1	327	500 Yr	4700.00	287.67	298.41		298.87	0.003318	7.25	1383.61	283.91	0.42
Reach 1	206	10 Yr	1800.00	288.93	295.54		295.72	0.001794	4.07	768.60	213.83	0.29
Reach 1	206	50 Yr	2900.00	288.93	296.68		296.94	0.002164	5.03	1017.36	221.20	0.33
Reach 1	206	100 Yr	3400.00	288.93	297.13		297.42	0.002286	5.38	1117.96	224.30	0.35
Reach 1	206	500 Yr	4700.00	288.93	298.09		298.49	0.002723	6.37	1344.98	250.35	0.39
Reach 1	144	10 Yr	1800.00	288.42	295.11	293.71	295.53	0.004600	5.96	525.81	193.11	0.46
Reach 1	144	50 Yr	2900.00	288.42	296.14		296.72	0.005361	7.25	732.67	207.20	0.51
Reach 1	144	100 Yr	3400.00	288.42	296.55		297.19	0.005551	7.70	820.04	212.40	0.53
Reach 1	144	500 Yr	4700.00	288.42	297.42		298.22	0.006188	8.83	1008.49	220.38	0.57
Reach 1	3	10 Yr	1800.00	288.83	294.10	293.59	294.69	0.008397	7.27	475.39	214.22	0.61
Reach 1	3	50 Yr	2900.00	288.83	295.20	294.34	295.85	0.007753	8.11	720.67	230.37	0.61
Reach 1	3	100 Yr	3400.00	288.83	295.70	294.68	296.35	0.007163	8.26	837.18	235.12	0.60
Reach 1	3	500 Yr	4700.00	288.83	296.50	295.37	297.29	0.007821	9.38	1028.09	241.95	0.64

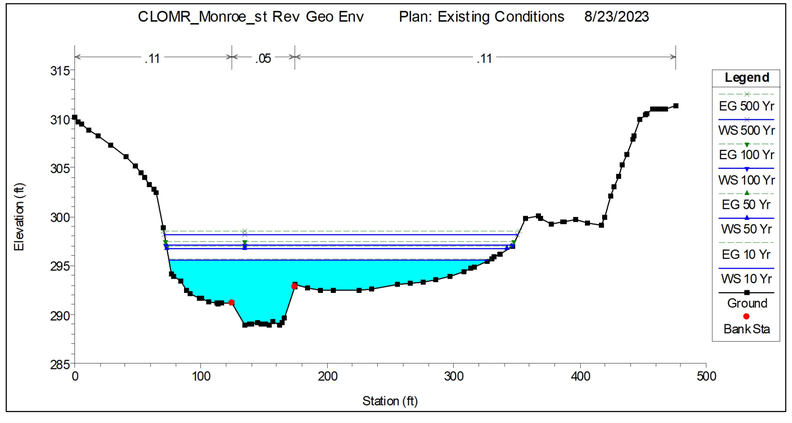




EXISTING CONDITIONS RESULTS

HEC-RAS Plan: Ex_Cond River: River 1 Reach: Reach 1

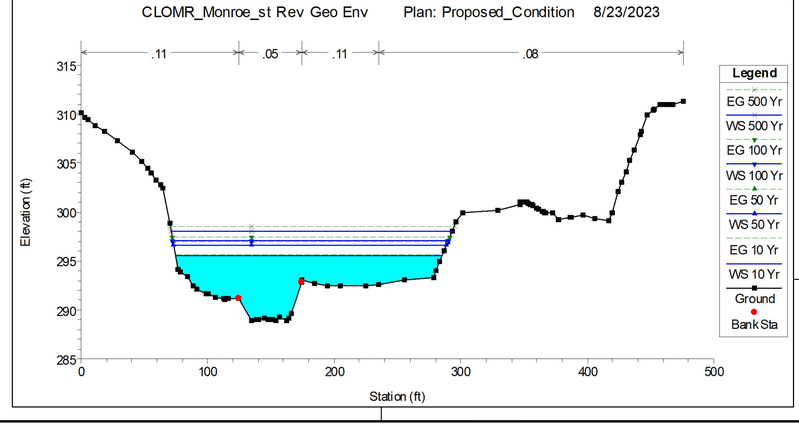
Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach 1	487	10 Yr	1800.00	289.90	296.44	296.44	297.77	0.013016	10.47	410.31	191.23	0.78
Reach 1	487	50 Yr	2900.00	289.90	297.22	297.22	299.18	0.017768	13.35	567.94	220.27	0.94
Reach 1	487	100 Yr	3400.00	289.90	298.11	298.11	299.70	0.013128	12.53	786.08	253.86	0.82
Reach 1	487	500 Yr	4700.00	289.90	298.95	298.95	300.80	0.014365	14.11	1005.75	268.44	0.88
Reach 1	375	10 Yr	1800.00	289.30	295.81		296.16	0.003509	5.63	625.87	210.02	0.41
Reach 1	375	50 Yr	2900.00	289.30	297.01		297.46	0.003965	6.77	912.83	272.58	0.45
Reach 1	375	100 Yr	3400.00	289.30	297.47		297.97	0.004122	7.21	1048.91	303.23	0.46
Reach 1	375	500 Yr	4700.00	289.30	298.51		299.07	0.004234	7.96	1373.21	322.64	0.48
Reach 1	327	10 Yr	1800.00	287.67	295.75		295.99	0.002350	4.86	694.61	215.21	0.33
Reach 1	327	50 Yr	2900.00	287.67	296.93		297.27	0.002877	6.01	976.12	259.83	0.38
Reach 1	327	100 Yr	3400.00	287.67	297.39		297.76	0.003019	6.40	1099.65	271.36	0.39
Reach 1	327	500 Yr	4700.00	287.67	298.40		298.86	0.003359	7.29	1382.68	287.66	0.42
Reach 1	206	10 Yr	1800.00	288.93	295.53		295.72	0.001854	4.13	818.40	253.07	0.30
Reach 1	206	50 Yr	2900.00	288.93	296.68		296.94	0.002182	5.05	1119.30	269.60	0.33
Reach 1	206	100 Yr	3400.00	288.93	297.14		297.42	0.002275	5.37	1243.60	274.69	0.35
Reach 1	206	500 Yr	4700.00	288.93	298.13		298.48	0.002518	6.14	1517.70	279.71	0.37
Reach 1	144	10 Yr	1800.00	288.42	295.11	293.71	295.53	0.004605	5.96	525.53	193.08	0.46
Reach 1	144	50 Yr	2900.00	288.42	296.14		296.72	0.005365	7.25	732.41	207.19	0.51
Reach 1	144	100 Yr	3400.00	288.42	296.55		297.19	0.005556	7.71	819.80	212.38	0.53
Reach 1	144	500 Yr	4700.00	288.42	297.42		298.22	0.006191	8.83	1008.30	220.38	0.57
Reach 1	3	10 Yr	1800.00	288.83	294.10	293.59	294.69	0.008379	7.26	475.39	214.22	0.61
Reach 1	3	50 Yr	2900.00	288.83	295.20	294.34	295.85	0.007739	8.10	720.67	230.37	0.61
Reach 1	3	100 Yr	3400.00	288.83	295.70	294.68	296.35	0.007151	8.25	837.18	235.12	0.59
Reach 1	3	500 Yr	4700.00	288.83	296.50	295.35	297.29	0.007809	9.37	1028.09	241.95	0.63



PROPOSED CONDITIONS RESULTS

HEC-RAS Plan: Proposed River: River 1 Reach: Reach 1

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach 1	487	10 Yr	1800.00	289.90	296.44	296.44	297.77	0.013016	10.47	410.31	191.23	0.78
Reach 1	487	50 Yr	2900.00	289.90	297.22	297.22	299.18	0.017768	13.35	567.94	220.27	0.94
Reach 1	487	100 Yr	3400.00	289.90	298.11	298.11	299.70	0.013128	12.53	786.08	253.86	0.82
Reach 1	487	500 Yr	4700.00	289.90	298.95	298.95	300.80	0.014365	14.11	1005.75	268.44	0.88
Reach 1	375	10 Yr	1800.00	289.30	295.80		296.16	0.003662	5.75	623.11	209.39	0.42
Reach 1	375	50 Yr	2900.00	289.30	297.00		297.47	0.004082	6.87	910.83	271.30	0.46
Reach 1	375	100 Yr	3400.00	289.30	297.47		297.97	0.004167	7.24	1047.82	303.17	0.46
Reach 1	375	500 Yr	4700.00	289.30	298.51		299.08	0.004278	8.00	1372.51	322.58	0.48
Reach 1	327	10 Yr	1800.00	287.67	295.74		295.98	0.002355	4.87	693.89	215.06	0.33
Reach 1	327	50 Yr	2900.00	287.67	296.93		297.26	0.002878	6.01	975.97	259.82	0.38
Reach 1	327	100 Yr	3400.00	287.67	297.39		297.77	0.003018	6.40	1099.92	271.61	0.39
Reach 1	327	500 Yr	4700.00	287.67	298.41		298.86	0.003326	7.26	1382.26	283.85	0.42
Reach 1	206	10 Yr	1800.00	288.93	295.54		295.72	0.001808	4.08	762.61	210.43	0.30
Reach 1	206	50 Yr	2900.00	288.93	296.68		296.94	0.002187	5.05	1006.13	215.92	0.33
Reach 1	206	100 Yr	3400.00	288.93	297.13		297.42	0.002312	5.41	1103.96	218.04	0.35
Reach 1	206	500 Yr	4700.00	288.93	298.10		298.48	0.002661	6.30	1317.48	222.44	0.38
Reach 1	144	10 Yr	1800.00	288.42	295.11	293.71	295.53	0.004600	5.96	525.81	193.11	0.46
Reach 1	144	50 Yr	2900.00	288.42	296.14		296.72	0.005360	7.25	732.68	207.20	0.51
Reach 1	144	100 Yr	3400.00	288.42	296.55		297.19	0.005551	7.70	820.04	212.40	0.53
Reach 1	144	500 Yr	4700.00	288.42	297.42		298.22	0.006188	8.83	1008.49	220.38	0.57
Reach 1	3	10 Yr	1800.00	288.83	294.10	293.59	294.69	0.008397	7.27	475.39	214.22	0.61
Reach 1	3	50 Yr	2900.00	288.83	295.20	294.34	295.85	0.007753	8.11	720.67	230.37	0.61
Reach 1	3	100 Yr	3400.00	288.83	295.70	294.68	296.35	0.007163	8.26	837.18	235.12	0.60
Reach 1	3	500 Yr	4700.00	288.83	296.50	295.37	297.29	0.007821	9.38	1028.09	241.95	0.64



GeoEnv Engineers
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Fax. 703.591.7074
Web Site: geoenvi.com

REVISION BLOCK

NO.	DESCRIPTION	DATE

HEC-RAS 100-YR FLOODPLAIN MODEL

LT 1C AND 1B, HERNDON
1317 & 1315 MONROE STREET
HERNDON, VA 20170 3006

TAX MAP:	0102 02 0001B 0102 02 0001C
DATE:	AUGUST, 2023
PREP. BY:	B.S
CHECKED BY:	
PROJECT #	
SCALE:	N.T.S
SHEET:	2

STAFF REPORT

Planning Commission
Date: December 4, 2023

Title: Zoning Map Amendment – ZMA #22-02, 13100 & 13150 Worldgate Drive

Staff Contact: Bryce A. Perry, Deputy Director of Community Development
bryce.perry@herndon-va.gov (703)787-7380

Summary Information:

Applicant Request	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
Owner	AM Worldgate Owner, LLC
Agent	Kenneth W. Wire, Esq., Wire Gill LLP
Zoning	PD-W: Planned Development - Worldgate
Adjacent Zoning	North: C-O; Commercial Office, PD-R; Planned Development - Residential South: PD-W; Planned Development - Worldgate East: PD-W; Planned Development - Worldgate West: C-6; Community Retail (FFX CO)
Land Use Designation	Regional Corridor Mixed Use
Adjacent Land Use Designation	North: Adaptive Area, Community Facilities South: Regional Corridor Mixed Use East: Regional Corridor Mixed Use West: Retail and Other Commercial Uses (FFX CO)
Total Site Area	10.42 acres / 453,958 square feet
Existing Use	348,545 GFA 6-story office building with separate parking garage

Staff Recommendation	Staff recommends a continuance to allow additional time for further staff evaluation and coordination with the applicant.

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 the use by the multi-family residential building.

Location Map



Case Background

Case Materials. The application materials include the following items:

- Statement of Justification dated June 2, 2023 (provided by applicant)
- Proffer Statement dated November 1, 2023 (provided by applicant)
- Zoning Modification Request w/ attachments dated November 1, 2023 (nine total requests, provided by applicant)
- Generalized Development Plan dated November 1, 2023 (provided by applicant)
- Traffic Impact Analysis dated November 7, 2023 (provided by applicant)
- ARB Preliminary Review Report dated November 28, 2023 (provided by staff)

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 is currently reviewing the third full submission of this application. This is the same submission being presented to the Planning Commission. Coordination between staff and the applicant remains ongoing and most of the

previous staff comments have already been addressed. The more significant items are summarized in the analysis portion of this report.

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, for consideration by the Planning Commission, is provided as Attachment #6 to this report.

Planning Commission Review. The Planning Commission's role in the review of this Zoning Map Amendment, as with all rezoning applications, is advisory. It is tasked with reviewing and making recommendations to the Town Council on whether to approve, approve with recommendations, or disapprove the application. The Town Council will make the legislative decision following Planning Commission review. If the Zoning Map Amendment is approved, no additional legislative action is required for development to occur. A site plan, which is an administrative action, as well as review and action by the ARB regarding the design of the buildings and site features, are required prior to issuance of a building permit. Staff would re-confirm conformance with the approved Zoning Map Amendment and its proffered conditions at each of these steps.

Neighborhood Meetings. The applicant held two neighborhood meetings, one virtual and one in-person at the subject properties. Staff will be seeking additional information from the applicant regarding these sessions.

Case Proposal

Land Use Program

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

Total Residential GFA	610,000SF (450 units)
Multi-Family GFA	374,000SF (349 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 focus 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. Pages 27-29 of the GDP include more detail on the conceptual design of those areas.

Transportation
The site would be accessed from an entrance off Wiltshire Lane and a new right-in right-out 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 by 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 of 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.

To prevent cross traffic vehicle movements from the new Worldgate Drive entrance to southbound Centreville Road, the project includes the construction of a raised median in Worldgate Drive at the approach to the intersection with Elden Street/Centreville Road.

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 full TIA is provided as Attachment #5 to this report.

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. Those requests and supporting documents are provided as Attachment #3 to this report. They are further explained and evaluated in the modification evaluation table in the analysis portion of this report.

Proffers
A proffer statement with a number of provisions and commitments volunteered by the applicant to help offset the impacts of the development has been provided. See Attachment #2. They are further explained in the analysis portion of this report.

Staff Analysis

1. 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 development plan is approved, zoning ordinance compliance will be monitored as the project progresses through site plan, ARB, and building permitting review processes. There remain a few items of the current case submission that staff is evaluating for compliance with the applicable zoning ordinance requirements including the zoning modifications.

2. 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.

3. 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. Staff assessment of this request is on-going.
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. Staff supports the modification.
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 and supports this modification.
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. Staff supports this modification.
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. Staff assessment of this request is on-going.
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. Staff assessment of this request is on-going.
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. Staff supports this modification.
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. Staff supports this modification.
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. As long as the architecture of the side facades receive the same design and material quality as the front facades, staff supports this modification.

4. 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.

5. Transportation. While many transportation-related comments have already been addressed by the applicant, there remains a few that will require continued coordination between the applicant and staff. Those include the following:

    - Design modifications to the Worldgate Drive entrance to ensure safe design vehicle movements.
    - Inclusion of both bus stops within the GDP in coordination with transit authorities.
    - Confirmations and commitments to safe, secure, and accessible pedestrian facilities throughout the site including the trail and connections to Chandon Park.

4. Building & Site Design. Staff's comments regarding the architecture mirror those expressed in the memo from the ARB. The applicant should be directed to consider those items prior to

returning to the ARB as a formal case. Additional items requiring further attention by the applicant include the following:

- Commitments to receiving third-party green building certification.
- Verification of whether green space percentage requirements are being met which may require submission of another zoning modification request.

6. Easements, Agreements, & Dedications. In addition to proposed right-of-way dedication, there are numerous easements and agreements that would be necessary to redevelop this site as proposed. These various items are undergoing in-depth reviews by legal, zoning, and engineering staff. How private maintenance of public land is handled and how off-site work on private property can be ensured are two particular items requiring further coordination between the staff and applicant. While commitments and some procedural details are typically included in the rezoning applications for these items, the actions do not usually occur until the site plan review.

7. Fiscal Impact. Staff is currently assessing the tax implications for this proposed project. The change from an approximately 350,00SF office building to 610,000SF of residential will change the tax revenues. 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 $1,900 per unit worth of on-site private recreational facilities and a contribution for off-site recreation facilities at a rate of $2,100 per residential unit. 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 $10,000 proffered contribution to the Herndon Police Department and an escalation clause for all monetary contributions.

8. Proffers Assessment. The proffer statement is provided as Attachment #2 to this report. It 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. Staff has a few minor comments regarding the proffer statement mostly for clarification and correction and some of the items discussed earlier in this report may necessitate updates to the proffers. Refinement of the proffers up to final approval is a typical occurrence for rezoning applications.

Planning Commission Alternatives

The Planning Commission has the following alternatives available for its recommendation to Town Council:

1. Recommend approval as submitted as proposed
2. Recommend approval with further considerations
3. Recommend denial

The Planning Commission may also decide to continue the public hearing to a future Planning Commission meeting if the Commission believes their review requires additional time. This is often done when staff review necessitates more time or when the Commission requests additional information or revision and additional time is necessary for the applicant to effectively respond.

Staff Recommendation

Staff recommends a continuance to allow additional time for staff evaluation and coordination with the applicant.

Attachments

1. Statement of Justification
2. Proffer Statement
3. Modification Requests
4. Generalized Development Plan
5. Traffic Impact Analysis
6. ARB Evaluation Memo

Staff Signatures

Bryce A. Perry
Deputy Director of Community Development

Elizabeth M. Gilleran
Director of Community Development

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

June 2, 2023

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 A") on the west, stacked townhouses along the south and east, and townhouses on the east and north. In total, approximately 450 total residential units are proposed - 349 multifamily units (approximately 366,000 gross floor area), 52 stacked towns (approximately 119,000 gross floor area), and 49 townhouses (approximately 124,000 gross floor area). The overall proposed gross floor area is 609,000 square feet or approximately 1.34 FAR.

Building A – Multi-Family

Building A is 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 Centerville Road, 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 85 feet (7 floors).

Building A's 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 Building A only has 4-stories. 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 rearloaded 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 and right-out onto Worldgate Drive. 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. Building A'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 is located approximately 26 feet away from the Elden Street property line and approximately 41 feet from the Elden Street property line at the intersection with Worldgate Drive. Along Worldgate Drive, the multifamily building is located approximately 11 to 19 feet from the property line. Along the northern property line, the multifamily building is located approximately 14 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 29 feet from the eastern property line while at their closest point in the northeast, they are approximately 12 feet away. Along the east, the southern row of stacked townhouses are approximately 63 feet from the eastern property line, while at their closest point down near the intersection of Wiltshire Lane and Worldgate Drive, they are approximately 20 feet from the Worldgate Drive property line. Along the south, the row of stacked townhouses are approximately 16 feet or more 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.

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. 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 30% open space on approximately 3.1 acres. Open space, along with recreational facilities are provided within two private courtyards of Building A. 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.

Parking. Parking for the multifamily building is provided within the existing, modified parking structure. This includes visitor parking. 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. The project is also requesting a modification to the parking requirement as described below.

The proposal is to provide approximately 85% of the required multifamily parking spaces, or 85 spaces less than the requirement. This is an approximately 15% reduction. The proposal is to provide all of the required townhouse (conventional and stacked combined) parking spaces. Please see attached parking reduction memo.

Combined, the proposal is to provide approximately 90% of the required total parking spaces across all unit types. This is an approximately 10% 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 currently conducting a TIA and will submit this report at a later date.

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.**

Eight 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.

DRAFT PROFFERS

Worldgate
Development Plan Amendment and Proffer Condition Amendment
November 01, 2023

Pursuant to Section 15.2-2303 of the Code of Virginia (1950, as amended) and Section 78-50.8 of the Town of Herndon Zoning Ordinance, as amended (the "Zoning Ordinance"), the undersigned, for themselves and their successors and/or assigns (referred to hereafter, both collectively and, where appropriate, individually, as the "Applicant"), hereby proffers that the development (the "Development") of the parcel that is the subject of this application, which is shown on the Fairfax County 2022 Tax Map as 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 ("Development Plan") 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 Property shall be developed in substantial conformance with the development plan entitled Worldgate prepared by Urban LTD. dated November 01, 2023 (the "Development Plan") and these Proffers. It is understood by the Applicant that all other applicable regulations and policies governing land development within the Town of Herndon (the "Town") shall apply to the Property and its development unless specifically modified by the language of this approval.

    b. Minor modifications of the Development Plan may be permitted without the need for an amendment to this approval when necessitated by final engineering or site design provided that the development is in substantial conformance with the Development Plan, these Proffers, and as approved by the Architectural Review Board ("ARB"), if applicable. Substantial conformity shall be determined as provided in the Zoning Ordinance.

    c. While not required with the approval of the Development Plan, the Applicant may proceed with the approval of a unified residential subdivision development plan without the need to amend these Proffers, provided that the proposed subdivision does not adversely impact the ability of the site to develop in accordance with the Development Plan and these proffers.

2. ARCHITECTURE AND URBAN DESIGN

a. The final architectural treatment and exterior design of all buildings within the Development Plan 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.

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. 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. The Elden Street bus pull-off, bus pad, and shelter will be built with the multifamily phase. Each phase of the project shall also comply with the minimum parking requirements, for that given phase, as approved under the requested parking modification. 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.

c. 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 Sheet 22-24.
iii. The Applicant shall provide a public access easement and trail along the northern property line as generally shown 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.

d. 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.

e. 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.

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

g. 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.

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

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 609,670 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 609,670 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 affect 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.

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

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

    c. Prior to Town approval of any site plan, the Applicant will make commercially reasonable efforts to obtain 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.

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. As shown on the Development Plan, the Applicant shall make improvements to (and may relocate) the existing bus stop on Worldgate Drive and shall make improvements to the existing bus stop on Elden Street. Improvements will include a concrete pad, bus shelter, a trash and recycling receptacle, and a

bicycle rack per the per the standards found in the Herndon Streetscape Manual as identified in the bus shelter detail provided on Development Plan sheet 02. The above improvements shall be provided prior to the issuance of the first certificate of occupancy.

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 Applicant will make commercially reasonable efforts to obtain any necessary offsite easements.

f. Worldgate Drive Median and Restripe. Prior to the first Certificate of Occupancy, the Applicant will, as shown on the Develoment Plan, restripe a segment of westbound Worldgate Drive and build a segment of median to prevent vehicles from "weaving."

g. 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 signal 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.

h. 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.

i. 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.

5. GREEN BUILDING.

a. Residential Building Certifications. The Applicant shall design and construct the multifamily residential building and the stacked and conventional townhouses to 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 the time of the full build-out of the site. The Applicant shall provide at least 2 LID measures on the property at the time of project completion, that may include but are not limited to, green roof areas, tree filters, manufactured stormwater filtration systems 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 encourage species diversity throughout the project site, each separate development landbay (multifamily, stacked townhouses, and townhouse dwellings) shall demonstrate at time of final engineering a maximum species rate of 10% for each category of deciduous canopy trees, ornamental trees, and shrubs and a maximum species rate of 20% for evergreen tree species."
   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.

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 Univeral 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 door knobs.

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 $1,900.00 per residential unit. The value calculation shall include the cost of amenities such as, but not limited to, benches and seating, outdoor seating and gathering areas, fitness centers, community rooms, swimming pools, decks, artwork, fire pits, trellises, etc. Project building materials are not included in the calculation. The Applicant shall submit the verification of the cost of these improvements to the Town as provided by its general contractor. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall provide the remainder in a cash contribution to the Town of Herndon for use on recreational facilities in the Town of Herndon.

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, 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 $10,000.00 to the Town of Herndon Police Department. The contribution shall be paid upon site plan approval.

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

10. MAINTENANCE. The Applicant shall maintain and replace in-kind all common area elements within the Development Plan. 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 CERTAIN RESIDENTIAL USES. At least sixty days prior to registration with the Common Interest Community Board of any residential condominium documents that would change the use of all or any portion of the Property to a use that is not subject to the Phase II Dulles Rail Transportation Improvement District (the "Phase II District") tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to register such condominium documents for that portion of the Property. Prior to registering the condominium documents, the Applicant shall pay to Fairfax County a sum equal to the then-present value of Phase II District taxes estimated by the County to be lost as a result of that change in use.

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

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

By: _____

Name: _____

Title: _____

COMMONWEALTH OF _____

CITY/COUNTY OF_____, to-wit:

The foregoing instrument was acknowledged before me this ___ day of _____, 2023 by _____ as _____ of and on behalf of _____.

_____

Notary Public

Notary Registration No: _____

My Commission Expires:_____

Attachment 3

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

November 01, 2023

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

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

Dear Bryce,

Below, please find a 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 (2023.11.01 updated)
    a. Parking Demand Study (2023.10.31 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 (2023.11.01 updated)
F. Vehicular Area Plantings (2023.11.01 updated)
    a. Attachment graphic exhibit (2023.11.01 updated)
G. Perimeter Buffer (2023.11.01 updated)
H. Special Streetscape Area Plantings (2023.11.01 updated)
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

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 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 10/31/23. 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 450 total residential units are proposed - 349 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 October 31, 2023 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 15% for the multifamily units (or 86 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 10%.

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

GOROVE SLADE
Transportation Planners and Engineers

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:	October 31, 2023	
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 349 multifamily units.

This memorandum summarizes parking occupancies observed at similar projects in the area as justification for this reduction.

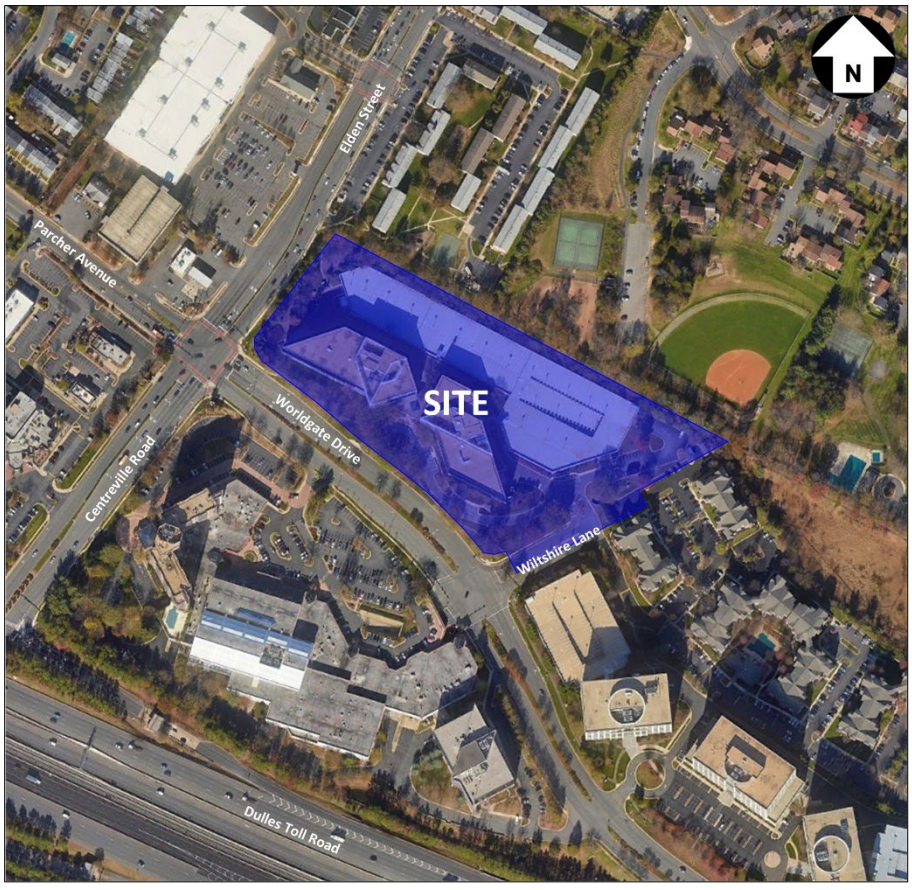


Figure 1: Site Location

Future Parking Supply

The proposed Worldgate redevelopment includes 49 townhouse units, 52 stacked townhouse units, and 349 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 1.43 spaces per unit; therefore, 498 parking spaces will be provided for the future multifamily units. A 15 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	349 DU			-	1.43 /DU	498	-	-	-15%
- Studio	34 DU	1.0 /DU	34	-			-	-	
- 1 Bedroom	161 DU	1.5 /DU	242	-			-	-	
- 1 Bedroom + Den	39 DU	2.0 /DU	78	-			-	-	
- 2 Bedrooms or More	115 DU	2.0 /DU	230	-			-	-	
Total			**821**	**17**		**735**	**718**	**17**	**-10%**

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.

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.

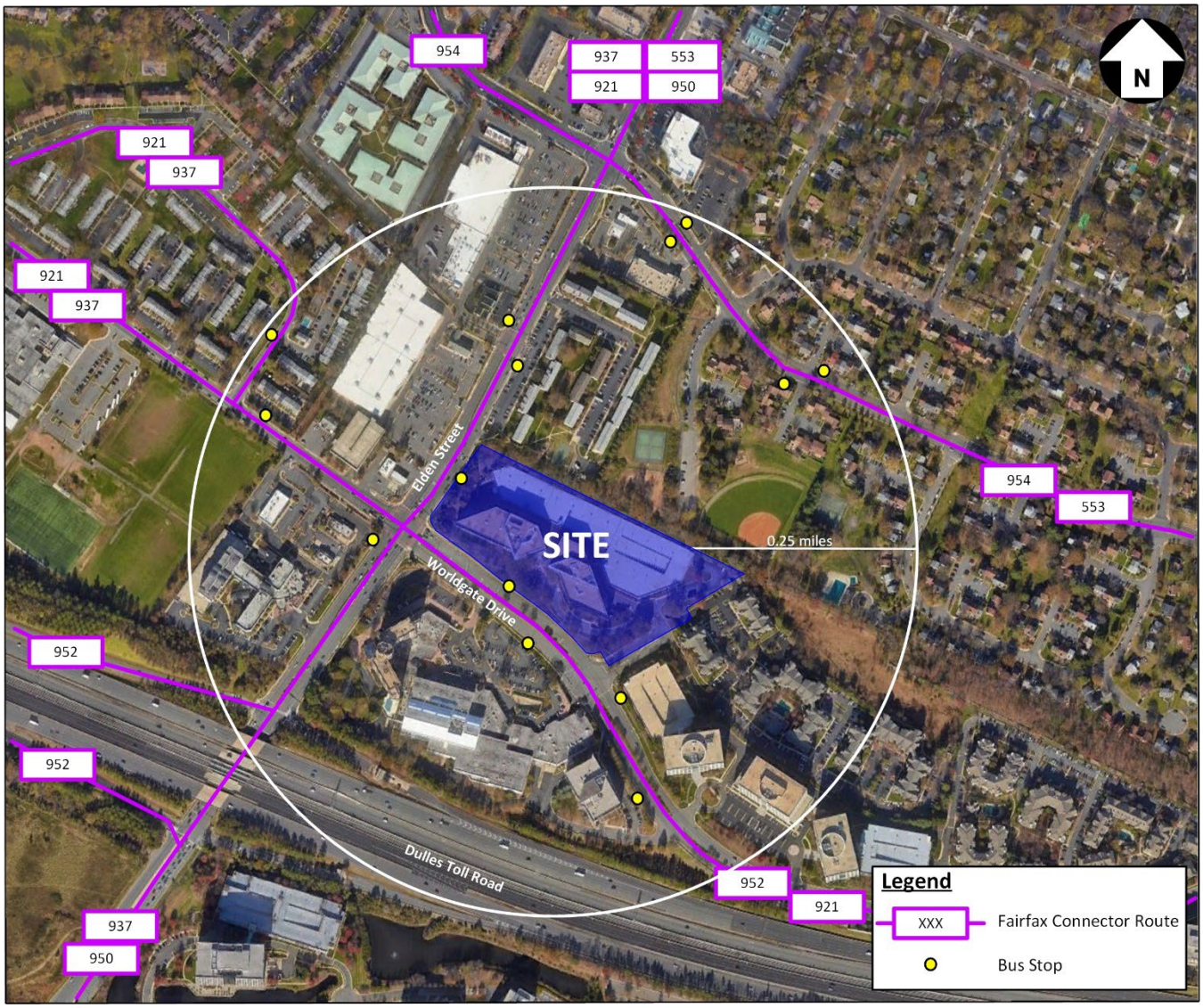


Figure 2: Existing Transit Access

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 1.43 spaces per unit for the Worldgate multifamily units.

The Worldgate redevelopment is planned to include 34 studio, 161 one-bedroom, and 154 two-bedroom or more multifamily units; therefore, the maximum 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 maximum 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 10 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	349 DU						
- Studio	34 DU	1.00 /DU	34	1.60 /DU	55	1.45 /DU	49
- 1 Bedroom	161 DU	1.50 /DU	242	1.60 /DU	258	1.45 /DU	233
- 1 Bedroom + Den	39 DU	2.00 /DU	78	1.60 /DU	63	1.45 /DU	57
- 2 Bedrooms or More	115 DU	2.00 /DU	230	1.60 /DU	184	1.45 /DU	167
Required Parking Spaces for Multi-Family Dwellings			**584**		**560**		**506**
Total Required Parking Spaces			**821**		**813**		**758**

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 506 spaces. The proposed parking supply for the multifamily units is 498 parking spaces, which equates to a 1.6 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 1.43 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 1.43 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 506 spaces. The proposed parking supply for the multifamily units is 498 parking spaces, which equates to a 1.6 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: **1.43 spaces per unit** (15 percent reduction from Town of Herndon parking requirements)
    - Townhouse Dwellings and Stacked Townhouses: **2.33 spaces per unit** (no reduction)
    - **Overall 10 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

5.20.2022 Attachment 3

MARCH 2022 COUNT

Table 1
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)
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.

WELLS + ASSOCIATES

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,

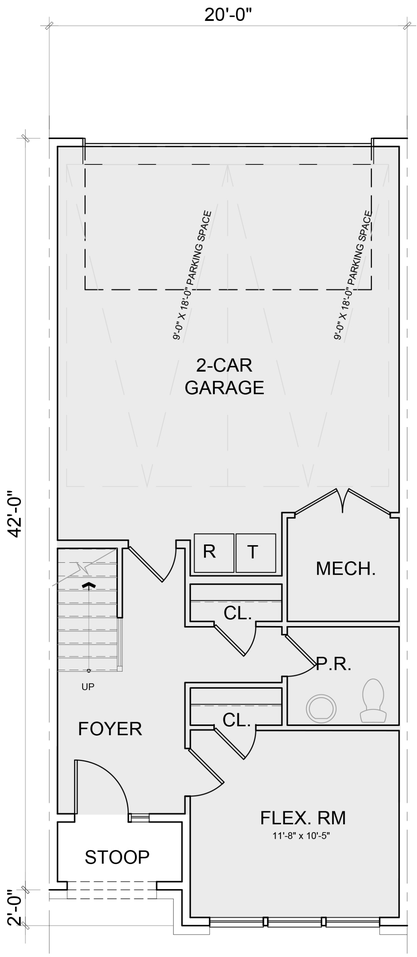
As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client is submitting a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

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.

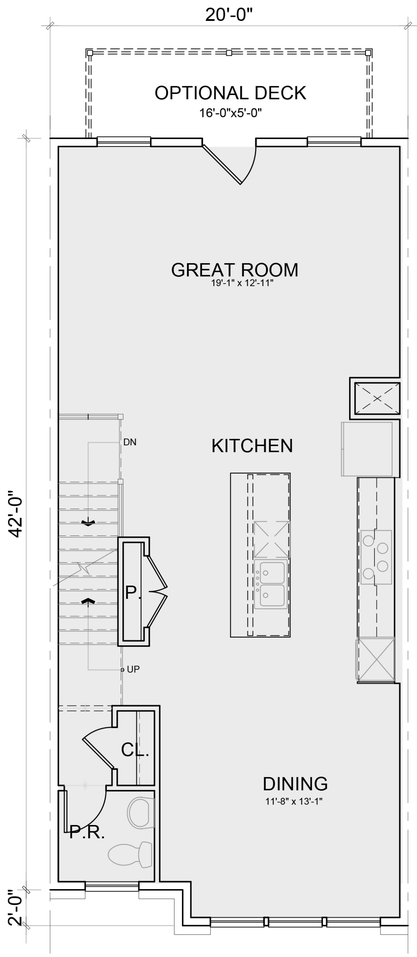
Sincerely,

Kenneth W. Wire



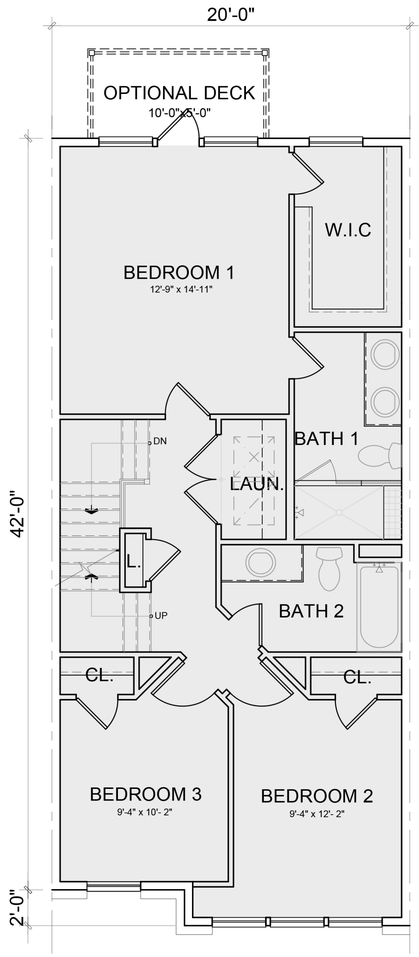
FIRST FLOOR PLAN

AREA: 341 SQ. FT.



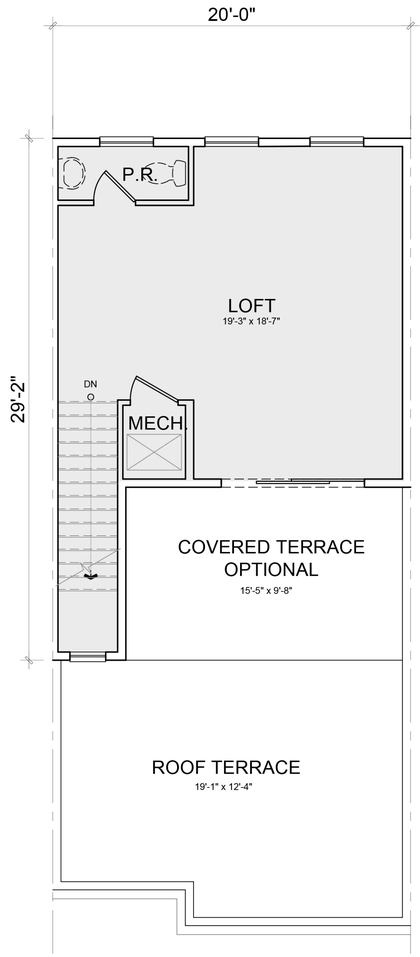
SECOND FLOOR PLAN

AREA: 833 SQ. FT.



THIRD FLOOR PLAN

AREA: 829 SQ. FT.



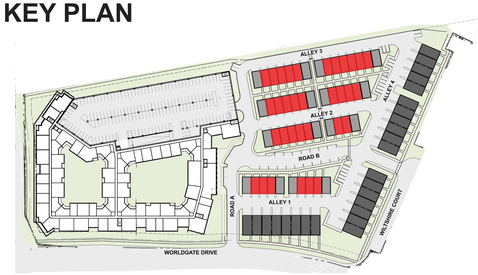
FOURTH FLOOR PLAN

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

WORLDGATE DRIVE

HERNDON, VA

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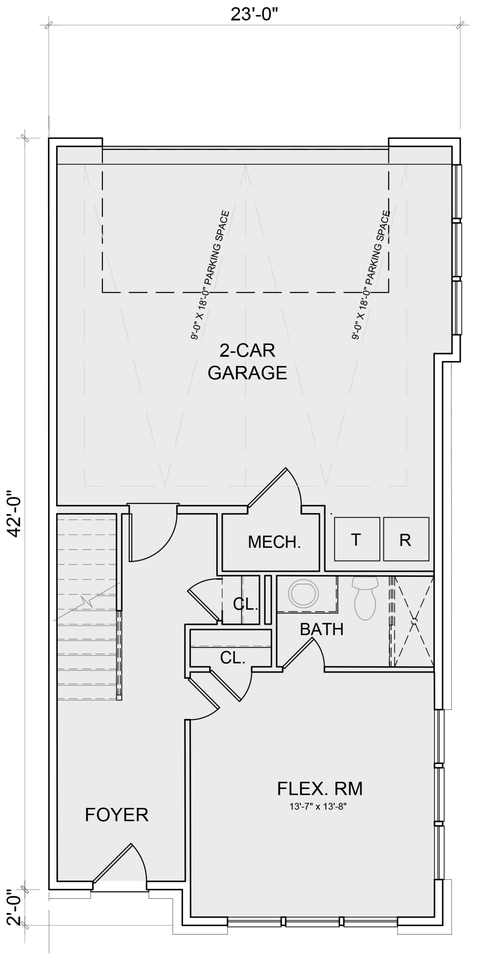
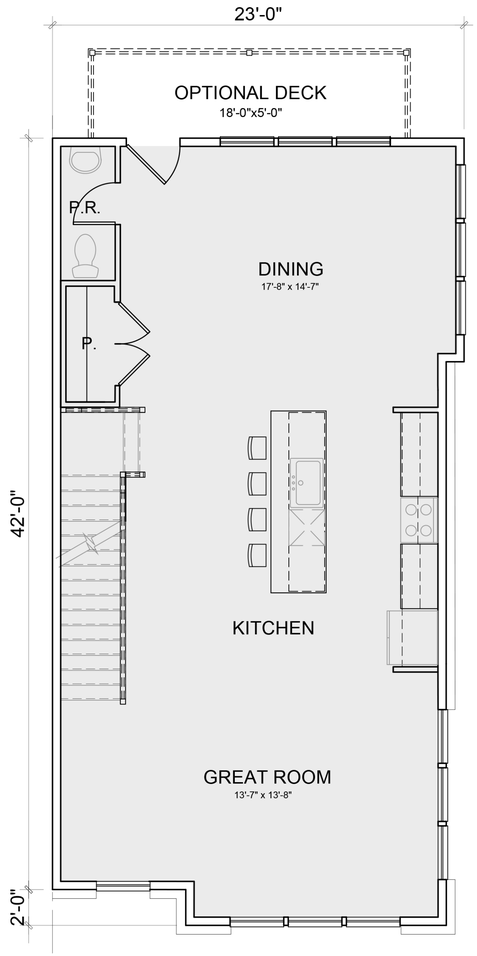
11/01/2023



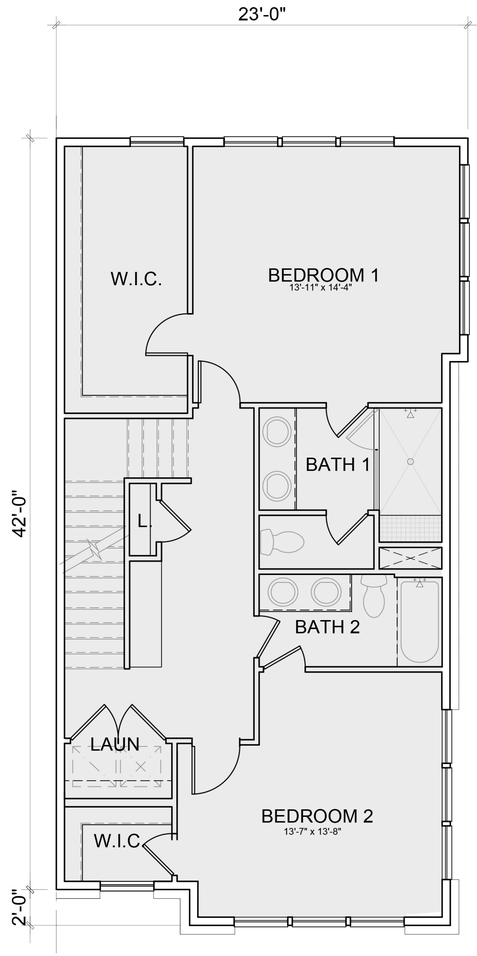
FIRST FLOOR PLAN

AREA: 435 SQ. FT.



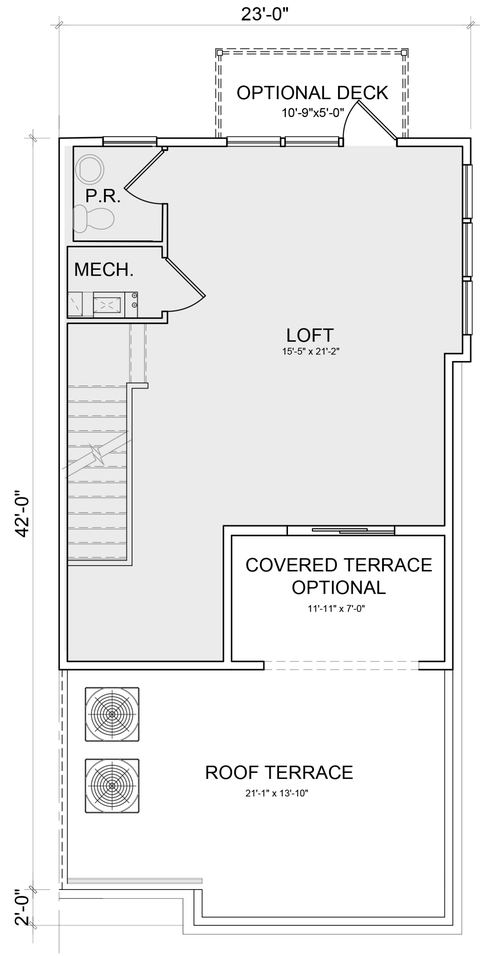
SECOND FLOOR PLAN

AREA: 933 SQ. FT.



THIRD FLOOR PLAN

AREA: 924 SQ. FT.

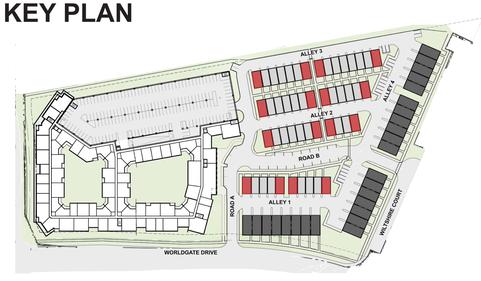


FOURTH FLOOR PLAN

AREA: 547 SQ. FT.

TOTAL AREA: 2,827 SQ. FT.

KEY PLAN



22’x42’ TH FLOOR PLAN

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WORLDGATE DRIVE

HERNDON, VA

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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,

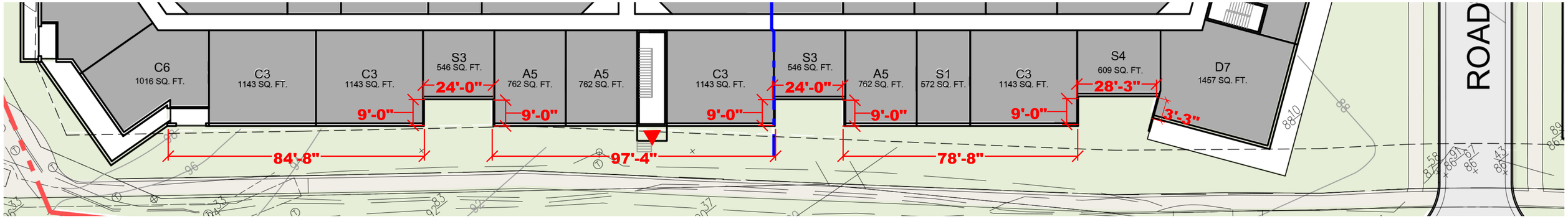
As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client is submitting a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

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

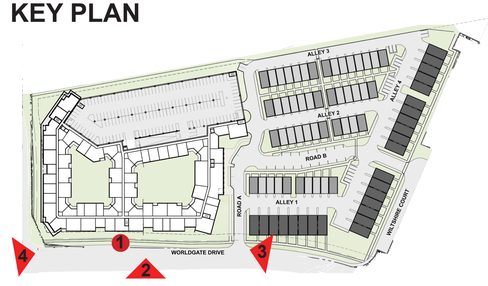


3 - PERSPECTIVE



4 - PERSPECTIVE

KEY PLAN



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WORLDGATE DRIVE
HERNDON, VA

FACADE ARTICULATION

A-15

11/01/2023



KEY PLAN

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WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

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11/01/2023



KEY PLAN

PERSPECTIVE

A-17

11/01/2023

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WORLDGATE DRIVE
HERNDON, VA



KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-18

11/01/2023



KEY PLAN

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WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

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11/01/2023

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





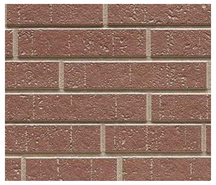
DETAIL 1 - FRONT ELEVATION



CERACLAD RAIN SCREEN EXTERIOR SYSTEM



1.1 RAINSCREEN THIN BRICK - LIGHT



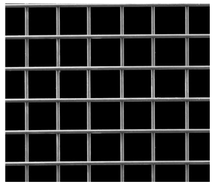
1.2 RAINSCREEN THIN BRICK - RED



1.3 RAINSCREEN SIDING - BLACK



3.1 FIBER CEMENT LAP SIDING

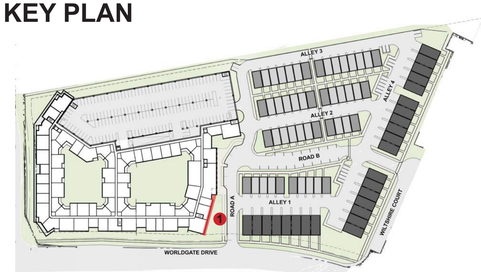


4.1 WIRE MECH RAILING

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



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WORLDGATE DRIVE
HERNDON, VA

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DETAILED ELEVATIONS

A-11

11/01/2023

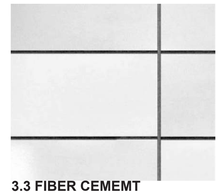




DETAIL 1 - FRONT ELEVATION



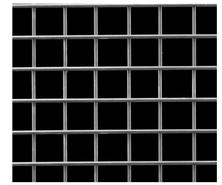
3.2 FIBER CEMEMT PANEL - RED



3.3 FIBER CEMEMT PANEL - LIGHT



3.1 FIBER CEMEMT LAP SIDING

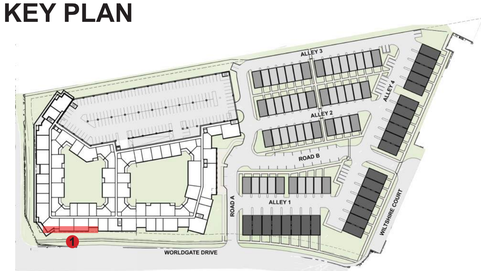


4.1 WIRE MESH

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

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 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

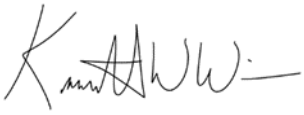
We are requesting a modification of the multifamily site planting requirements in order to maximize soil volumes in order to establish healthy root systems for the proposed plantings. The required and proposed plantings are summarized in the table below.

Table: Planting Requirements and Proposal

Proposed Use	Required Planting Rate	Required Planting	Provided Planting
Townhouse (49 units)	1 canopy tree/DU	49 canopy trees	23 canopy trees
	1 evergreen tree/DU	49 evergreen trees	12 evergreen trees
	n/a	n/a	56 ornamental trees
	10 shrubs/DU	490 shrubs	693 shrubs
Multifamily* (6.17 acre portion of property) (3,567 feet of outer building perimeter)	12 canopy tree/acre	74 canopy trees	47 canopy trees
	7 evergreen tree/acre	43 evergreen trees	19 evergreen trees
	n/a	n/a	42 ornamental trees
	1 shrub/5 feet of outer building perimeter	714 shrubs	576 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.

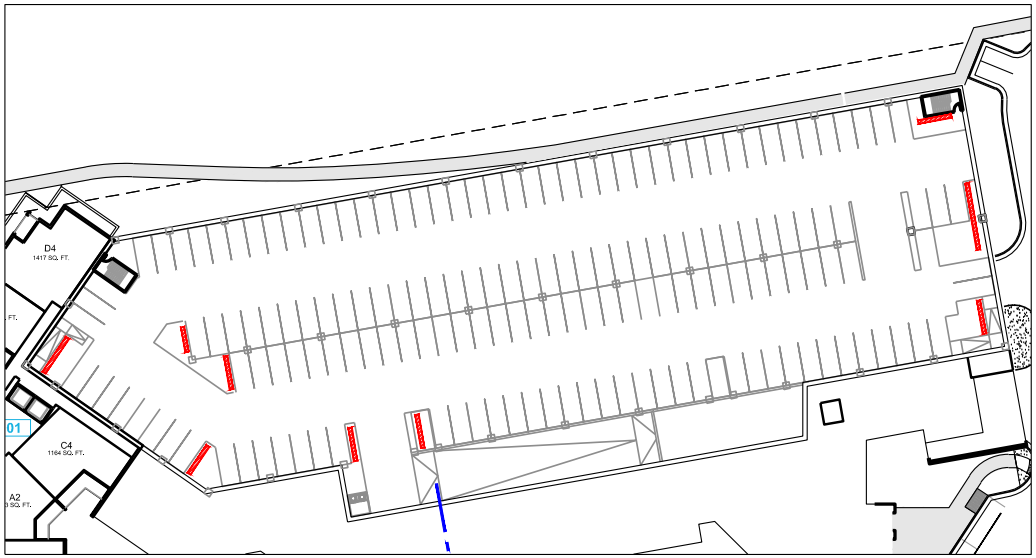
Sincerely,

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

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 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 an update requested by Staff to expand the modification request to include landscape buffer areas D-E and provide required information. 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.

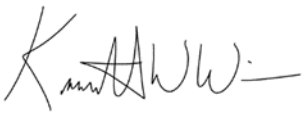
Buffer to the PD-W Zone

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

SEE DETAIL 1 ON SHEET 26 FOR TYPICAL TOWNHOUSE DWELLING DETAIL LANDSCAPING

Legend

Perimeter Landscape Buffer Strip (to PD-R)
Perimeter Landscape Buffer Strip (to PD-W)

PERIMETER BUFFER CLASS D 7.5' WIDTH

PERIMETER BUFFER CLASS C 7.5' WIDTH

PARKING GARAGE 5 FLOORS PARKING AREA 55,142 SF/FL 4,116 SPACES/FLOOR

COURTYARD

MULTIFAMILY BUILDING

AMENITY SPACE

GROUND FLOOR

EDGE OF PATIO

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 9

STACKED TOWNHOUSE BUILDING 10

STACKED TOWNHOUSE BUILDING 11

STACKED TOWNHOUSE BUILDING 12

ALLEY 1

ALLEY 2

ALLEY 3

ALLEY 4

EDEN ST. - RTE. 5226

WORLDGATE DRIVE

RAVEN TOWER COURT (PRIVATE)

WILKES WAY (PRIVATE)

WILTSHIRE LANE (PRIVATE)

EX. 25' STORM DRAINAGE ESMT. DB. 7718 PG. 696

EX. 20' STORM DRAINAGE ESMT. DB. 7718 PG. 696

EX. 20' STORM DRAINAGE ESMT. DB. 7718 PG. 686

EX. 25' SANITARY SEWER ESMT. DB. 7718 PG. 686

EX. 10' SANITARY SEWER ESMT. DB. 9417 PG. 196

EX. 28' SANITARY SEWER ESMT. DB. 7248 PG. 686

(APPROX. LOCATION) EX. 8' VEPCO ESMT. DB. 9384 PG. 1344

LEGEND

- A — PERIMETER BUFFER STRIP KEY TAGS
- PROPOSED AMENITY AREAS (SEE SHEETS 27-32 FOR DETAIL CONCEPTS)
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- LINE OF SIGHT

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

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
12-13-22
06-02-23
10-06-23

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Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
John Ligtilde
Lic. No. 1957
10/18/2023
LANDSCAPE ARCHITECT

LANDSCAPE OVERVIEW

GENERALIZED DEVELOPMENT PLAN

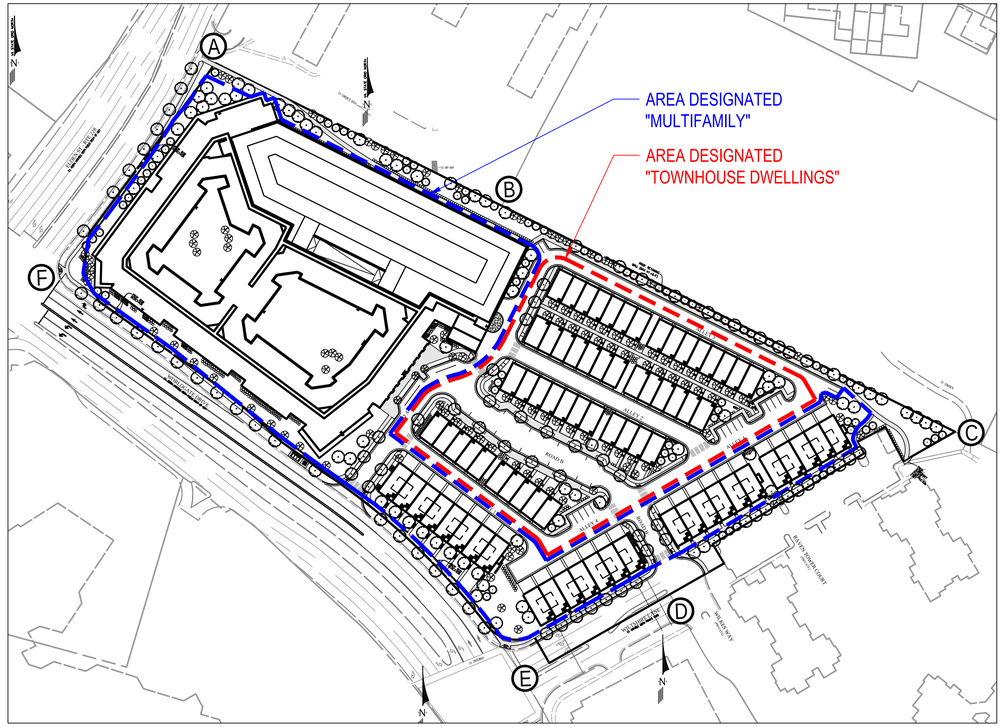
WORLDGATE
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

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

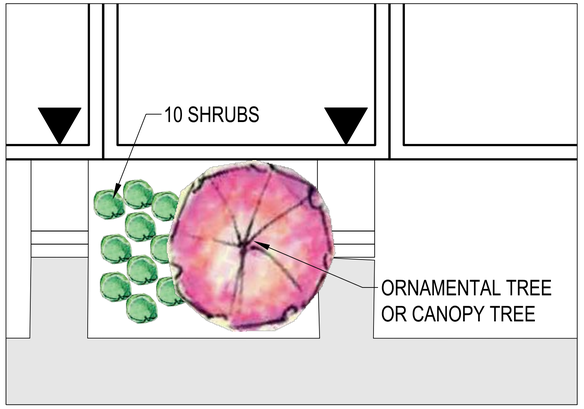
SHEET 25 OF 33

FILE No. RZ-13126

Urban, Ltd. – J:_OBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-33-LANDSCAPE.dwg [26 LANDSCAPE OVERVIEW] October 18, 2023 - 12:51pm aliam



1 SITE LANDSCAPING USE TYPES
Scale: 1" = 100'



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

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'	8 Trees (1 every 35 feet)	8

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

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	3.05
Amount of Green Space Provided	0.94

per Z.O. Sec. 78-113.2

SITE LANDSCAPING CALCULATIONS

Proposed Use	Required Plantings	Required Total	Provided	Modifications
Townhouse Dwelling Units (49 units)	1 Canopy Trees/D.U.	49 Canopy Trees	23 Canopy Trees	See Modification #1
			56 Ornamental Trees	
	1 Evergreen Trees/D.U.	49 Evergreen Trees	12 Evergreen Trees	
	10 Shrubs/D.U.	490 Shrubs	694 Shrubs	
Multiple-Family Dwelling* (6.17 ac.)	12 Canopy Trees per acre	74 Canopy Trees	47 Canopy Trees	
			42 Ornamental Trees	
	7 Evergreen Trees per acre	43 Evergreen Trees	19 Evergreen Trees	
(3,567 ft of outer building perimeter)	1 Shrubs per each 5 ft. of outer building perimeter	714 Shrubs	576 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.)	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	1 Canopy Tree per 30 linear feet	14 Canopy Trees	14 Canopy Trees	
					1 Evergreen Tree per 30 linear feet	14 Evergreen Trees	14 Evergreen Trees	
					1 Ornamental Tree per 50 linear feet	9 Ornamental Trees	9 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	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	1 Canopy Tree per 30 linear feet	15 Canopy Trees	12 Canopy Trees	
					1 Evergreen Tree per 30 linear feet	15 Evergreen Trees	11 Evergreen Trees	
					1 Ornamental Tree per 50 linear feet	9 Ornamental Trees	3 Ornamental Trees	
					Fence permitted, with maximum visibility between properties and a design that discourages climbing		18 Shrubs	
	Buffer D-E: Zone PD-W	Buffer Class D	7.5	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*	123 Canopy Trees 0 Ornamental Trees 92 Evergreen Trees 1,204 Shrubs	70 Canopy Trees 98 Ornamental Trees (Not Required) 31 Evergreen Trees 1,270 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.
		Total Trees: 215 **Total Shrubs: 1,204**	**Total Trees: 199** **Total Shrubs: 1,270**	
2	**Sec. 78-110.4(e)(3)** *Perimeter Buffer Strip Landscaping*	63 Canopy Trees 63 Evergreen Trees 36 Ornamental Trees 0 Shrubs 6' tall Masonry Wall (for Buffer B-C)	52 Canopy Trees 45 Evergreen Trees 23 Ornamental Trees 18 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: 162 **Total Shrubs: 0**	**Total Trees: 120** **Total Shrubs: 18**	
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. I lieu of large built in planters, movable planters will be provided throughout the garage that will be planted with shrubs and pernennial plantings.

PLANT SCHEDULE

Quantity	Botanical Name	Common Name	Stock Size (height/cal.)	Stock Type	Remarks
	Canopy Trees				
149	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				
120	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				
76	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				
1415	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 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
06-02-23
10-05-23

Urban, Ltd.
4200 D TECHNOLOGY CT.
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COMMONWEALTH OF VIRGINIA
John Ligtilde
Lic. No. 1957
10/13/2023
LANDSCAPE ARCHITECT

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
33

FILE No.
RZ-13126

Urban, Ltd. – J:\JOBS\WorldGate Rezoning\B-Engineering\Entitlement\CDP-FDP-SPEX\13126-33-LANDSCAPE.dwg [27 LANDSCAPE COMPS] October 18, 2023 – 12:51pm oliam

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 Special Streetscape Areas Standards

Dear Ms. Gilleran,

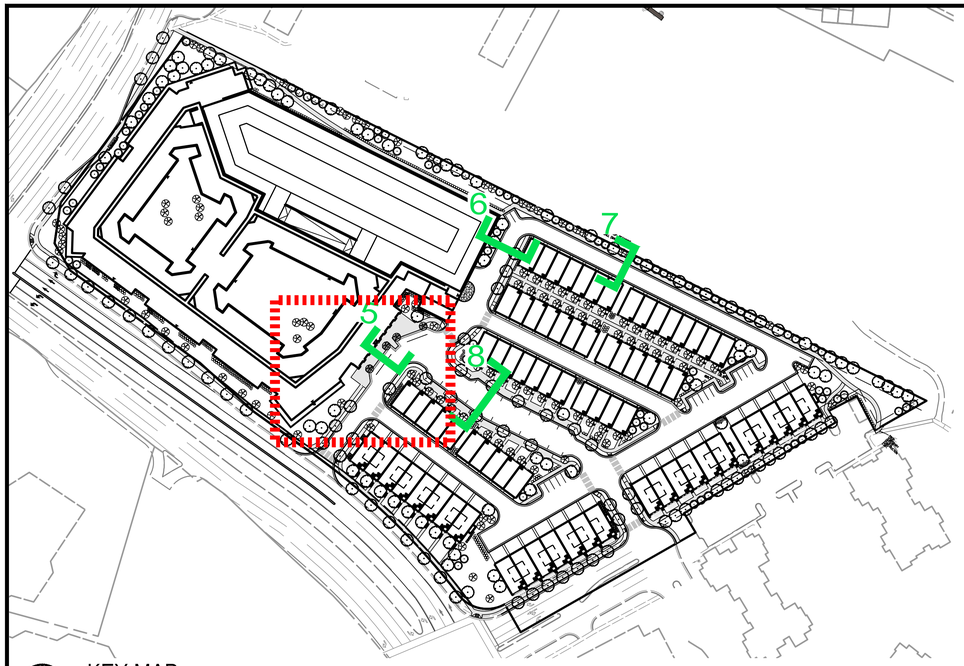
As you know, my client, AM Worldgate Owner, LLC, is the owner of the property located at 13100 and 13150 Worldgate Drive, Herndon, Virginia 20170 (the "Property"). Our client submitted a Development Plan Amendment and Proffer Condition Amendment application (the "Application").

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 now only applies to Road A's drop off area in front of the multifamily entrance/lobby. A modification is permitted by Zoning Ordinance Section 78-50.2(d).

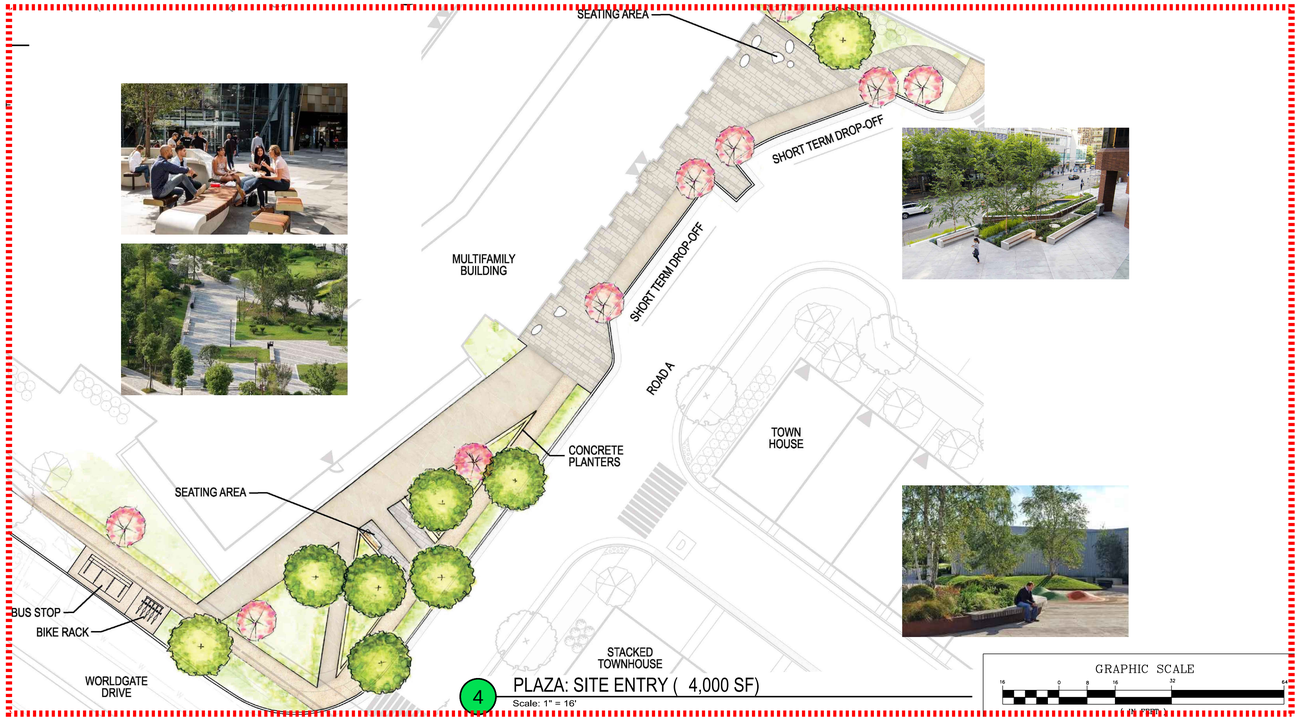
We believe this modification request meets the standards set forth in Zoning Ordinance Section 78-50.2(d) as described above. For each of the above reasons, the Applicant respectfully submits this modification request.

Sincerely,

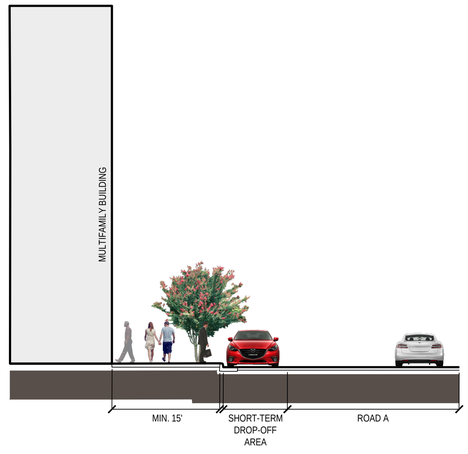
Kenneth W. Wire



KEY MAP
Scale: 1" = 100'



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



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

GRAPHIC SCALE
(IN FEET)
1 in. = 10 ft.

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
12-13-22
06-02-23
11-01-23

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COMMONWEALTH OF VIRGINIA
John Lighilie
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11/01/2023
LANDSCAPE ARCHITECT

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

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

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)] November 01, 2023 – 8:58am 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 ktgy

WORLDGATE DRIVE
HERNDON, VA

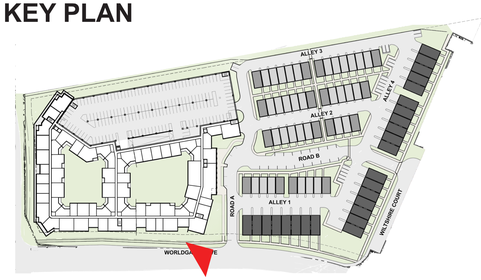
PERSPECTIVE

A-36

11/01/2023



KEY PLAN



20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

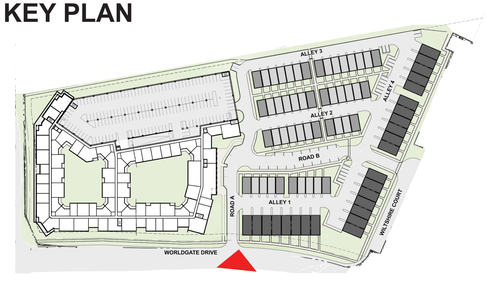
PERSPECTIVE

A-37

11/01/2023



KEY PLAN



20230003 kt gy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-38

11/01/2023



KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-39

11/01/2023



KEY PLAN



20230003 kt gy

WORLDGATE DRIVE
HERNDON, VA

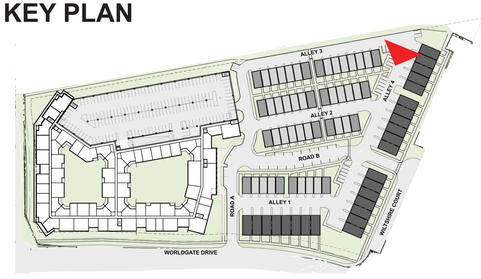
PERSPECTIVE

A-40

11/01/2023

BALCONIES SHOWN ARE OPTIONAL.

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-41

11/01/2023

GENERALIZED DEVELOPMENT PLAN
FOR
WORLDGATE
TOWN OF HERNDON, VIRGINIA

OWNERS
OSTON PROPERTIES
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: ENNETH WIRE

ARCHITECT
TGY
860 WESTWOOD CTR. DR
TYSONS, VA 22182
703 2 6116
CONTACT: EN AMIN ASDAN

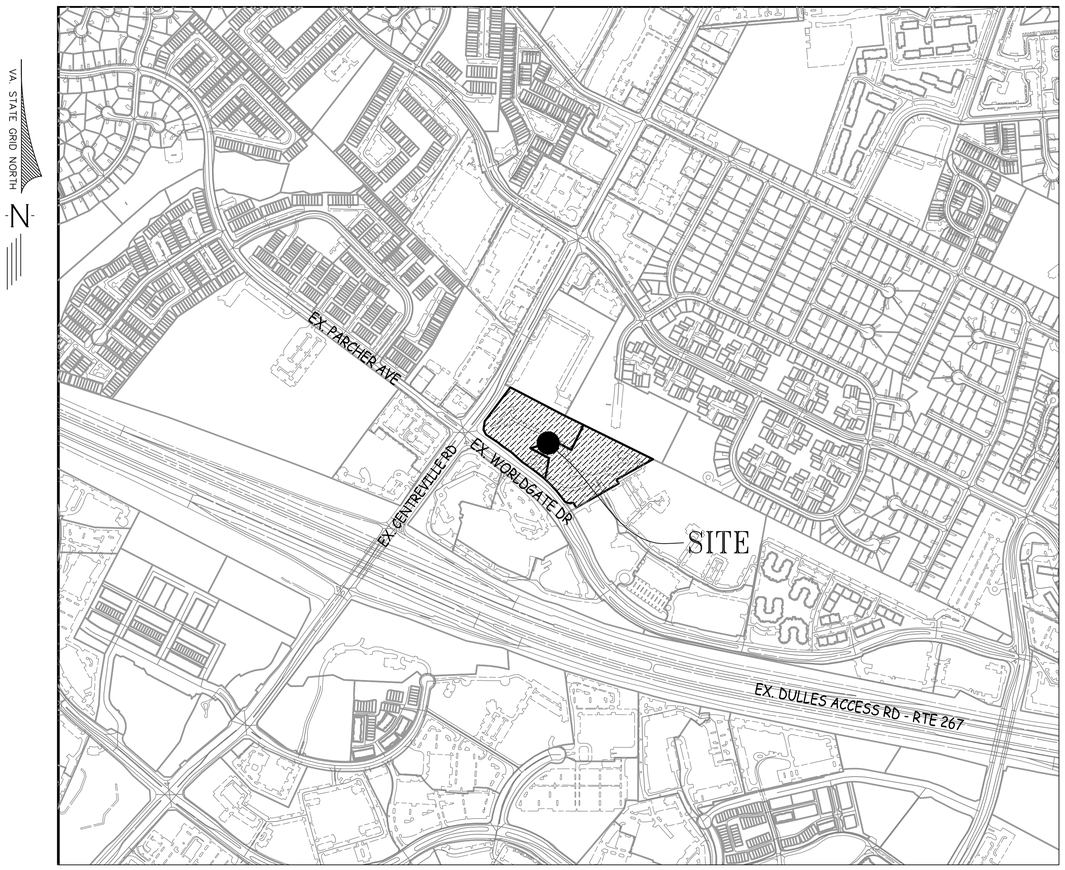
CIVIL ENGINEER
UR AN, LTD.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
703 642-2306
CONTACT: CLAYTON TOC , P.E.

LANDSCAPE ARCHITECT
UR AN, LTD.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
703 642-2306
CONTACT: OHN LIGHTLE

TRAFFIC ENGINEER
GOROVE SLADE ASSOCIATES INC
4114 LEGATO RD.
SUITE 650
FAIRFAX, VA 22033
703 787- 5 5
CONTACT: MARIA LASHINGER

APPLICANT
OSTON PROPERTIES
2200 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC 20037
CONTACT: RICHARD ELLIS

VICINITY MAP
SCALE: 1" = 500'



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NOTE: TOTAL 86 SHEETS

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
12-13-22
06-02-23
11-01-23

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urban
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
PROFESSIONAL ENGINEER
11/01/2023

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] November 01, 2023 - 3:40pm oliam

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 CDP/FDP 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 FDP, 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 FDP.
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 INSTALL 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 CDP.
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 CDP/FDP.
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. UTILITY PLACEMENT MUST NOT CONFLICT WITH OR IMPEDE THE PLACEMENT, GROWTH, AND HEALTH OF ANY STREET TREES OR TREES ON-SITE.
24. 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

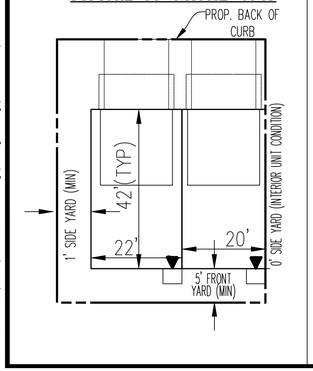
MAP # 0163-02-0002A
AM WORLDGATE OWNER LLC,
5404 WISCONSIN AVE
SUITE 1150
CHEVY CHASE, MD 20815

WAIVERS AND MODIFICATIONS

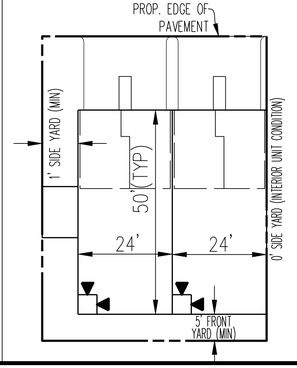
A. PARKING REDUCTION
B. LOT FRONTAGE
C. TOWNHOUSE UNIT WIDTH
D. MULTIFAMILY WALL OFFSET
E. LANDSCAPE PLANTINGS
F. VEHICULAR AREA PLANTINGS
G. PERIMETER BUFFER
H. SPECIAL STREETSCAPE AREA PLANTINGS
I. TOWNHOUSE END UNIT ENTRANCES

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 461 UNITS
DENSITY	= 44.24 (461 UNITS / 10.42 AC)
OPEN SPACE	= 32% (146,900 SF / 449,447 SF)*

*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 360 UNITS
TOTAL	UP TO 610,000*	UP TO 461 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	360 UNITS (66 STUDIOS, 165 1BR, 107 2BR, 22 3BR)	374,000	72' (5 STORIES)

BIKE RACK DETAIL



COMPANY: AMERICAN BICYCLE SECURITY COMPANY
401 S BECKWITH AVE
SANTA PAULA, CA 93060
P.H 805.933.8688
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 (34 UNITS PROPOSED)
1 BEDROOM:	1.5 SPACES PER UNIT (161 UNITS PROPOSED)
2 BEDROOM OR MORE:	2 SPACES PER UNIT (154 UNITS PROPOSED)

TOTAL REQUIRED =584 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)

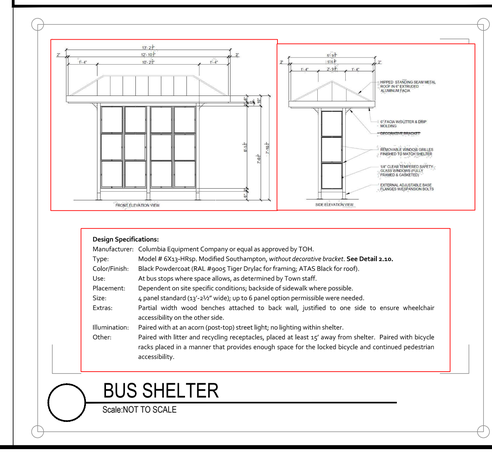
REQUIRED: 2.33 SPACES PER UNIT (52 UNITS PROPOSED)
=122 SPACES

PROVIDED: =122 SPACES (INCLUDES 18 SURFACE SPACES)

OVERALL PARKING SUMMARY

TOTAL PARKING REQUIRED =820 SPACES

TOTAL PARKING PROVIDED =735 SPACES



Design Specifications:
Manufacturer: Columbia Equipment Company or equal as approved by TOH.
Type: Model # 6X13-HRsp. Modified Southampton, *without decorative bracket*. **See Detail 2.10.**
Color/Finish: Black Powdercoat (RAL #9005 Tiger Drylac for framing; ATAS Black for roof).
Use: At bus stops where space allows, as determined by Town staff.
Placement: Dependent on site specific conditions; backside of sidewalk where possible.
Size: 4 panel standard (13'-2½" wide); up to 6 panel option permissible were needed.
Extras: Partial width wood benches attached to back wall, justified to one side to ensure wheelchair accessibility on the other side.
Illumination: Paired with at an acorn (post-top) street light; no lighting within shelter.
Other: Paired with litter and recycling receptacles, placed at least 15' away from shelter. Paired with bicycle racks placed in a manner that provides enough space for the locked bicycle and continued pedestrian accessibility.

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	EXISTING CONTOURS	NSF	NET SQUARE FEET
10		T.B.R.	TO BE REMOVED
08	PROPOSED CONTOURS	FF	FINISHED FLOOR
10		V	VISITOR PARKING SPACE
	PROPOSED PHASE LINE	S, C, HC	STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR
LOC	PROPOSED LIMITS OF CLEARING & GRADING	L	LOADING SPACE
	EXISTING WETLANDS		100 YR FLOOD PLAIN
	PROP. RET. WALL		

No.	DATE	REVISIONS DESCRIPTION

PLAN DATE
12-13-22
06-02-23
11-01-23

Urban, Ltd.
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Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON T. TOK
LICENSE No. 038798
PROFESSIONAL ENGINEER
11/01/2023

GENERAL NOTES DETAILS

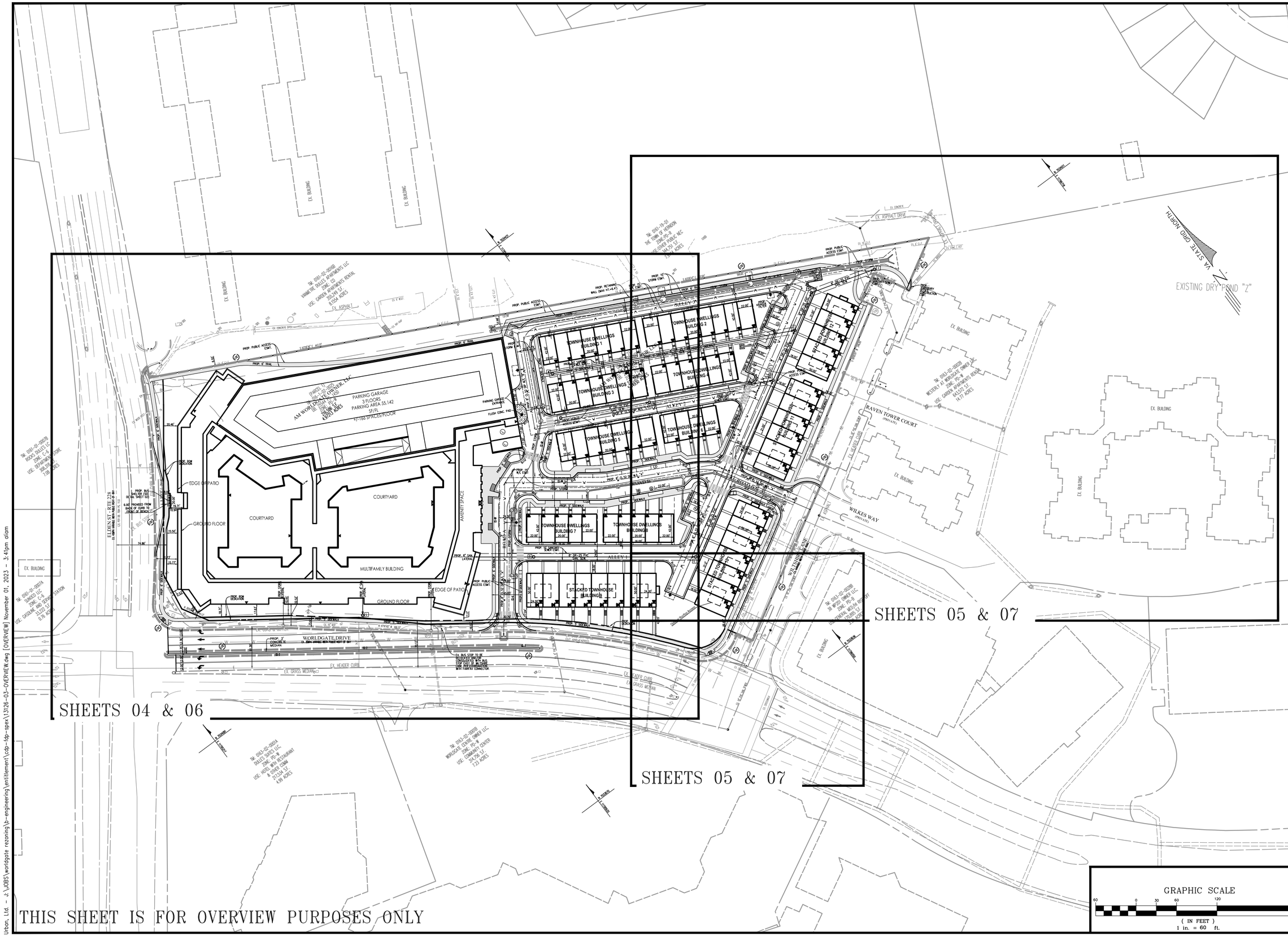
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

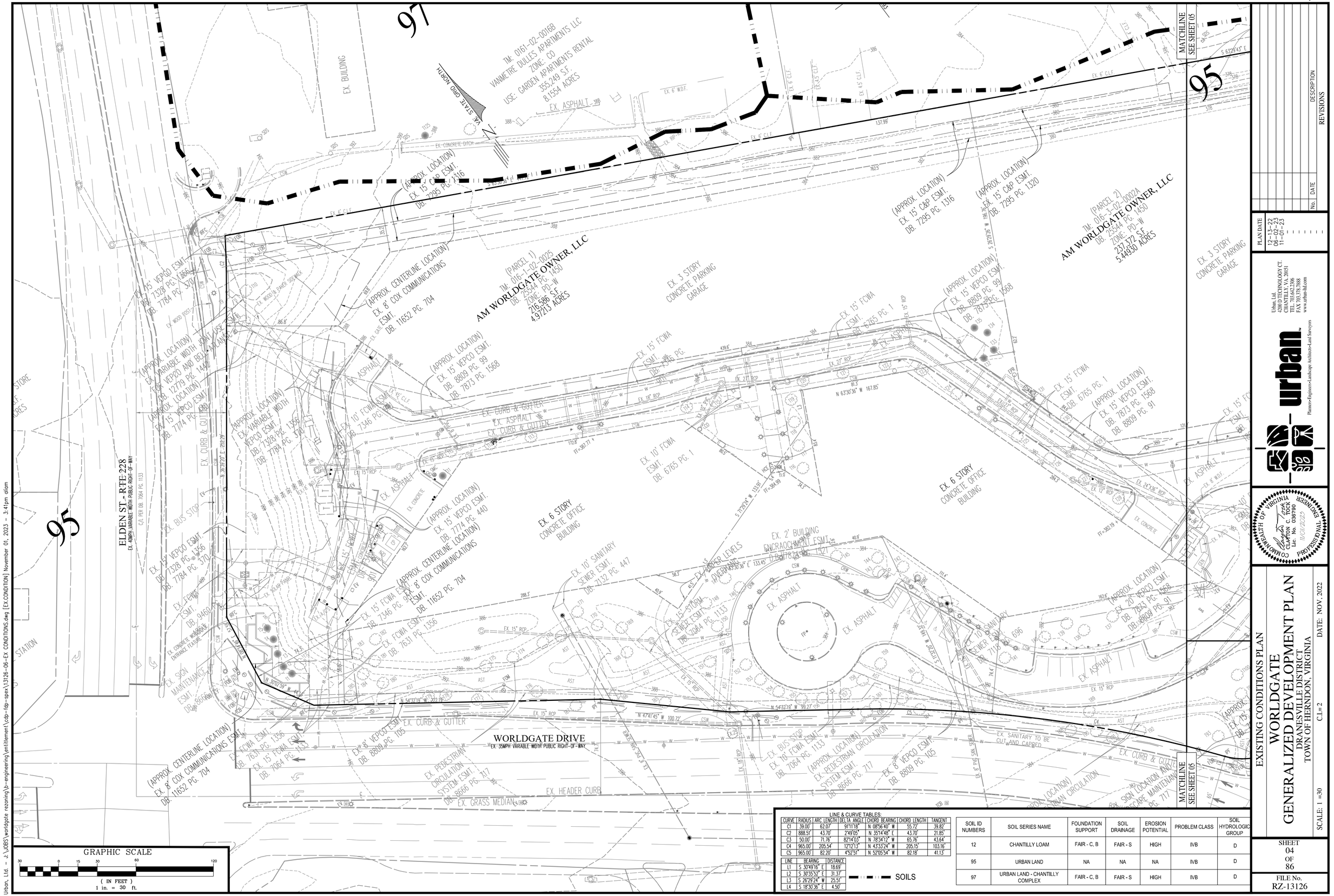
DATE: NOV, 2022
C.I.= N/A
SCALE: N/A

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] November 01, 2023 - 4:30pm mbaldwin


SHEETS 04 & 06
SHEETS 05 & 07
SHEETS 05 & 07
EXISTING DRY POND "Z"
WORLDGATE DRIVE
ELDEN ST. RTE. 728
WILKES WAY
RAVEN TOWER COURT
ALLEY 1
ALLEY 2
AM WORLDGATE OWNER, LLC
PARKING GARAGE
3 FLOORS
PARKING AREA 55,142 SF/FL
47/166 SPACES/FLOOR
COURTYARD
COURTYARD
EDGE OF PATIO
GROUND FLOOR
MULTIFAMILY BUILDING
AMENITY SPACE
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
STACKED TOWNHOUSE BUILDING 7
STACKED TOWNHOUSE BUILDING 8
STACKED TOWNHOUSE BUILDING 9
STACKED TOWNHOUSE BUILDING 10
STACKED TOWNHOUSE BUILDING 11
STACKED TOWNHOUSE BUILDING 12
EX. BUILDING
EX. ASPHALT DRIVE
EX. GRASS MEDIAN
EX. HEADER CURB
EX. CURB
PROP. PUBLIC ACCESS ESMT.
PROP. 6' TRAIL
PROP. RETAINING WALL (MAX HT.=4.0')
PROP. 12" STORM ESMT.
PROP. 8" SANITARY SEWER ESMT.
PROP. PUBLIC ACCESS ESMT.
PROP. 8" SANITARY SEWER CONSTRUCTION
PROP. 8" SANITARY SEWER
PROP. 6" SANITARY SEWER
PROP. 8" WATER
PROP. 6" WATER
PROP. 12" STORM
PROP. 8" STORM
PROP. 6" STORM
PROP. 4" SAN. LATERAL
PROP. 4" STORM
PROP. 4" WATER
PROP. 2" CONCRETE MEDIAN
PROP. 4" CONCRETE MEDIAN
PROP. 6" CONCRETE MEDIAN
PROP. 8" CONCRETE MEDIAN
PROP. 10" CONCRETE MEDIAN
PROP. 12" CONCRETE MEDIAN
PROP. 14" CONCRETE MEDIAN
PROP. 16" CONCRETE MEDIAN
PROP. 18" CONCRETE MEDIAN
PROP. 20" CONCRETE MEDIAN
PROP.


WORLDGATE DRIVE
EX. 35MPH VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ELDEN ST. - RTE 228
EX. 40MPH VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
(PARCEL 1)
TM: 016-1-02-0025
AM WORLDGATE OWNER, LLC
DB. 25544 PG. 1450
ZONE: PD-W
216,586 S.F.
4.97213 ACRES
(PARCEL 2)
TM: 016-3-02-0002A
AM WORLDGATE OWNER, LLC
DB. 25544 PG. 1450
ZONE: PD-W
237,372 S.F.
5.44930 ACRES
TM: 0161-02-0016B
VANMETRE DULLES APARTMENTS LLC
ZONE: CO
USE: GARDEN APARTMENTS RENTAL
355,249 S.F.
8.1554 ACRES
EX. 3 STORY CONCRETE PARKING GARAGE
EX. 6 STORY CONCRETE OFFICE BUILDING
EX. 2 BUILDING ENCROACHMENT ESMT.
EX. BUILDING
EX. ASPHALT
EX. CURB & GUTTER
EX. CONCRETE DITCH
EX. 6' W.D.F.
EX. 6' C.L.F.
EX. 4.5' C.L.F.
EX. BUS STOP
EX. SIGN
EX. CONCRETE WORKPAD
EX. WOOD POST
EX. WOOD RAIL FENCE
EX. GATE
EX. HEADER CURB
EX. GRASS MEDIAN
EX. PEDESTRIAN CIRCULATION SYSTEM ESMT. DB. 8666 PG. 717
EX. SANITARY TO BE CUT AND CAPPED
EX. 10' SANITARY SEWER ESMT. DB. 7115 PG. 696
EX. 10' SANITARY SEWER ESMT. DB. 7132 PG. 447
EX. 15' STORM SEWER ESMT. DB. 21084 PG. 1133
EX. 15' VEPCO ESMT. DB. 7328 PG. 1356, DB. 7784 PG. 370
EX. 15' VEPCO ESMT. DB. 9460
EX. 15' FCWA ESMT. DB. 7631 PG. 1356
EX. 15' FCWA ESMT. DB. 7635 PG. 1133
EX. 10' FCWA ESMT. DB. 7346 PG. 1
EX. 15' FCWA ESMT. DB. 6765 PG. 1
EX. 10' FCWA ESMT. DB. 6765 PG. 1
EX. 10' FCWA ESMT. DB. 7064 PG. 1133
EX. 8' W.D.F.
EX. 24"X36" RCP
EX. 27" RCP
EX. 18" RCP
EX. 15" RCP
EX. 12" RCP
EX. 10" RCP
EX. 8" SMC
EX. 6" SMC
(APPROX. LOCATION) EX. 15' C&P ESMT. DB. 7295 PG. 1316
(APPROX. LOCATION) EX. 15' C&P ESMT. DB. 7295 PG. 1320
(APPROX. CENTERLINE LOCATION) EX. 8' COX COMMUNICATIONS ESMT. DB. 11652 PG. 704
(APPROX. LOCATION) EX. 15' VEPCO ESMT. DB. 8809 PG. 99 DB. 7873 PG. 1568
(APPROX. LOCATION) EX. VARIABLE WIDTH VEPCO ESMT. DB. 7328 PG. 1356 DB. 7784 PG. 370
(APPROX. LOCATION) EX. VARIABLE WIDTH VEPCO AND BELL ATLANTIC ESMT. DB. 12779 PG. 1442
(APPROX. LOCATION) EX. 15' VEPCO ESMT. DB. 7774 PG. 440
(APPROX. LOCATION) EX. 15' VEPCO ESMT. DB. 7873 PG. 1568 DB. 8809 PG. 91
(APPROX. LOCATION) EX. 20' VEPCO ESMT. DB. 7873 PG. 1568 DB. 8809 PG. 91
(APPROX. LOCATION) EX. 15' VEPCO ESMT. DB. 8809 PG. 105
(APPROX. LOCATION) EX. PEDESTRIAN CIRCULATION SYSTEM ESMT. DB. 8666 PG. 717
(APPROX. CENTERLINE LOCATION) EX. 8' COX COMMUNICATIONS ESMT. DB. 11652 PG. 704
(APPROX. CENTERLINE LOCATION) EX. 8' COX COMMUNICATIONS ESMT. DB. 11652 PG. 704
(APPROX. LOCATION) SIGN LOCATION AND PEDESTRIAN CIRCULATION SYSTEM ESMT. DB. 8666 PG. 717
MATCHLINE SEE SHEET 05
MATCHLINE SEE SHEET 05
N 63°30'36" W 167.85'
N 54°32'19" W 222.19'
N 47°41'45" W 100.72'
N 54°32'19" W 99.27'
S 17°29'14" W 133.91'
S 63°29'43" E
S 26°29'24" W 25.51'
N 30°35'52" E 31.37'
N 30°49'16" E 18.69'
N 18°30'36" E 4.50'
N 30°35'52" E 133.45'
S 26°29'24" W 133.45'
S 76°29'26" W 196.76'
S 63°30'36" E 167.85'
S 54°32'19" E 99.27'
S 47°41'45" E 100.72'
S 54°32'19" E 222.19'
S 30°35'52" W 30.00'
S 30°49'16" W 30.00'
S 18°30'36" E 4.50'
N 26°29'24" E 25.51'
N 30°35'52" W 31.37'
N 18°30'36" W 4.50'
N 26°29'24" E 133.45'
N 30°49'16" W 18.69'
N 30°35'52" W 133.45'
N 63°30'36" W 167.85'
N 54°32'19" W 222.19'
N 47°41'45" W 100.72'
N 54°32'19" W 99.27'
N 17°29'14" E 133.91'
N 63°29'43" W
N 76°29'26" E 196.76

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

VA STATE GRID NORTH

TM: 0161-19-D1
THE TOWN OF HERNDON
ZONE: PD-R
USE: OTHER PUBLIC NEC
144,751 S.F.
1.9144 ACRES

EX. ASPHALT DRIVE

EX. 20' STORM DRAINAGE ESMT. DB. 7118 PG. 696

EX. 15' STORM DRAINAGE ESMT. DB. 7118 PG. 696

EX. POND MAINTENANCE AND LANDSCAPE ESMT. DB. 9420 PG. 1884 DB. 9420 PG. 1890

EXISTING DRY POND "Z"

MATCHLINE SEE SHEET 04

EX. 3 STORY CONCRETE PARKING GARAGE

EX. 1 STORY CONCRETE PLANT

EX. 20' STORM DRAINAGE ESMT. DB. 7118 PG. 696

EX. 25' SANITARY SEWER ESMT. DB. 7118 PG. 686

EX. BUILDING

(APPROX. LOCATION) EX. 8' VEPCO ESMT. DB. 9384 PG. 1344

EX. 10' STORM DRAINAGE ESMT. DB. 9411 PG. 1807

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)

WILLES WAY (PRIVATE)

WILTSHIRE LANE (PRIVATE)

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

EX. 15' FCWA ESMT. DB. 6765 PG. 1705

EX. 15' FCWA ESMT. DB. 9411 PG. 1807

EX. 10' FCWA ESMT. DB. 9411 PG. 1807

EX. 15' SANITARY SEWER ESMT. DB. 9411 PG. 1807

EX. 35' INGRESS-EGRESS ESMT. DB. 7149 PG. 649 DB. 7210 PG. 642 DB. 9411 PG. 1807

TM: 0163-02-0002A
WESTERLY AT WORLDGATE OWNER, LLC
ZONE: PD-W
USE: GARDEN APARTMENTS RENTAL
643,372 S.F.
14.7930 ACRES

(APPROX. LOCATION) 20' VEPCO ESMT. DB. 7573 PG. 91 DB. 9809 PG. 1568

EX. 15' FCWA ESMT. DB. 7085 PG. 1805

EX. ASPHALT

EX. CURB & GUTTER

EX. 6' W.D.F.

EX. CONCRETE

EX. 24"X36" RCP

EX. 18"X29" RCP

EX. 15"X23" RCP

EX. 15" RCP

EX. 12" RCP

EX. 10" RCP

EX. 8" RCP

EX. 6" RCP

EX. 4" RCP

EX. 2" RCP

EX. 1" RCP

EX. 15" CMP

EX. 12" CMP

EX. 10" CMP

EX. 8" CMP

EX. 6" CMP

EX. 4" CMP

EX. 2" CMP

EX. 1" CMP

EX. 15" CPP

EX. 12" CPP

EX. 10" CPP

EX. 8" CPP

EX. 6" CPP

EX. 4" CPP

EX. 2" CPP

EX. 1" CPP

EX. 15" CIP

EX. 12" CIP

EX. 10" CIP

EX. 8" CIP

EX. 6" CIP

EX. 4" CIP

EX. 2" CIP

EX. 1" CIP

EX. 15" DIP

EX. 12" DIP

EX. 10" DIP

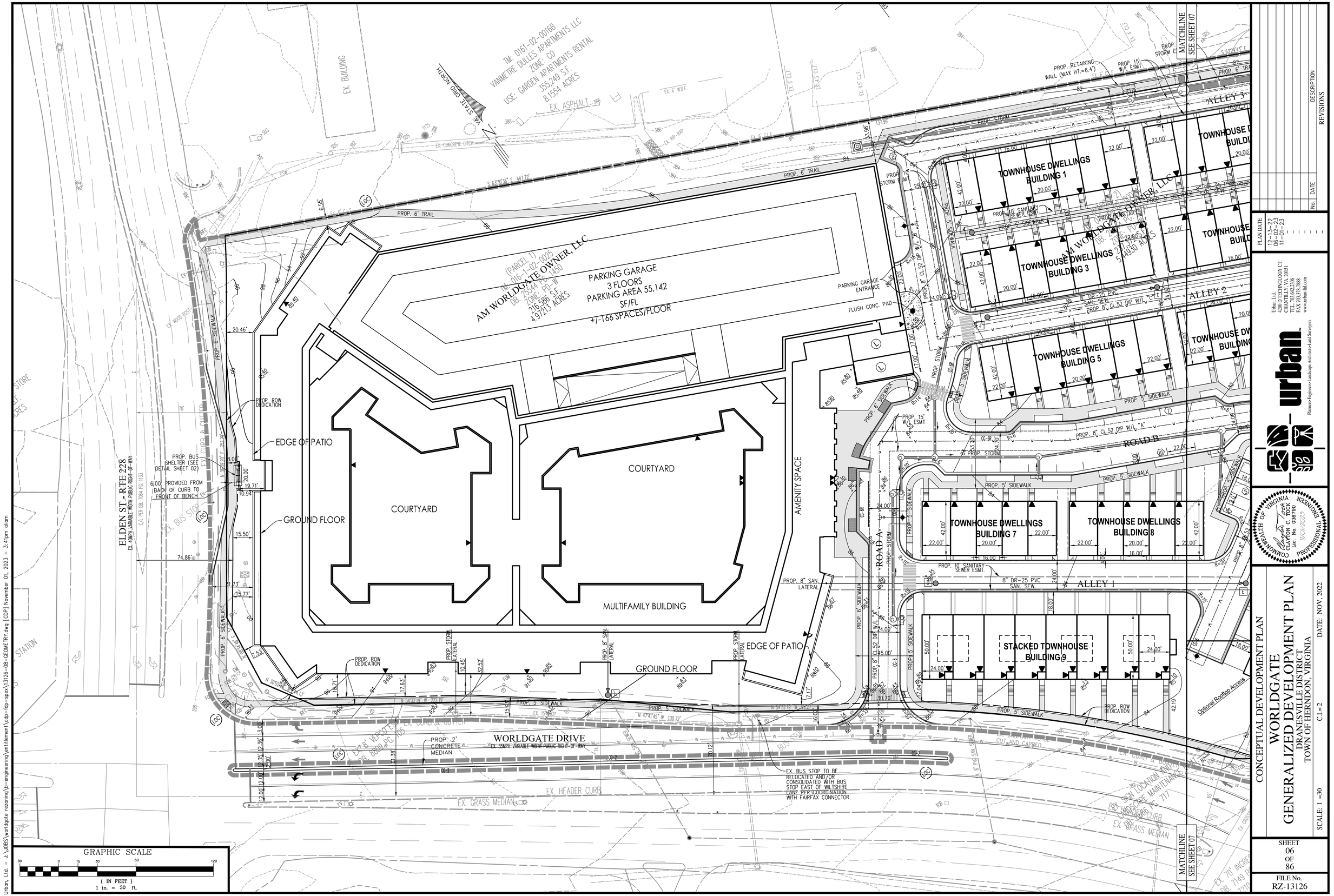
EX. 8" DIP

EX. 6" DIP

EX. 4" DIP

EX. 2" DIP

EX. 1" DI



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
11-01-23

Urban Ltd.
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Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
11/01/2023
PROFESSIONAL ENGINEER

CONCEPTUAL DEVELOPMENT PLAN

GENERALIZED DEVELOPMENT PLAN

DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

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

SHEET 06 OF 86

FILE No. RZ-13126

EXISTING DRY POND "Z"

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
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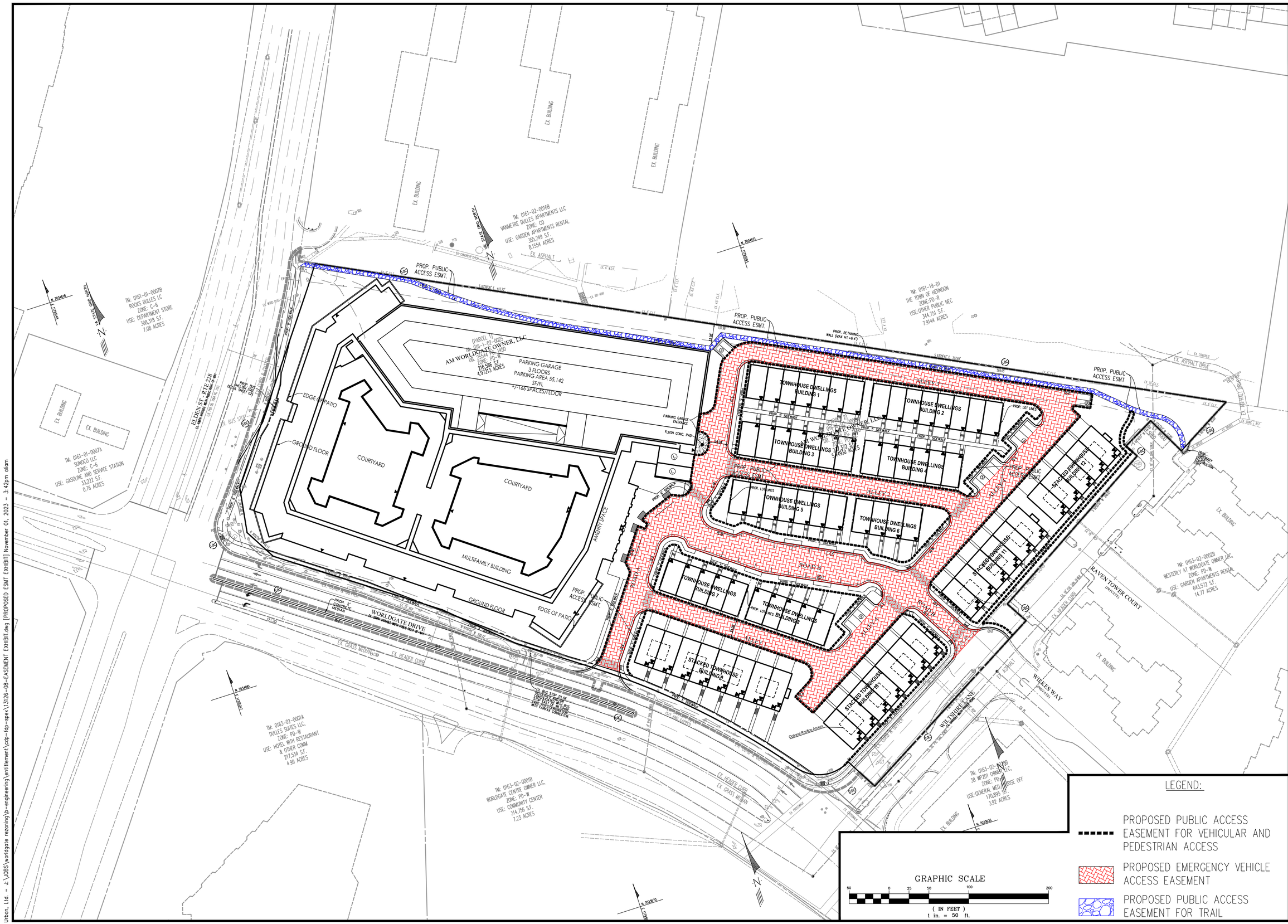
COMMONWEALTH OF VIRGINIA
CLAYTON C. YOCK
Lic. No. 038790
PROFESSIONAL ENGINEER
11/01/2023

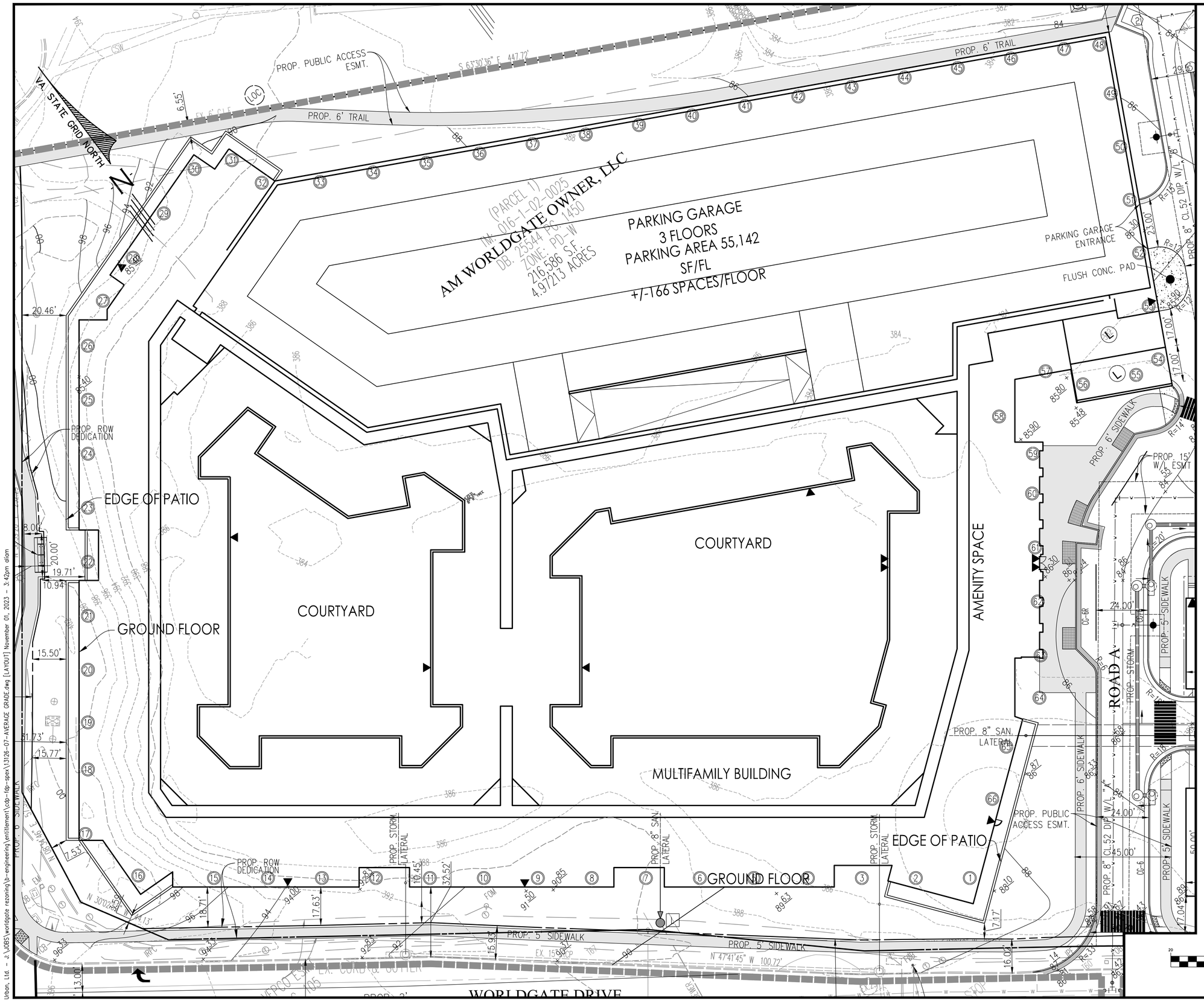
CONCEPTUAL DEVELOPMENT PLAN
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
SCALE: 1 =50 C.I.=2 DATE: NOV. 2022

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)] November 01, 2023 – 3:41pm allorn


PROP. PUBLIC ACCESS ESMT.
PROP. RETAINING WALL (MAX HT.=6.4')
AM WORLDGATE OWNER, LLC
(PARCEL 11)
TM: 0161-02-0002
DB. 2021, PG. 1450
ZONE: PD-W
216,586 S.F.
4.9713 ACRES
PARKING GARAGE
3 FLOORS
PARKING AREA 55,142 SF/FL
+/-168 SPACES/FLOOR
PARKING GARAGE ENTRANCE
FLUSH CONC. PAD
EDGE OF PATIO
GROUND FLOOR
COURTYARD
COURTYARD
AMENITY SPACE
MULTIFAMILY BUILDING
GROUND FLOOR
EDGE OF PATIO
PROP. PUBLIC ACCESS ESMT.
PROP. 5' SIDEWALK
PROP. 2' CONCRETE MEDIAN
WORLDGATE DRIVE
(4 LANES DIVIDED WITH MEDIAN, 80' R/W)
EX. GRASS MEDIAN
EX. MEADER CURB
EX. BUS STOP TO BE CONVERTED TO BUS SHELTER WITH CONCRETE PAD AND CONNECTION WITH CAPITAL CONNECTOR
ELDEN ST. RTE. 2126
(4 LANE DIVIDED, 80' R/W)
PROP. 10' MULTI-USE PATH
EX. BUS STOP
EX. CROSSWALK
EX. ASPHALT
EX. CONCRETE
EX. 8" WSST
EX. CURB INLET
EX. 12" WSST
EX. 16" WSST
EX. 8" WSST
EX. 6" WSST
EX. 8" WSST
EX. 12" WSST
EX. 8" WSST
EX. 8" WSST
EX. 8



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 .

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 in. = 30 ft.

No.	DATE	REVISIONS DESCRIPTION

PLAN DATE
12-13-22
06-02-23
11-01-23

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
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ENGINEER
PROFESSIONAL
11/01/2023

AVERAGE GRADE PLAN
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

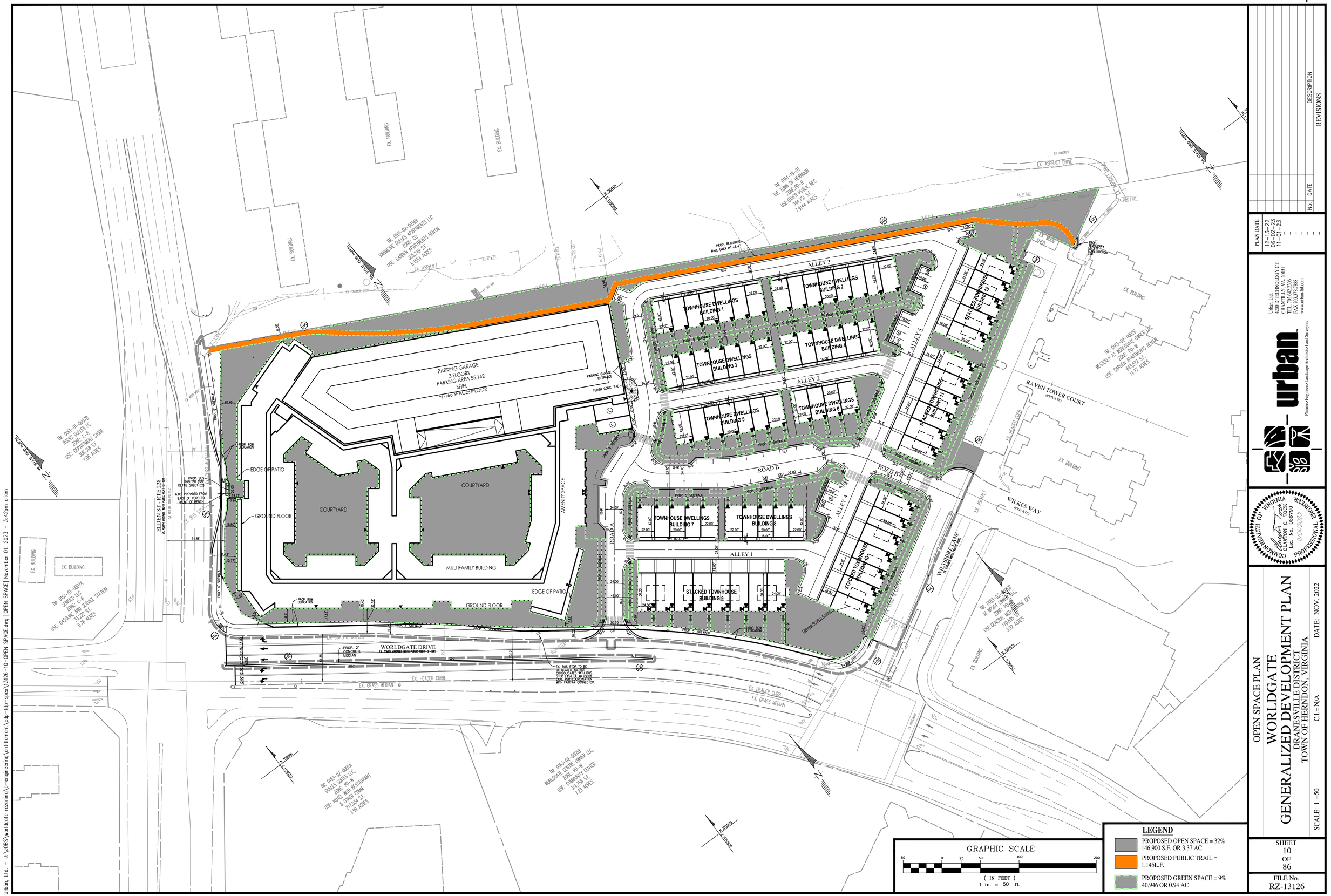
SCALE: 1 = 20 | C.I.=2 | DATE: NOV. 2022

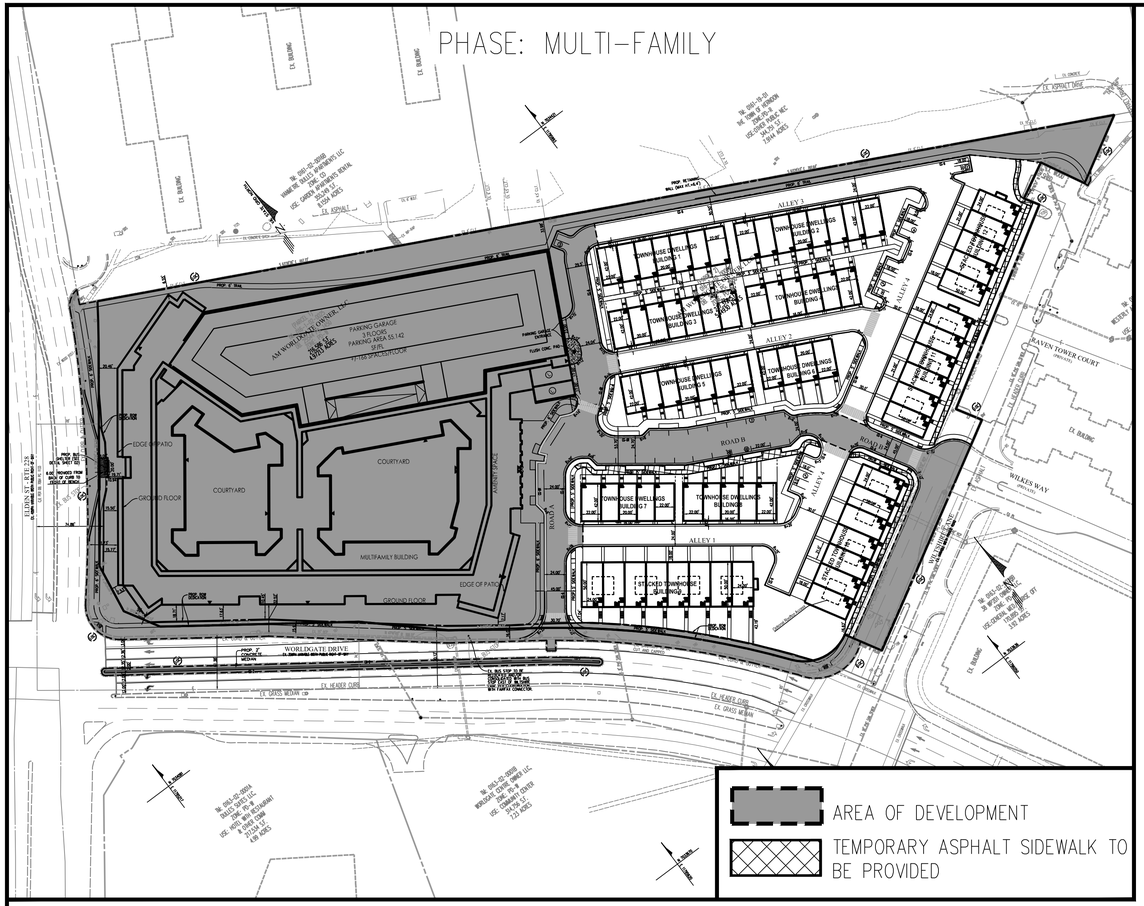
SHEET 08 OF 86

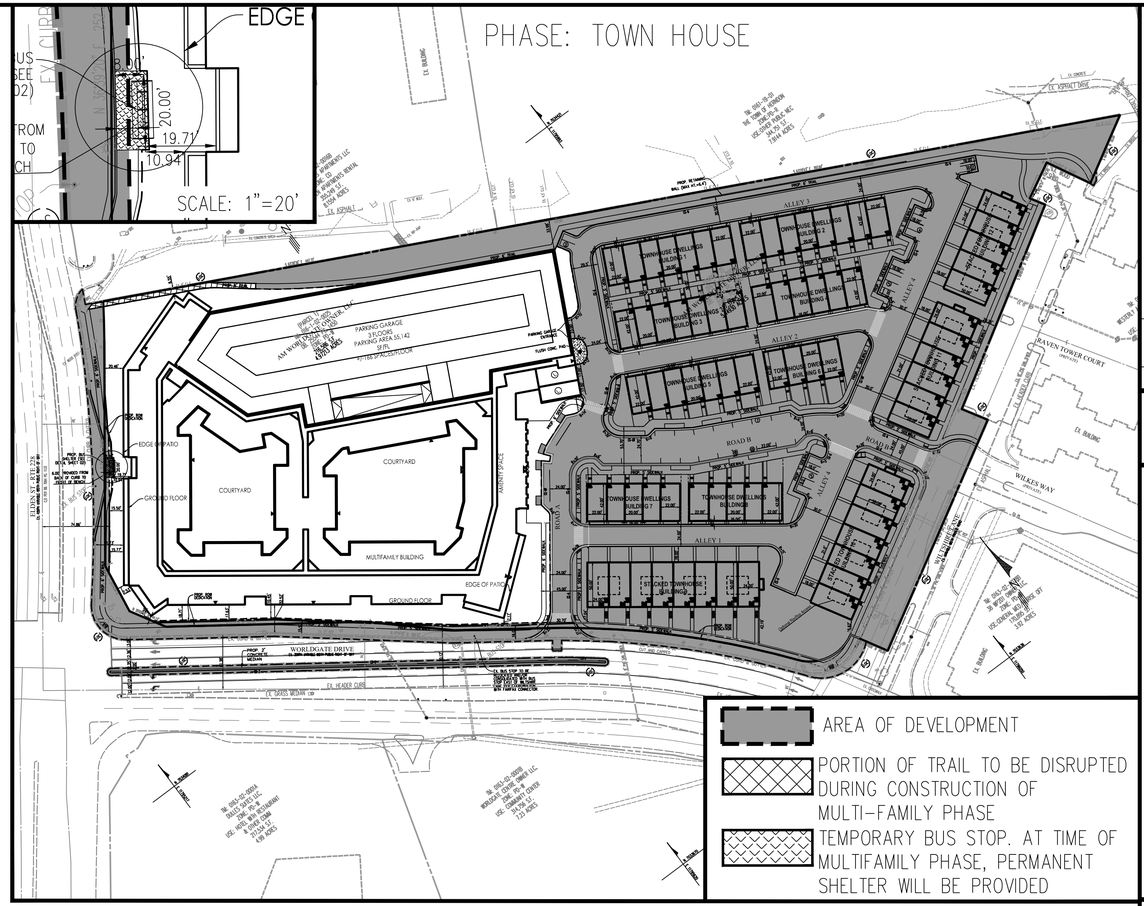
FILE No. RZ-13126

Urban, Ltd. – J:\JOBS\worldgate rezoning\b-engineering\entitlement\cdp-fdp-spex\13126-07-AVERAGE GRADE.dwg [LAYOUT] November 01, 2023 – 3:42pm dlorn

TAX MAP 0161-02-0005B
HAMMERTREE DULLES APARTMENTS LLC
ZONE: CO
USE: GARDEN APARTMENTS RENTAL
355,249 S.F.
8.1554 ACRES
EX. ASPHALT
EX. BUILDING
EX. BUILDING
EX. BUILDING
TAX MAP 0161-19-01
THE TOWN OF HERNDON
ZONE: PD-R
USE: OTHER PUBLIC REC
344,751 S.F.
7.9144 ACRES
EX. CONCRETE DITCH
EX. 18" CULV.
EX. 6" CULV.
EX. 12" CULV.
EX. 18" CULV.
EX. 24" CULV.
EX. 30" CULV.
EX. 48" CULV.
EX. 6" WOOD
EX. 6" WOOD
EX. 48" MH
EX. 6" CULV.
EX. 12" CULV.
EX. 6" CULV.
EX. 6" CULV.
EX. 6


TAX MAP 0161-02-0016B
HAMMERTREE DULLES APARTMENTS LLC
ZONE: CDHD
USE: GARDEN APARTMENTS RENTAL
355,249 S.F.
8.1554 ACRES
TAX MAP 0161-19-01
THE TOWN OF HERNDON
ZONE: PD-R
USE: OTHER PUBLIC REC
304,751 S.F.
7.1944 ACRES
TAX MAP 0161-01-0007B
ROOPS DULLES LLC
ZONE: C-6
USE: DEPARTMENT STORE
308,016 S.F.
7.08 ACRES
TAX MAP 0161-01-0007A
DUNCO LLC
ZONE: C-6
USE: GASOLINE AND SERVICE STATION
13,227 S.F.
0.76 ACRES
TAX MAP 0163-02-0001A
DULLES SUITES LLC
ZONE: PD-W
USE: HOTEL WITH RESTAURANT & OTHER COMM
217,534 S.F.
4.99 ACRES
TAX MAP 0163-02-0001B
WORLDGATE CENTRE OWNER LLC
ZONE: PD-W
USE: COMMUNITY CENTER
314,756 S.F.
7.23 ACRES
TAX MAP 0163-02-0002B
WESTERLY 'A' WORLDGATE OWNER LLC
ZONE: PD-W
USE: GARDEN APARTMENTS RENTAL
643,577 S.F.
14.77 ACRES
TAX MAP 0163-02-0019B
WP WCI OWNER LLC
ZONE: PD-W
USE: GENERAL MED OFFICE OFF
170,065 S.F.
3.92 ACRES
ELDEN ST - RTE 228
WORLDGATE DRIVE
RAVEN TOWER COURT
(PRIVATE)
WILKES WAY
(PRIVATE)
WILTSHIRE LANE
(PRIVATE)
ALLEY 1
ALLEY 2
ALLEY 3
ALLEY 4
ROAD A
ROAD B
PARKING GARAGE
3 FLOORS
PARKING AREA 55,142 SF/FL
+/-165 SPACES/FLOOR
PARKING GARAGE ENTRANCE
FLUSH CONC. PAD
COURTYARD
MULTIFAMILY BUILDING
AMENITY SPACE
EDGE OF PATIO
GROUND FLOOR
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 9
STACKED TOWNHOUSE BUILDING 10
STACKED TOWNHOUSE BUILDING 11
STACKED TOWNHOUSE BUILDING 12
PROP. BUS SHELTER (SEE DETAIL SHEET 02)
6.00' PROVIDED FROM BACK OF CURB TO FRONT OF BENCH
PROP. BUS LOCATION
PROP. 8' SIDEWALK
PROP. 6' SIDEWALK
PROP. 5' SIDEWALK
PROP. 2' CONCRETE MEDIAN
EX. BUS STOP TO BE RELOCATED AND/OR CONSOLIDATED WITH BUS STOP EAST OF WILTSHIRE LANE PER COORDINATION WITH FAIRFAX CONNECTOR.
PROP. RETAINING WALL (MAX HT.=8.4')
EX. ASPHALT DRIVE
EX. BUILDING
EX. WOOD SHED
EX. ASPHALT
EX. GRASS MEDIAN
EX. HEADER CURB
EX. CONCRETE
EX. CONC. PAD
EX. CONC. PAVEMENT
EX. CONC. DITCH
EX. WOOD FENCE
EX. WOOD GUARD RAIL
EX. CHAIN LINK FENCE
EX. WOOD POST
EX. WOOD RETAINING WALL
EX. STORM MANHOLE
EX. SANITARY MANHOLE
EX. WATER VALVE
EX. WATER METER
EX. WATER MANHOLE
EX. GAS VALVE
EX. GAS METER
EX. GAS MANHOLE
EX. ELECTRIC MANHOLE
EX. ELECTRIC METER
EX. ELECTRIC BOX
EX. TELEPHONE MANHOLE
EX. TELEPHONE BOX
EX. TELEPHONE PEDESTAL
EX. TELEPHONE RISER
EX. TELEPHONE MARKER
EX. TELEPHONE BOLLARD
EX. TELEPHONE CABLE
EX. TELEPHONE CONDUIT





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:	584 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. THE APPLICANT RESERVES THE RIGHT TO SHIFT PHASING BOUNDARIES AT THE TIME OF SITE PLAN.
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 TEMPORARY CHAIN LINK FENCE WILL SURROUND THE PHASE.

No.	DESCRIPTION	DATE
	REVISIONS	

PLAN DATE
12-13-22
06-02-23
11-01-23

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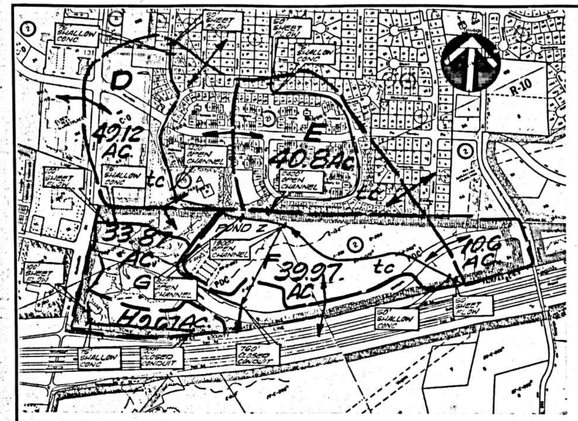
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 039780
PROFESSIONAL ENGINEER
11/01/2023

PHASING EXHI IT
GENERALIZED DEVELOPMENT PLAN
WORLDGATE
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
DATE: NOV. 2022
C.I.= N/A
SCALE: 1 =80

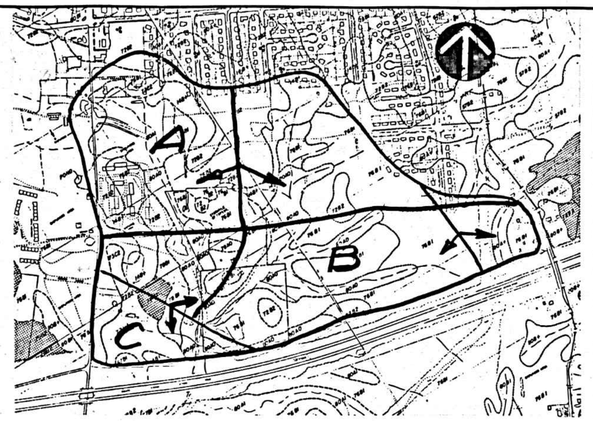
SHEET
10A
OF
86

FILE No.
RZ-13126

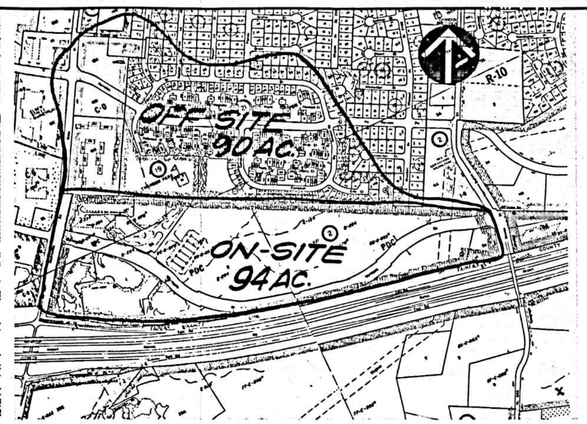
Urban, Ltd. - J:\JOBS\worldgate rezoning\b-engineering\entitlement\cdp-fdp-spex\13126-07 PHASING EXHIBIT.dwg [PHASING] November 01, 2023 - 3:42pm oliam



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)	1.67(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)	2.4(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, Burnuda
H Woods, Light
I Woods, Dense

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

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BY COMMUNICATION DIVISION
INFORMATION CENTER

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
11/01/2022
PROFESSIONAL ENGINEER

VIKA REVISIONS

NO	DESCRIPTION	DATE	APPROVED

REVISION APPROVED BY - DIVISION OF DESIGN REVIEW

DATE
SCALE
PROJECT NO.
SHEET NO. 13

WORLDGATE
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

POST DEVELOPED CONDITIONS

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
PHONE: (703) 442-7800 FAX: (703) 761-2787
VIENNA, VA ■ FREDERICK, MD ■ BETHESDA, MD

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL: 703.642.2306
FAX: 703.378.7888
www.urbanltd.com

Planners • Engineers • Landscape Architects • Land Surveyors

SWM PRE-DEVELOPMENT PLAN

GENERALIZED DEVELOPMENT PLAN

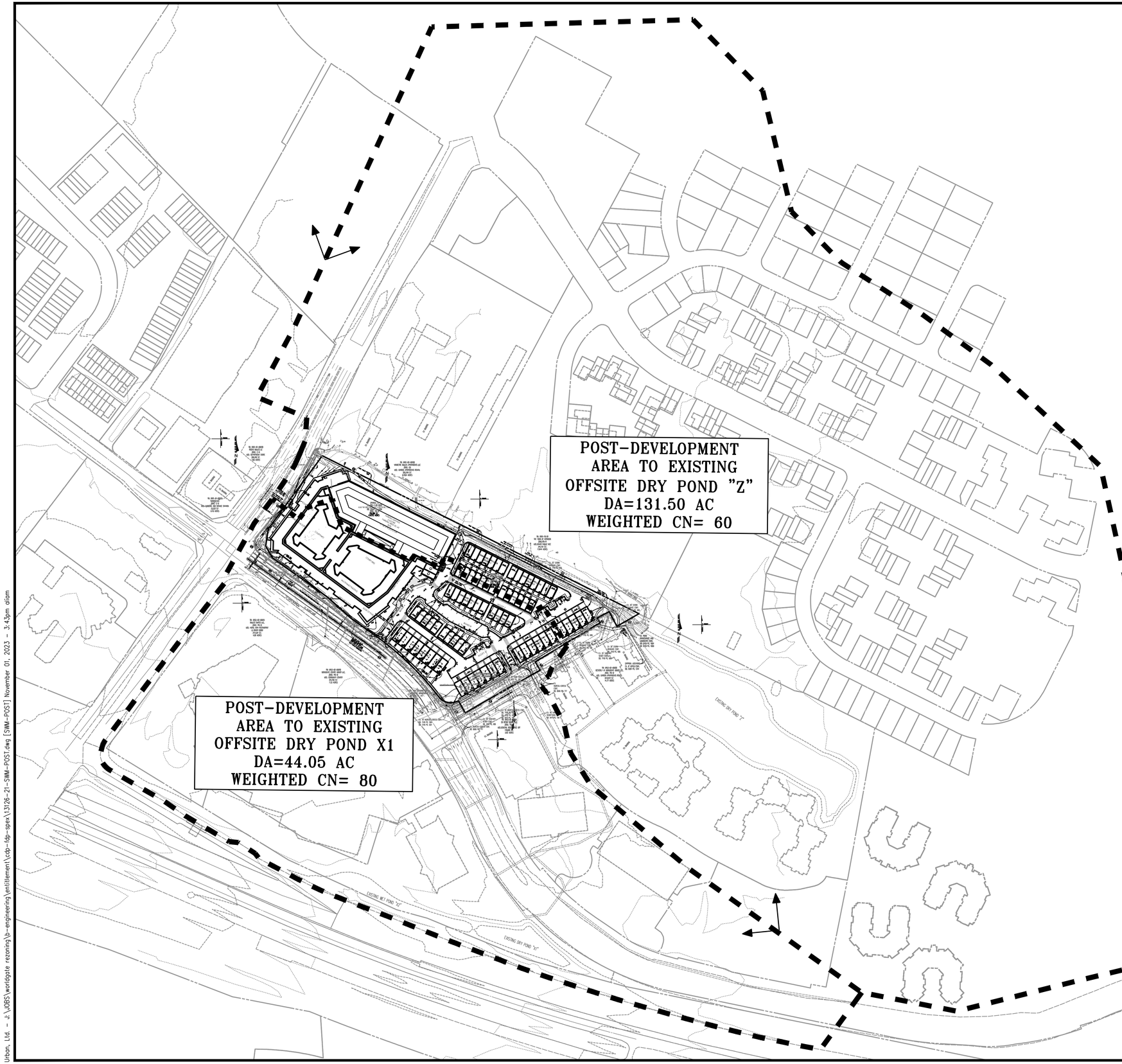
WORLDGATE
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

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] November 01, 2023 - 3:43pm oliam



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: Clayton Tock DATE: 11/01/2023

CLAYTON TOCK, P.E.
PRINCIPAL

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23

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Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
11/01/2023
PROFESSIONAL ENGINEER

SWM POST-DEVELOPMENT PLAN

GENERALIZED DEVELOPMENT PLAN

WORLDGATE
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: 1 =150 | C1.=2 | DATE: NOV. 2022

LEGEND

DRAINAGE AREA TO PONDS

GRAPHIC SCALE
50 0 75 150 300 600
(IN FEET)
1 in. = 150 ft.

SHEET
12
OF
86

FILE No.
RZ-13126

Urban, Ltd. - J:\JOBS\worldgate rezoning\b-engineering\entitlement\cdp-fdp-spex\13126-21-SWM-POST.dwg [SWM-POST] November 01, 2023 - 3:43pm oliam

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 196 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 Z2 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 STURAGE IS PROVIDED FOR	RATIO OF OFF-SITE 'C' ON-SITE 'C'	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		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	REVISION 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 — 26.63 acres.

(C) __% of site to be impervious [(B)/(A) x 100] = 66% impervious.
or general zoning value from Chart 1 PFM — __% impervious.
or — __'C' Factor.

(D) Chart A value for BMP storage/acre — 2.078 cf/acre.

(E) Total BMP storage required [(A) times (D)] = 83,058 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. — 26.63 + 10 — 36.63 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) 83,058 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 CFS
C = ORIFICE COEFFICIENT = 0.65
g = GRAVITATIONAL CONSTANT = 32.2 FT/SEC/SEC
h = D (AVG) = 1.2 FT

SOLVING:

A = 0.1158 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 = 50.3099 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 — 2.495 cf/acre.

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

45847 CF EXTENDED DETENTION DRY VOLUME @ ELEV. 369.50 (30.5 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 * .054543 * (2 * 32.2 * 3.05)$^{.5}$

Q (ACTUAL) = 0.263451 CFS

WITH DRAWDOWN TIME OF:

T = BMP STORAGE PROVIDED / Q (ACTUAL)

T = 48.34021 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: — 5.84 acres.

(C) % of site to be impervious [(B)/(A) x 100] = — 60 % impervious.
or general zoning value from Chart 1 PFM — ____ % impervious.

(D) Chart A value for BMP storage/acre — 1.875 cf/acre.

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

@ 31,527 CF WET VOLUME @ ELEV. 367.50
∴ BMP VOLUME PROVIDED = 10,509 CF
(7,678 CF DEFICIT)

POND ZZ NARRATIVE

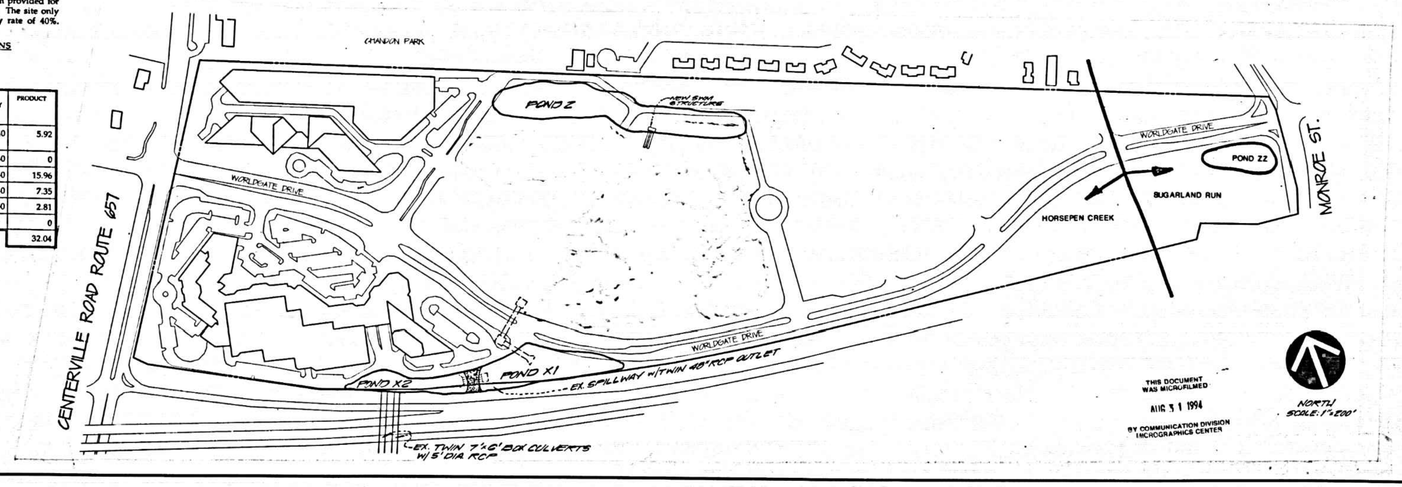
The Worldgate Site is located in the Horsepen Creek and Sugarland Run Water Sheds. 83.45 Acres located in the Horsepen Creek shed has SWM and BMP volumes provided for by Ponds Z, X1, and X2. The remaining 10.6 Acres of on-site area drains in to the Sugarland Run Watershed. The SWM Pond associated with 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 F. In this shed, the assumed 85% impervious cover has been replaced with actual impervious area derived from the attached amended FDP.



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

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23

Urban Ltd.
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Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036780
11/01/2023
PROFESSIONAL ENGINEER

WORLDGATE
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BMP AND PHOSPHOROUS REMOVAL CALCULATIONS

VIKA REVISIONS

DATE	DWN.	CHK.
SCALE		
PROJECT FILE NO.	5540	
SHEET NO.	23	

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

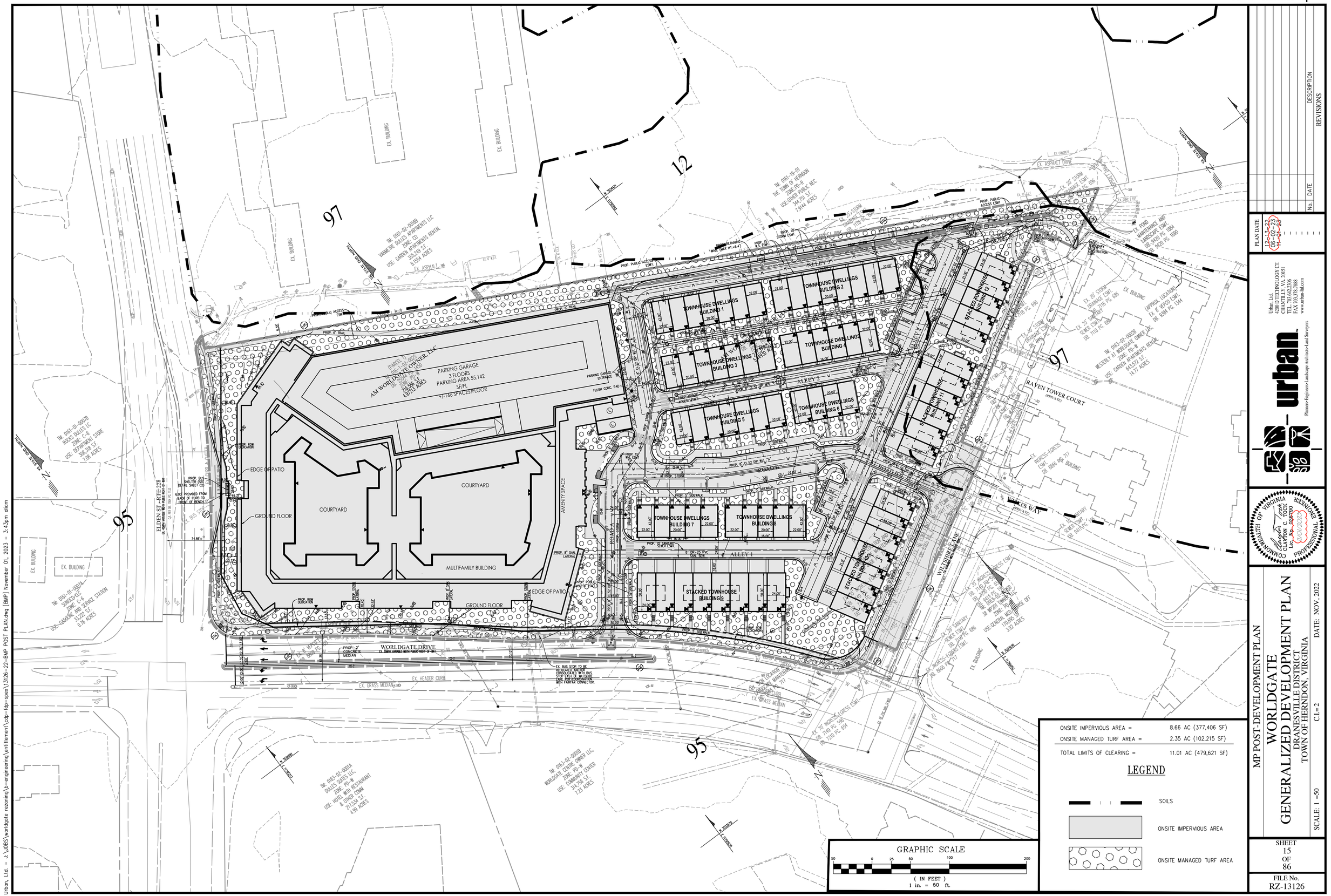
SCALE: N/A | C.I.= N/A | DATE: NOV. 2022

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] November 01, 2023 - 3:43pm aliam


TM: 0161-02-0016B
HAMMERE 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
394,751 S.F.
7.3944 ACRES
(PARCEL 1)
TM: 0161-02-0005
AM WORLDGATE OWNER, LLC
DB: 7285 PG: 1320
215,985 S.F.
4.9726 ACRES
(PARCEL 2)
TM: 0161-02-0002A
AM WORLDGATE OWNER, LLC
DB: 6534 PG: 1
DB: 7285 PG: 1320
2,237,472 S.F.
51.4165 ACRES
TM: 0161-01-0007B
ROCKS DULLES LC
ZONE: C-G
USE: DEPARTMENT STORE
308,016 S.F.
7.08 ACRES
TM: 0161-01-0007A
SUNOCO-LEC
ZONE: C-G
USE: CARWASH AND SERVICE STATION
33,222 S.F.
0.76 ACRES
TM: 0163-02-0001A
DULLES SUITES LLC
ZONE: PD-W
USE: HOTEL WITH RESTAURANT & OTHER COMM
217,534 S.F.
4.99 ACRES
TM: 0163-02-0001B
WORLDGATE CENTRE OWNER LLC.
ZONE: PD-W
USE: COMMUNITY CENTER
314,756 S.F.
7.23 ACRES
TM: 0163-02-0002B
WESTERLY W WORLDGATE OWNER LLC.
ZONE: PD-W
USE: GARDEN APARTMENTS RENTAL
643,577 S.F.
14.77 ACRES
EX. 6 STORY CONCRETE OFFICE BUILDING
EX. 3 STORY CONCRETE PARKING GARAGE
EX. BUILDING
EX. ASPHALT DRIVE
WORLDGATE DRIVE
EX. 300FT VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ELDEN ST -RTE 228
EX. 6 LANE DIVIDED PUBLIC ROAD
RAVEN TOWER COURT
(PRIVATE)
WESSEX WAY
(PRIVATE)
WILTSHIRE LANE
(PRIVATE)
EX. GRASS MEDIAN
EX. HEADER CURB
EX. CURB & GUTTER
EX. SIDEWALK
EX. ASPHALT
EX. CONCRETE
EX. 15" RCP
EX. 18" RCP
EX. 24" RCP
EX. 30" RCP
EX. 36" RCP
EX. 42" RCP
EX. 48" RCP
EX. 54" RCP
EX. 60" RCP
EX. 66" RCP
EX. 72" RCP
EX. 78" RCP
EX. 84" RCP
EX. 90" RCP
EX.


TM: 0161-02-0016B
HAMMERE DULLES APARTMENTS LLC
USE: GARDEN APARTMENTS RENTAL
ZONE: CO
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
TM: 0161-01-0007B
ROGERS DULLES LC
ZONE: C-6
USE: DEPARTMENT STORE
308,016 S.F.
7.08 ACRES
TM: 0161-01-0007A
SUNOCO-ELF
ZONE: C-6
USE: GASOLINE AND SERVICE STATION
13,227 S.F.
0.76 ACRES
TM: 0163-02-0001A
DULLES SUITES LLC
ZONE: PD-H
USE: HOTEL WITH RESTAURANT & OTHER COMM
217,534 S.F.
4.99 ACRES
TM: 0163-02-0001B
WORLDGATE CENTRE OWNER LLC
ZONE: PD-H
USE: COMMUNITY CENTER
314,756 S.F.
7.23 ACRES
TM: 0163-02-0005
(PARCEL 1)
AM WORLDGATE OWNER, LLC
ZONE: PD-H
USE: OFFICE
705,985 S.F.
49,725 ACRES
PARKING GARAGE
3 FLOORS
PARKING AREA 55,142 SF/FL
+/-166 SPACES/FLOOR
MULTIFAMILY BUILDING
COURTYARD
COURTYARD
AMENITY SPACE
EDGE OF PATIO
GROUND FLOOR
EDGE OF PATIO
GROUND FLOOR
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 9
STACKED TOWNHOUSE BUILDING 10
STACKED TOWNHOUSE BUILDING 11
STACKED TOWNHOUSE BUILDING 12
ALLEY 1
ALLEY 2
ROAD A
ROAD B
ROAD C
WORLDGATE DRIVE
ELDEN ST - RTE 228
RAVEN TOWER COURT
(PRIVATE)
WILLES WAY
(PRIVATE)
WILLSHIRE LANE
(PRIVATE)
EX. ASPHALT DRIVE
EX. BUILDING
EX. BUILDING
EX. BUILDING
EX. BUILDING
(APPROX. LOCATION)
EX. 6' WIDE PCD
DB. 5384 PG. 1344
PROP. 8' TRAIL
PROP. 6' TRAIL
PROP. PUBLIC ACCESS ESMT.
PROP. 10' STORM ESMT.
PROP. BUS SHELTER (SEE DETAIL SHEET 02)
PROP. 2' CONCRETE MEDIAN
EX. GRASS MEDIAN
EX. HEADER CURB
EX. BUS STOP TO BE RELOCATED AND/OR CONSOLIDATED WITH BUS STOP EAST OF WILSHIRE LANE PER COORDINATION WITH FAIRFAX CONNECTOR.
EX. INGRESS-EGRESS ESMT. DB. 8666 PG. 717
EX. 70' INGRESS-EGRESS ESMT. DB. 749 PG. 586 DB. 7210 PG. 834
EX. 35' INGRESS-EGRESS ESMT. DB. 7210 PG. 834 DB. 8666 PG. 717
EX. 25' SANITARY SEWER ESMT. DB. 7210 PG. 834
EX. 20' STORM DRAINAGE ESMT. DB. 7718 PG. 1095
EX. 25' STORM DRAINAGE ESMT. DB. 7718 PG. 1095
EX. 20' STORM DRAINAGE ESMT. DB. 8666 PG. 696
EX. 20' STORM DRAINAGE ESMT. DB. 8666 PG. 696
EX. 20' STORM DRAINAGE ESMT. DB. 8666 PG. 696
EX. 30' WIDTH TRANSMISSION LINE ESMT.
EX. 6' WIDE PCD
EX. 6' WIDE PCD
EX. 6' WIDE PCD

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 8.67 ACRES OF IMPERVIOUS AREA, AN INCREASE OF 1.74 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.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
11/01/2023
PROFESSIONAL ENGINEER

MP 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] November 01, 2023 - 3:43pm dlam

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

○ 2011 BMP Standards and Specifications ◉ 2013 Draft BMP Standards and Specifications

Project Name: WORLDGATE REZONING
Date: 10/24/2023
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)* → 11.00

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*1.73*
Post-Development TP Load Reduction for Site (lb/yr):	*6.31*

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				4.08	4.08
Impervious Cover (acres)				6.93	6.93
					11.01

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				2.35	2.35
Impervious Cover (acres)				8.66	8.66
Area Check	**OK.**	**OK.**	**OK.**	**OK.**	11.01

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)	4.08	2.35
Weighted Rv(turf)	0.25	0.25
% Managed Turf	37%	25%
Impervious Cover (acres)	6.93	6.93
Rv(impervious)	0.95	0.95
% Impervious	63%	75%
Total Site Area (acres)	**11.01**	**9.28**
Site Rv	**0.69**	**0.77**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.6336	0.5976
Pre-ReDevelopment Treatment Volume (cubic feet)	27,601	26,031
Pre-ReDevelopment TP Load (lb/yr)	**17.34**	**16.36**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.58	1.76
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*3.80*

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)	2.35
Weighted Rv (turf)	0.25
% Managed Turf	21%
Impervious Cover (acres)	8.66
Rv(impervious)	0.95
% Impervious	79%
Final Site Area (acres)	**11.01**
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)	2.35
Weighted Rv (turf)	0.25
% Managed Turf	25%
ReDev. Impervious Cover (acres)	6.93
Rv(impervious)	0.95
% Impervious	75%
Total ReDev. Site Area (acres)	**9.28**
ReDev Site Rv	**0.77**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	1.73
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.7345	**Post-ReDevelopment Treatment Volume (acre-ft)** 0.5976	**Post-Development Treatment Volume (acre-ft)** 0.1370
Final Post-Development Treatment Volume (cubic feet)	31,997	**Post-ReDevelopment Treatment Volume (cubic feet)** 26,031	**Post-Development Treatment Volume (cubic feet)** 5,966
Final Post-Development TP Load (lb/yr)	**20.10**	**Post-ReDevelopment Load (TP) (lb/yr)*** **16.36**	**Post-Development TP Load (lb/yr)** **3.75**
Final Post-Development TP Load per acre (lb/acre/yr)	1.83	Post-ReDevelopment TP Load per acre (lb/acre/yr) 1.76	
		Max. Reduction Required (Below Pre-ReDevelopment Load) 20%	
		TP Load Reduction Required for Redeveloped Area (lb/yr) **3.27**	**TP Load Reduction Required for New Impervious Area (lb/yr)** **3.04**

[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)	**6.31**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	124.06
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	143.82

Drainage Area A

Drainage Area A Land Cover (acres)

CLEAR BMP AREAS

	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)				3.50	3.50	0.95
				Total	4.20	

Total Phosphorus Available for Removal in D.A. A (lb/yr) 7.98
Post Development Treatment Volume in D.A. A (ft^3) 12,705

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 (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	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	3.50	0	0	12,705	12,705	65	0.00	7.97	5.18	2.79	

Drainage Area B

Drainage Area A Land Cover (acres)

CLEAR BMP AREAS

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				1.64	1.64	0.25
Impervious Cover (acres)				5.11	5.11	0.95
				Total	6.75	

Total Phosphorus Available for Removal in D.A. B (lb/yr) 12.01
Post Development Treatment Volume in D.A. B (ft^3) 19,110

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 (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	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 TREATED (ac)	3.50	5.11	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	3.50	1.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.70	1.64	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 (ft^3) 31,997

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 (ft^3)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	7.98	12.01	0.00	0.00	0.00	19.99
TP LOAD REDUCTION ACHIEVED (lb/yr)	5.18	1.22	0.00	0.00	0.00	6.41
TP LOAD REMAINING (lb/yr)	2.80	10.78	0.00	0.00	0.00	13.58
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)	20.10
TP LOAD REDUCTION REQUIRED (lb/yr)	6.31
TP LOAD REDUCTION ACHIEVED (lb/yr)	6.41
TP LOAD REMAINING (lb/yr):	13.70
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.1 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	143.82
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	143.82

REVISIONS | No. | DATE | DESCRIPTION

PLAN DATE: 12-13-22; 06-02-23; 11-01-23

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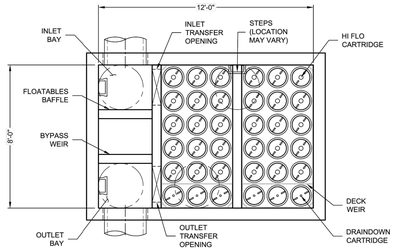
COMMONWEALTH OF VIRGINIA — CLAYTON C. TOCK — Lic. No. 036790 — PROFESSIONAL ENGINEER — 11/01/2023

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

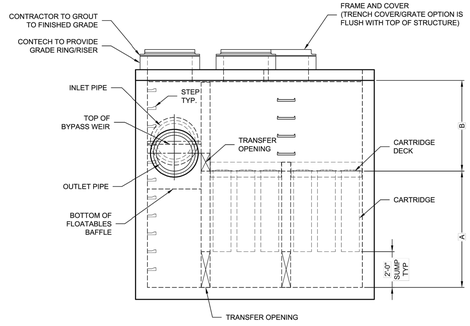
SHEET 17 OF 86

FILE No. RZ-13126

Urban, Ltd. - J:\JOBS\worldgate rezoning\b-engineering\entitlement\cdp-fdp-spex\13126-22-BMP POST PLAN.dwg [COMPS] November 01, 2023 - 3:43pm oliam



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,615; US 9,123,935; OTHER INTERNATIONAL PATENTS PENDING

JELLYFISH DESIGN NOTES

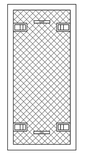
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

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.

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\S13 JELLYFISH FILTER\R2\STANDARD DRAWINGS\JFPD0812.DTL.DWG 9/14/2018 4:49 PM

SITE SPECIFIC DATA*

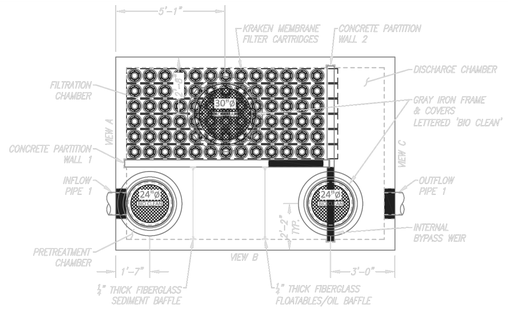
PROJECT NUMBER	.		
PROJECT NAME	.		
PROJECT LOCATION	.		
STRUCTURE ID	KF-8-12		
WATER QUALITY FLOW RATE (CFS)			
PEAK FLOW RATE (CFS)			
PEAK STORM DURATION (YEARS)			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INFLOW PIPE 1	.	TBD	12
OUTFLOW PIPE 1	.	TBD	12
RIM ELEVATION	.		
SURFACE LOADING REQUIREMENT			HS20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

KRAKEN FILTER PERFORMANCE DATA

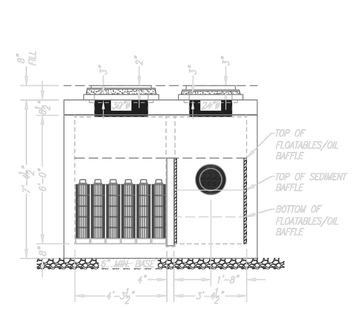
CARTRIDGE HEIGHT (IN)	30.75
CARTRIDGE FLOW RATE (GPM)	8.50
NUMBER OF CARTRIDGES	78
TOTAL TREATMENT FLOW RATE (CFS)	1.48
SEDIMENT STORAGE CAPACITY (CF)	29.58

INSTALLATION NOTES

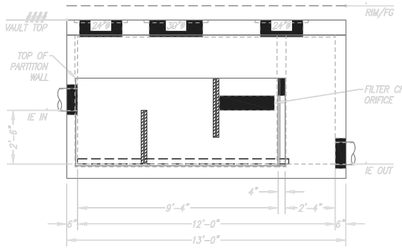
1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS, AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE KRAKEN FILTER UNIT AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. MANUFACTURER RECOMMENDS A 6" 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.



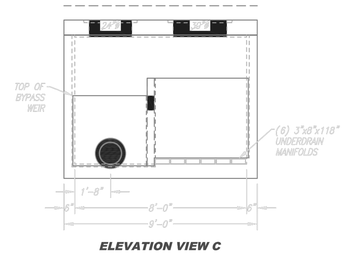
PLAN VIEW



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: 10,389,496; 9,604,160; 10,145,785; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING

PROPRIETARY AND CONFIDENTIAL:
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Bio Clean A Forterra Company

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

8.53.22685011

1:40 SCALE

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12 - 13 - 22
06 - 02 - 23
11 - 01 - 23

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COMMONWEALTH OF VIRGINIA
CLAYTON C. POCK
Lic. No. 036790
PROFESSIONAL ENGINEER
11/01/2022

MP GENERAL DETAILS

WORLDGATE
GENERALIZED DEVELOPMENT PLAN

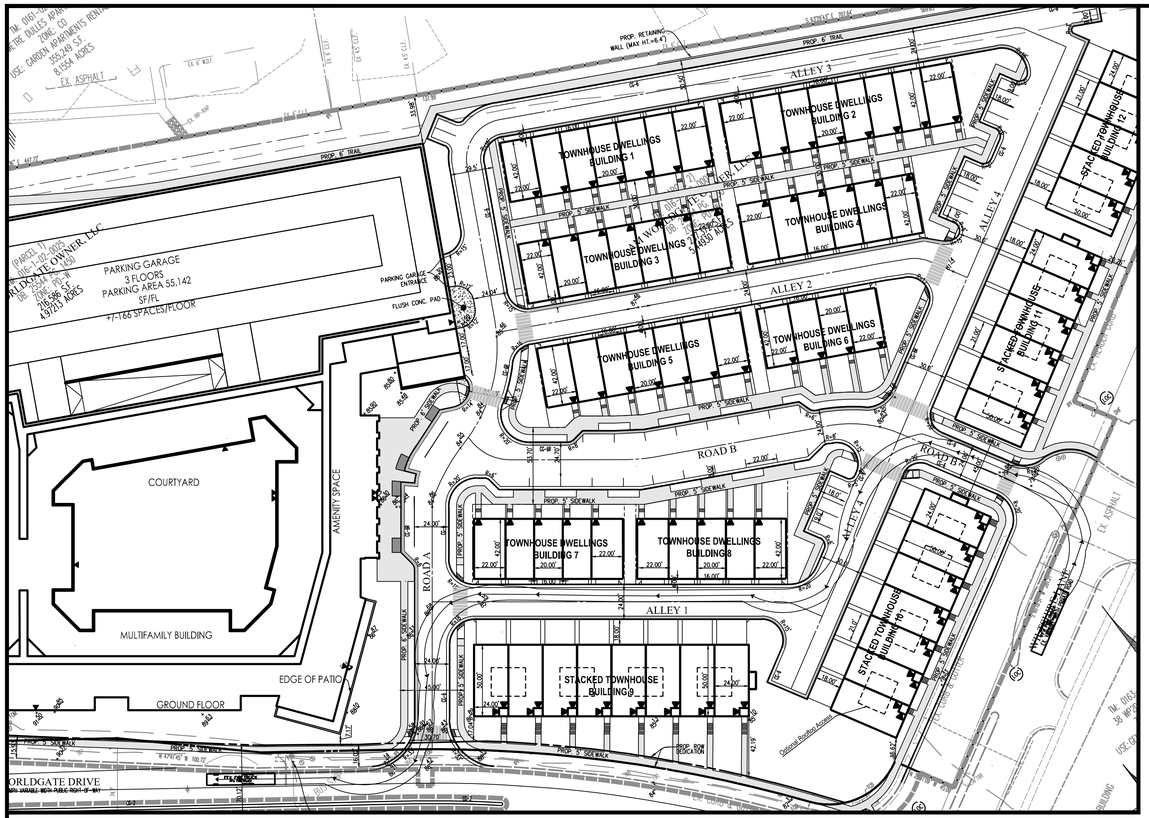
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

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

SHEET
18
OF
86

FILE No.
RZ-13126

Urban, Ltd. – J:\JOBS\worldgate rezoning\b-engineering\entitlement\cdp-fdp-spex\13126-22-BMP POST PLAN.dwg [DETAILS] November 01, 2023 – 3:44pm oliam


PROP. RETAINING WALL (MAX HT.=6.4')
PROP. 6' TRAIL
ALLEY 3
TOWNHOUSE DWELLINGS BUILDING 1
TOWNHOUSE DWELLINGS BUILDING 2
TOWNHOUSE DWELLINGS BUILDING 3
TOWNHOUSE DWELLINGS BUILDING 4
STACKED TOWNHOUSE BUILDING 12
STACKED TOWNHOUSE BUILDING 11
ALLEY 2
TOWNHOUSE DWELLINGS BUILDING 5
TOWNHOUSE DWELLINGS BUILDING 6
ALLEY 4
PARKING GARAGE 3 FLOORS PARKING AREA 55,142 SF/FL +/-166 SPACES/FLOOR
PARKING GARAGE ENTRANCE
FLUSH CONC. PAD
COURTYARD
AMENITY SPACE
MULTIFAMILY BUILDING
EDGE OF PATIO
GROUND FLOOR
ROAD A
ROAD B
TOWNHOUSE DWELLINGS BUILDING 7
TOWNHOUSE DWELLINGS BUILDING8
ALLEY 1
STACKED TOWNHOUSE BUILDING9
STACKED TOWNHOUSE BUILDING 10
PROP. 5' SIDEWALK
PROP. BOX CULVERT
Clarendon Rooftop Access
EX. ASPHALT
RAVEN TOWER COURT (PRIVATE)
WILKES WAY (PRIVATE)
EX. BUILDING
EX. MEADOW LANE
TM: 0163-02-0002 SB WPZOI OWNER, LLC ZONE: MEDIUM DENSITY RESIDENTIAL (MRH) USE: GENERAL RETAIL, RESTAURANT, OFFICE 3.92 ACRES
TM: 0163-02-0001 SB WPZOI OWNER, LLC ZONE: MEDIUM DENSITY RESIDENTIAL (MRH) USE: GARDEN APARTMENTS RENTAL 355,240 S.F. 8.1554 ACRES
EX. 447.7'
EX. 400.48'
EX. 407'
EX. 6" WTR
EX. 8" WTR
EX. 8" SAN
EX. 15" STM
EX. 18" STM
EX. 24" STM
EX. 30" STM
EX. 36" STM
EX. 42" STM
EX. 48" STM
EX. 54" STM
EX. 60" STM
EX. 66" STM
EX. 72" STM
EX. 78" STM
EX. 84" STM
EX. 90" STM
EX.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23

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AUTOTURN EXHI IT

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
1 A
OF
86

FILE No.
RZ-13126

Urban, Ltd. – J:\JOBS\worldgate rezoning\b-engineering\entitlement\cdp-(dp-spex\13126-40-AUTOTURN.dwg [AUTOTURN (2)] November 01, 2023 – 3:47pm alam

PARKING GARAGE
3 FLOORS
PARKING AREA 55,142 SF/FL
47-166 SPACES/FLOOR

COURTYARD

AMENITY SPACE

MULTIFAMILY BUILDING

EDGE OF PATIO

GROUND FLOOR

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 9
STACKED TOWNHOUSE BUILDING 10
STACKED TOWNHOUSE BUILDING 11
STACKED TOWNHOUSE BUILDING 12

ALLEY 1
ALLEY 2
ALLEY 3
ALLEY 4
ROAD A
ROAD B

PROP. 6' TRAIL
PROP. 10' STORM EASMT.
PROP. PUBLIC ACCESS ESMT.
PROP. 5' SIDEWALK
PROP. RETAINING WALL (MAX HT.=6.4')
PROP. ROW DEDICATION
PARKING GARAGE ENTRANCE
FLUSH CONC. PAD
Optional Shutting Access

RAVEN TOWER COURT (PRIVATE)
WILKES WAY (PRIVATE)
WILSHIRE LANE (1' WIDE PRIVATE ROW)
EX. ASPHALT
EX. WEAVER OAKS
EX. BUILDING

TM: 0163-02-0109
38 MCP201 OWNER LLC
ZONE: PDH-3
USE: GENERAL MED HOUSE, OFF
170,085 SF
3.92 ACRES

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.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23

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AUTOTURN EXHIBIT

WORLDGATE
GENERALIZED DEVELOPMENT PLAN

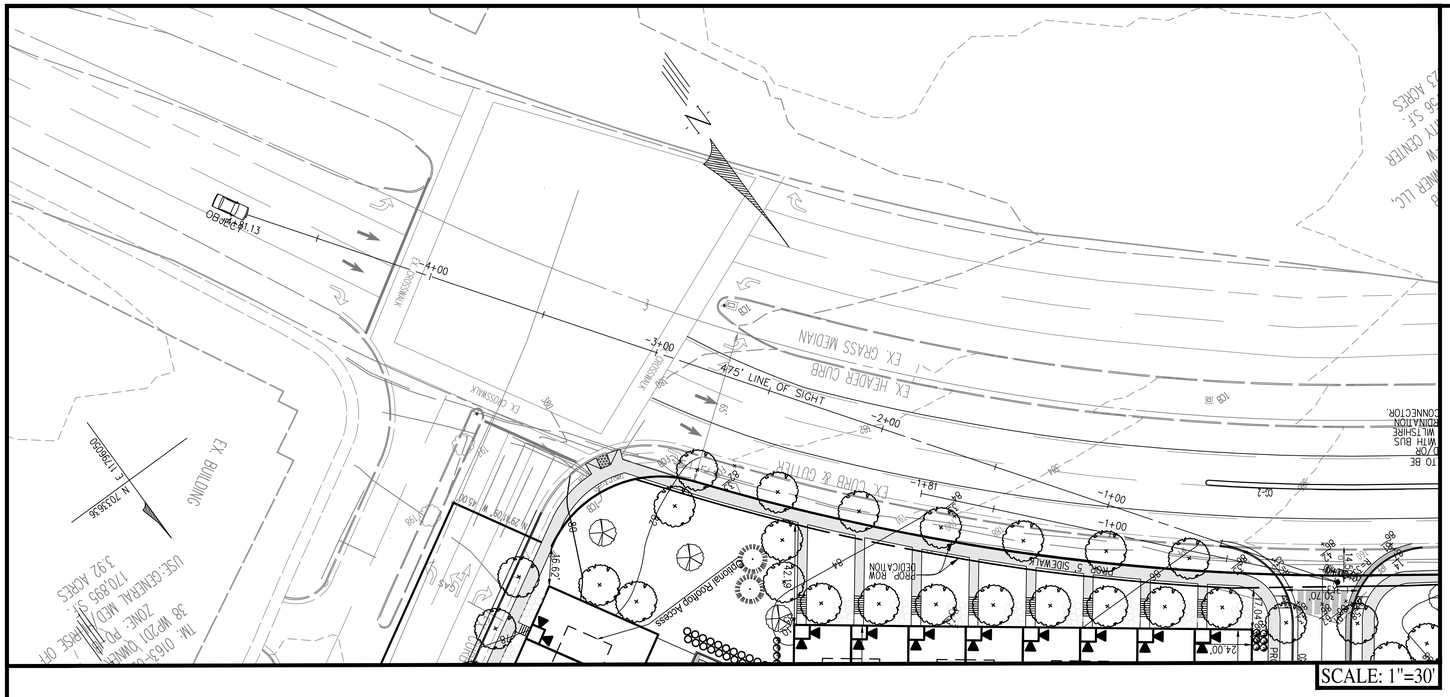
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

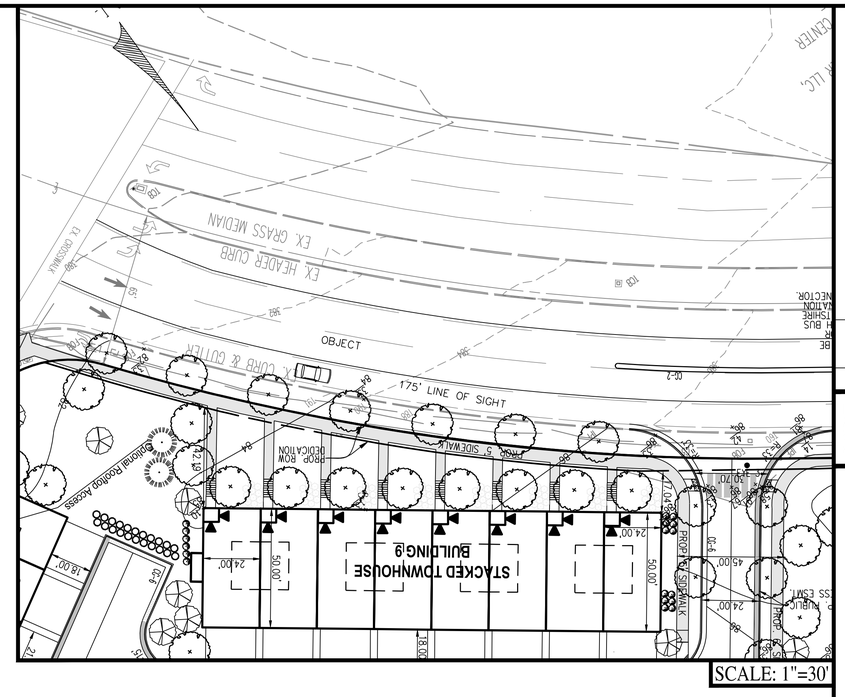
SCALE: 1"=50' | C.I.=N/A | DATE: NOV. 2022

SHEET
1
OF
86

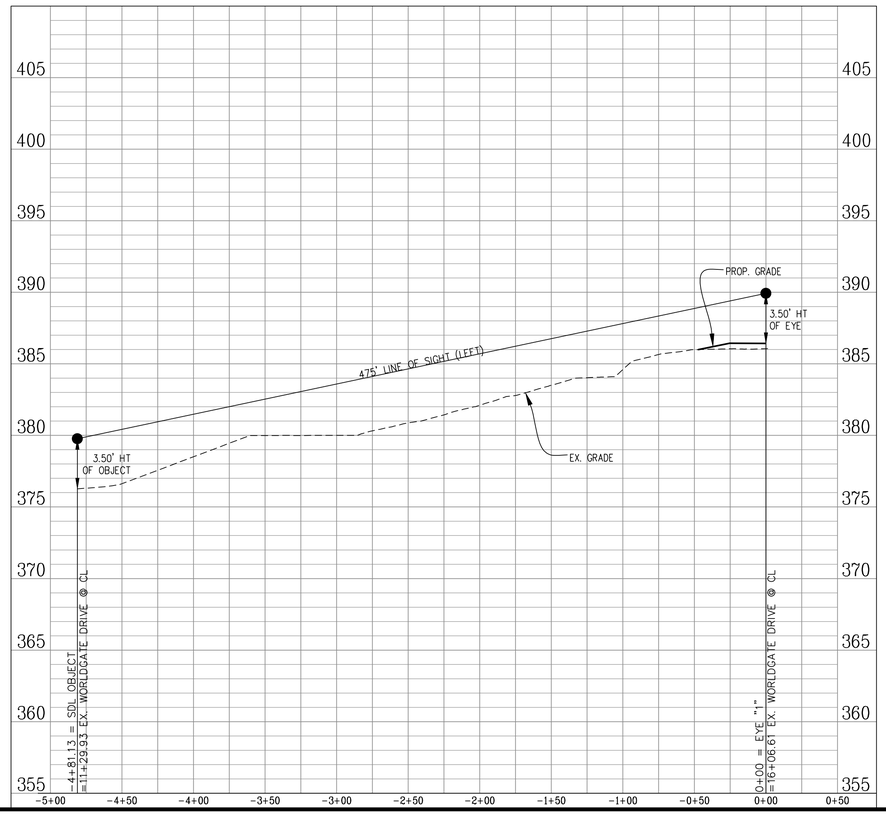
FILE No.
RZ-13126

Urban, Ltd. – J:\JOBS\worldgate rezoning\b-engineering\entitlement\cdp-fdp-spex\13126-40-AUTOTURN.dwg [AUTOTURN (3)] November 01, 2023 – 3:47pm alam



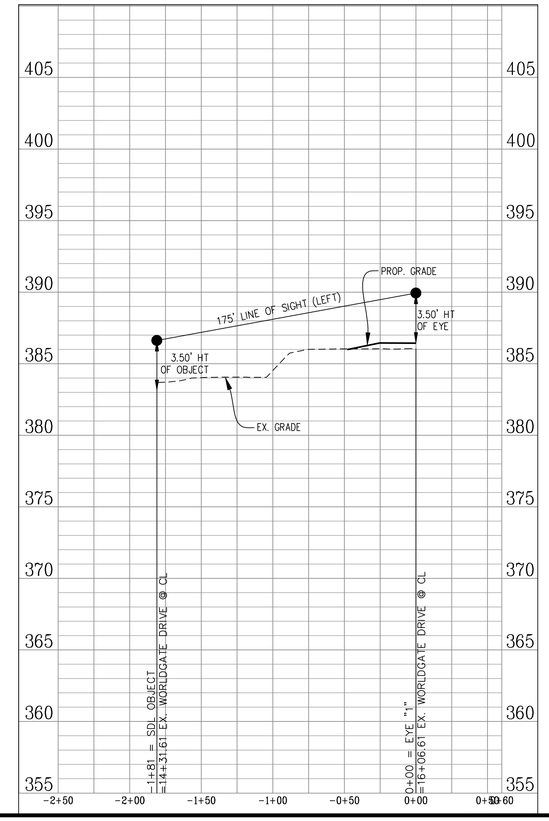


SIGHT DISTANCE PROFILE
WORLDGATE DRIVE
EYE "1"
DESIGN SPEED = 40 MPH



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

SIGHT DISTANCE PROFILE
WORLDGATE DRIVE
EYE "3"
DESIGN SPEED = 40 MPH



No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23

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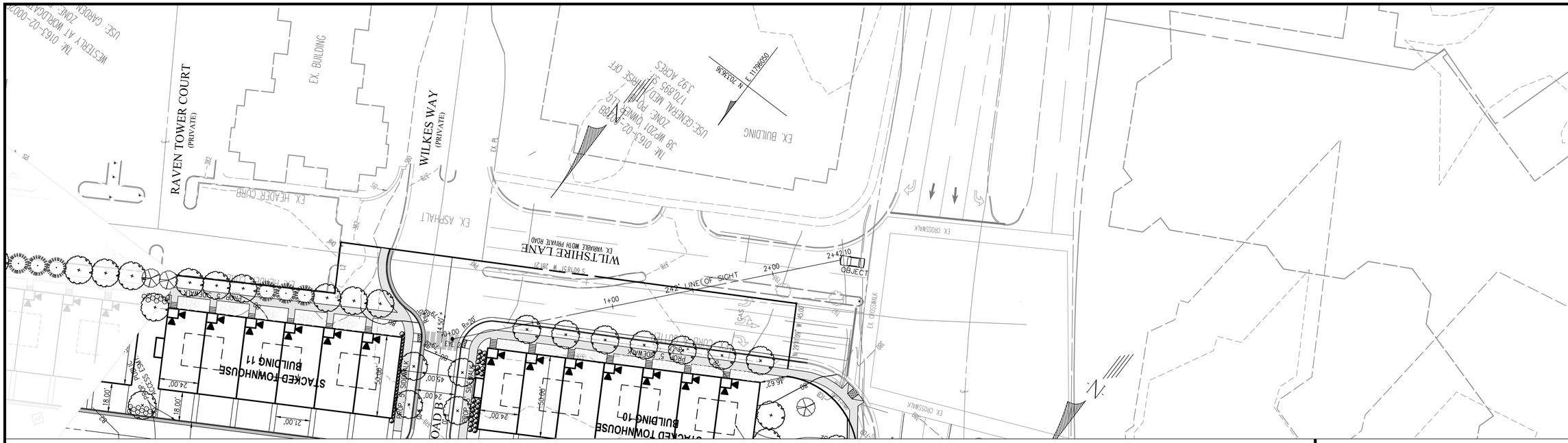
11/01/2023

SIGHT DISTANCE
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
DATE: NOV. 2022
SCALE: AS NOTED
C.I.= 2

SHEET
20
OF
86

FILE No.
RZ-13126

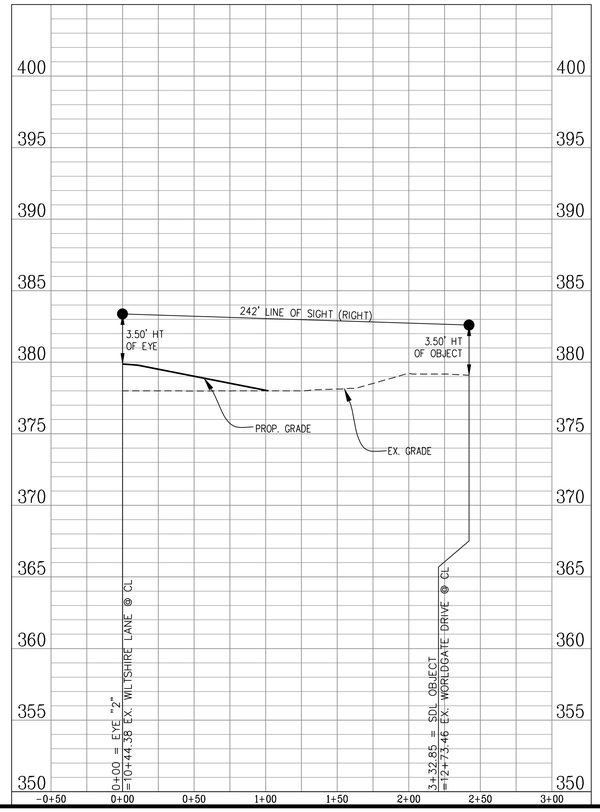
Urban, Ltd. – J:\JOBS\worldgate rezoning\b-engineering\entitlement\cdp-fdp-spex\13126-31-SIGHT DIST.dwg [SIGHT DIST] November 01, 2023 – 3:48pm dlam



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
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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

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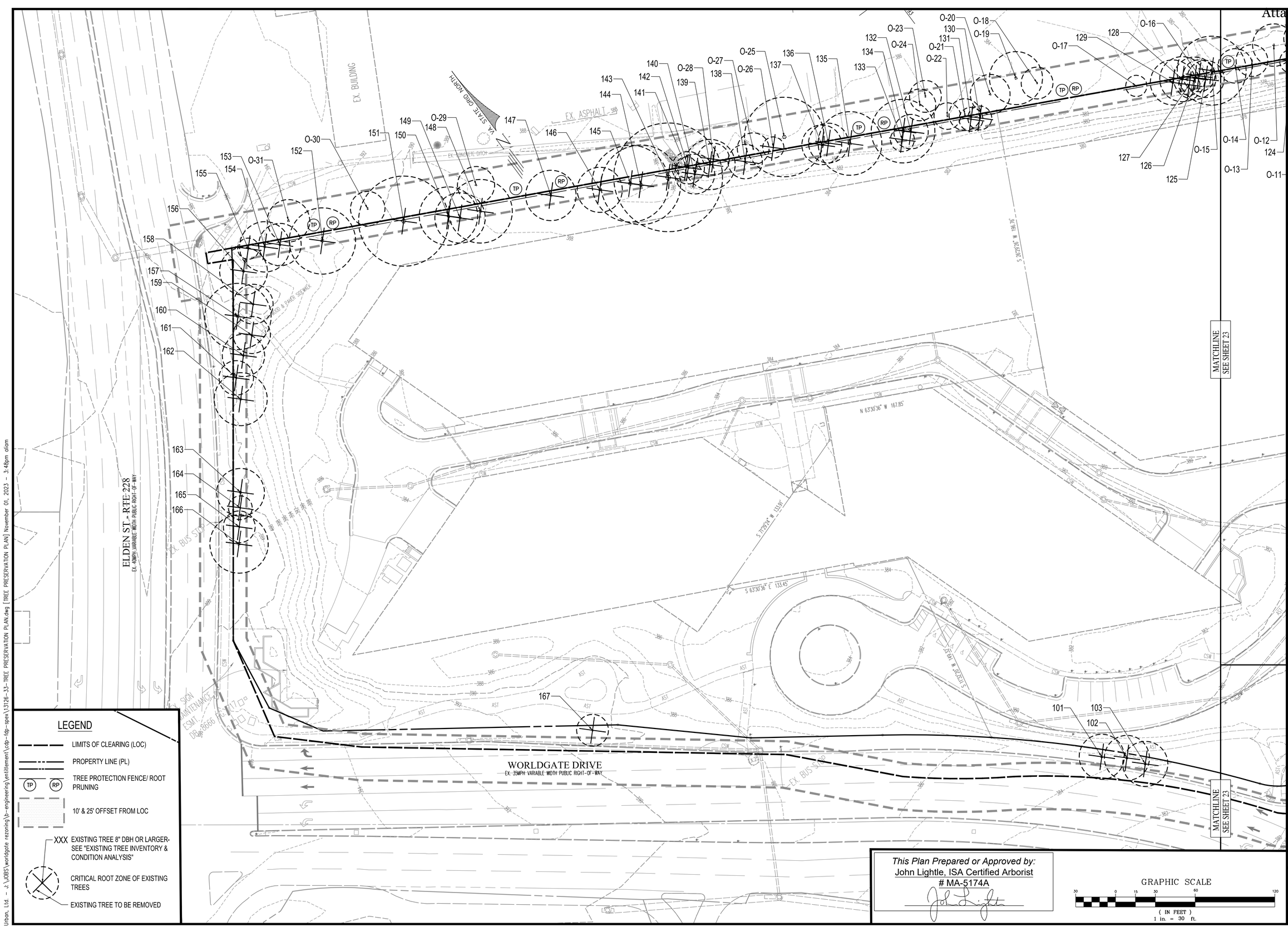

LEGEND

- 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
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06-02-23
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CLAYTON C. TOCK
Lic. No. 036780
PROFESSIONAL ENGINEER
11/01/2023

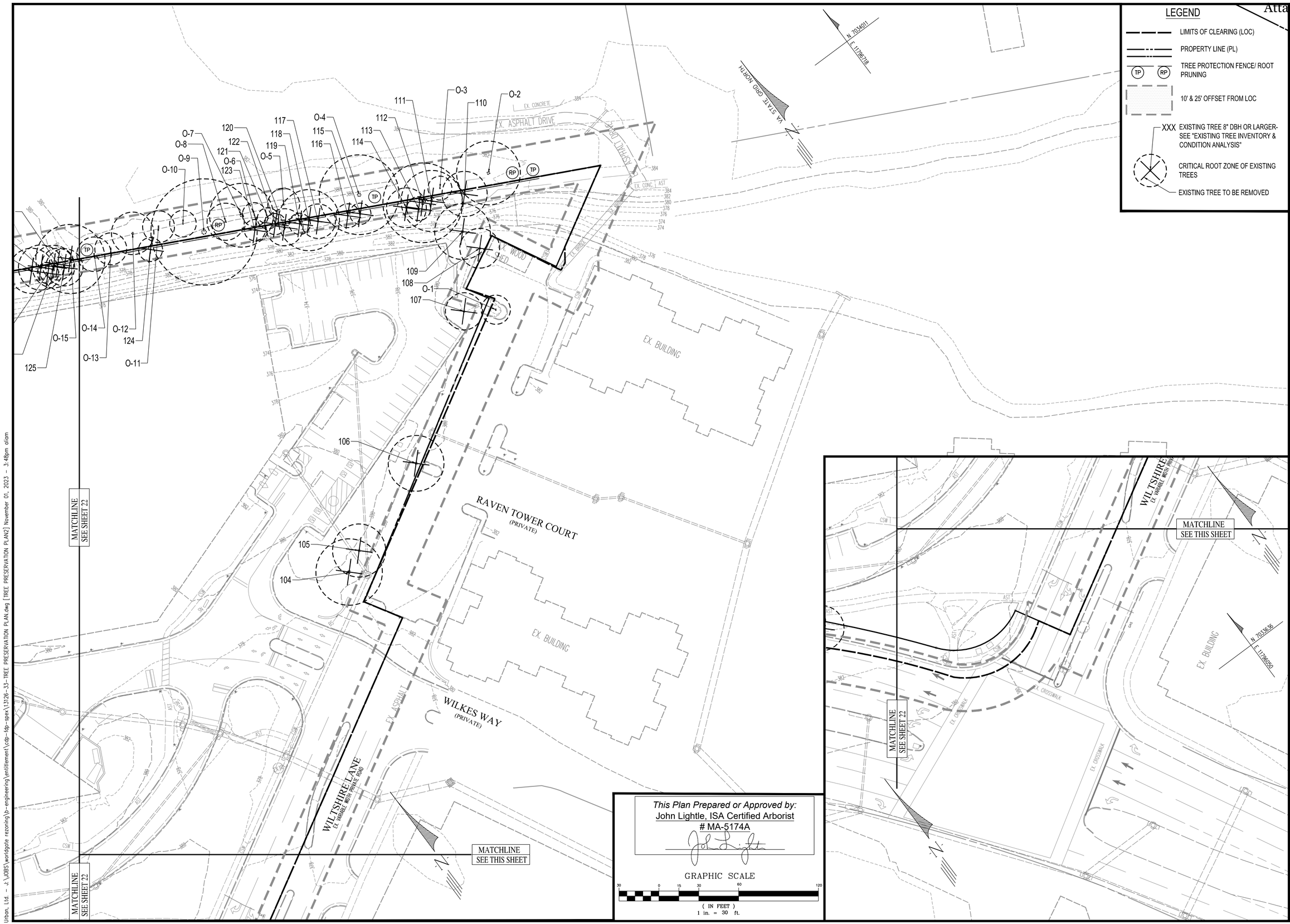
TREE PRESERVATION PLAN
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

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\c-dp-fdp-spex\13126-33-TREE PRESERVATION PLAN.dwg [TREE PRESERVATION PLAN] November 01, 2023 - 3:48pm oliam



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
11-01-23

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COMMONWEALTH OF VIRGINIA
ENGINEER
CLAYTON C. YOCK
Lic. No. 036790
PROFESSIONAL
11/01/2023

TREE PRESERVATION PLAN
GENERALIZED DEVELOPMENT PLAN
WORLDGATE
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] November 01, 2023 – 3:48pm oliam

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	Remove	On stream bank, Exposed roots
139	*Pinus virginiana*	*Virginia Pine*	19"	19'		43.75	Remove	Vines; Co-dominant
140	*Pinus virginiana*	*Virginia Pine*	15"	15'	Yes	40.63	Remove	Vines; Co-dominant
141	*Morus spp.*	*Mulberry*	13"	13'	Yes	37.50	Remove	Vines; Ivy; Rip-rap
142	*Morus spp.*	*Mulberry*	8"	8'	Yes	31.25	Remove	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	Remove	
147	*Juniperous virginiana*	*Eastern Red Cedar*	19"	19'		56.25	Remove	Next to fence
148	*Morus spp.*	*Mulberry*	24"	24'		62.50	Remove	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	Remove	Vines
O-27	*Carya glabra*	*Pignut Hickory*	12"	12'		50.00	Preserve	Vines
O-28	*Acer rubrum*	*Red Maple*	12"	12'	Yes	40.63	Remove	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	

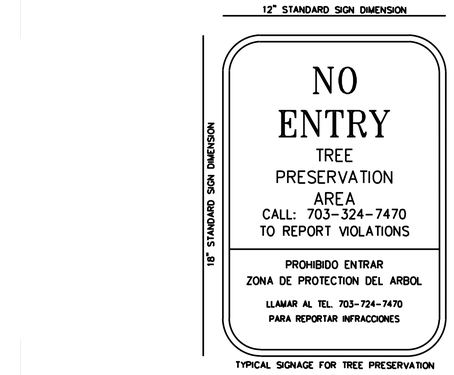
TREE PRESERVATION NARRATIVE

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.

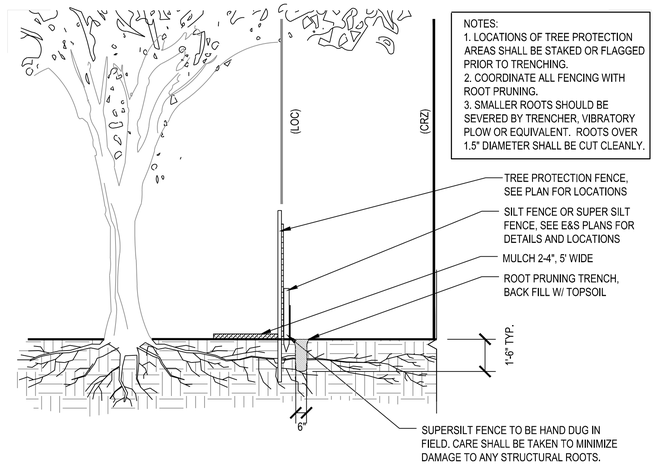
There are no trees designated as "Heritage," "Specimen," Memorial," or "Street" trees located on the development site or sites adjacent to the development property.



TYPICAL SIGNAGE FOR TREE PRESERVATION AREA

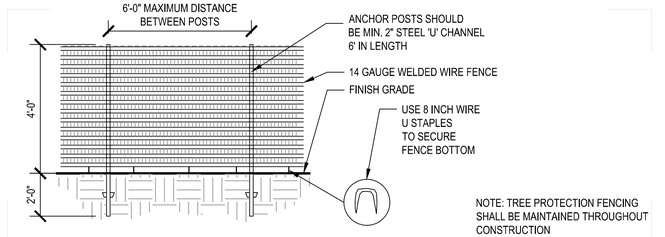
1 TREE PROTECTION SIGNAGE

Scale: NTS.



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; 11-01-23

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COMMONWEALTH OF VIRGINIA
REGISTERED PROFESSIONAL
CLAYTON C. TOCK
Lic. No. 038790
11/01/2023

TREE INVENTORY DETAILS

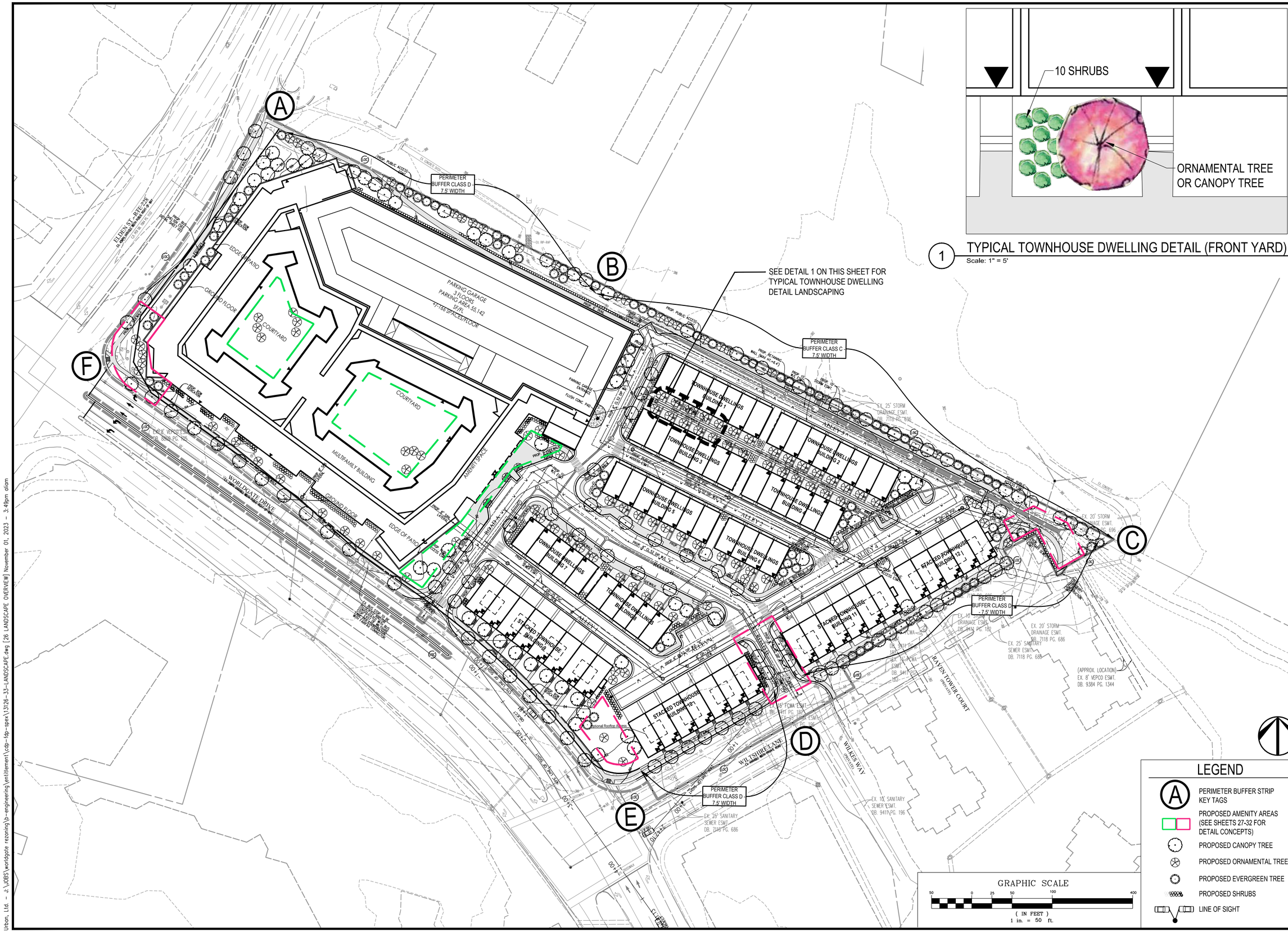
GENERALIZED DEVELOPMENT PLAN
WORLDGATE
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

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

SHEET 24 OF 86

FILE No. RZ-13126

Urban, Ltd. – J:\JOBS\worldgate rezoning\9-engineering\entitlement\cdp-fdp--spex\3126--33--TREE PRESERVATION PLAN.dwg [TREE PROTECTION INVENTORY] November 01, 2023 – 3:48pm dliam



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

LEGEND

- A — PERIMETER BUFFER STRIP KEY TAGS
- PROPOSED AMENITY AREAS (SEE SHEETS 27-32 FOR DETAIL CONCEPTS)
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- LINE OF SIGHT

GRAPHIC SCALE
50 0 25 50 100 400
(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
John Lightle
Lic. No. 1957
11/01/2023
LANDSCAPE ARCHITECT

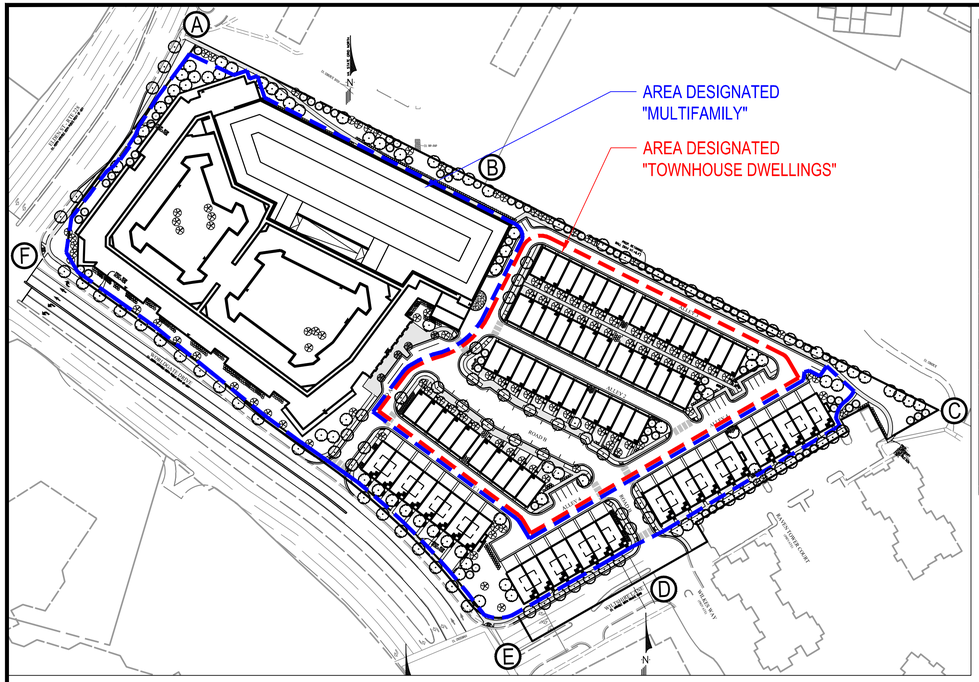
LANDSCAPE OVERVIEW
WORLDGATE GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

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] November 01, 2023 - 3:49pm 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				
146	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				
120	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				
76	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				
1386	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.

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	3.05
Amount of Green Space Provided	0.94

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	23 Canopy Trees	See Modification #1
			56 Ornamental Trees	
	1 Evergreen Trees/D.U.	49 Evergreen Trees	12 Evergreen Trees	
	10 Shrubs/D.U.	490 Shrubs	668 Shrubs	
Multiple-Family Dwelling* (6.17 ac.)	12 Canopy Trees per acre	74 Canopy Trees	47 Canopy Trees	
			42 Ornamental Trees	
	7 Evergreen Trees per acre	43 Evergreen Trees	19 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.)	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	1 Canopy Tree per 30 linear feet	14 Canopy Trees	14 Canopy Trees	
					1 Evergreen Tree per 30 linear feet	14 Evergreen Trees	14 Evergreen Trees	
					1 Ornamental Tree per 50 linear feet	9 Ornamental Trees	9 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	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	1 Canopy Tree per 30 linear feet	15 Canopy Trees	12 Canopy Trees	
					1 Evergreen Tree per 30 linear feet	15 Evergreen Trees	11 Evergreen Trees	
					1 Ornamental Tree per 50 linear feet	9 Ornamental Trees	3 Ornamental Trees	
					Fence permitted, with maximum visibility between properties and a design that discourages climbing		18 Shrubs	
	Buffer D-E: Zone PD-W	Buffer Class D	7.5	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*	123 Canopy Trees 0 Ornamental Trees 92 Evergreen Trees 1,204 Shrubs **Total Trees: 215** **Total Shrubs: 1,204**	70 Canopy Trees 98 Ornamental Trees (Not Required) 31 Evergreen Trees 1,270 Shrubs **Total Trees: 199** **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.
2	**Sec. 78-110.4(e)(3)** *Perimeter Buffer Strip Landscaping*	63 Canopy Trees 63 Evergreen Trees 36 Ornamental Trees 0 Shrubs 6' tall Masonry Wall (for Buffer B-C) **Total Trees: 162** **Total Shrubs: 0**	52 Canopy Trees 45 Evergreen Trees 23 Ornamental Trees 18 Shrubs (Not Required) No Masonry Wall (for Buffer B-C) **Total Trees: 120** **Total Shrubs: 18**	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. I lieu of large built in planters, movable planters wil be provided throughout the garage that will be planted with shrubs and pernennial 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
11-01-23

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Lic. No. 1957
11/1/2023
LANDSCAPE ARCHITECT

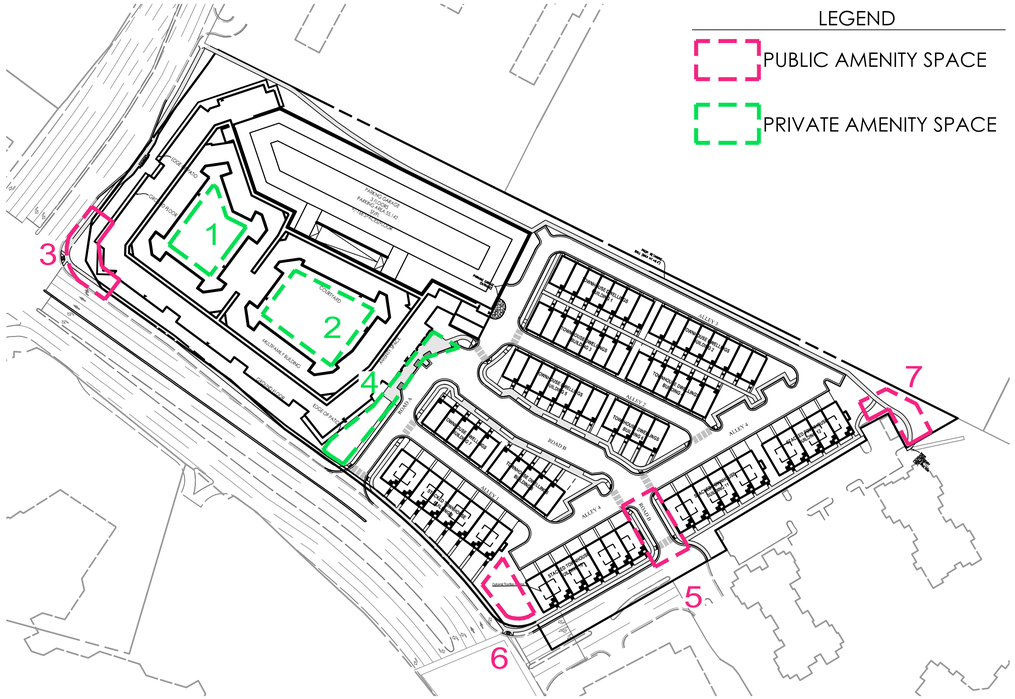
LANDSCAPE COMPUTATIONS
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

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] November 01, 2023 - 3:49pm oliam

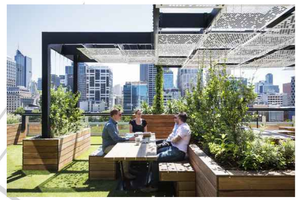


KEY MAP
Scale: 1" = 100'



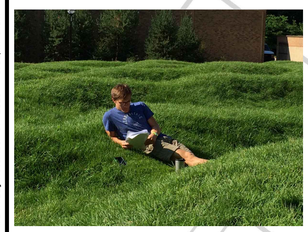


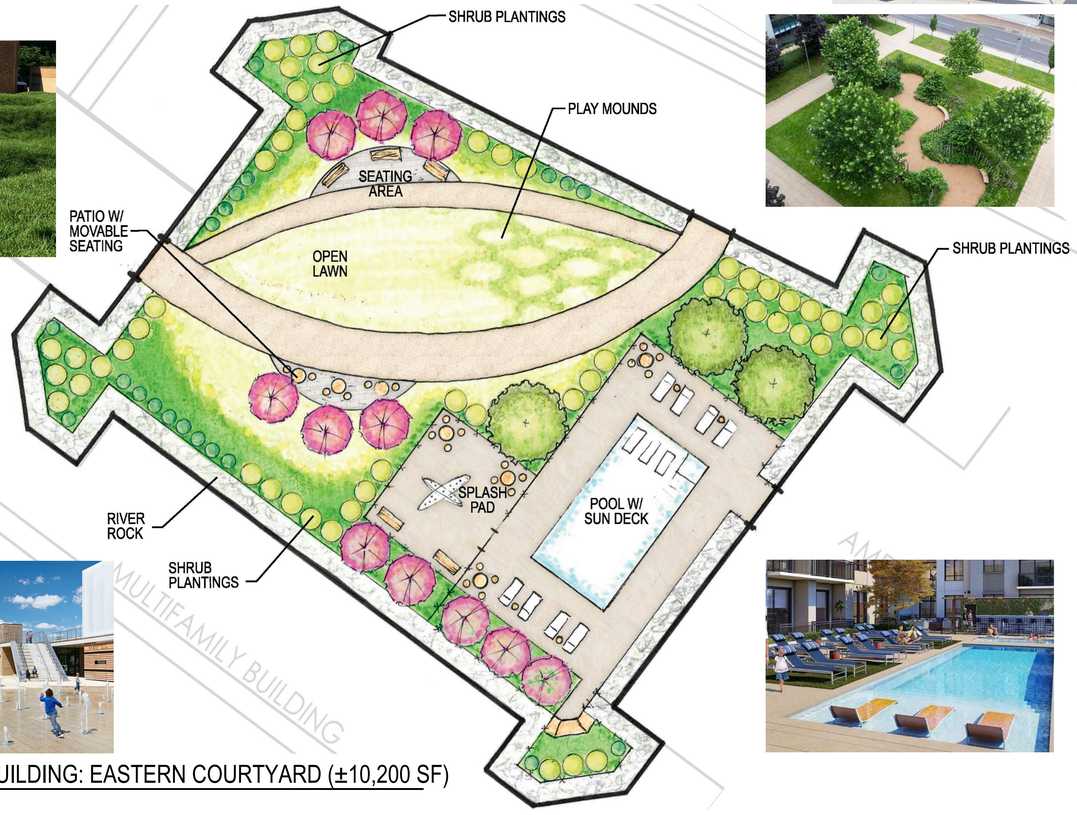






1 MULTIFAMILY BUILDING: WESTERN COURTYARD (±6,300 SF)
Scale: 1" = 16'







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.

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
12-13-22
06-02-23
11-01-23

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LANDSCAPE ARCHITECT

CONCEPTUAL AMENITIES PLAN

WORLDGATE
GENERALIZED DEVELOPMENT PLAN

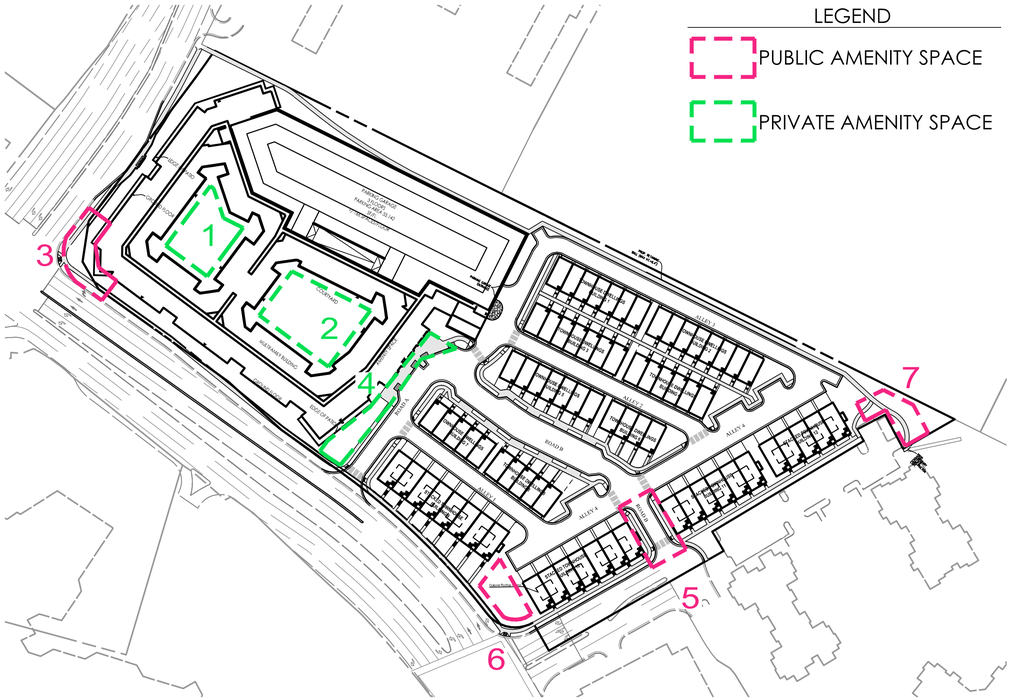
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

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] November 01, 2023 – 3:50pm olsm

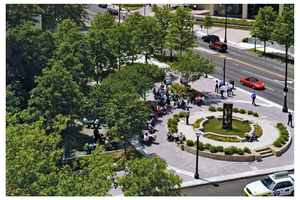


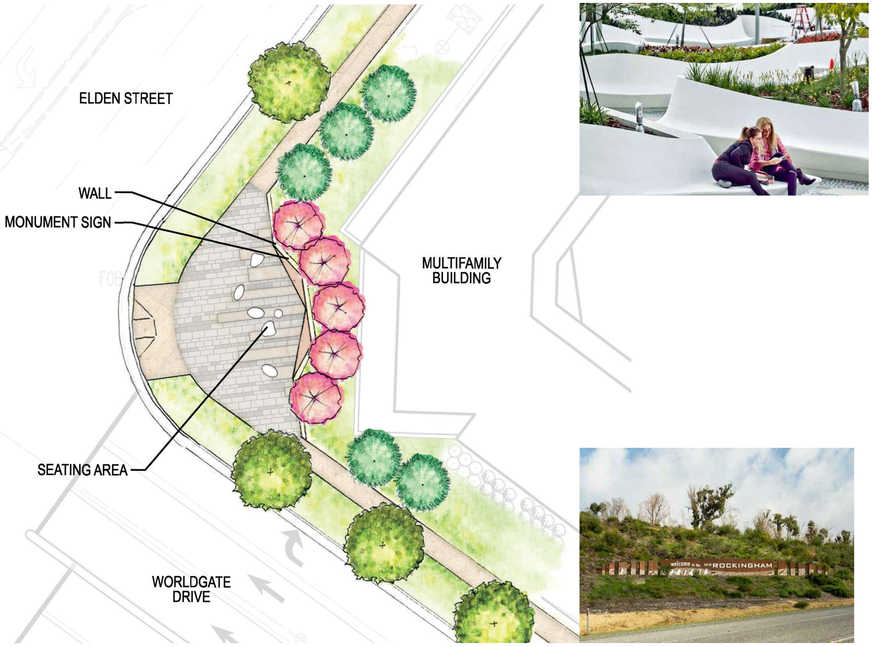
KEY MAP
Scale: 1" = 100'

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.





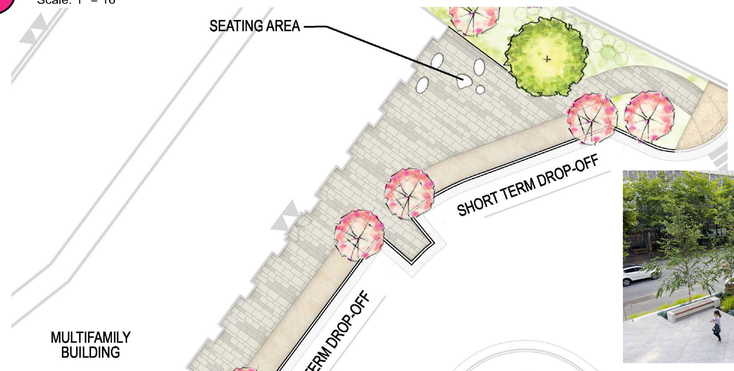


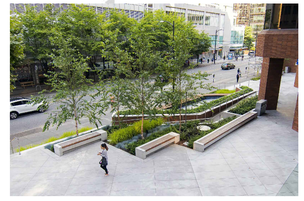


3 PLAZA: WORLDGATE DRIVE & ELDEN STREET (±3,200 SF WITHIN R.O.W., ±1,800 SF ON-SITE)
Scale: 1" = 16'











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

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

No.	DESCRIPTION	DATE
	REVISIONS	

PLAN DATE
12-13-22
06-02-23
11-01-23

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CONCEPTUAL AMENITIES PLAN

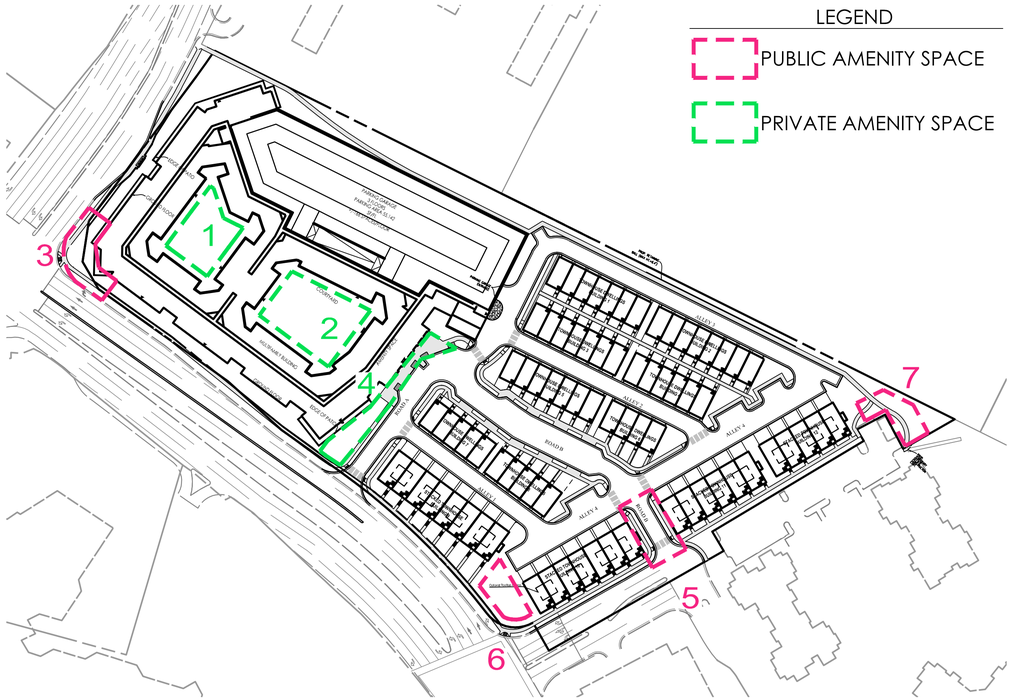
GENERALIZED DEVELOPMENT PLAN
WORLDGATE
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

SCALE: AS NOTED
DATE: NOV, 2022
C1.= 2

SHEET
28
OF
86

FILE No.
RZ-13126

Urban, Ltd. – J:\JOBS\worldgate rezoning\b-engineering\entitlement\cdp-(dp-spex\13126-33-LANDSCAPE AMENITIES (2) November 01, 2023 – 3:50pm oliam



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.



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







6 PLAZA: WORLDGATE DRIVE & WILTSHIRE LANE (±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

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John Lighilie
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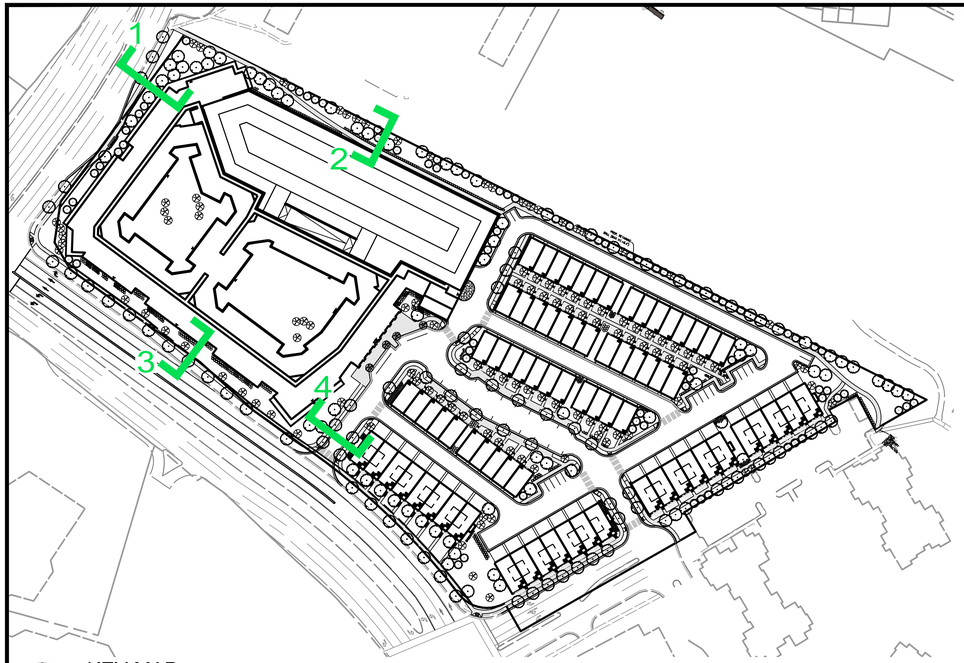
PROFESSIONAL ENGINEER

CONCEPTUAL AMENITIES PLAN
WORLDGATE GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
DATE: NOV, 2022
SCALE: AS NOTED
C1.=2

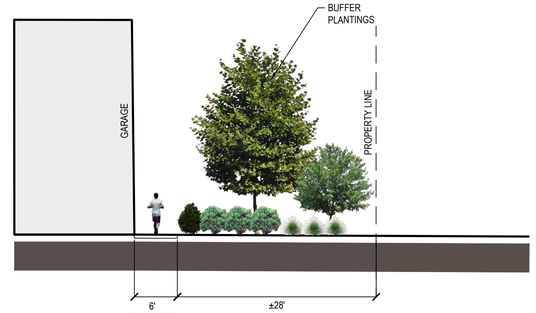
SHEET 2 OF 86

FILE No. RZ-13126

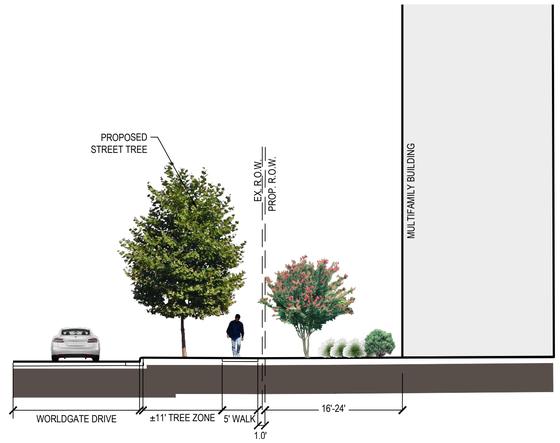
Urban, Ltd. – J:\JOBS\worldgate rezoning\b-engineering\entitlement\cdp-fdp-spex\13126-33-LANDSCAPE AMENITIES (3) November 01, 2023 – 3:50pm dlam



KEY MAP
Scale: 1" = 100'



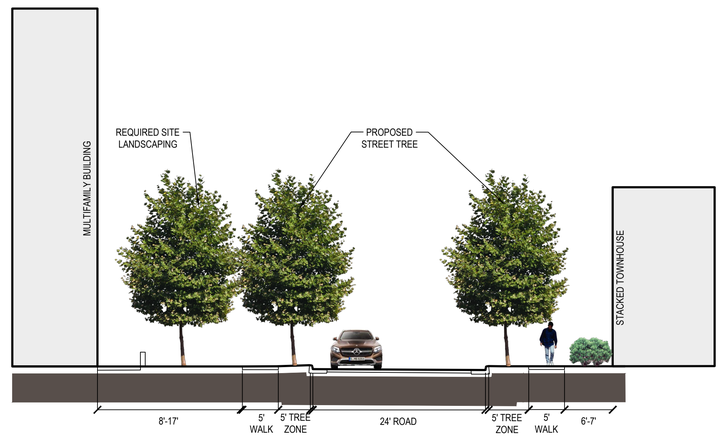
2 LANDSCAPE BUFFER: NORTH
Scale: 1" = 10'



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.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
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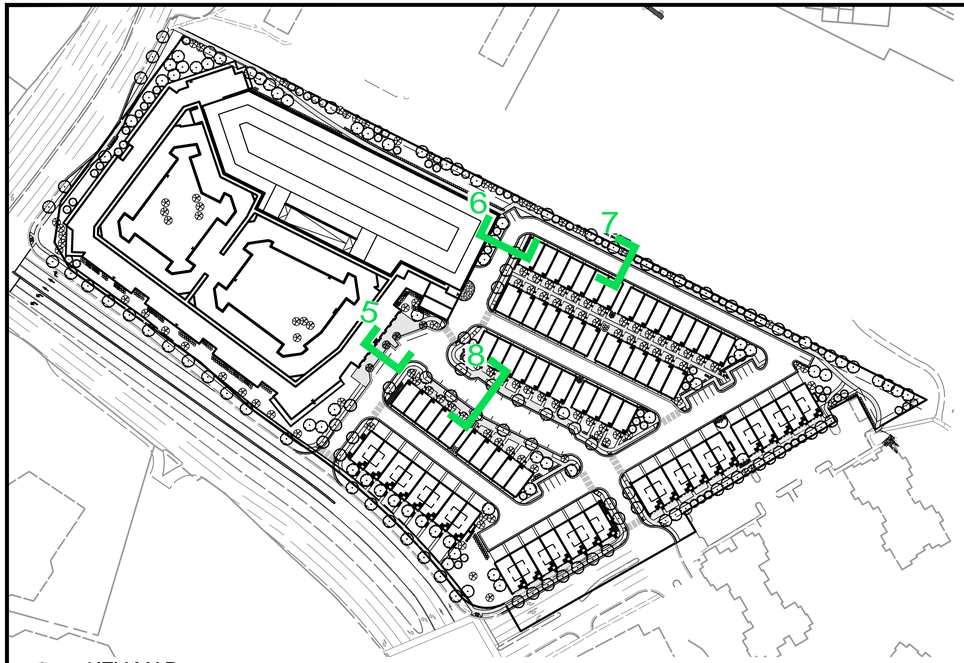
SITE SECTIONS
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

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

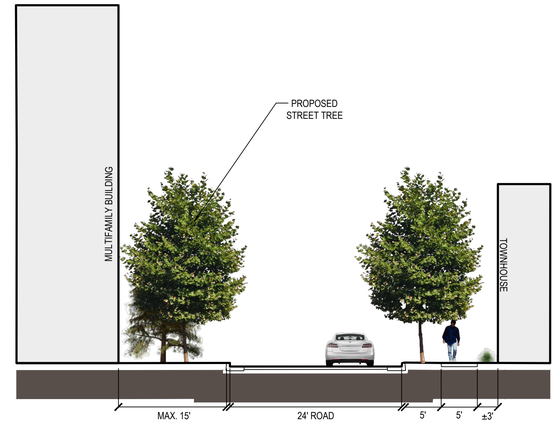
SHEET 30 OF 86

FILE No. RZ-13126

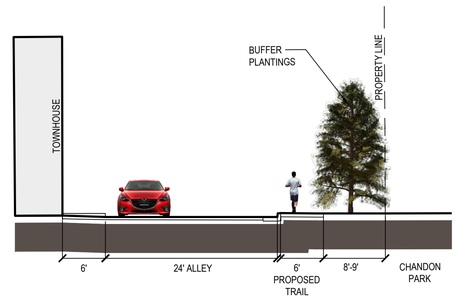
Urban, Ltd. – J:\JOBS\worldgate rezoning\b-engineering\entitlement\cdp-fdp-spex\13126-33-SITE SECTIONS.dwg [29 SITE SECTIONS] November 01, 2023 – 3:51pm oliam



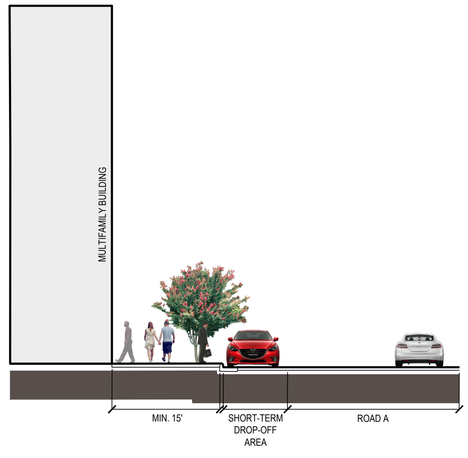
KEY MAP
Scale: 1" = 100'



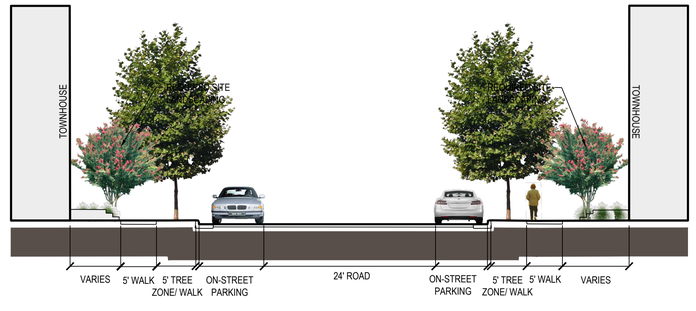
6 ROAD 'A'
Scale: 1" = 10'



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
06-02-23
11-01-23

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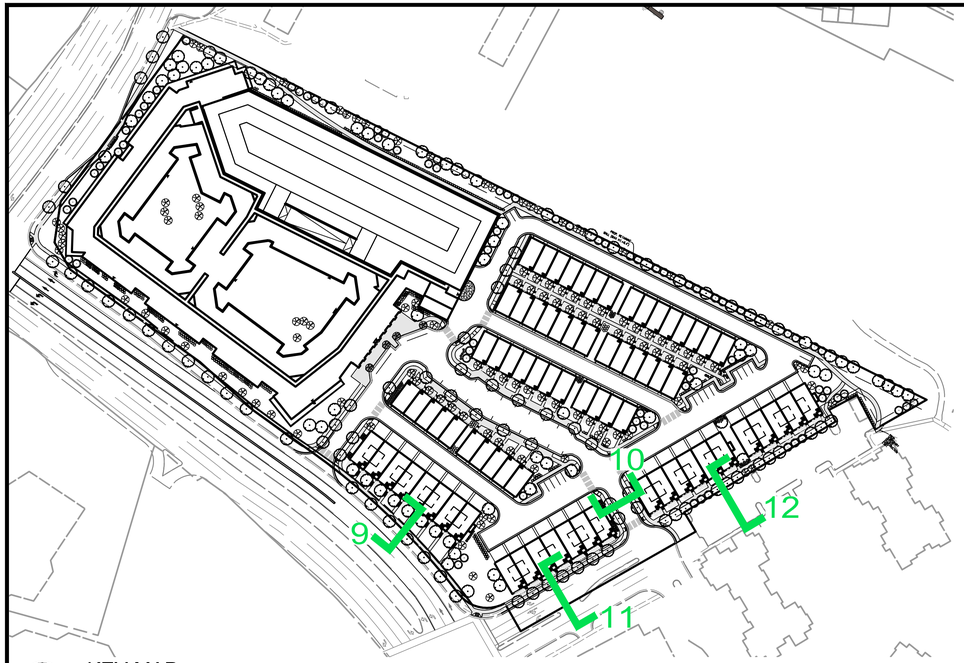
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

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

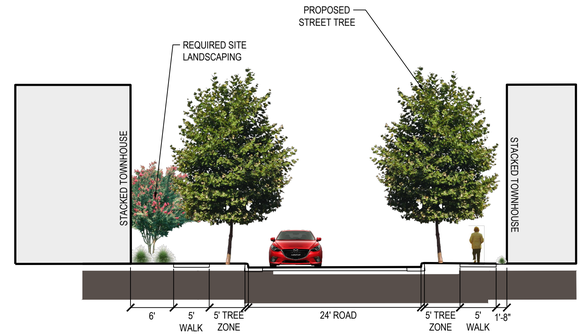
SHEET 31 OF 86

FILE No. RZ-13126

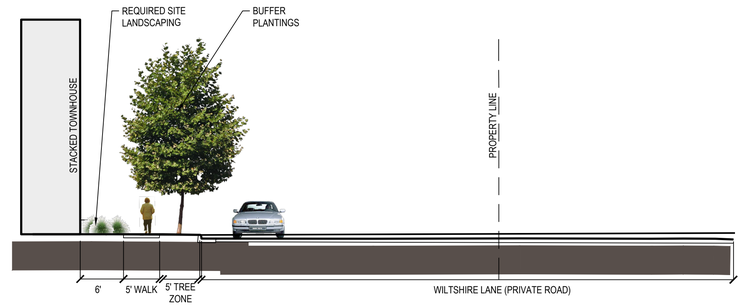
Urban, Ltd. - J:\JOBS\worldgate rezoning\b-engineering\entitlement\cdp-fdp-spex\13126-33-SITE SECTIONS.dwg [30 SITE SECTIONS (2)] November 01, 2023 - 3:51pm aliam



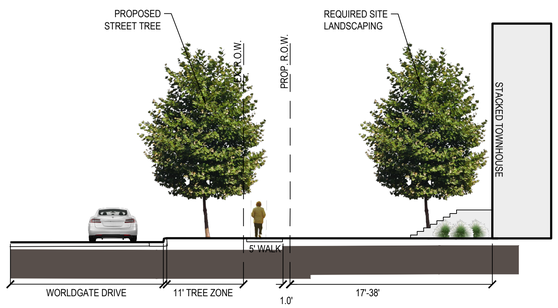
KEY MAP
Scale: 1" = 100'



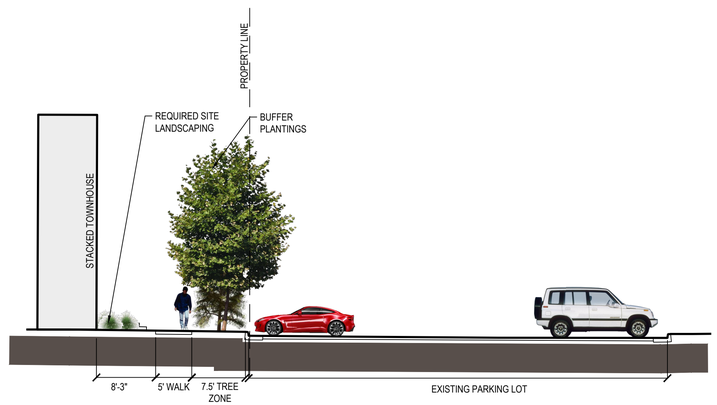
10 ROAD 'B' - ENTRANCE
Scale: 1" = 10'



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.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23

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SITE SECTIONS
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA
DATE: NOV. 2022
SCALE: AS NOTED
C.L.= 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)] November 01, 2023 – 3:52pm allam

Attachment 4

93-163598 93 JUL 27 11:44

GFP\LEASE\DOC012 07/22/93

DECLARATION

OF COVENANTS, CONDITIONS, RESTRICTIONS,

EASEMENTS AND AGREEMENTS

FOR

WORLDGATE

Real Title Company, Inc.
2009 14th Street, North
Arlington, Virginia 22201
251948 RAA

Dated April 29, 1993

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

016-3-02-0002
016-4-02-0023
016-4-02-0024

BK 8666 0717

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-13-22
06-02-23
11-01-23

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
CLAYTON C. TOCK
Lic. No. 036790
11/01/2023
PROFESSIONAL ENGINEER

CORRESPONDENCE

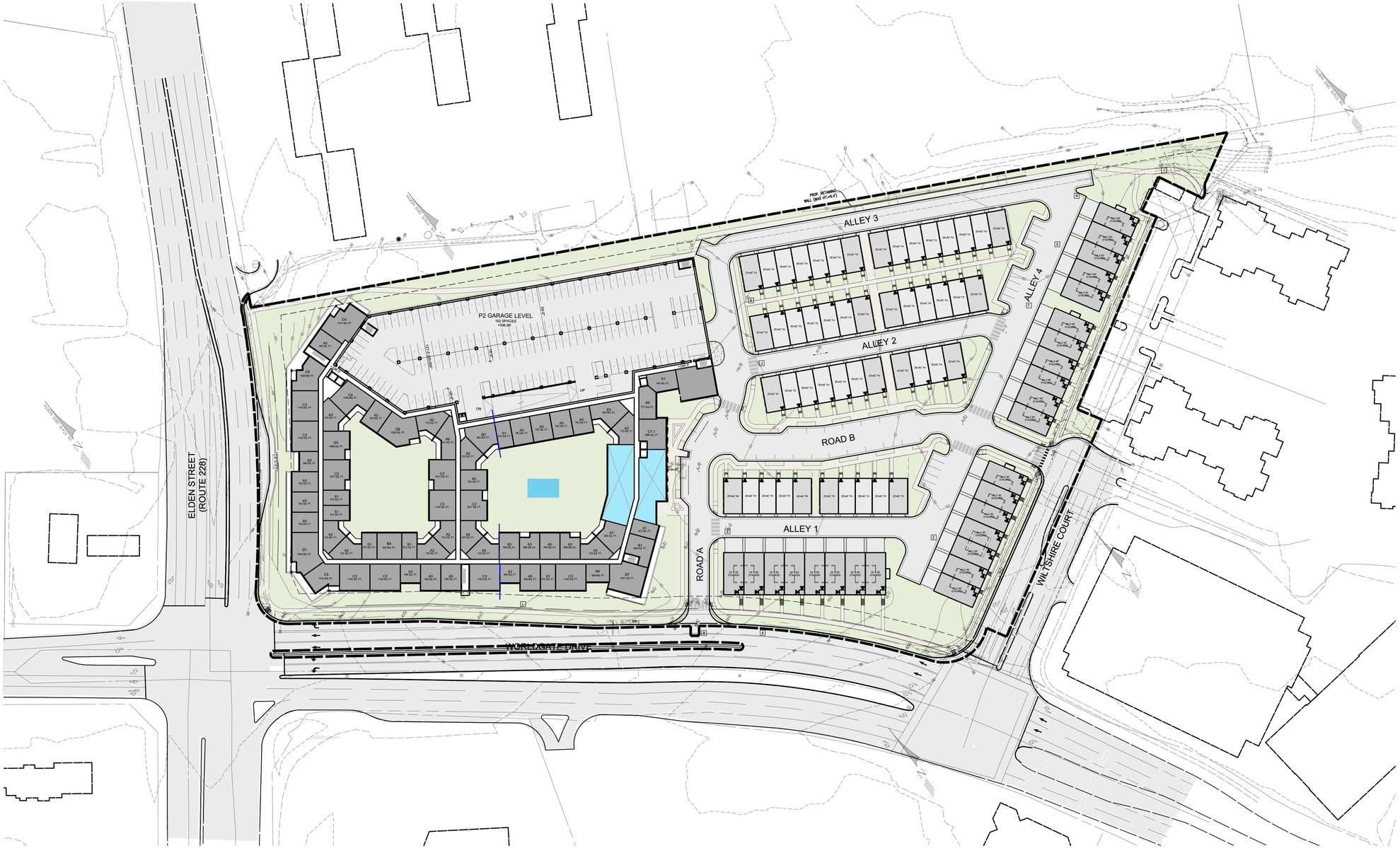
WORLDGATE
GENERALIZED DEVELOPMENT PLAN
DRANESVILLE DISTRICT
TOWN OF HERNDON, VIRGINIA

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

SHEET
33
OF
86

FILE No.
RZ-13126

Urban, Ltd. - J:\JOBS\worldgate rezoning\b-engineering\entitlement\cdp-fdp-spex\13126-28-CORRESPONDENCE.dwg [CORRES] November 01, 2023 - 3:52pm oliam



20230003 kt gy

WORLDGATE DRIVE

HERNDON,VA

0 30 60 120

A-02

11/01/2023



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

11/01/2023



SECOND FLOOR

01 UTILITY/STORAGE

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

0 15 30 60

A-04

11/01/2023



20230003 ktgy

WORLDGATE DRIVE
HERNDON,VA

0 15 30 60

TYPICAL FLOOR

FLOORS 3-4

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

A-05

11/01/2023



FIFTH FLOOR

01 ROOFTOP LOUNGE
02 ROOFTOP TERRACE
03 UTILITY/STORAGE

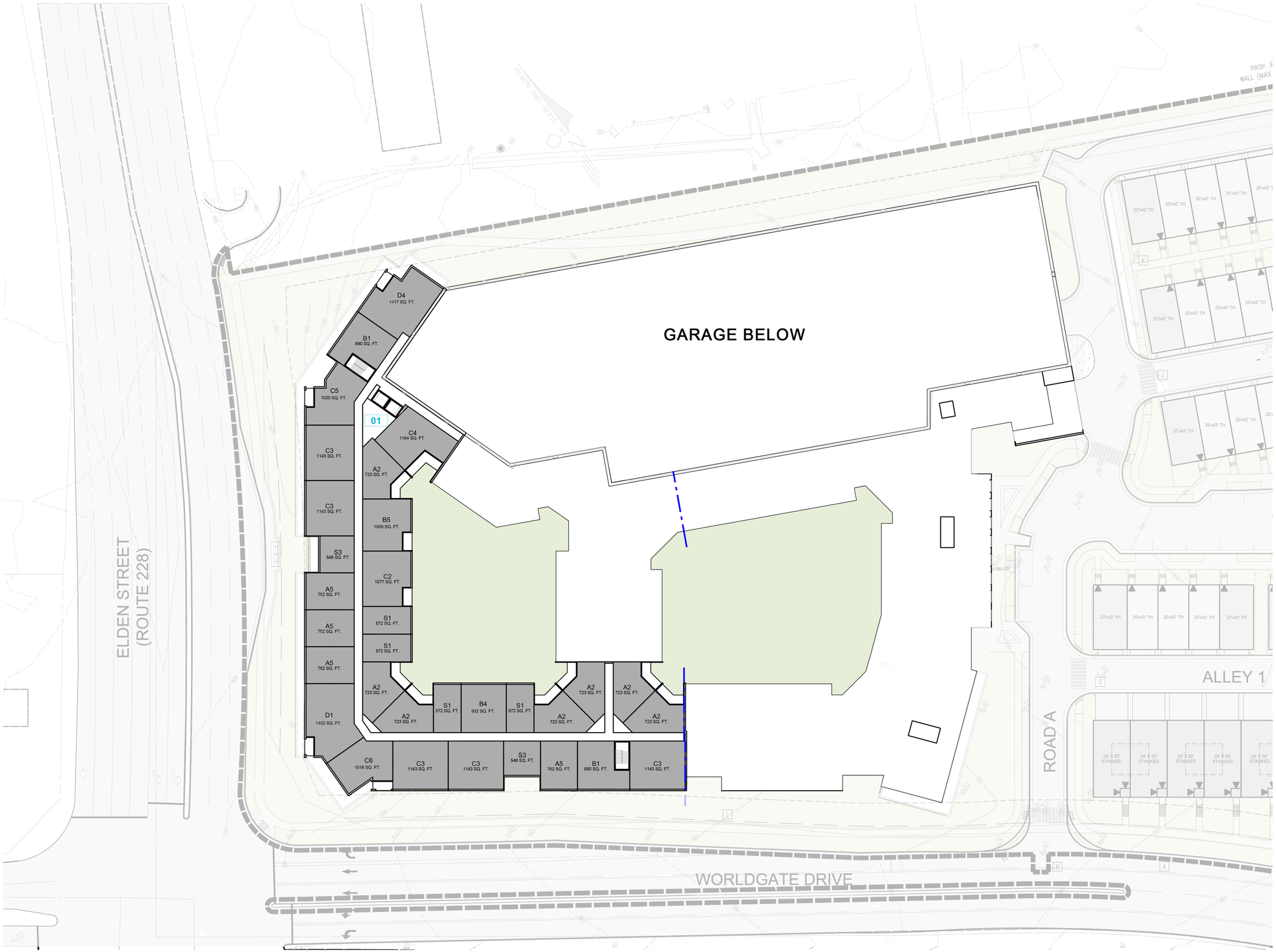
20230003 ktgy

WORLDGATE DRIVE
HERNDON,VA

0 15 30 60

A-06

11/01/2023



20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

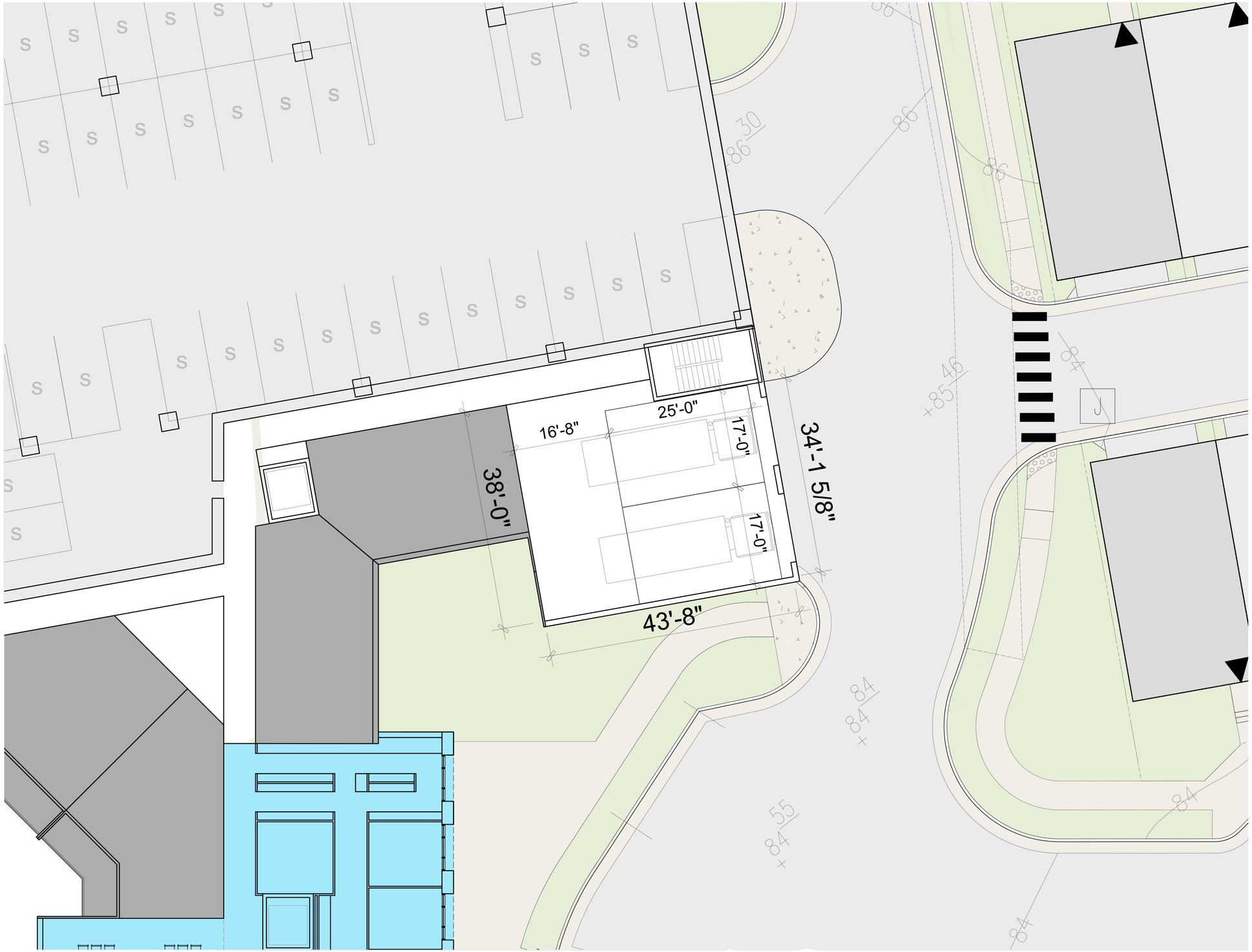
0 15 30 60

SIXTH FLOOR

01 UTILITY/STORAGE

A-07

11/01/2023



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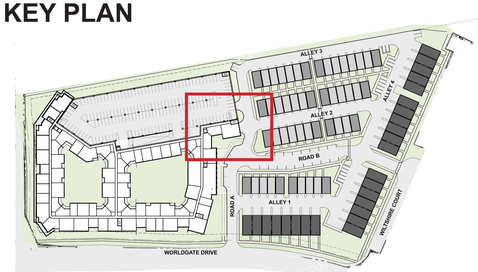


20230003 ktgy

WORLDGATE DRIVE

HERNDON, VA

0 15 30 60

LOADING DOCK

A-08

11/01/2023

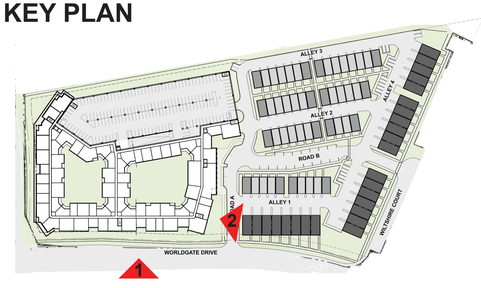


1 - SOUTH ELEVATION



2 - EAST ELEVATION

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE

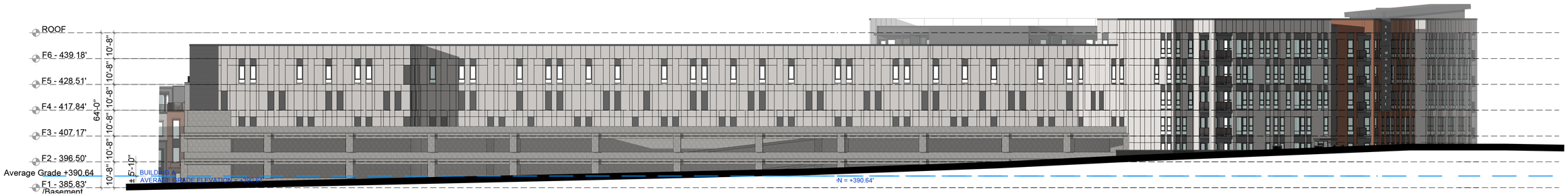
HERNDON, VA

0 10 20 40

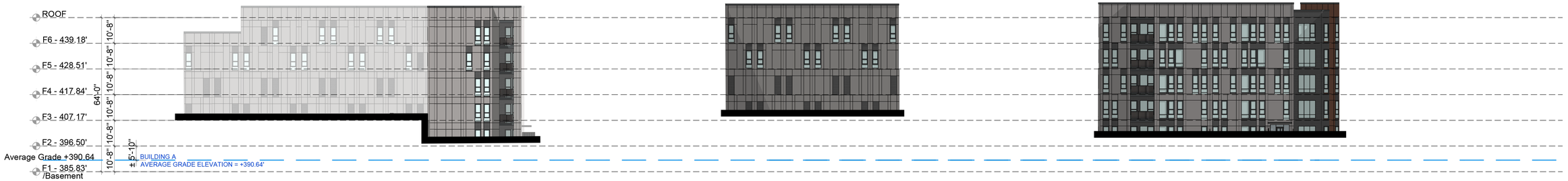
ELEVATIONS

A-09

11/01/2023



1 - NORTH ELEVATION



2 - NORTHEAST PARTIAL ELEVATION

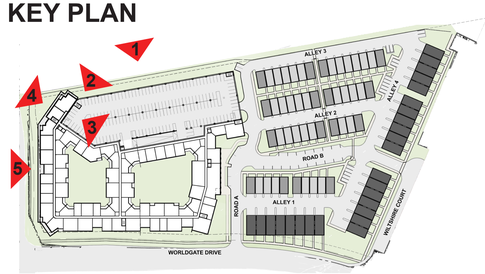
3 - SOUTHEAST PARTIAL ELEVATION

4 - NORTHWEST PARTIAL ELEVATION



5 - WEST ELEVATION

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE

HERNDON, VA

0 10 20 40

ELEVATIONS

A-10

11/01/2023

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





DETAIL 1 - FRONT ELEVATION



CERACLAD RAIN SCREEN EXTERIOR SYSTEM



1.1 RAINSCREEN THIN BRICK - LIGHT



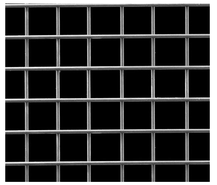
1.2 RAINSCREEN THIN BRICK - RED



1.3 RAINSCREEN SIDING - BLACK



3.1 FIBER CEMENT LAP SIDING

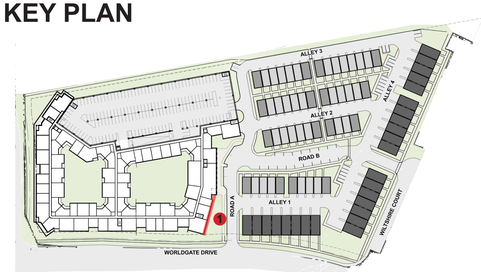


4.1 WIRE MECH RAILING

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

11/01/2023

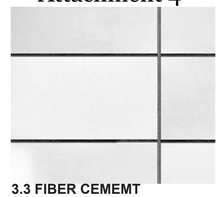




DETAIL 1 - FRONT ELEVATION



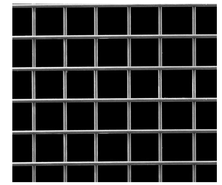
3.2 FIBER CEMEMT PANEL - RED



3.3 FIBER CEMEMT PANEL - LIGHT



3.1 FIBER CEMEMT LAP SIDING

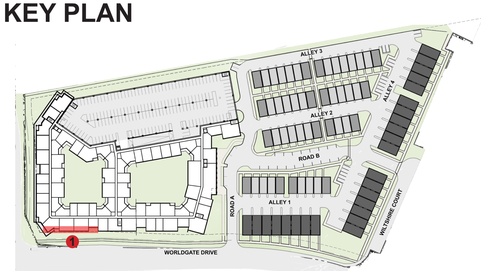


4.1 WIRE MESH

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

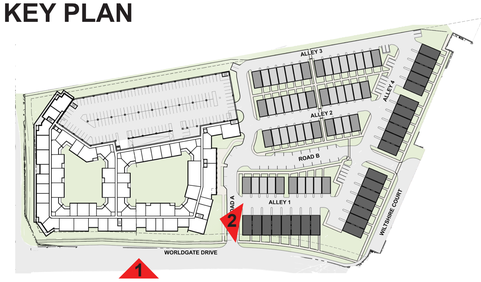


1 - SOUTH ELEVATION



2 - EAST ELEVATION

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE

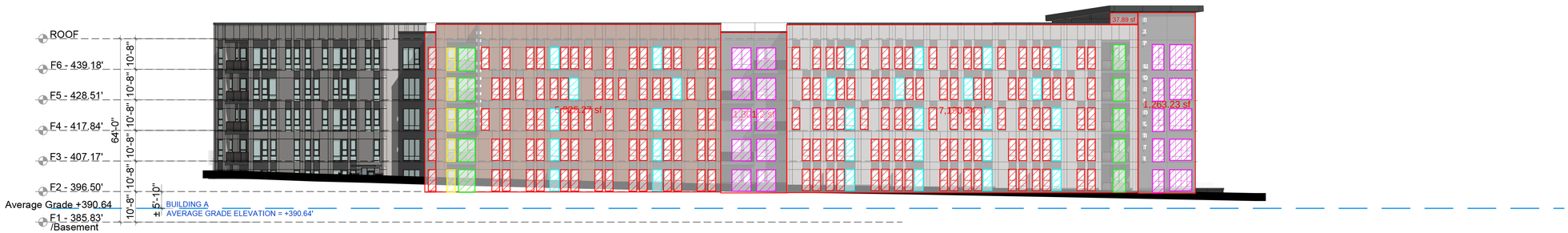
HERNDON, VA

0 10 20 40

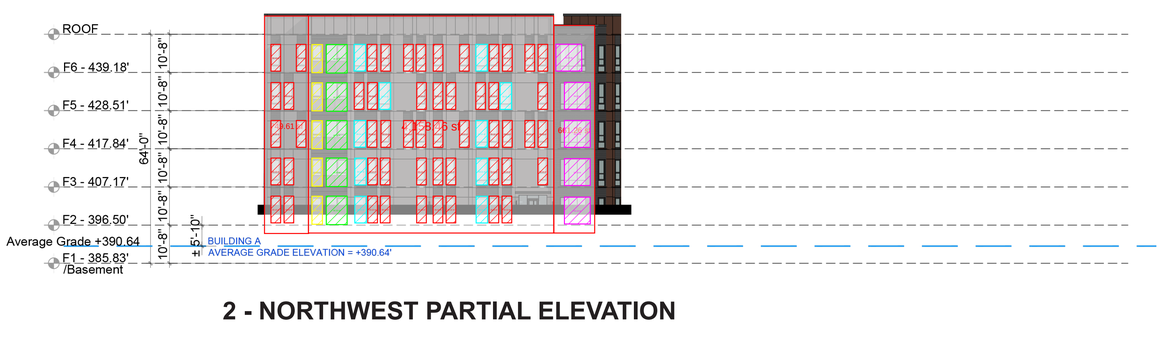
ELEVATIONS

A-13

11/01/2023

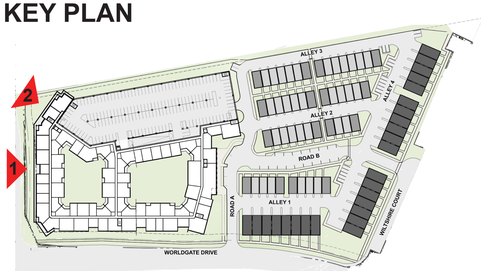


1 - WEST ELEVATION



2 - NORTHWEST PARTIAL ELEVATION

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE

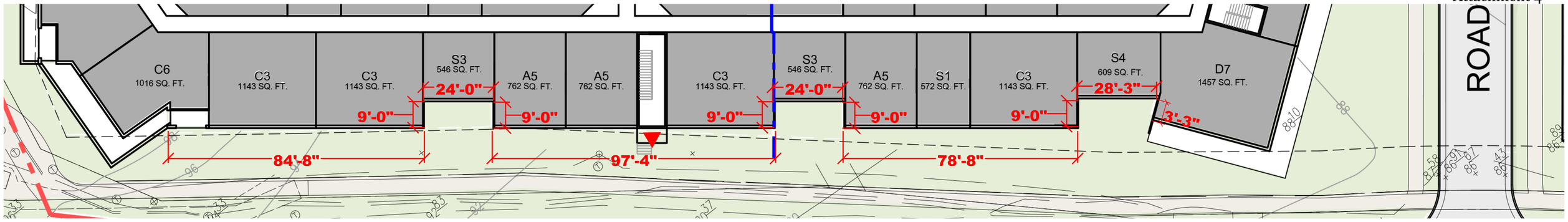
HERNDON, VA

0 10 20 40

ELEVATIONS

A-14

11/01/2023



1 - FLOOR PLAN



2 - SOUTH ELEVATION

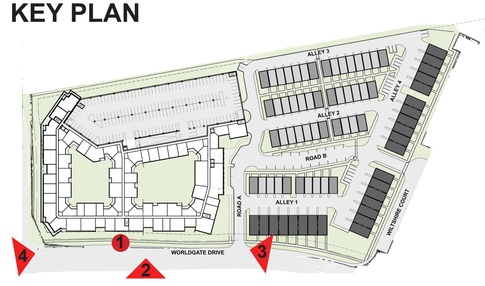


3 - PERSPECTIVE



4 - PERSPECTIVE

KEY PLAN



FACADE ARTICULATION

A-15

11/01/2023

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA



KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-16

11/01/2023



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

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-19

11/01/2023



KEY PLAN

PERSPECTIVE

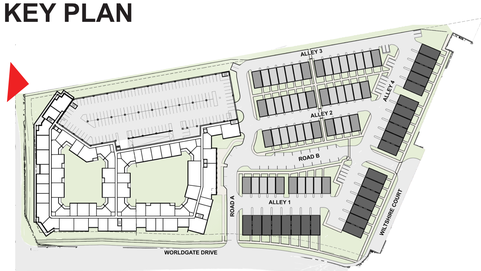
A-20

11/01/2023

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

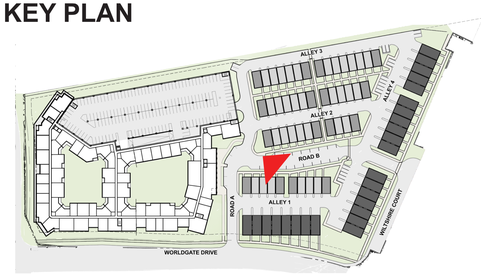
PERSPECTIVE

A-21

11/01/2023



KEY PLAN



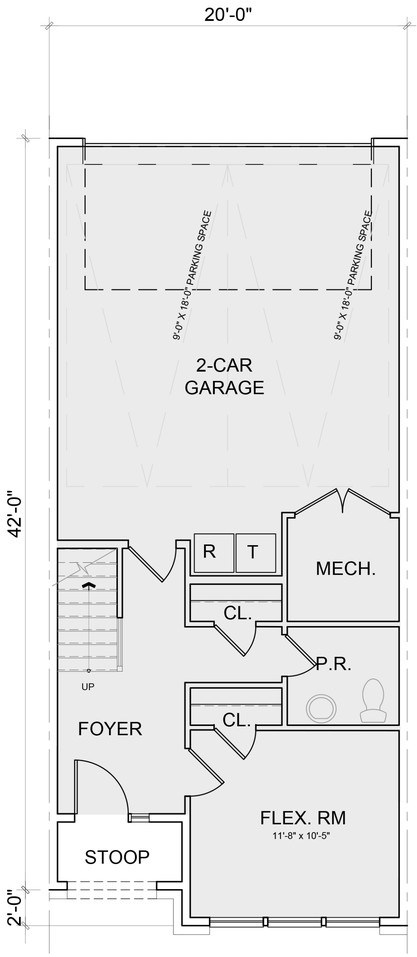
20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

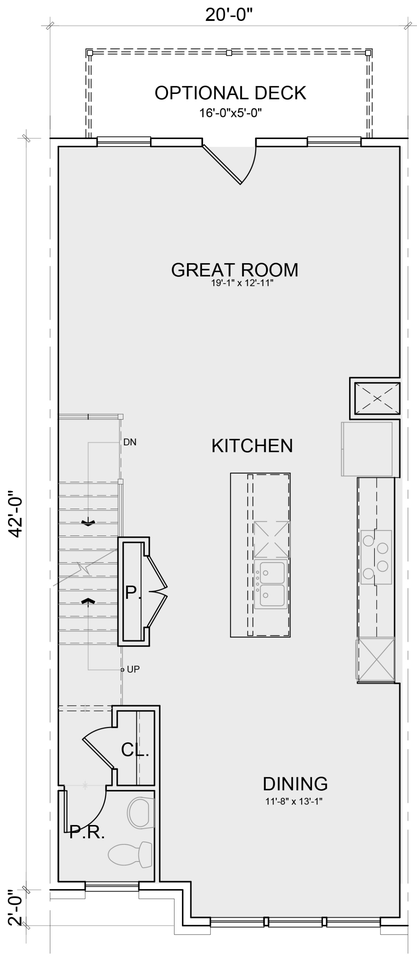
A-22

11/01/2023



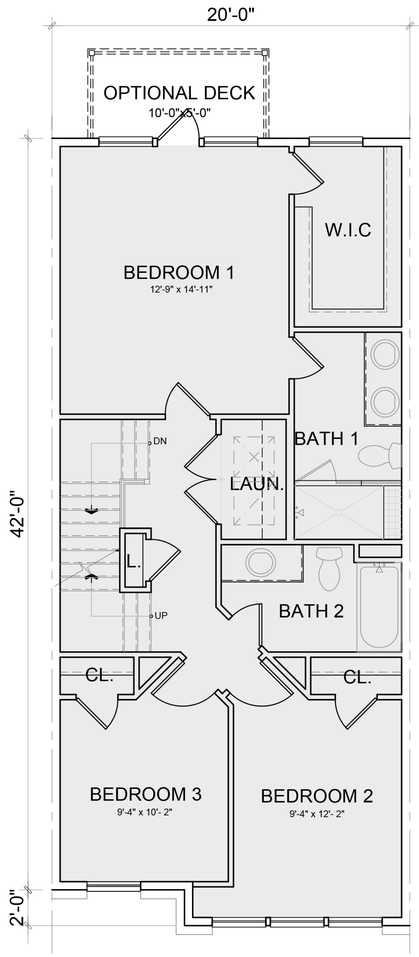
FIRST FLOOR PLAN

AREA: 341 SQ. FT.



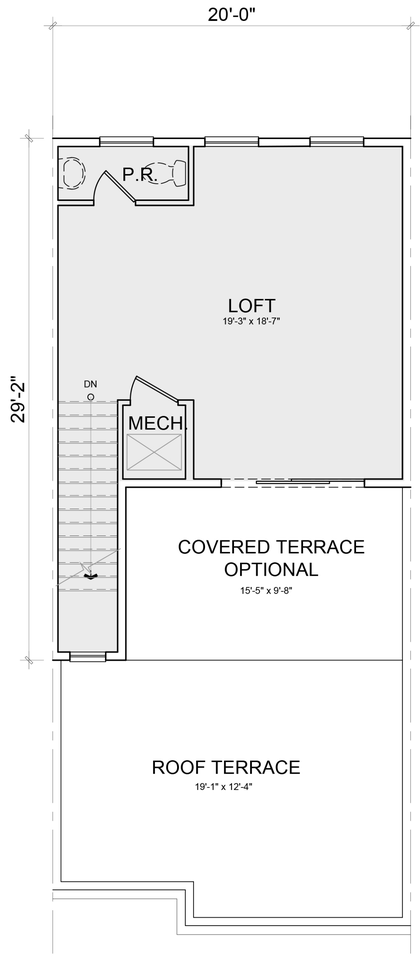
SECOND FLOOR PLAN

AREA: 833 SQ. FT.



THIRD FLOOR PLAN

AREA: 829 SQ. FT.



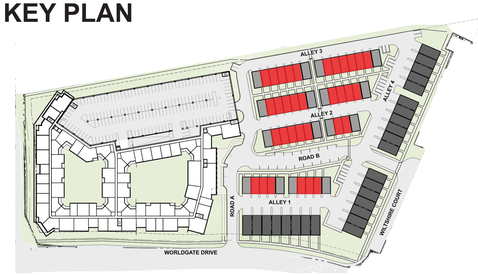
FOURTH FLOOR PLAN

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

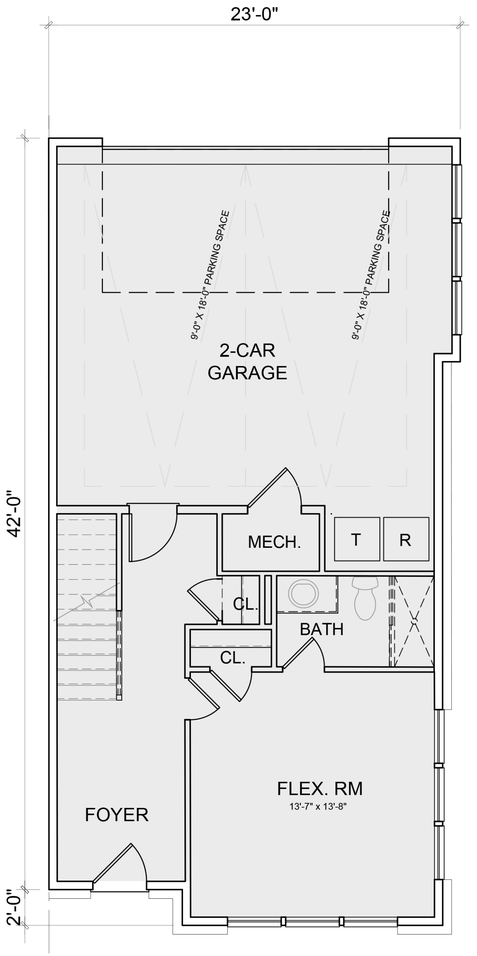
WORLDGATE DRIVE

HERNDON, VA

0 2 4 8

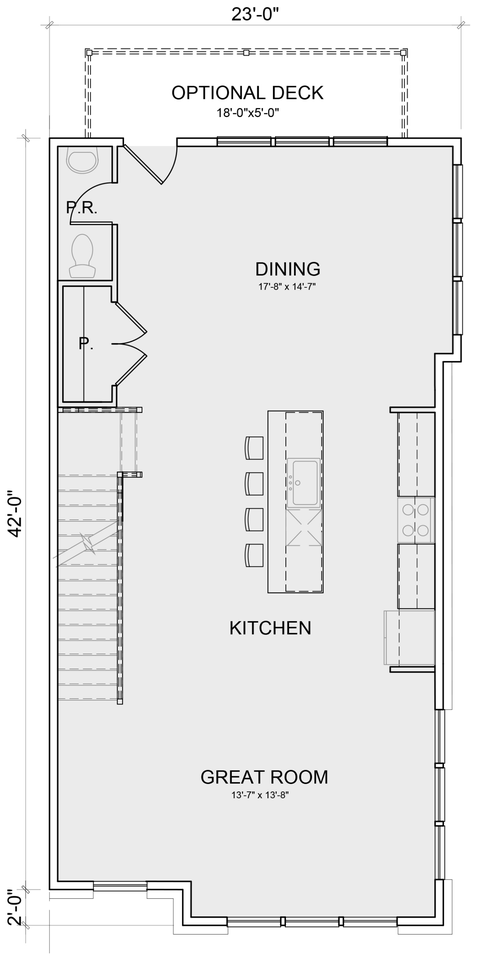
A-23

11/01/2023



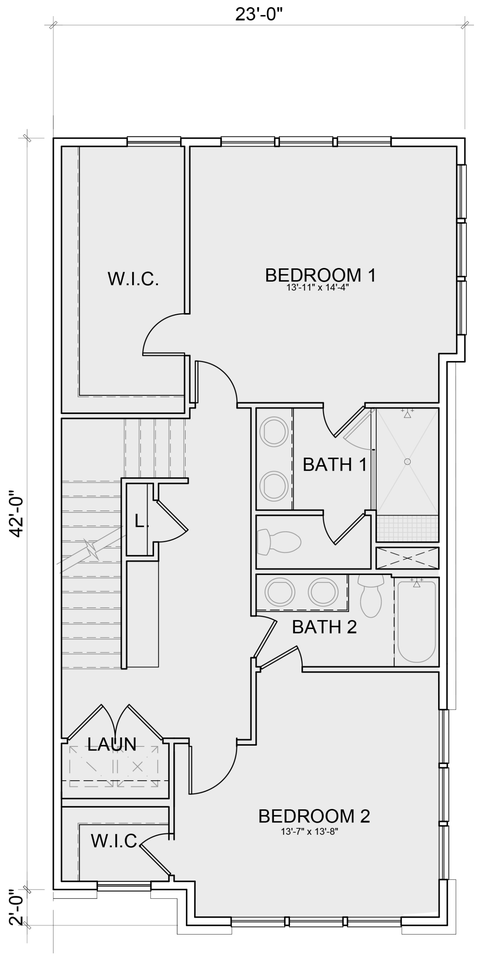
FIRST FLOOR PLAN

AREA: 435 SQ. FT.



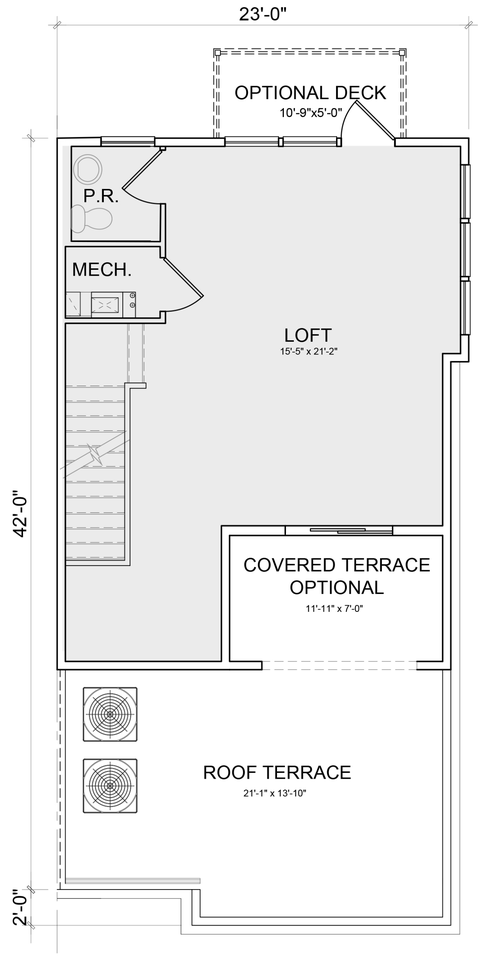
SECOND FLOOR PLAN

AREA: 933 SQ. FT.



THIRD FLOOR PLAN

AREA: 924 SQ. FT.

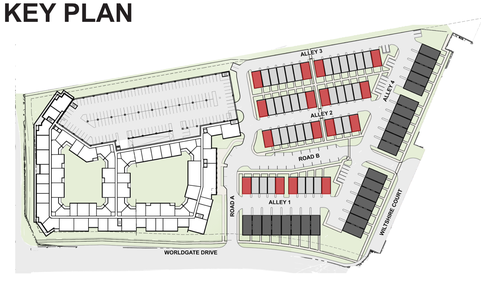


FOURTH FLOOR PLAN

AREA: 547 SQ. FT.

TOTAL AREA: 2,827 SQ. FT.

KEY PLAN



22’x42’ TH FLOOR PLAN

20230003 kt gy

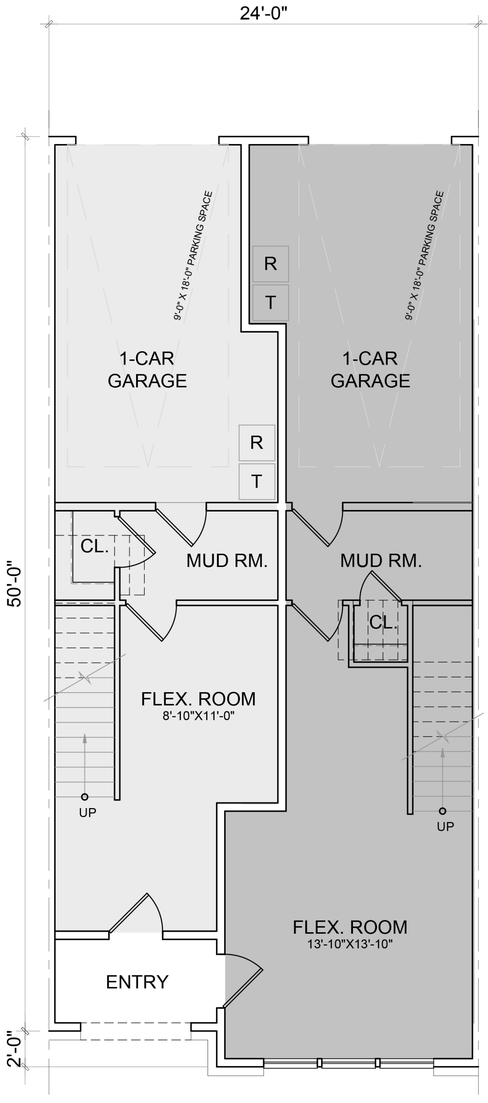
WORLDGATE DRIVE

HERNDON, VA

0 2 4 8

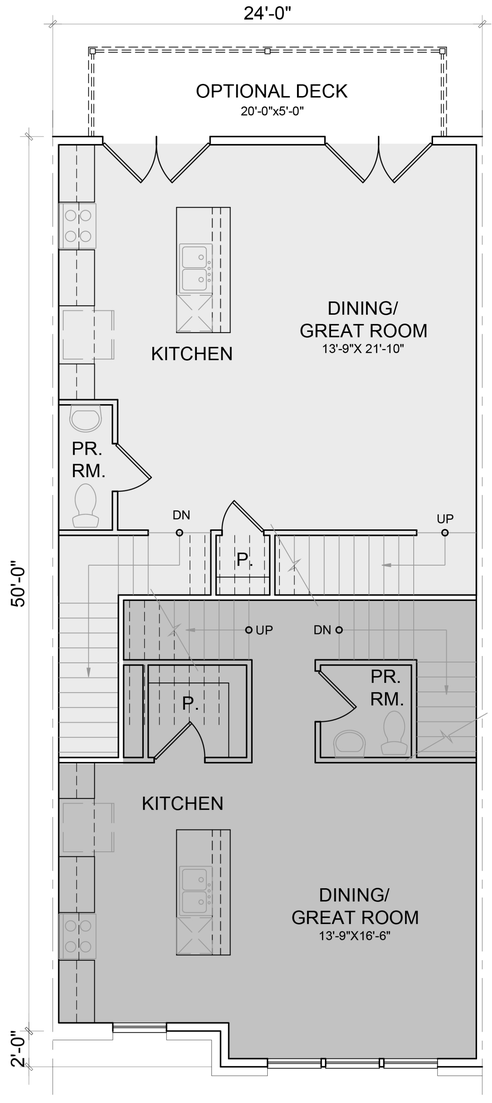
A-24

11/01/2023



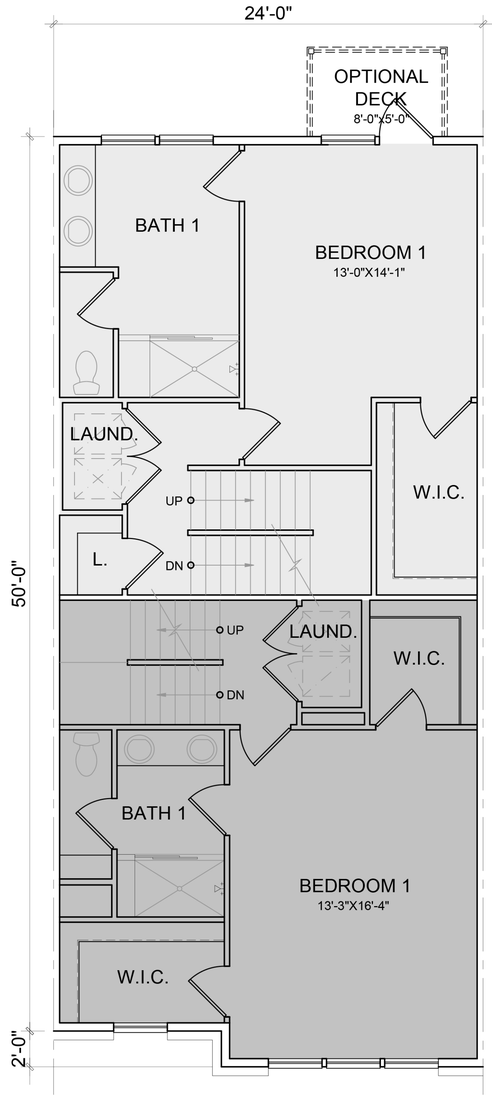
FIRST FLOOR PLAN

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



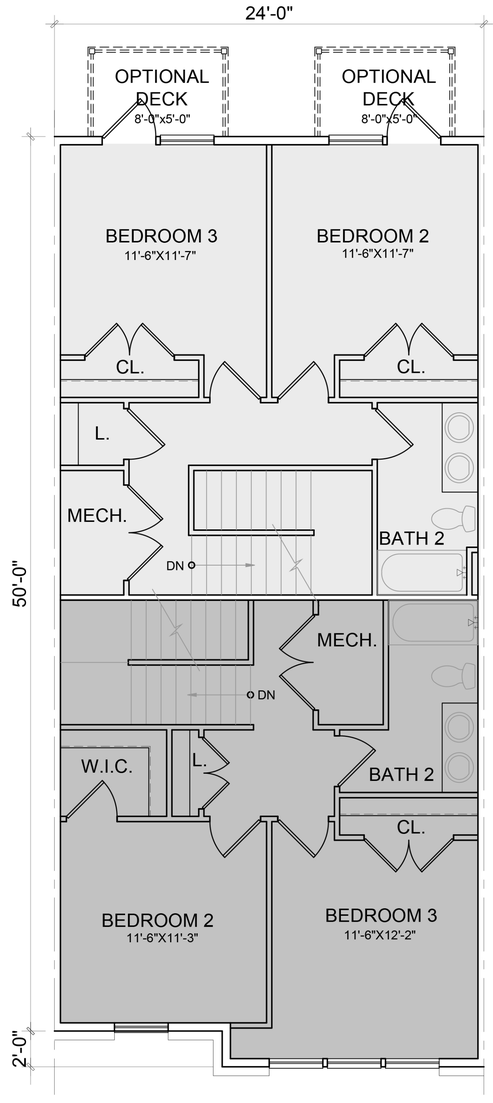
SECOND FLOOR PLAN

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

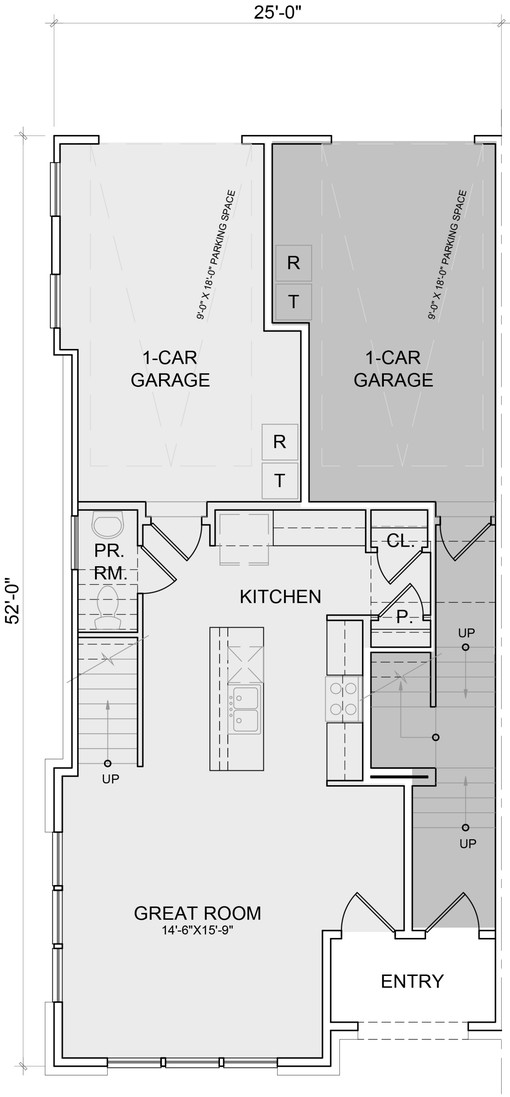
20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

0 2 4 8

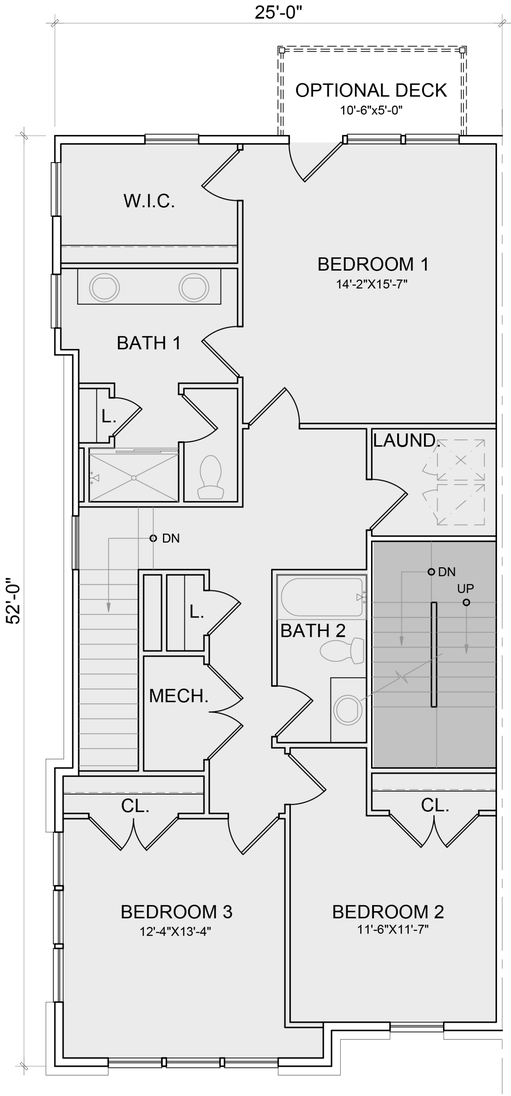
A-25

11/01/2023



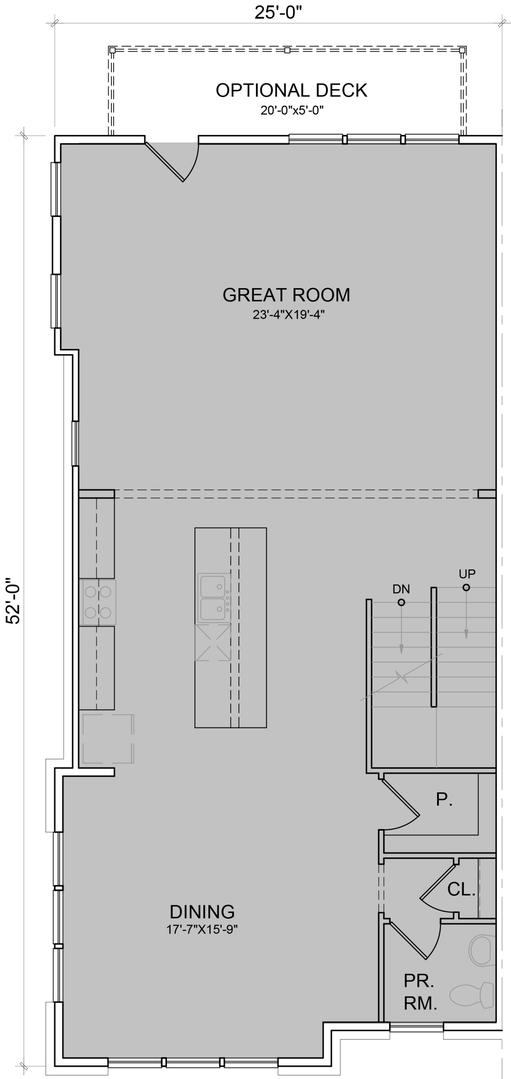
FIRST FLOOR PLAN

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



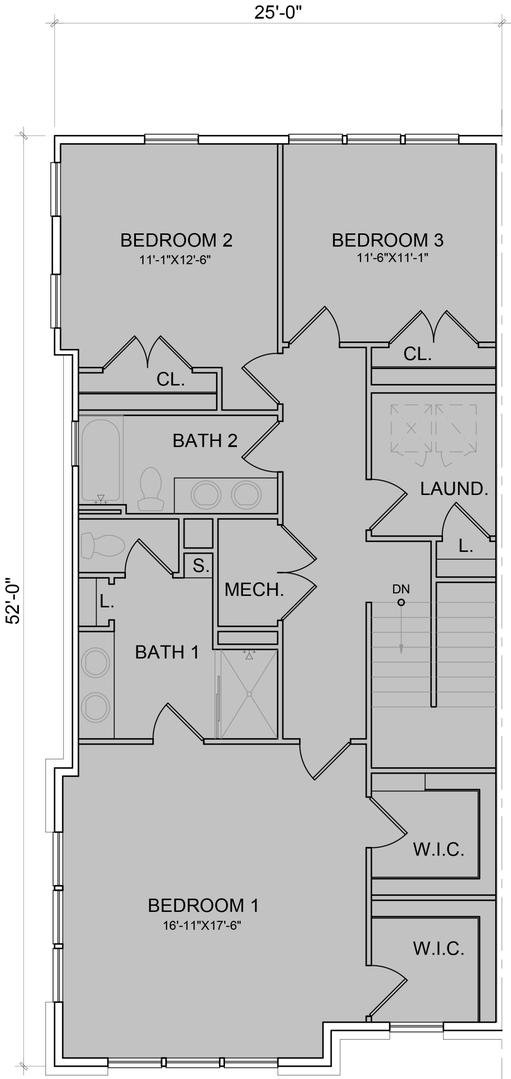
SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

UPPER UNIT AREA: 1258 SQ. FT.

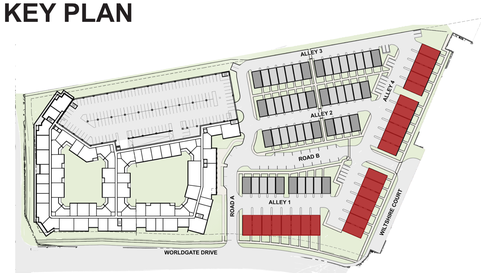


FOURTH FLOOR PLAN

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

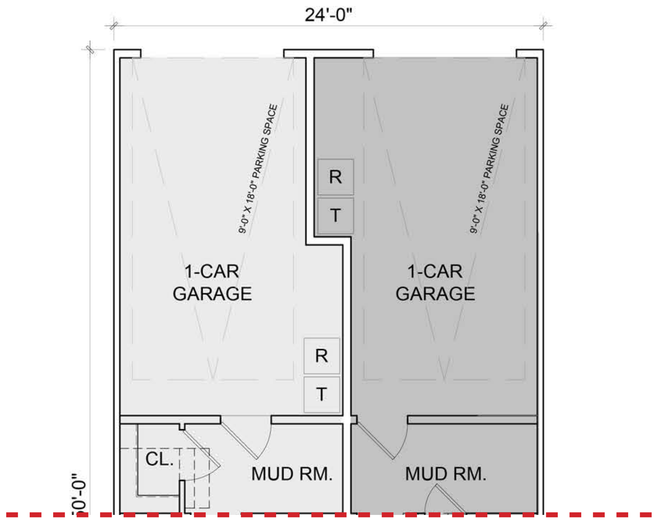
20230003 kt gy

WORLDGATE DRIVE
HERNDON, VA

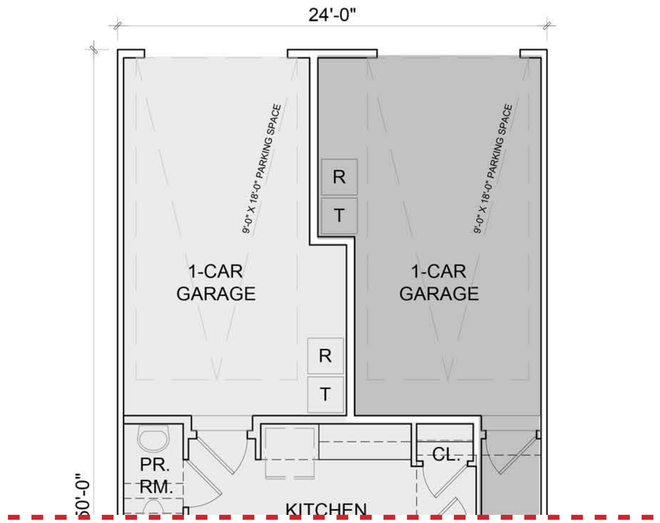
0 2 4 8

A-26

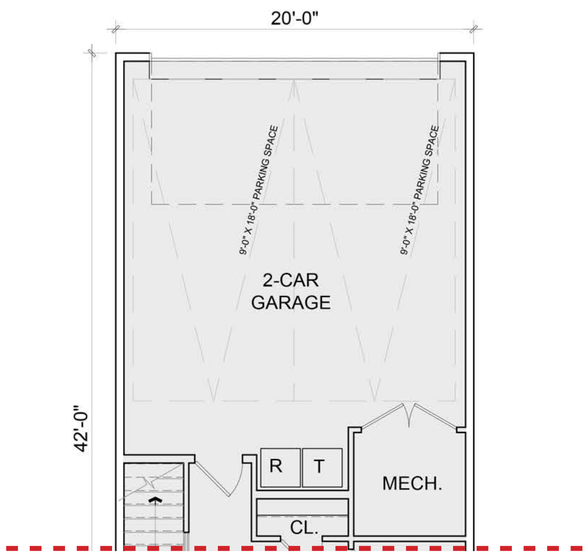
11/01/2023



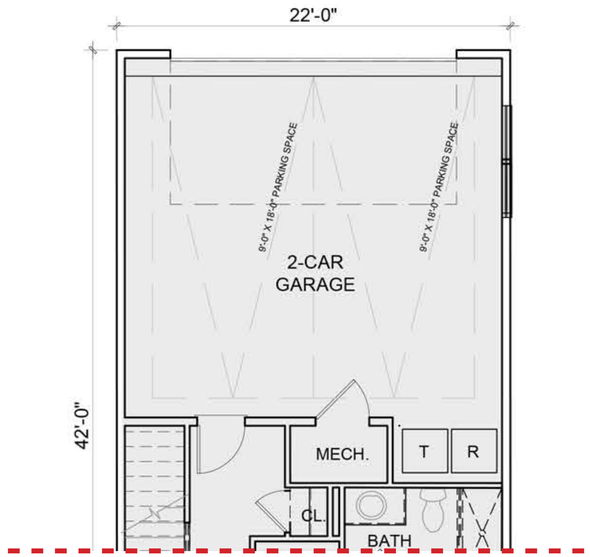
BACK TO BACK - GROUND FLOOR



2 OVER 2 - GROUND FLOOR



20FT WIDE TOWNHOME - GROUND FLOOR



22FT WIDE TOWNHOME - GROUND FLOOR

TOWNHOMES RECYCLING + TRASH

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

A-27

11/01/2023



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

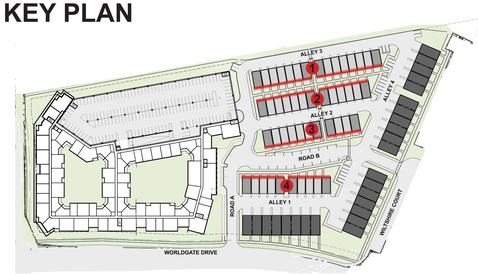
20230003 ktgy

WORLDGATE DRIVE

HERNDON, VA

0 8 16 32

KEY PLAN



ELEVATIONS

A-28

11/01/2023



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 ktgy

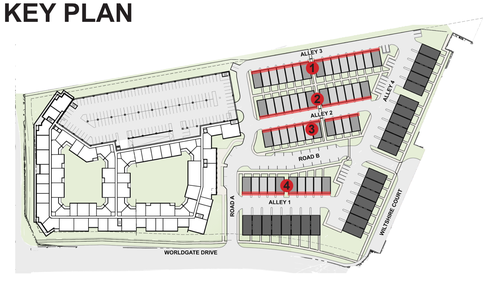
WORLDGATE DRIVE

HERNDON, VA

0 8 16 32

BALCONIES SHOWN ARE OPTIONAL.

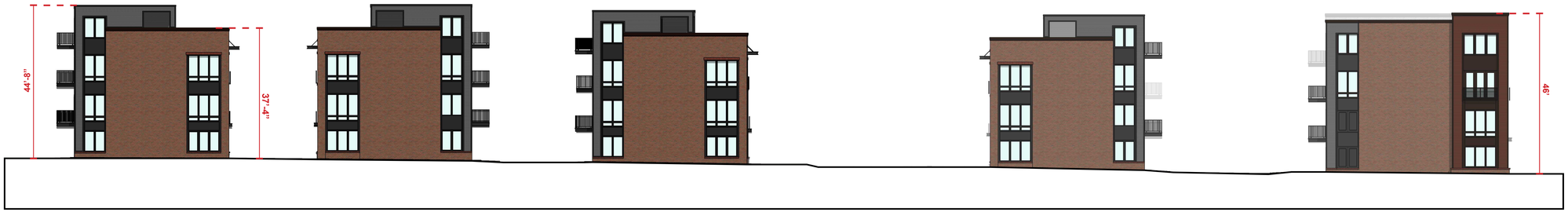
KEY PLAN



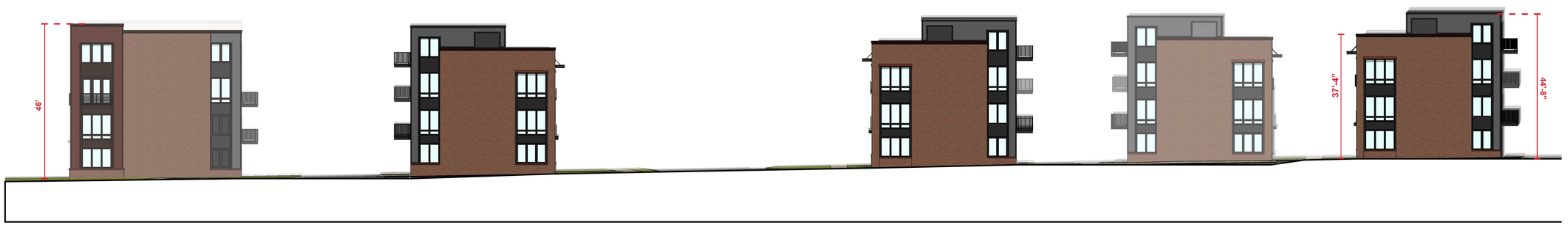
ELEVATIONS

A-29

11/01/2023



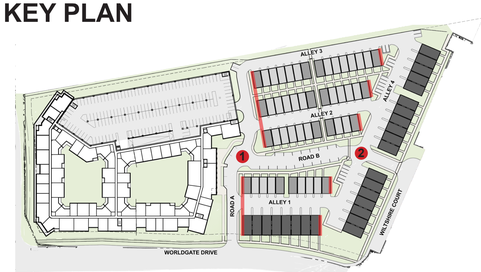
1 - SIDE ELEVATION - TOWNHOUSE BUILDING 1, 3, 5, 7 & 9



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

BALCONIES SHOWN ARE OPTIONAL.

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE

HERNDON, VA

0 8 16 32

ELEVATIONS

A-30

11/01/2023

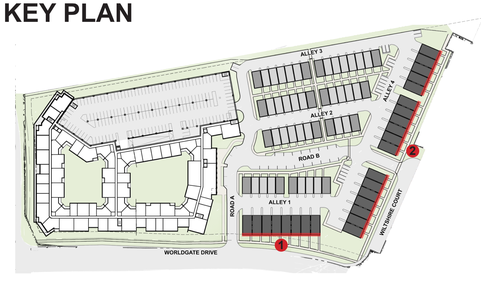


1 - FRONT ELEVATION - TOWNHOUSE BUILDING 9



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

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE

HERNDON, VA

0 8 16 32

ELEVATIONS

A-31

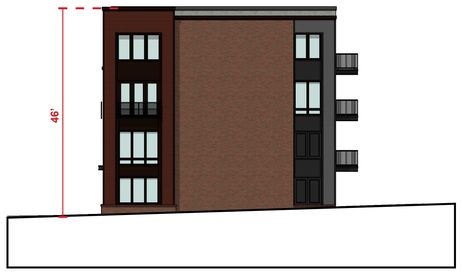
11/01/2023



1 - REAR ELEVATION - TOWNHOUSE BUILDING 9



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



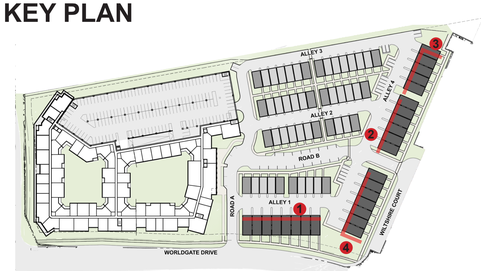
3 - RIGHT SIDE ELEVATION - TOWNHOUSE BUILDING 10, 11 & 12



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

BALCONIES SHOWN ARE OPTIONAL.

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE

HERNDON, VA

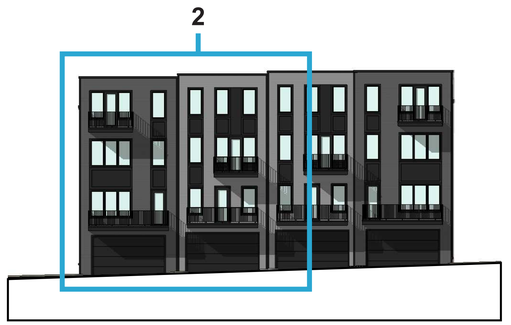
0 8 16 32

ELEVATIONS

A-32

11/01/2023



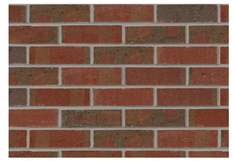




DETAIL 1 - FRONT ELEVATION



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

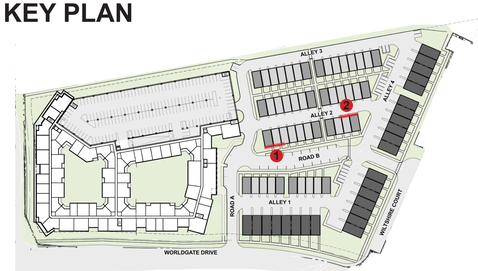


2.1
FIBER CEMENT LAP SIDING

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

11/01/2023

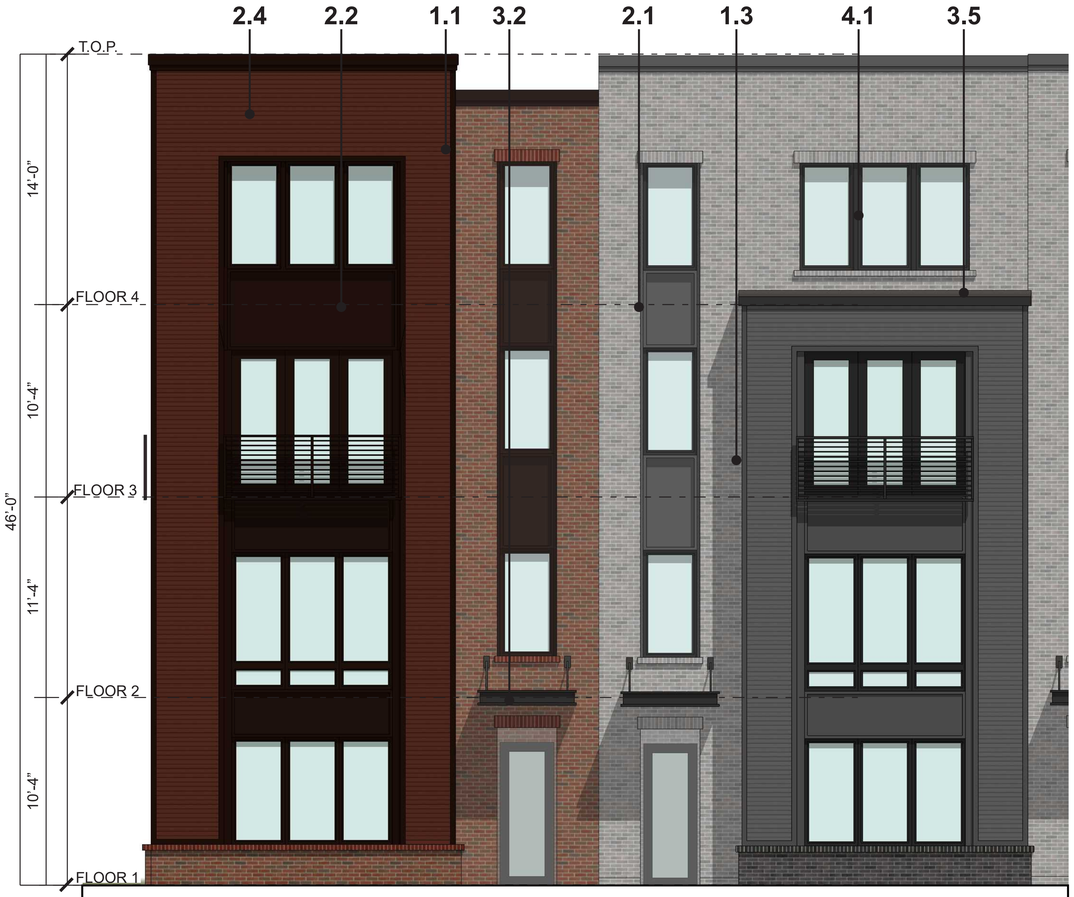
20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

0 2 4 8



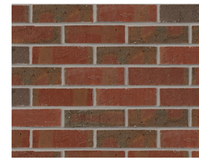




DETAIL 1 - FRONT ELEVATION



DETAIL 2 - REAR ELEVATION



1.1
BRICK - RED



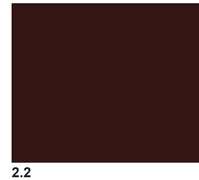
1.2
BRICK - LIGHT



1.3
BRICK - DARK



2.1
FIBER CEMENT PANEL 1



2.2
FIBER CEMENT PANEL 2

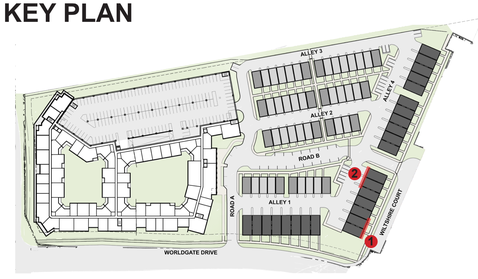


2.1
FIBER CEMENT LAP SIDING

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

11/01/2023

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

0 2 4 8



KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

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11/01/2023



KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

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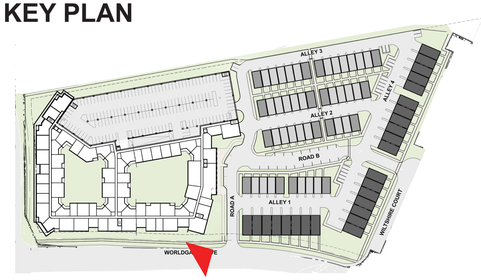
11/01/2023

KEY PLAN



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WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

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11/01/2023



KEY PLAN

20230003 kt gy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-38

11/01/2023



KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

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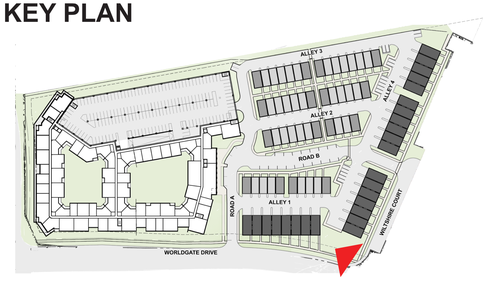
11/01/2023

KEY PLAN



20230003

WORLDGATE DRIVE

HERNDON, VA

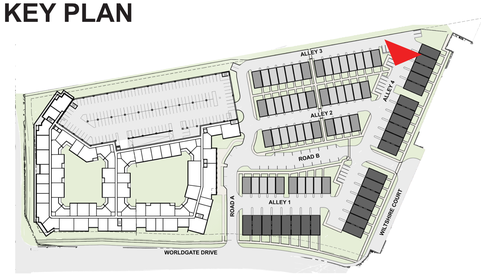
PERSPECTIVE

A-40

11/01/2023

BALCONIES SHOWN ARE OPTIONAL.

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

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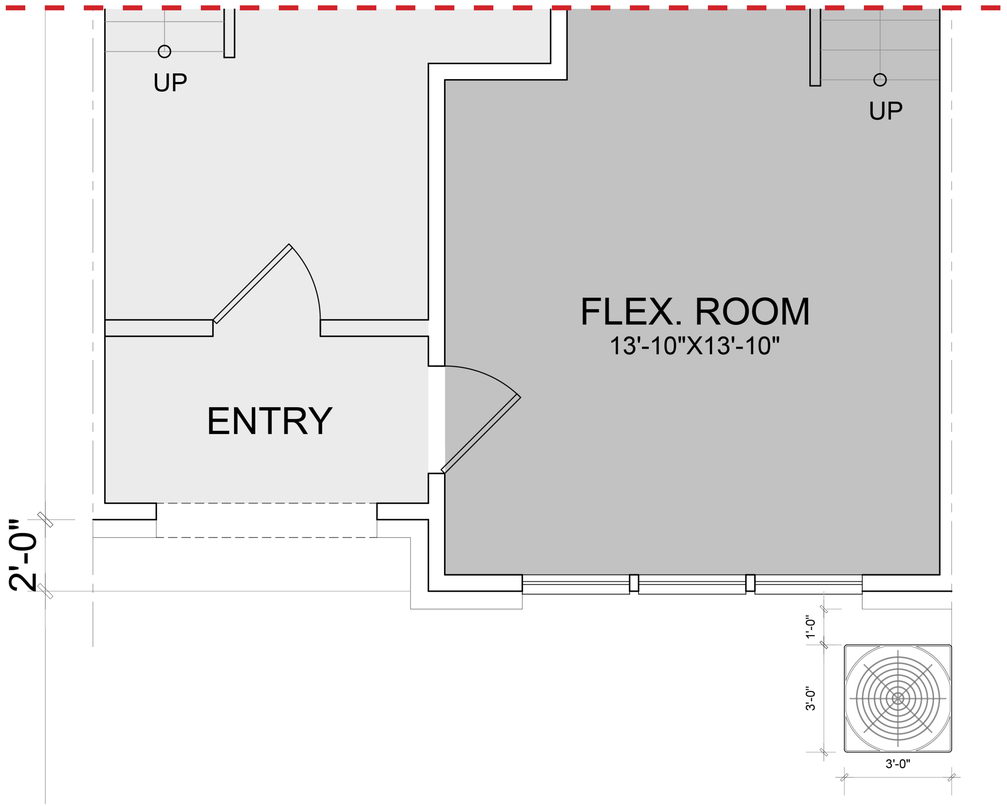
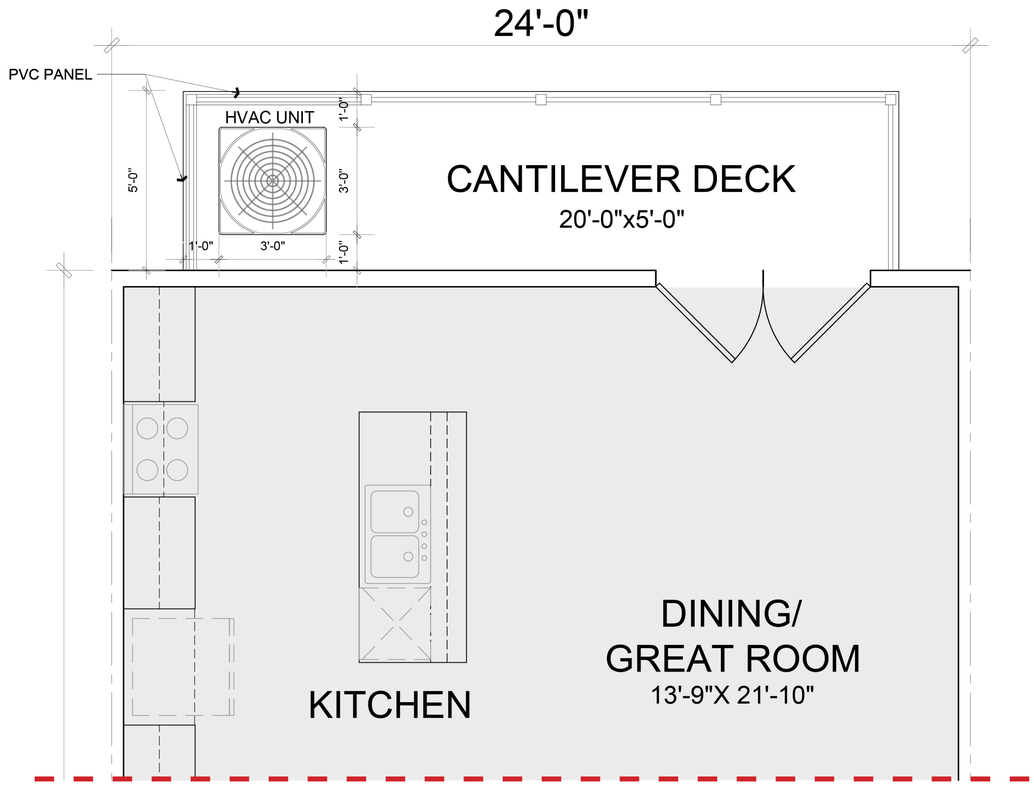
11/01/2023





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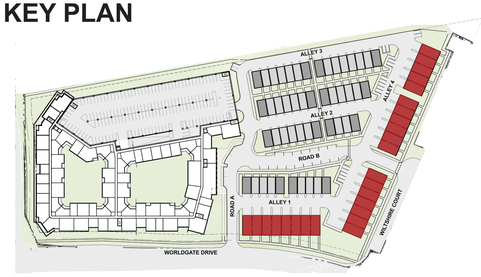


B2B CONDENSER FLOOR PLAN

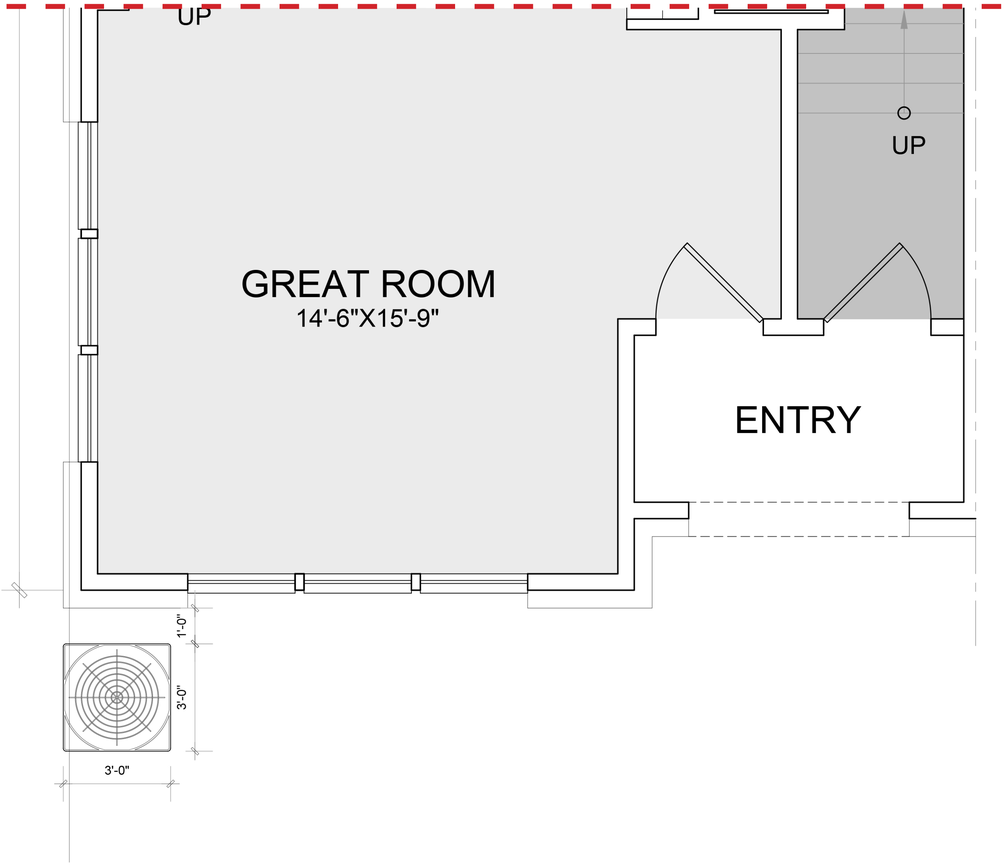
20230003 ktgy

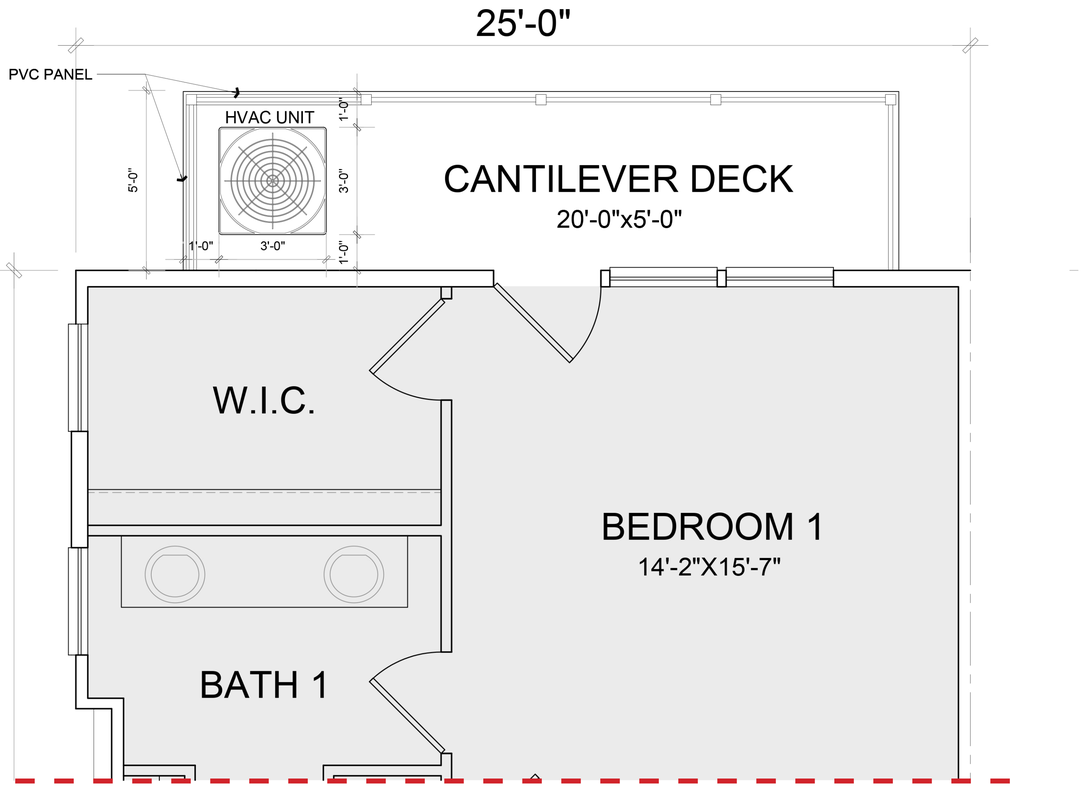
WORLDGATE DRIVE
HERNDON, VA

0 1 2 4

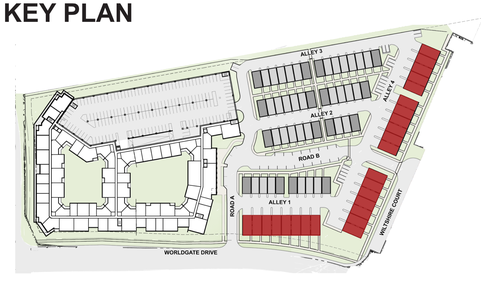
A-42

11/01/2023





KEY PLAN



2O2 CONDENSER FLOOR PLAN

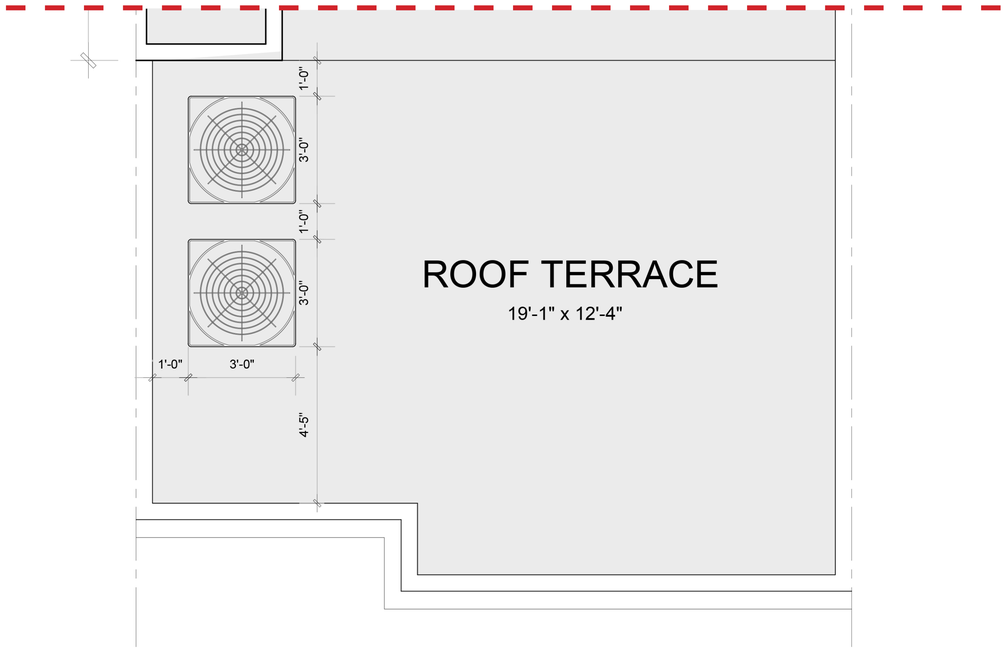
20230003 ktgy

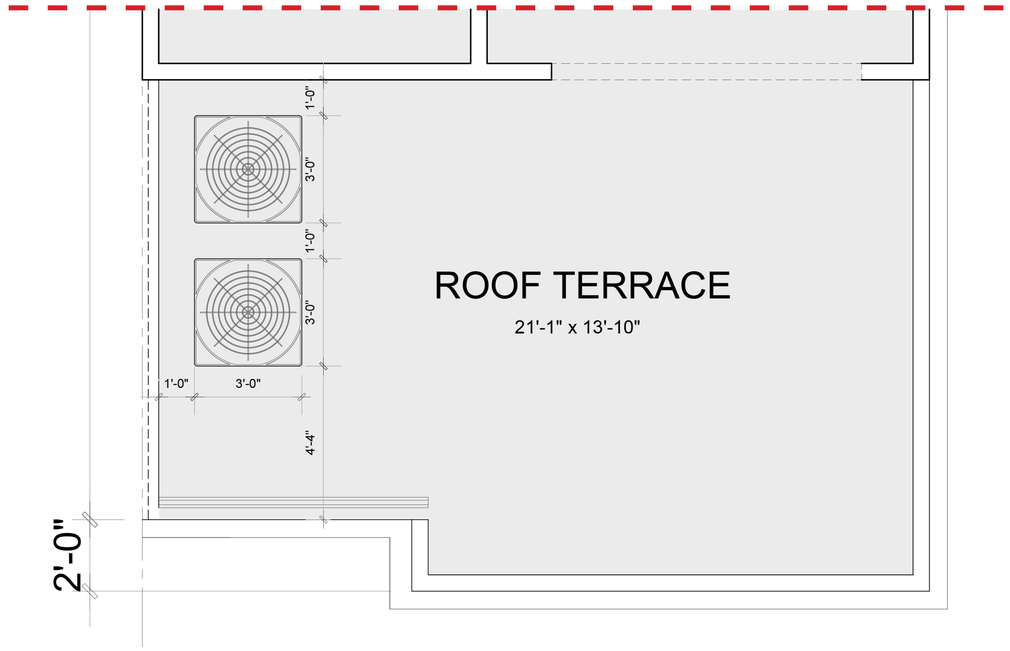
WORLDGATE DRIVE
HERNDON, VA

0 1 2 4

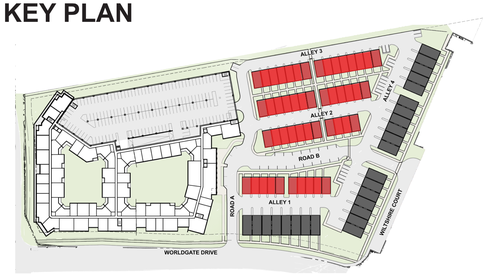
A-43

11/01/2023





KEY PLAN



20’ & 22’ TH CONDENSER FLOOR PLAN

20230003 kt gy

WORLDGATE DRIVE
HERNDON, VA

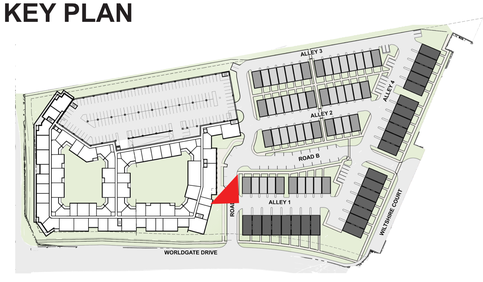
0 1 2 4

A-44

11/01/2023

STACKED TH CONDENSERS: SECOND FLOOR BALCONY LOCATION OPTION

KEY PLAN



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WORLDGATE DRIVE
HERNDON, VA

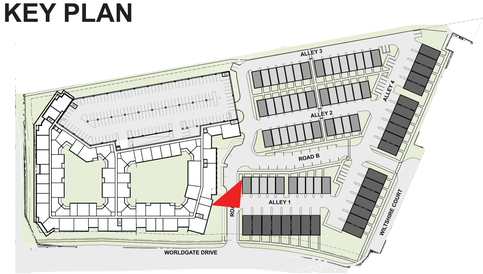
PERSPECTIVE

A-45

11/01/2023

STACKED TH CONDENSERS: SECOND FLOOR BALCONY & ROOF LOCATION OPTION

KEY PLAN



PERSPECTIVE

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11/01/2023

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WORLDGATE DRIVE
HERNDON, VA



STACKED TH CONDENSERS: FRONT YARD LOCATION OPTION

KEY PLAN

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WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

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11/01/2023



KEY PLAN

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

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WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

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11/01/2023



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'

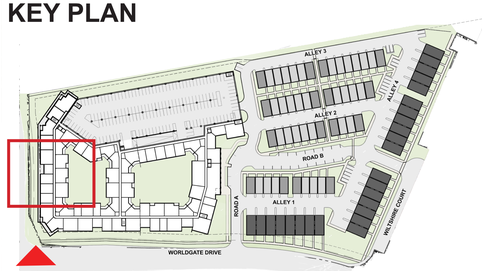
6'

31.73'

ELDEN STREET

WORLDGATE

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

ELDEN STREET BUS STOP

A-49

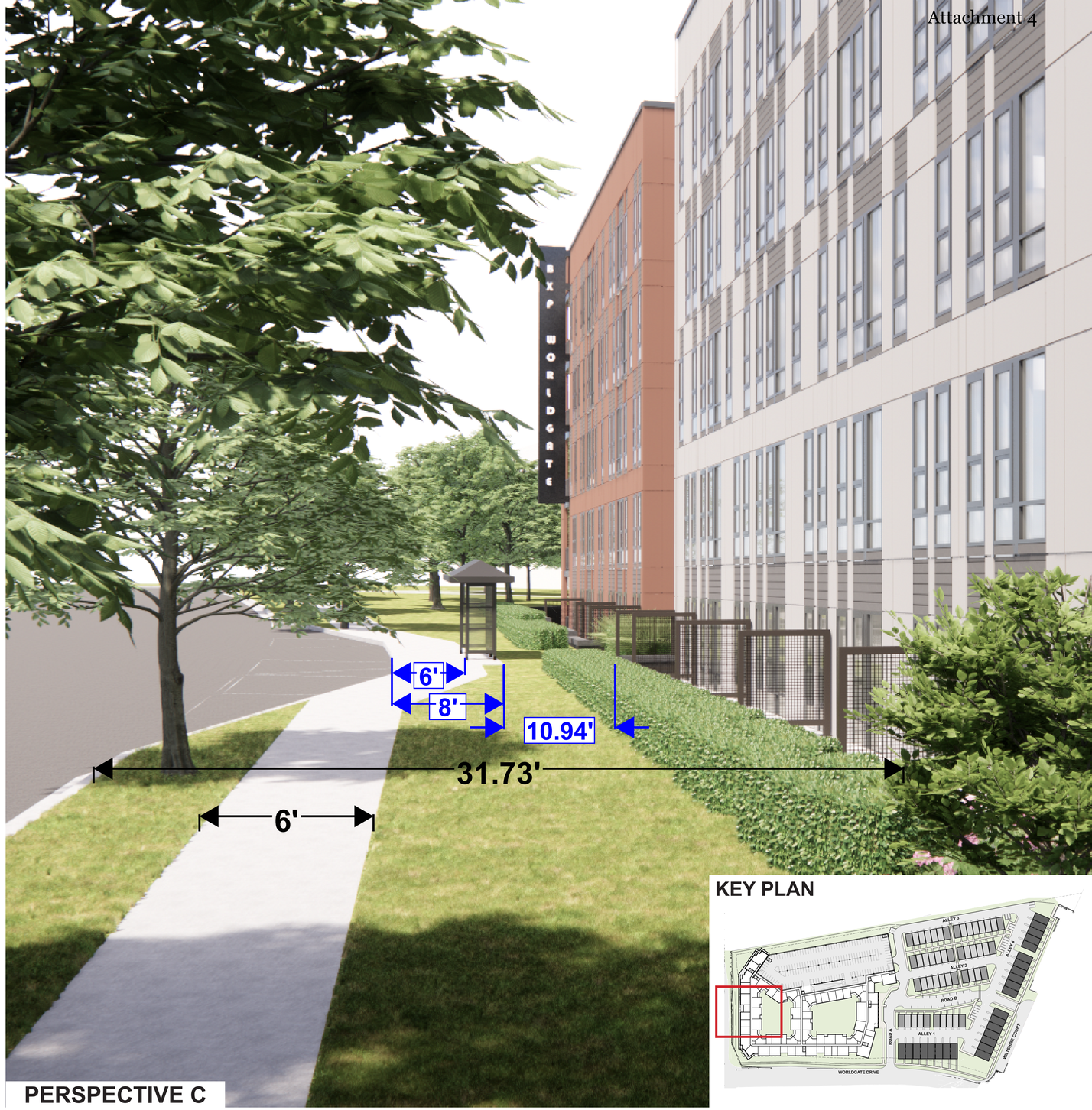
11/01/2023



PERSPECTIVE A



PERSPECTIVE B



PERSPECTIVE C

KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

ELDEN STREET BUS STOP

A-50

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



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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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.

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 RIRO 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/right-out 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/right-out 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.

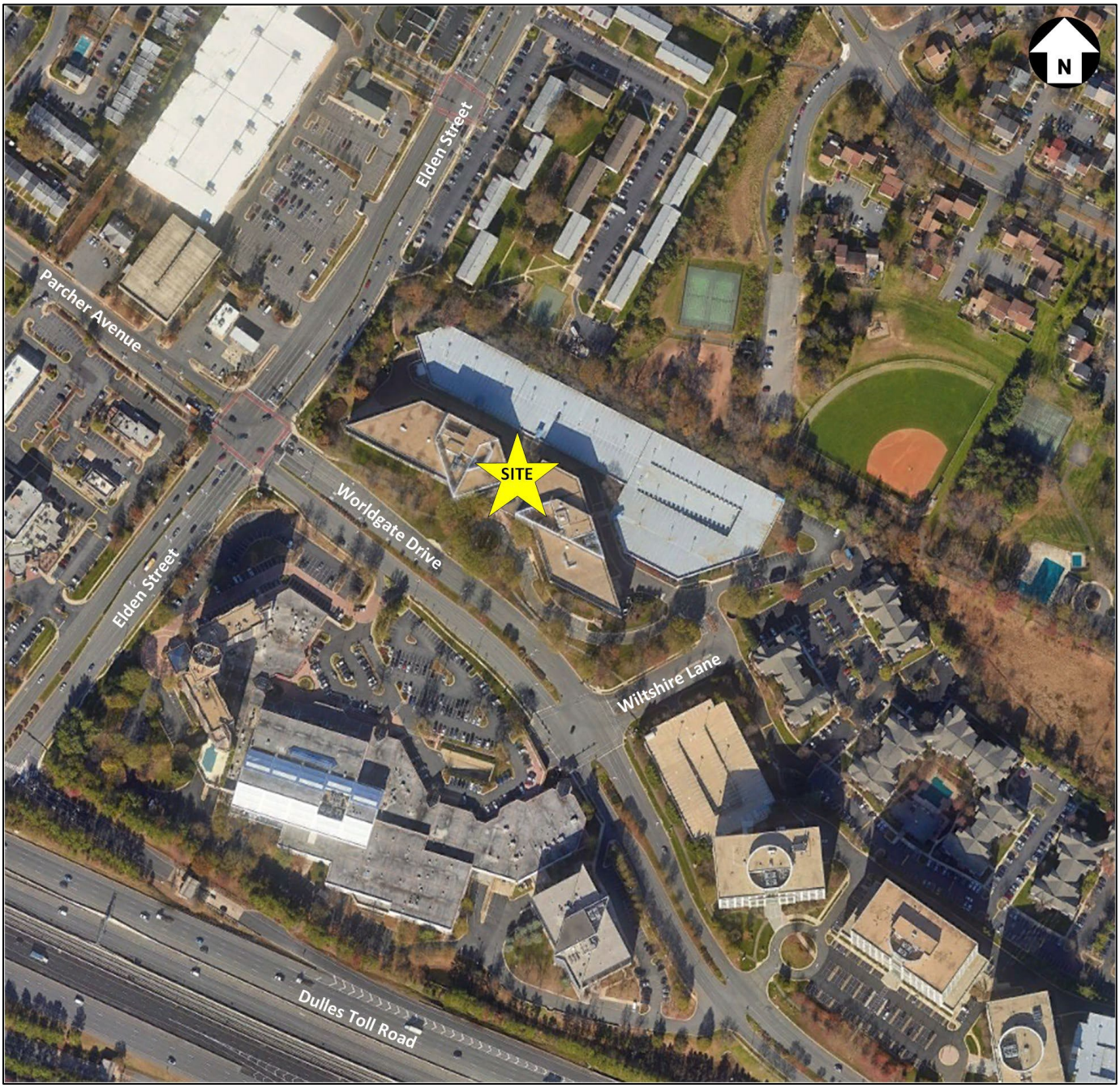

Figure 1: Site Location

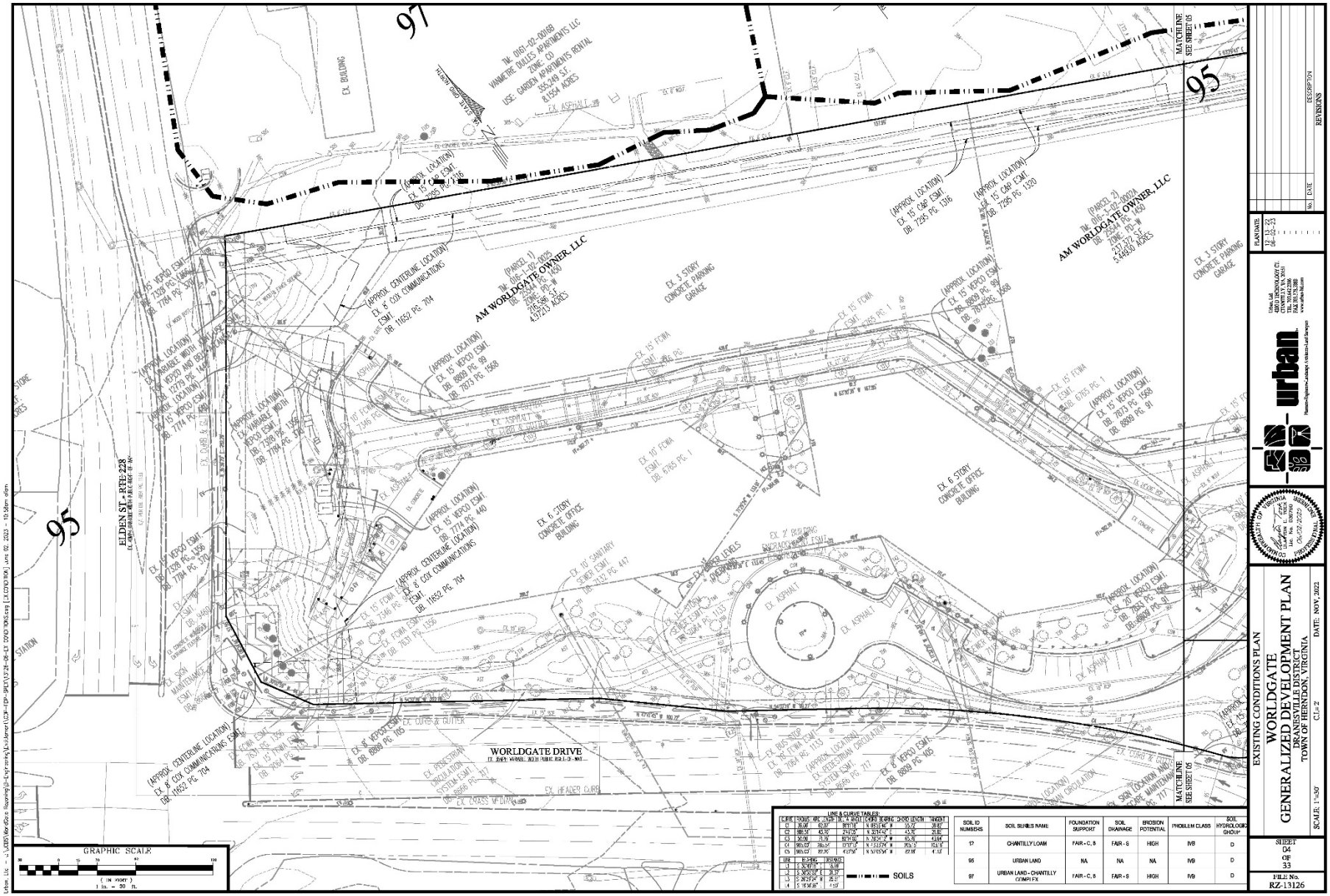

Figure 2: Existing Conditions Plan (1 of 2) (Prepared by Urban Ltd)

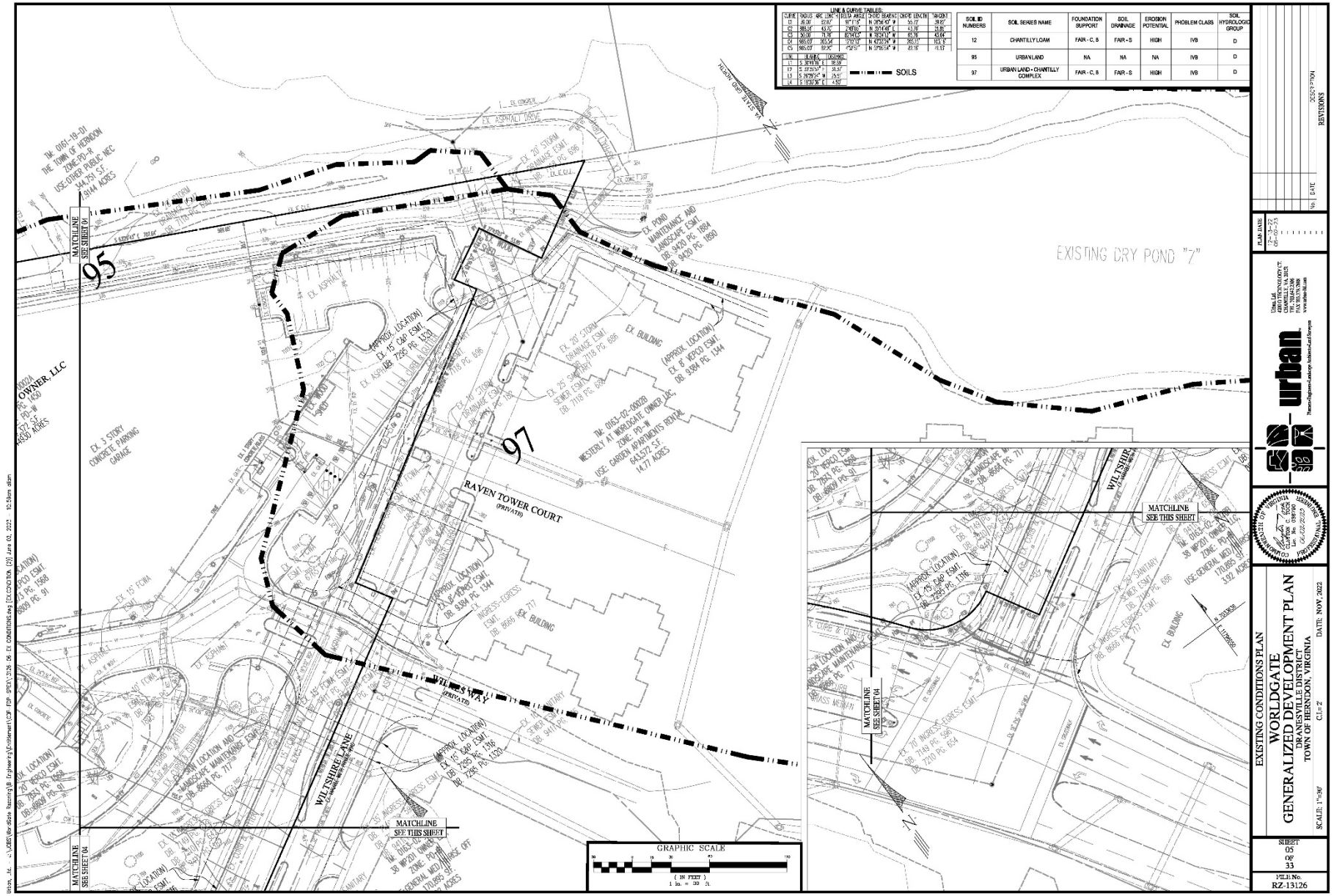

Figure 3: Existing Conditions Plan (2 of 2) (Prepared by Urban Ltd)

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.

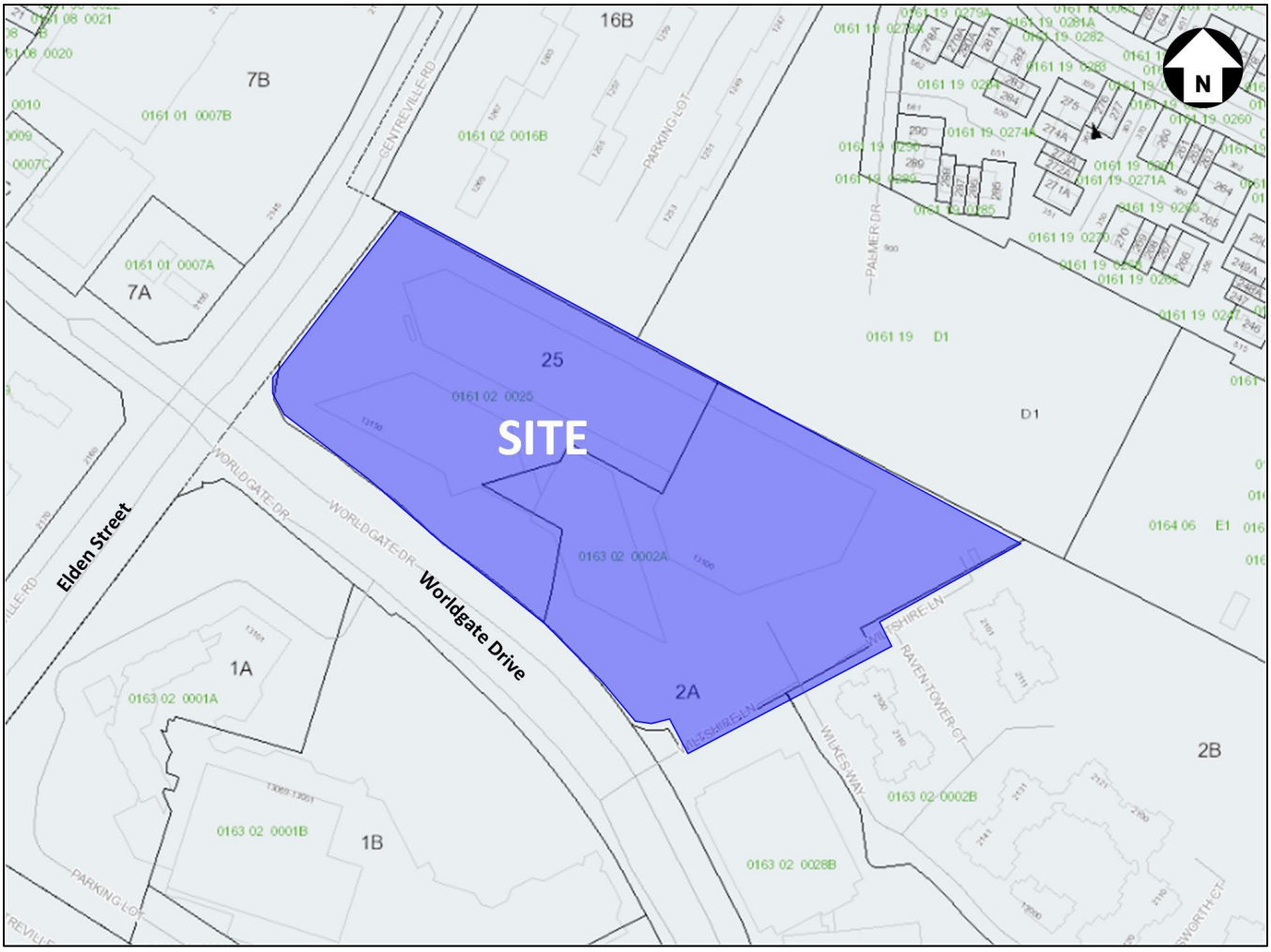

Figure 4: Parcel Map

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/right-out 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.

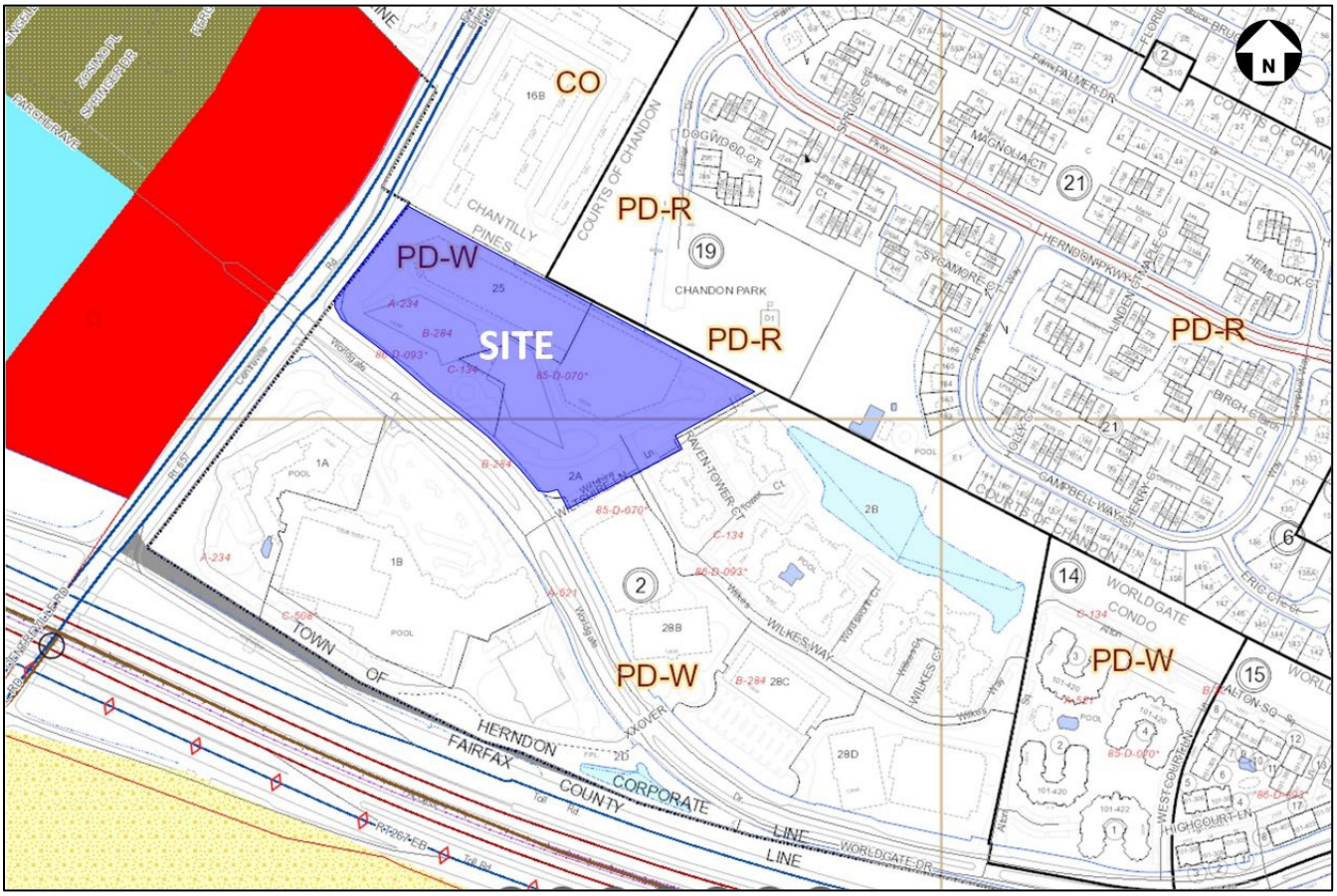

Figure 5: Zoning Map

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 RIRO 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.

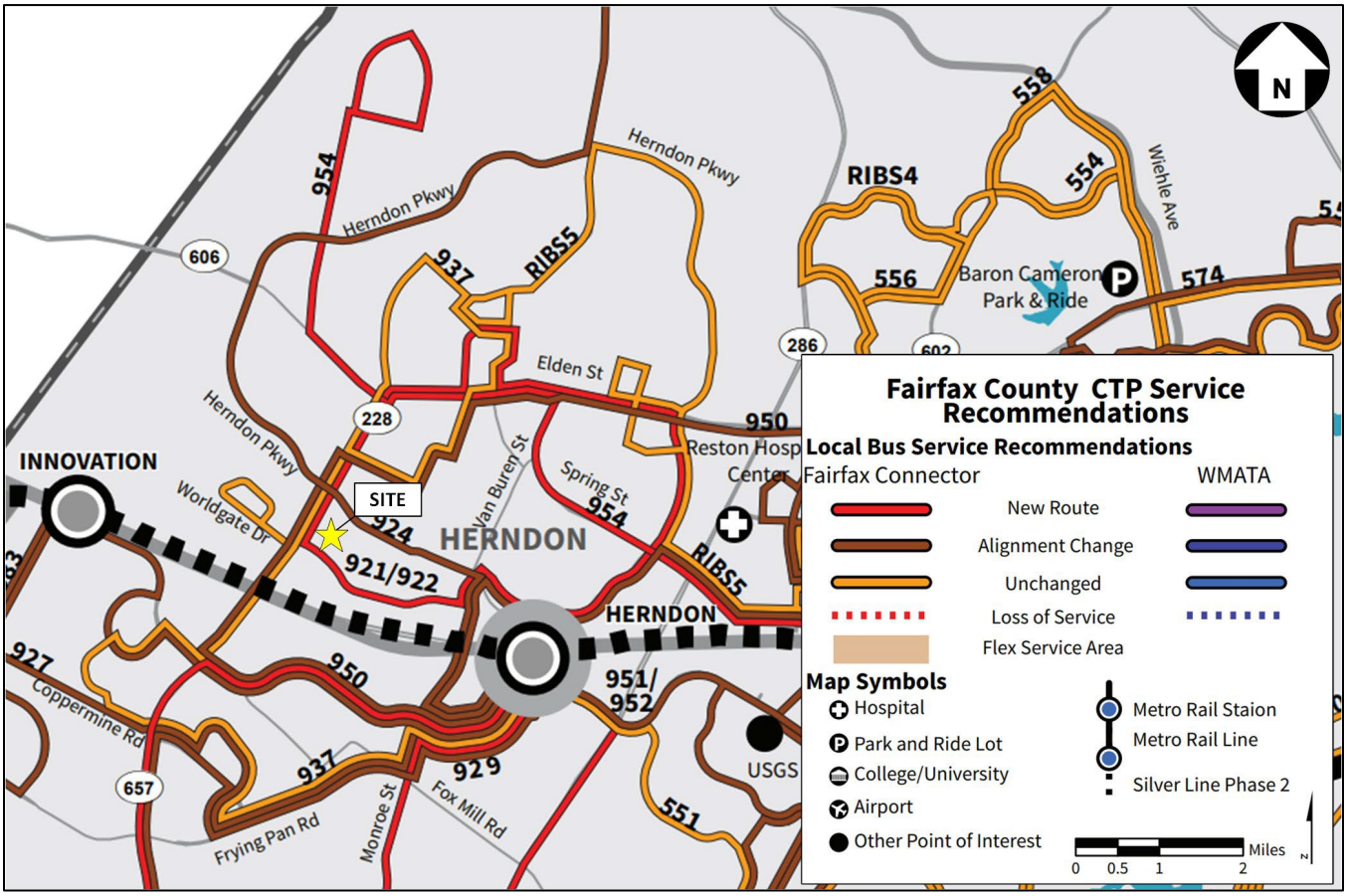

Figure 6: Fairfax County CTP Service Recommendations (Source: FCDOT)

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.

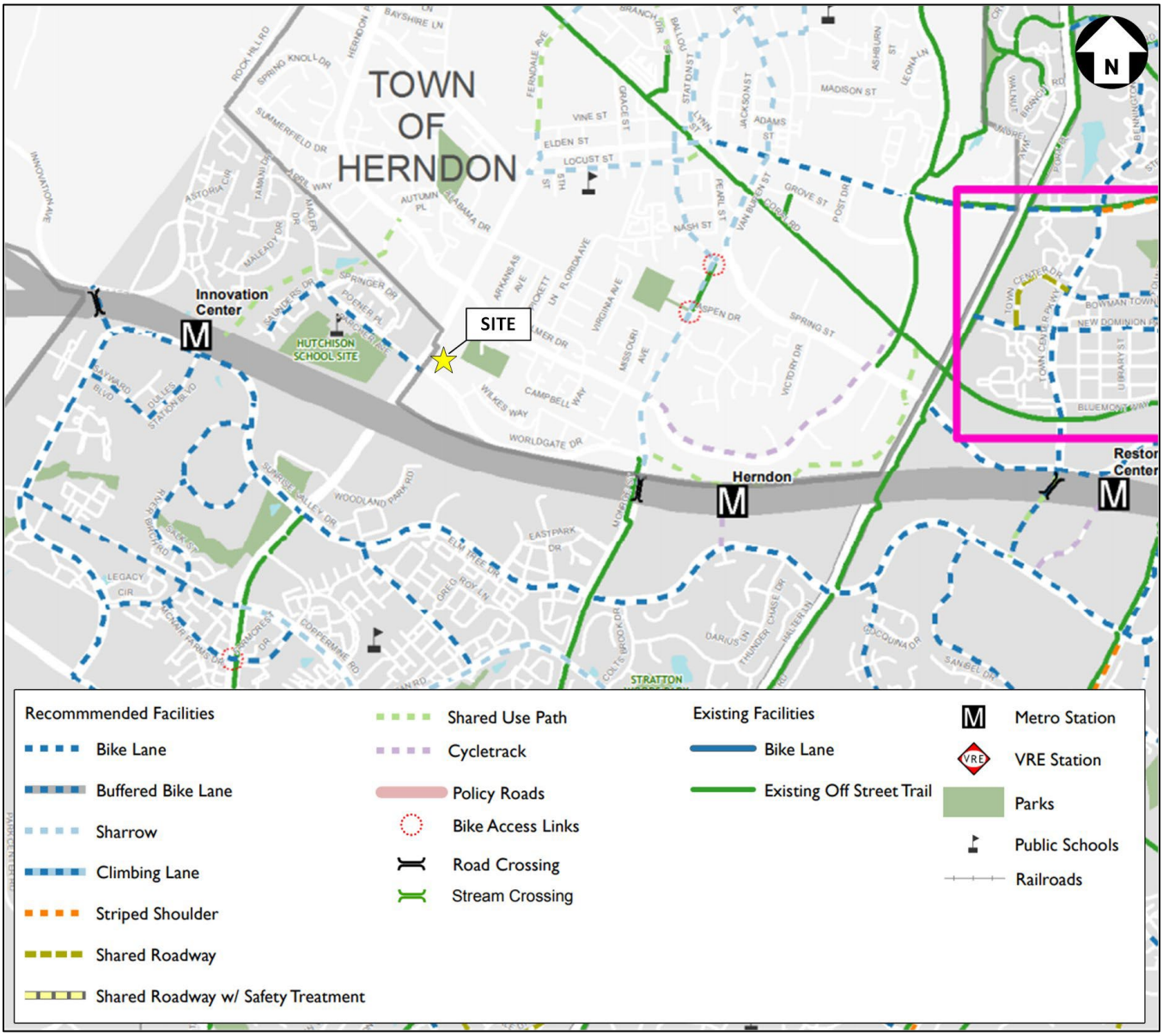

Figure 7: Recommended Bicycle Facilities (Source: Fairfax County Bicycle Master Plan)

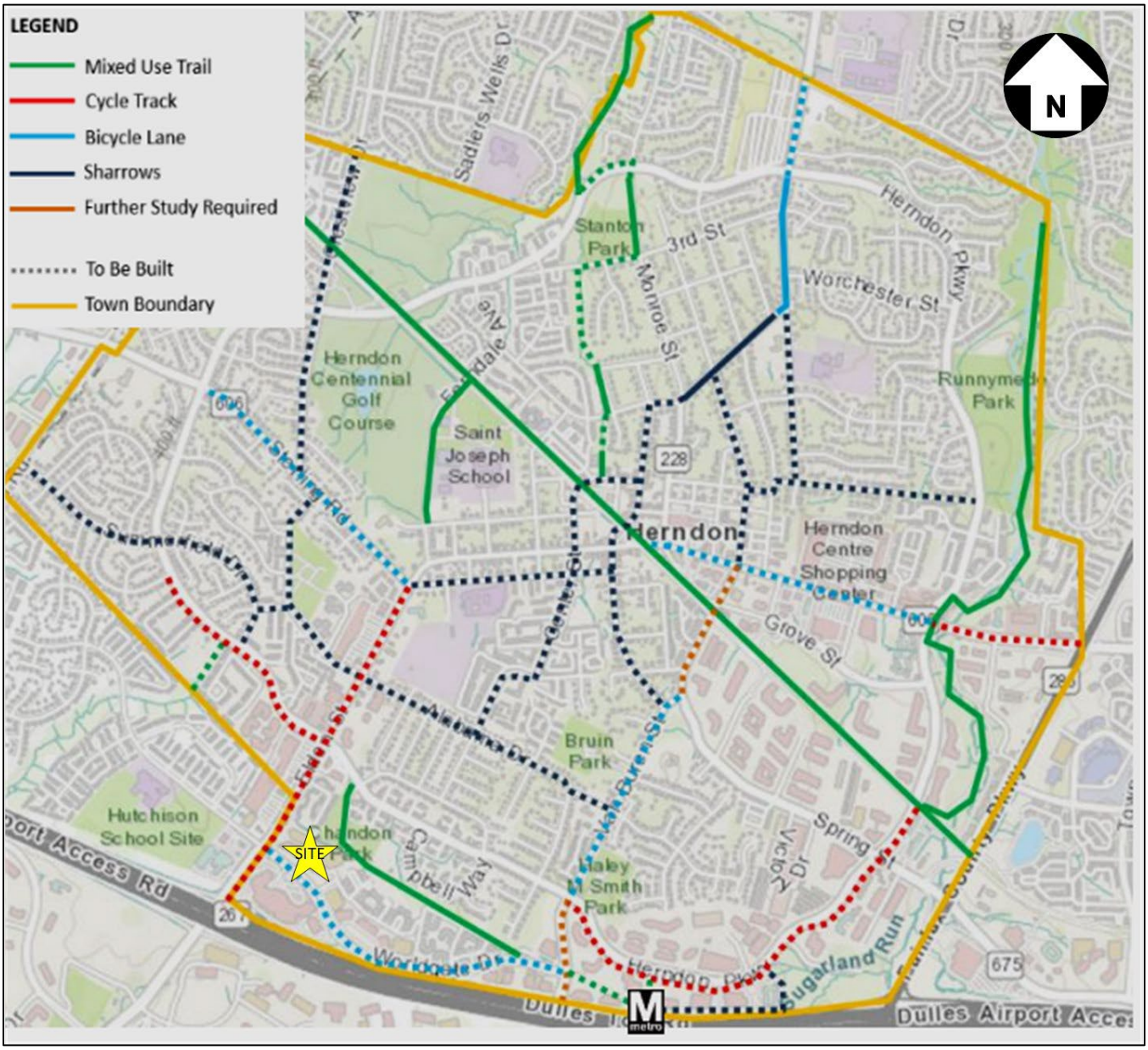

Figure 8: Recommended Bicycle Facilities (Source: Town of Herndon Bicycle Master Plan)

Existing Conditions (2022)

Existing Transit Service

One (1) bus route currently serves the site area along Worldgate Drive. Bus service along Worldgate Drive is provided by Fairfax Connector Route 926. The existing bus route is shown in Figure 9.

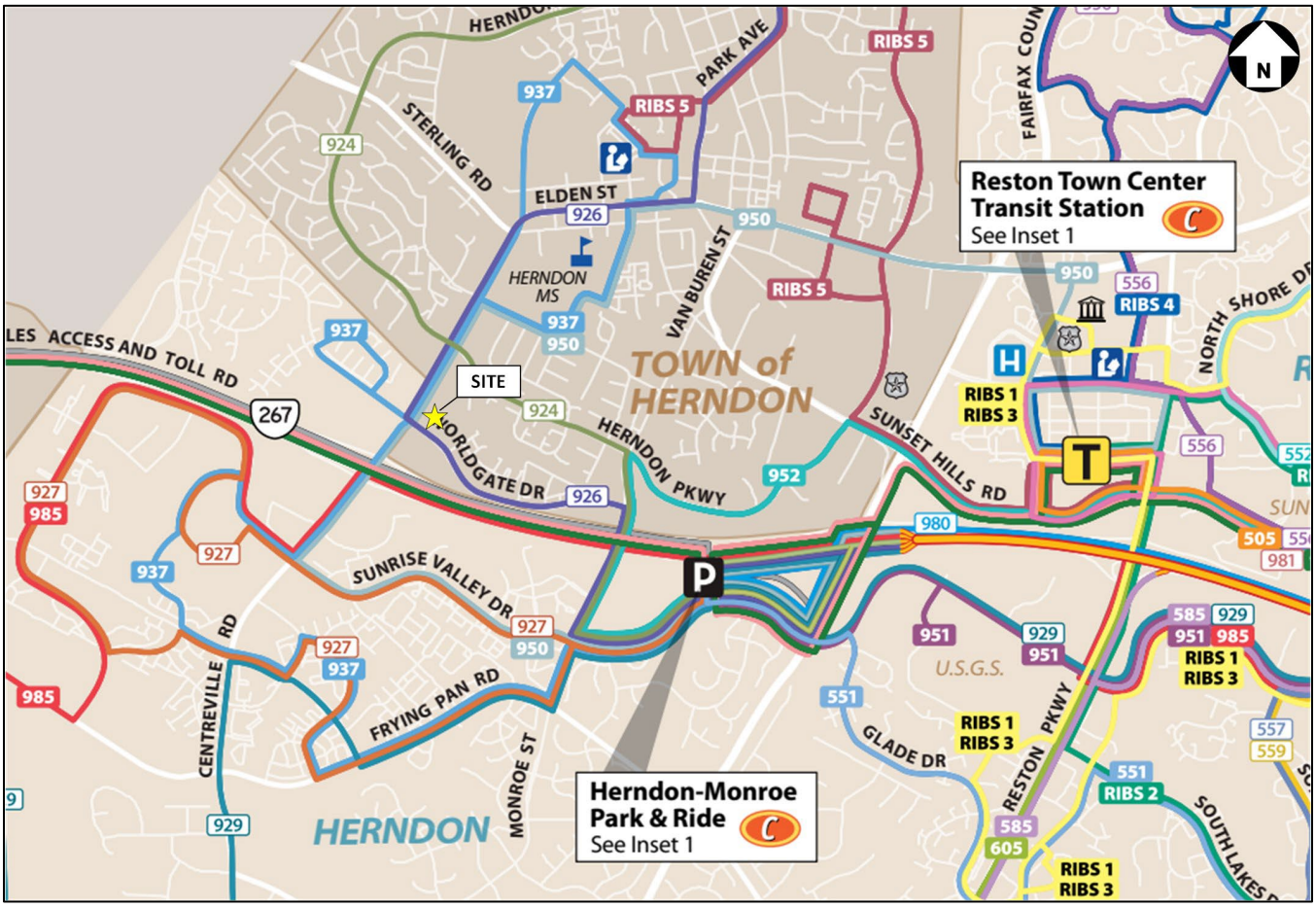

Figure 9: Existing Transit Service (Source: Fairfax Connector)

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.

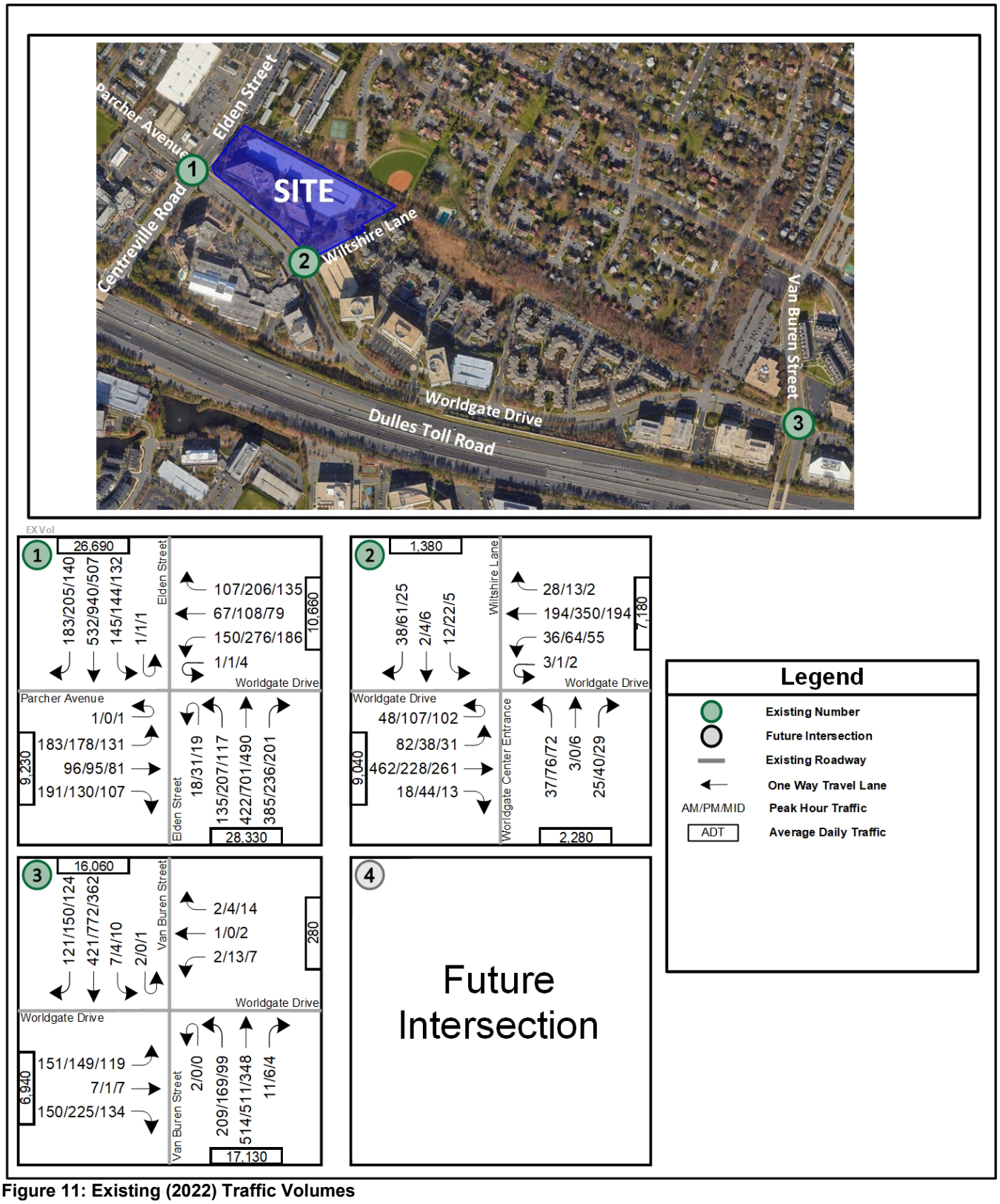

Figure 11: Existing (2022) Traffic Volumes

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.

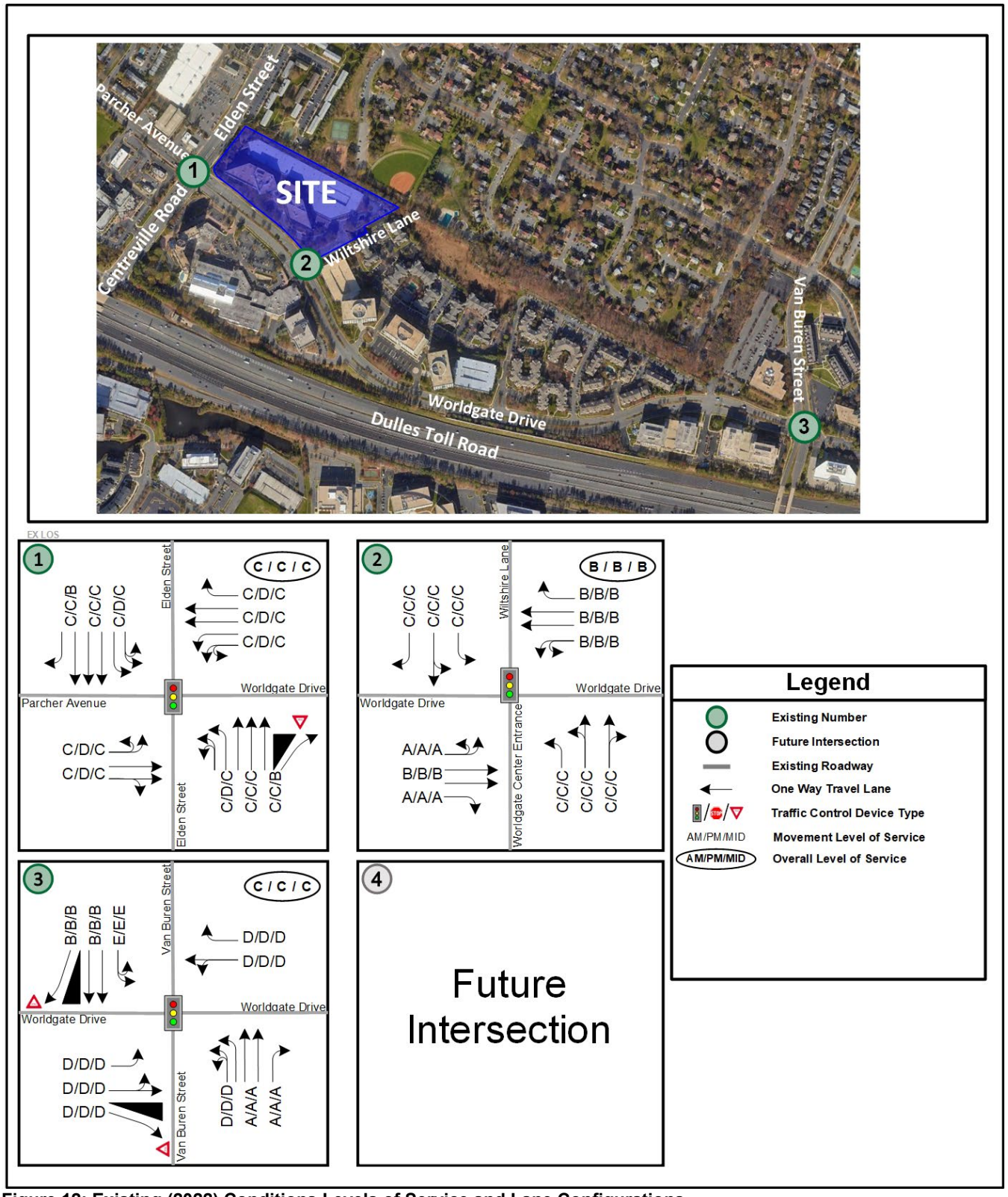

Figure 12: Existing (2022) Conditions Levels of Service and Lane Configurations

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.

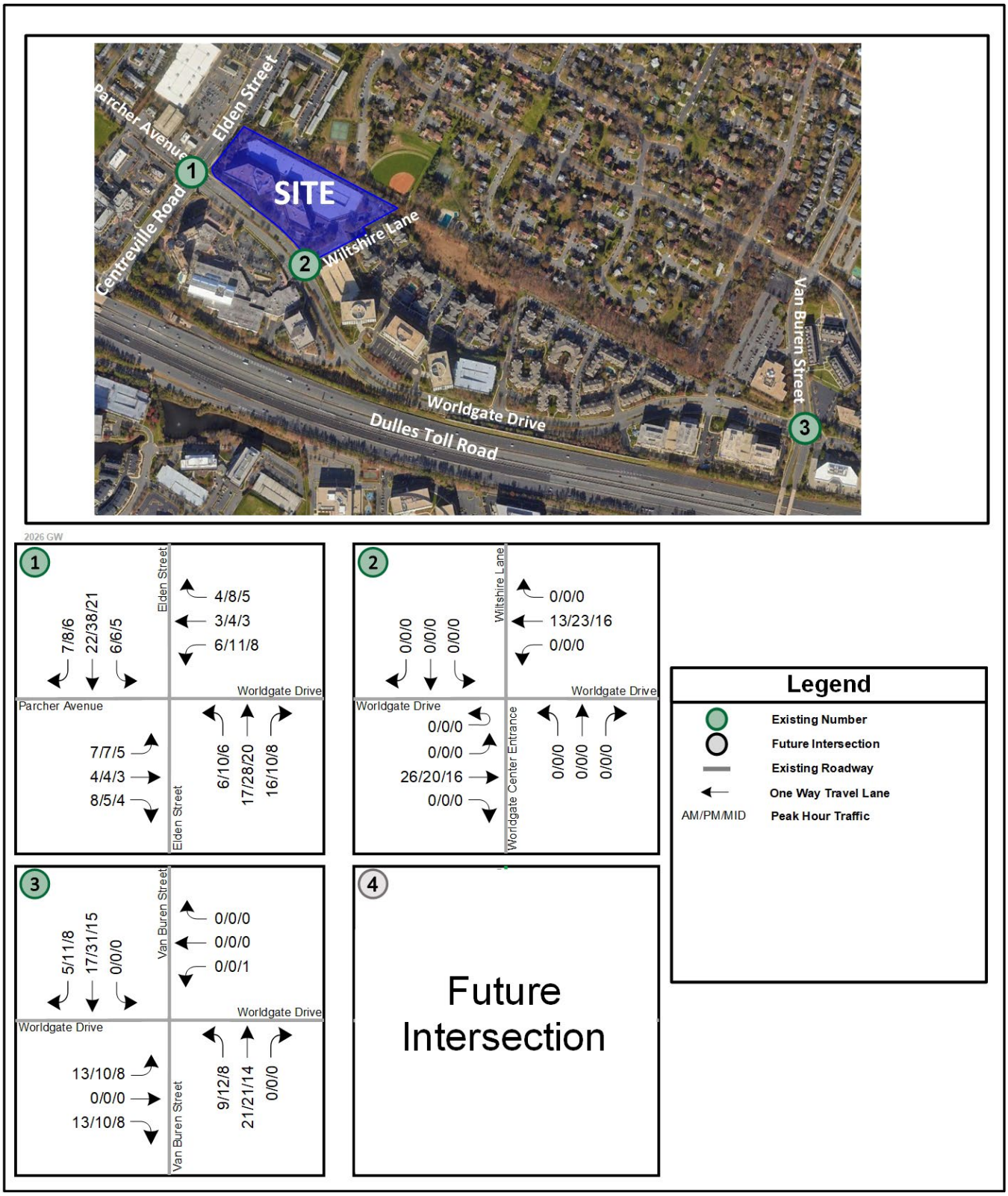

Figure 14: Inherent Growth Traffic Volumes

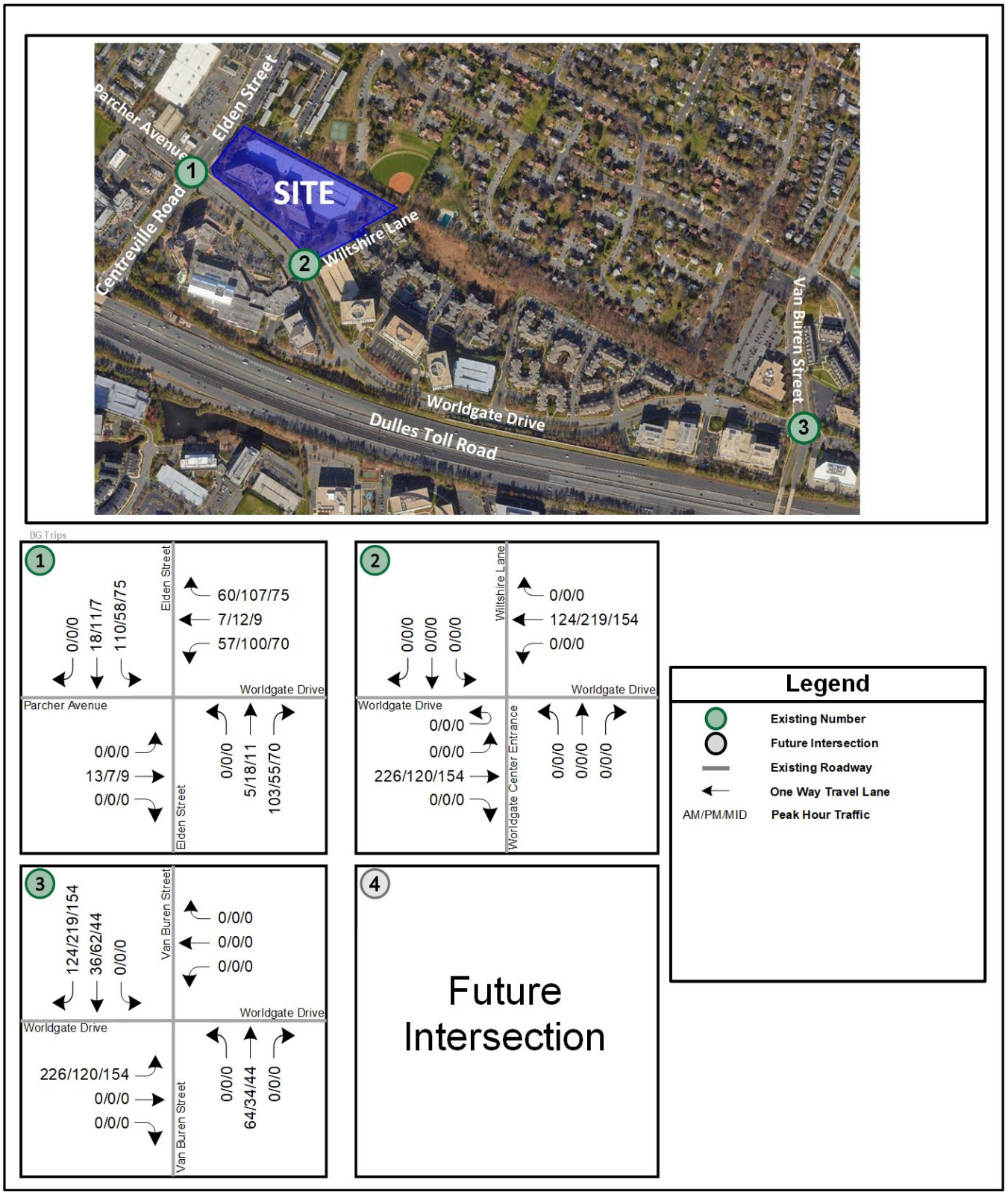

Figure 15: Background Development Total Traffic Volumes (2026)

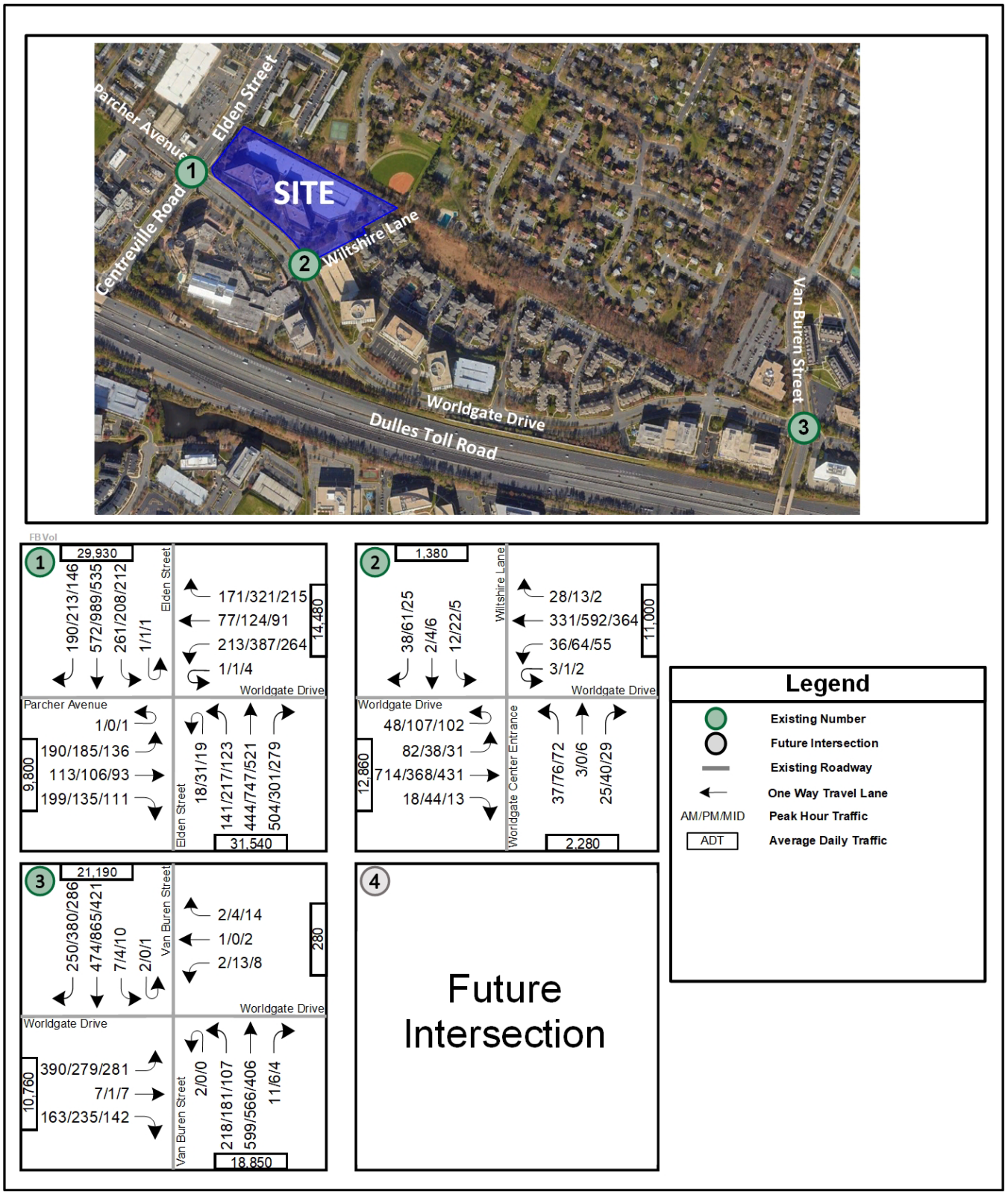

Figure 16: Future without Development (2026) Traffic Volumes

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.

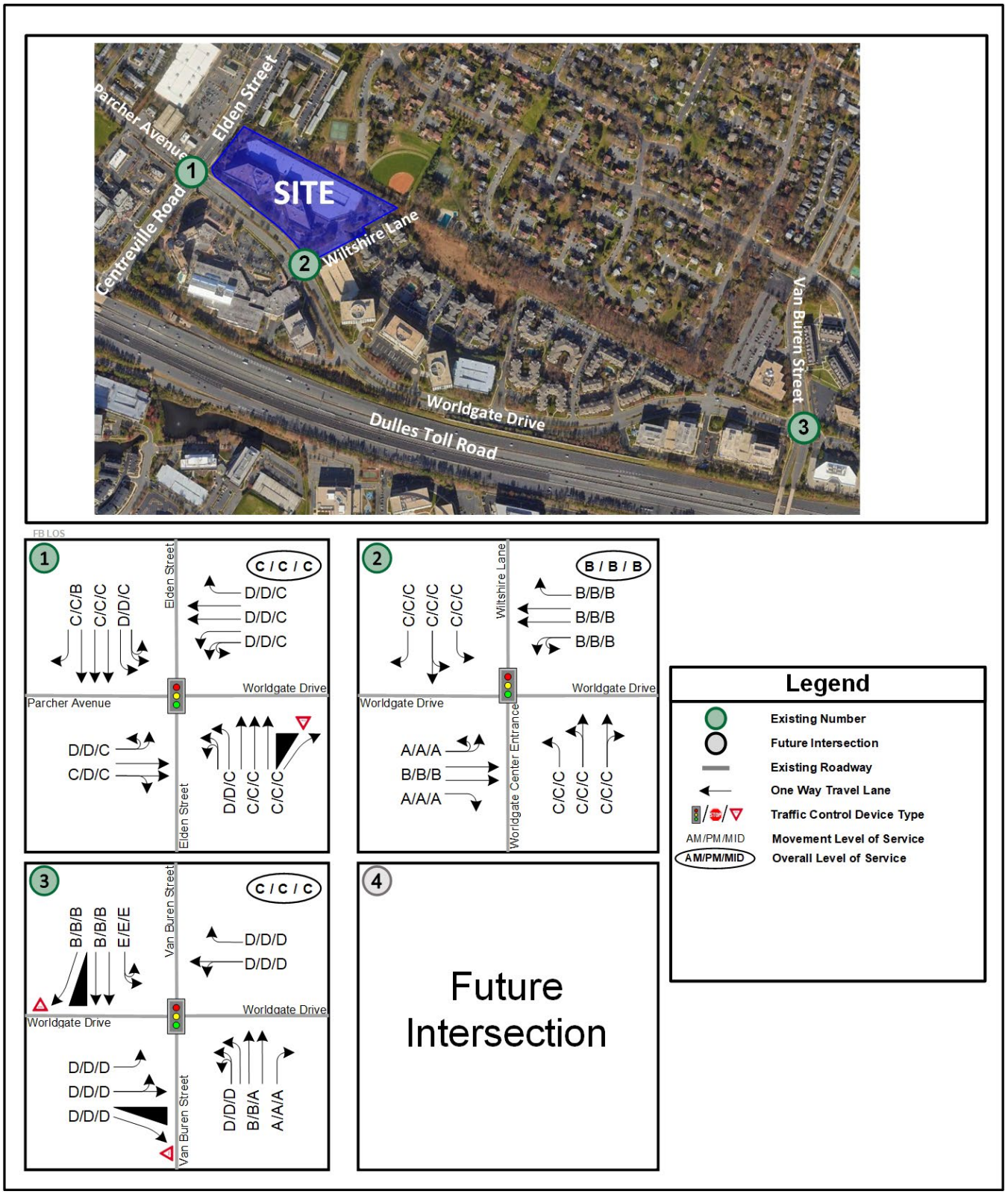

Figure 17: Future without Development (2026) Conditions Levels of Services and Lane Configurations

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/right-out 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.

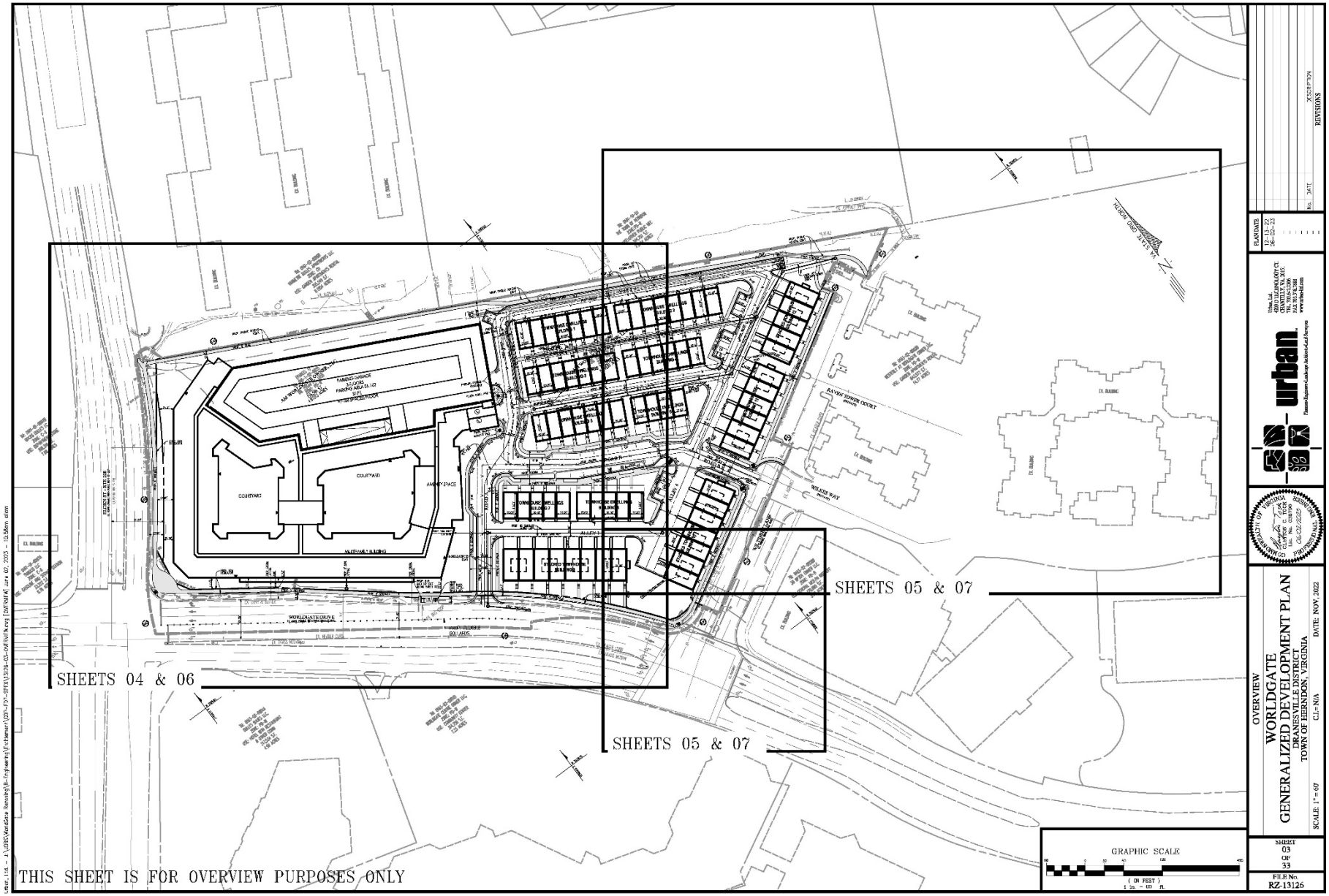

Figure 18: Conceptual Development Plan (Prepared by Urban Ltd)

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 *In*	*Out*	*Total*	PM Peak Hour *In*	*Out*	*Total*	Daily *Total*	* Mid Peak Hour Peak Hour *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

Due to the proposed right-in/right-out entrance on Worldgate Drive being located in such close proximity to the intersection of Elden Street and Worldgate Drive/Parcher Avenue, site trips leaving the development through the right-in/right-out entrance will be restricted from turning left onto Elden Street. To avoid weaving maneuvers, site trips leaving the development will instead be forced to use the existing full access entrance on Wiltshire Lane. The proposed development site trips have been rerouted to account for this restriction.

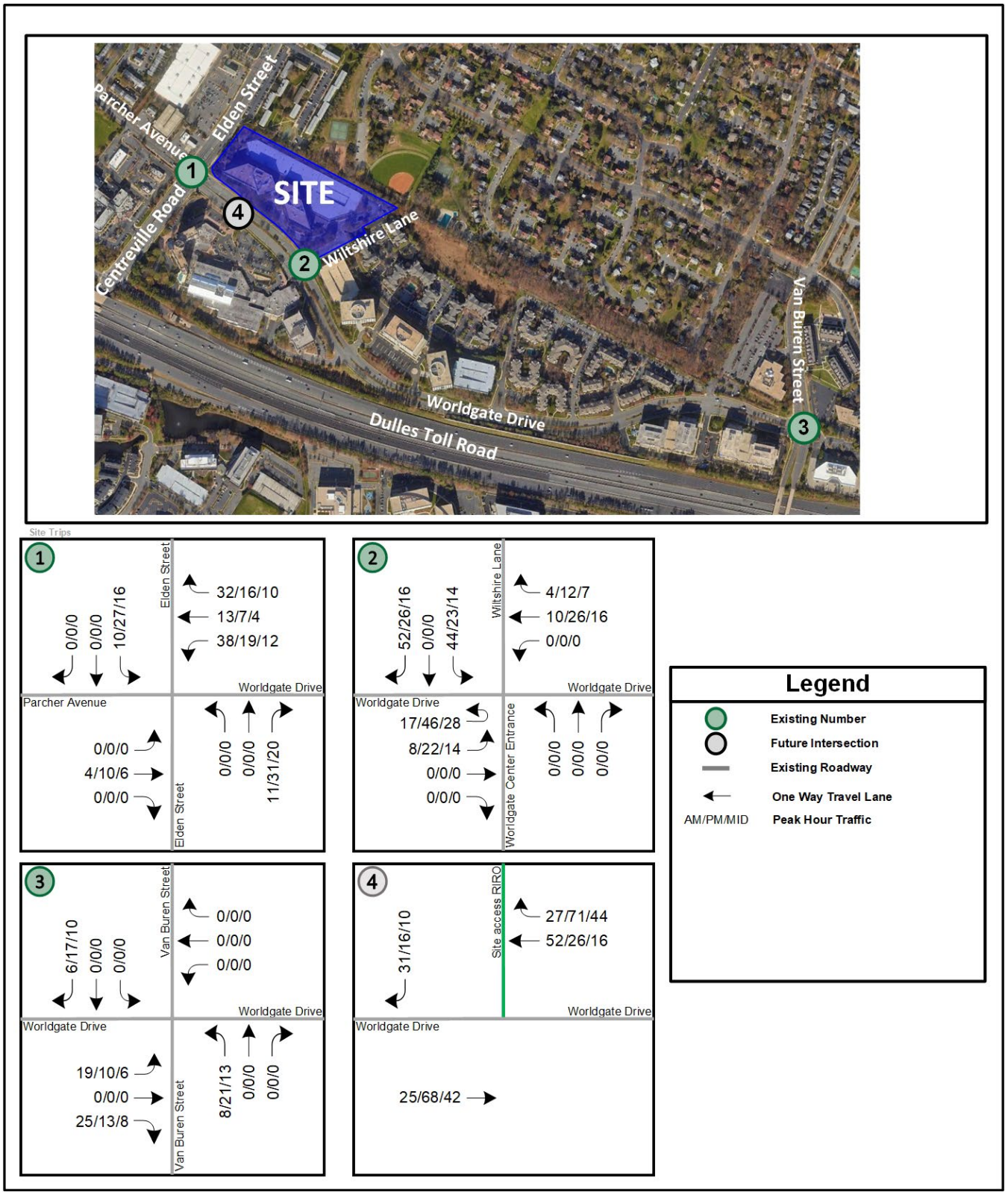

Figure 20: Site Trips

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).

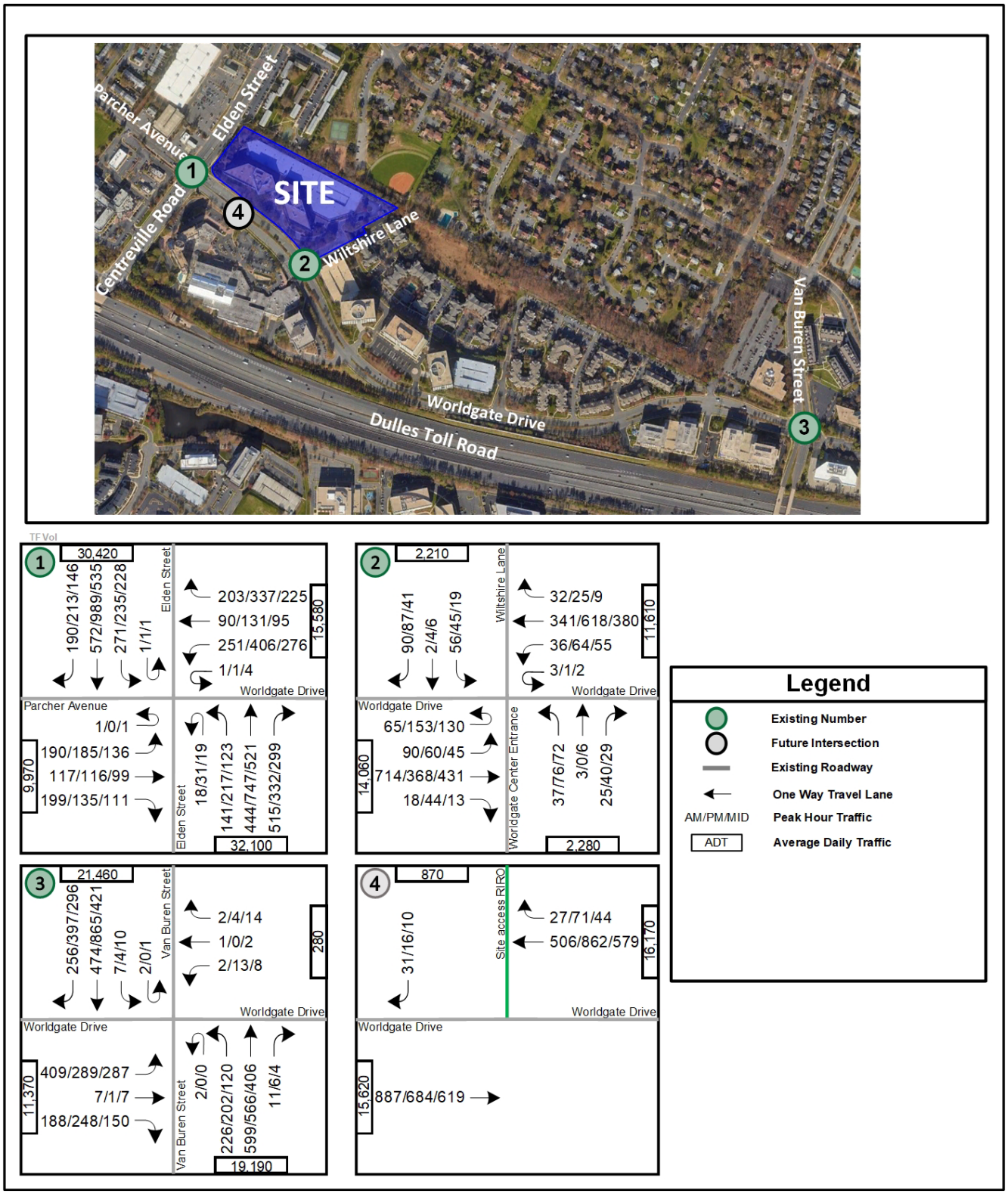

Figure 21: Future with Development (2026) Traffic Volumes

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	122	184	D	39.8	127	184	C	32.0	90	172
	Eastbound Thru/Right		C	34.3	91	272	D	40.7	83	279	C	32.5	55	175
	Westbound Left/U-turn	800	D	37.1	90	168	D	38.2	146	255	C	31.6	95	185
	Westbound Thru		D	38.2	29	80	D	39.6	43	102	C	32.3	33	80
	Westbound Right	280	D	37.6	50	117	D	39.1	80	183	C	32.0	58	131
	Northbound Left/U-turn	430	D	37.7	89	184	D	39.5	126	206	C	32.6	70	144
	Northbound Thru		C	25.7	133	222	C	26.7	186	294	C	22.9	135	233
	Northbound Right		C	27.4	65	240	C	24.4	8	101	C	21.7	10	153
	Southbound Left/U-turn	340	D	36.2	120	199	D	39.2	133	300	C	31.3	92	168
	Southbound Thru		C	23.5	148	245	C	28.6	248	387	C	20.8	124	210
	Southbound Right	290	C	21.6	57	139	C	24.2	61	134	B	19.0	44	100
2	**World Gate/Wiltshire Lane & Worldgate Drive**													
	Overall Intersection (Signalized)		**B**	**15.6**			**B**	**17.4**			**B**	**15.1**		
	Eastbound Left/U-turn	200	A	7.2	52	141	A	9.8	72	167	A	7.6	71	167
	Eastbound Thru		B	13.7	119	276	B	13.8	59	141	B	12.7	96	212
	Eastbound Right	220	A	7.9	5	29	A	9.0	10	44	A	7.9	3	27
	Westbound Left/U-turn	150	B	12.3	28	71	B	12.3	29	82	B	12.5	38	114
	Westbound Thru		B	15.8	104	226	B	19.0	143	262	B	16.5	132	251
	Westbound Right	225	B	10.9	11	51	B	11.9	8	49	B	12.2	6	81
	Northbound Left		C	30.4	11	43	C	29.3	20	68	C	26.9	16	64
	Northbound Left/Thru		C	29.5	12	47	C	29.3	22	71	C	26.9	18	66
	Northbound Thru/Right		C	29.5	7	28	C	27.6	10	37	C	26.0	7	34
	Southbound Left		C	30.5	0	6	C	29.4	0	3	C	28.3	23	68
	Southbound Left/Thru		C	30.4	40	95	C	29.4	35	92	C	28.3	23	68
	Southbound Right		C	29.3	37	83	C	28.5	40	91	C	27.6	25	60
3	**Van Buren Street & Worldgate Drive**													
	Overall Intersection (Signalized)		**C**	**26.3**			**C**	**24.2**			**C**	**24.0**		
	Eastbound Left		D	47.7	115	235	D	45.3	80	157	D	46.3	77	186
	Eastbound Left/Thru		D	47.3	132	248	D	45.6	93	169	D	46.2	95	202
	Eastbound Right		D	37.5	9	80	D	40.1	31	124	D	39.8	5	57
	Westbound Left/Thru		D	53.4	1	16	D	52.8	10	52	D	52.5	8	42
	Westbound Right	20	D	52.5	3	35	D	50.9	5	39	D	51.1	12	43
	Northbound Left	260	D	49.6	133	217	D	49.9	117	196	D	48.8	80	158
	Northbound Thru		B	11.3	79	192	B	10.5	70	158	A	9.9	54	140
	Northbound Right	260	A	8.1	2	22	A	6.9	1	14	A	6.9	1	14
	Southbound Left	200	E	63.4	6	55	E	58.7	3	22	E	69.2	9	50
	Southbound Thru		B	16.5	125	231	B	18.5	200	351	B	13.9	98	182
	Southbound Right		B	15.6	3	58	B	15.9	7	117	B	13.8	1	31
4	**Worldgate Drive and Site Access RIRO**													
	Overall Intersection (Unsignalized)													
	Southbound Right		A	9.3	23	59	B	10.1	13	35	A	9.4	9	35

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.

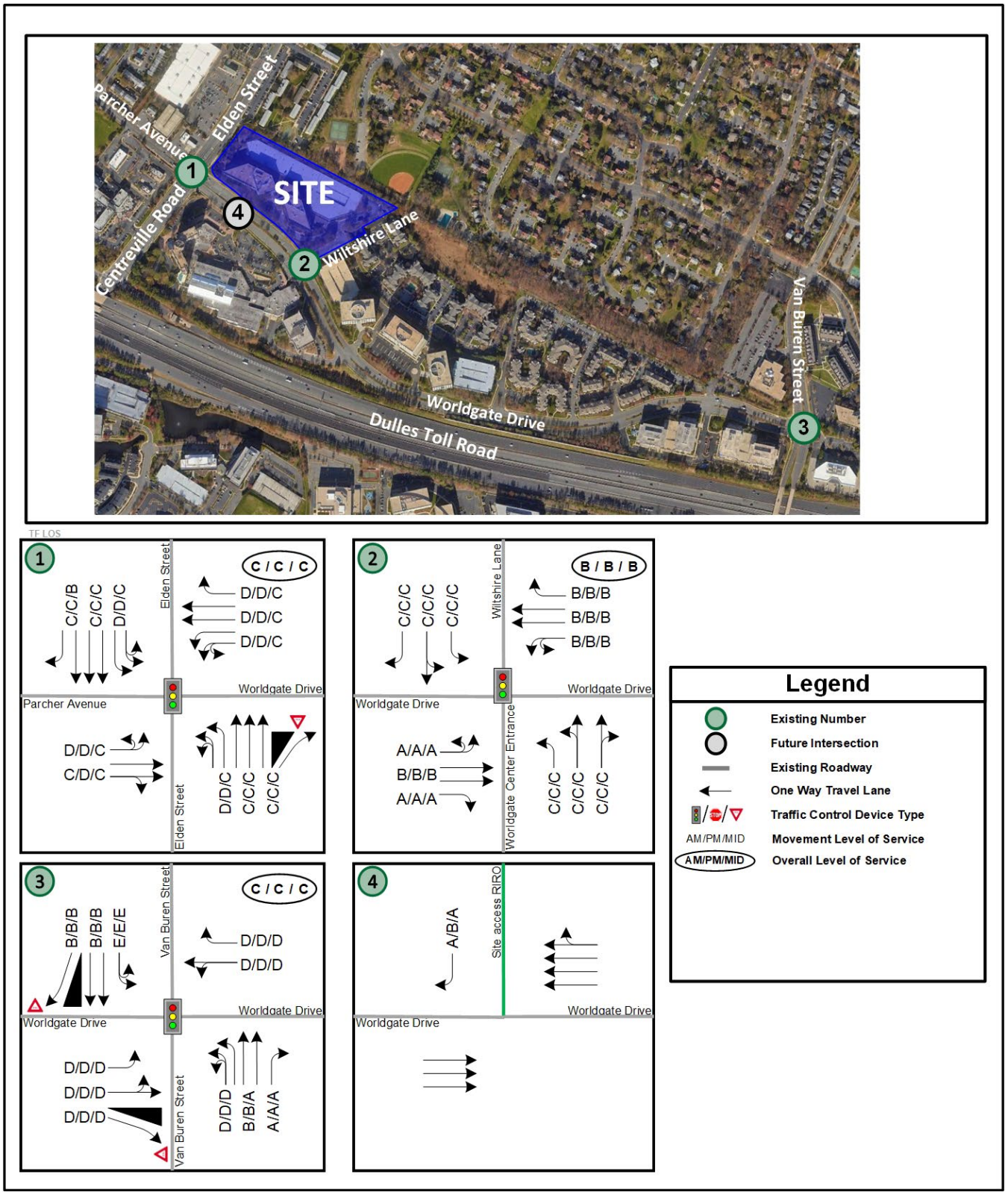

Figure 22: Future Conditions with Development Levels of Service and Lane Configurations

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

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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

STAFF REPORT

Planning Commission
December 4, 2023

Title:

Resolution to establish the Planning Commission meeting schedule for Calendar Year 2024, January 1, 2024, to December 31, 2024.

Staff Contact:
Elizabeth M. Gilleran, Director of Community Development
(703) 787-7380 | lisa.gilleran@herndon-va.gov

Background:

The meeting schedule of the Planning Commission is prescribed by the Planning Commission bylaws.

In keeping with consistency, the Department of Community Development, in coordination with the Town Clerk's Office, would like to propose a resolution to set the meeting schedule for Calendar Year (CY) 2024. The meeting schedule is, generally, modified to accommodate holidays and occasions that conflict with other town meetings and events.

Staff has prepared the attached proposed Planning Commission meeting schedule for CY 2024 based on the following guidelines:

- Planning Commission regular meetings (public hearings) are scheduled for the fourth Monday of the month. In the event that a regular meeting falls on a holiday, the bylaws allow for the meeting to be shifted to the third Monday of the month;

- Planning Commission work sessions are scheduled on the Monday that precedes the regular meeting by two weeks. In the event such date falls on a legal holiday, the meeting shall be held on either the preceding or following Monday of the month;

- Meeting dates may be changed by resolution of the Planning Commission;

- November meetings are moved to avoid conflicts on Veterans Day (November 11th) and potential quorum issues due to the regular meeting falling on the week of Thanksgiving. The work session and the regular meeting will be shifted up one week to November 4th and November 18th, respectively.

- The December regular meeting is scheduled to occur on December 23rd. To avoid potential quorum issues due to holidays, both the work session and the regular meeting will be shifted one week to December 2nd and December 16th, respectively.

Fiscal Impact:

This proposal has no fiscal impact.

Recommendation:

Staff recommends adoption of the resolution as presented.

Attachments:

1. Resolution
2. Proposed CY 2024 Planning Commission Meeting Schedule

Elizabeth M. Gilleran
Director of Community Development

TOWN OF HERNDON, VIRGINIA

RESOLUTION

DECEMBER 18, 2023

Resolution- to establish the Planning Commission meeting schedule for Calendar Year 2024, January 1, 2024, to December 31, 2024.

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

1. In accordance with the meeting schedule set out in the Planning Commission bylaws, the meeting schedule for Calendar Year (CY) 2024 as described in Attachment 2, Planning Commission CY 2024 Meeting Calendar, is hereby adopted.

2. Staff is directed to include the meeting schedule in the 2024 annual town calendar.

PLANNING COMMISSION CY 2024 MEETING SCHEDULE

Date	Meeting Type
January 8, 2024	Work Session
January 22, 2024	Regular Meeting (Public Hearing)
February 12, 2024	Work Session
February 26, 2024	Regular Meeting (Public Hearing)
March 11, 2024	Work Session
March 25, 2024	Regular Meeting (Public Hearing)
April 8, 2024	Work Session
April 22, 2024	Regular Meeting (Public Hearing)
May 6, 2024	Work Session
May 20, 2024	Regular Meeting (Public Hearing)
June 10, 2024	Work Session
June 24, 2024	Regular Meeting (Public Hearing)
July 8, 2024	Work Session
July 22, 2024	Regular Meeting (Public Hearing)
August 12, 2024	Work Session
August 26, 2024	Regular Meeting (Public Hearing)
September 9, 2024	Work Session
September 23, 2024	Regular Meeting (Public Hearing)
October 14, 2024	Work Session
October 28, 2024	Regular Meeting (Public Hearing)
November 4, 2024	Work Session
November 18, 2024	Regular Meeting (Public Hearing)
December 2, 2024	Work Session
December 16, 2024	Regular Meeting (Public Hearing)