

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION PUBLIC HEARING AGENDA
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
SEPTEMBER 26, 2022
7:00 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. June 13, 2022, Planning Commission Work Session Draft Minutes
4. June 27, 2022, Planning Commission Public Hearing Draft Minutes
5. July 11, 2022, Planning Commission Work Session Draft Minutes
6. August 8, 2022, Planning Commission Work Session Draft Minutes

COMMENTS

7. Comments from the Staff Members
8. Comments from the Commissioners
9. Comments from the Audience

PUBLIC HEARING

10. **ZONING MAP AMENDMENT – ZMA #21-02, 331 Victory Drive, Herndon,** a zoning map amendment to permit a new self-storage facility within the PD-B, Planned Development – Business, zoning district with proffered conditions and a revised Generalized Development Plan. The site is approximately 1.78 acres and is currently improved with an existing multi-tenant industrial building. The proposed site alteration would result in demolition of the existing 36,921 square foot building and construction of a new 91,098 square-foot self-storage facility, of which, 30,366 square feet is proposed below grade and 60,732 is proposed above grade in a 24-foot-tall building. The proposed density is 0.77 FAR (Floor Area Ratio), where 0.8 FAR is the maximum permitted in the PD-B zoning district. The application includes requests for the following modifications: Zoning Ordinance Section 78-50.5(f)(4)(b) regarding off-street parking setback requirements in the PD-B zoning district and Zoning Ordinance Section 78-110.4(e)(4)(a) regarding perimeter buffer strip requirements. The property is designated as Regional Corridor Mixed Use in the Comprehensive Plan. The property is located at the western edge of Herndon Industrial Venture Subdivision, approximately 300 feet south of the intersection of Herndon Parkway and Victory Drive. Fairfax County Tax Map Reference Number

0162 02 0174C. Applicant / Agent: Kelly Posusney, Walsh, Colucci, Lubeley & Walsh
PC. Property owner: Parcel 5 Partners, LLC.

NEW BUSINESS

11. **Resolution – To amend the regularly scheduled 2022 Planning Commission calendar for the October 2022 work session**

ADJOURNMENT

STAFF REPORT

Planning Commission

September 12, 2022

Title: ZONING MAP AMENDMENT – ZMA #21-02, 331 Victory Drive, Herndon, a zoning map amendment to permit a new self-storage facility within the PD-B, Planned Development – Business, zoning district with proffered conditions and a revised Generalized Development Plan.

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

Summary Information

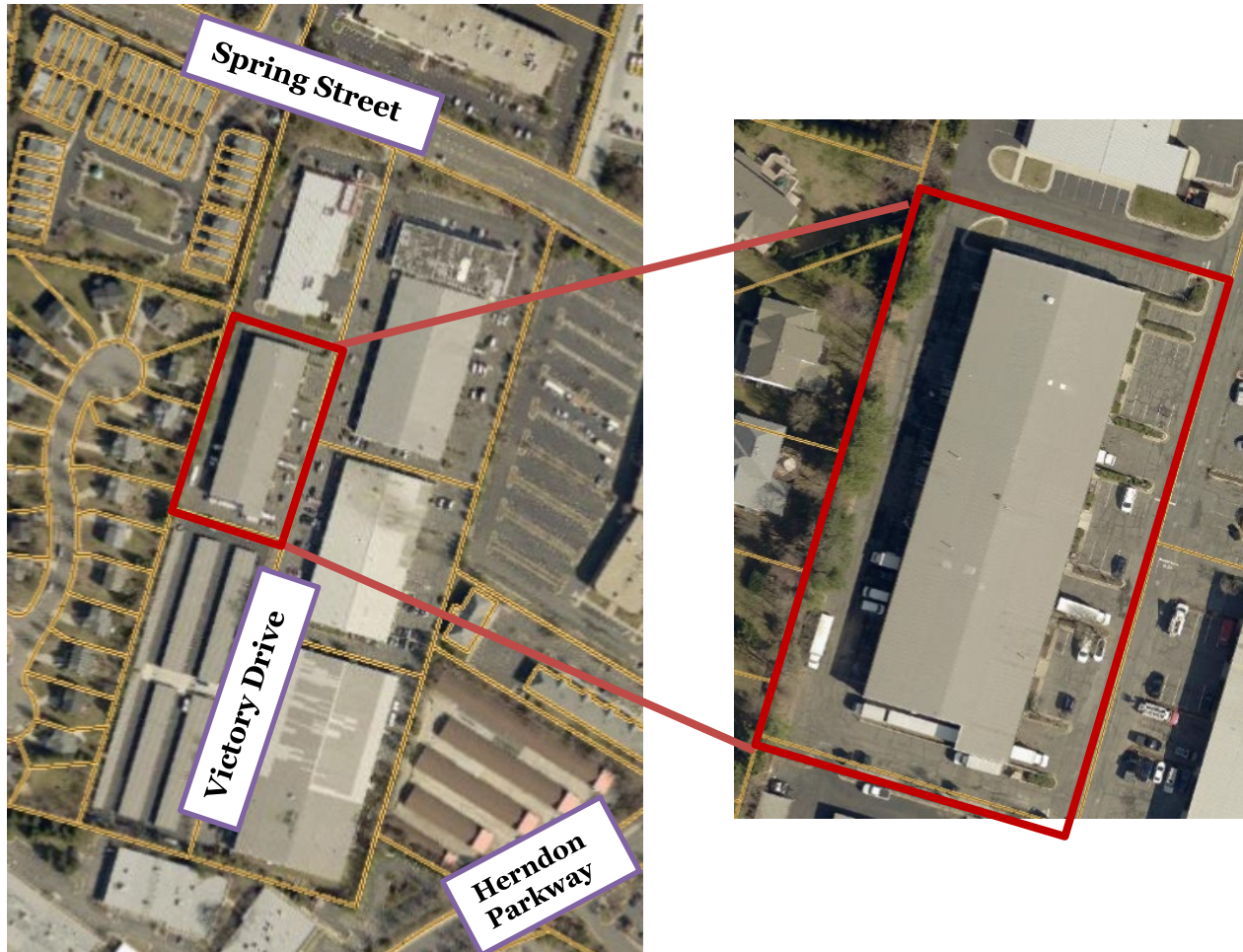
Applicant Request	An application to amend the existing proffers and GDP (generalized development plan) in order to demolish the existing industrial building and construct a new self-service storage facility. This proposal is limited to one parcel of six parcels in the Herndon-Reston Industrial Park.
Address	331 Victory Drive, Herndon, VA
Fairfax County Tax Map Numbers	0162 02 0174C
Owner & Applicant	Parcel 5 Partners, LLC
Agent	Kelly Posusney, Walsh, Colucci, Lubeley & Walsh PC
Existing Zoning	PD-B, Planned Development – Business with proffers
Proposed Zoning	PD-B, Planned Development – Business with proffers
Adjacent Zoning	North: PD-B, Planned Development - Business East: O&LI, Office & Light Industrial South: O&LI, Office & Light Industrial West: RTC, Residential Townhouse Cluster, and R-10, Single Family Residential
Land Use Designation	Regional Corridor Mixed Use
Total Site Area	77,390 square feet or 1.78 acres
Existing Building	36,921 square feet
Proposed Building	60,732 square feet (above grade) 30,366 square feet (below grade cellar)
Proposed Density	0.77 FAR (Floor Area Ratio)

Staff Recommendation	Recommend resolution of approval to the town council in accordance with attachment #1
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Anticipated Impacts:

This application, as proposed and with the attached proffers, would reduce noise along the residential (western) property line, improve water quality, and have no or negligible impact on public utilities.

Location Map



Site Description

The existing site is one of six parcels that comprise the Reston-Herndon Business Park (Business Park). The whole business park is 16.25 acres and the subject property, Parcel 5, is 1.78 acres.

The existing building on Parcel 5 is 36,921 square feet, one-story, and was built in 1982. There are 67 existing parking spaces on Parcel 5: 23 spaces along Victory Drive, 15 spaces along the shared access drive with Security Self Storage to the north, and 29 spaces along the back of the property that borders the Van Buren Estates single family residential subdivision.

There is an existing landscape buffer of approximately 10 feet between Parcel 5 and Van Buren Estates.

Background

The town council approved a rezoning for the entire 16-acre business park from IG, Industrial General, district to PD-IP, Planned Development – Industrial Park, on October 9, 1979. This rezoning also established a unified commercial subdivision with a shared parking agreement across all six parcels. All PD-IP zoning districts were reclassified to PD-B, Planned Development – Business, when the Herndon Zoning Ordinance was revised and readopted in 2006. A proffer condition amendment was approved in 2017 to allow retail and eating establishment uses on Parcel 3 (301 Spring Street).

The application was received on December 29, 2021 and the applicant has revised their application based on staff feedback.

The ARB (Architectural Review Board) reviewed this proposal, as required by the zoning ordinance, at their April 6, 2022 work session. The ARB was supportive overall of the project and provided two areas where the application should make improvements. The first is to improve the massing of the façade with additional building elements, such as brick, decorative tiles, false pilasters, and paint or other colorful elements. The second was to direct more design work to the side of the building facing Van Buren Estates. The full memo to the planning commission is attachment #5.

Proposal

The applicant is proposing to amend the proffers applicable to Parcel 5 in order to demolish the existing building and construct a new self-service storage facility. The proffers on the other five parcels will not be amended and no improvements are proposed on the other five parcels.

The proposed building has three levels, with one of the levels located below grade. Each level is 30,366 square feet, resulting in a total building area of 91,098 square feet. The cellar level will be 30,366 square feet and 60,732 square feet will be in two above grade levels. By placing one of the levels below grade, the total height of the building is 24 feet and the FAR is 0.77.

Staff Analysis

Zoning Ordinance Compliance

The use of a self-service storage facility has been allowed on all parcels since 1979. The applicant could construct a 30,956 square foot building on Parcel 5 without the need for a proffer condition amendment. The need for the proffer condition amendment and revised generalized development plan is because the proposed building is larger, has a different footprint, and is closer to the residential property line than the current building.

Absent these three aspects, redevelopment of the site for a new public storage facility would not require a public hearing, other than before the ARB.

The PD-B zoning district has a by-right FAR of 0.4 and an allowable FAR of up to 0.8 upon town council approval. A 0.4 FAR on Parcel 5 is 30,956 square feet and a 0.8 FAR is 61,912 square feet. The zoning ordinance lists several building elements that do not count towards the floor area of a building. Among them are attic spaces, basement space not used for retailing, fire escapes, atriums, and above or below grade parking garages. Applicable to this application is basement space that is not used for retailing. This is why the 30,366 square feet of the cellar level does not count towards the FAR. The proposed FAR is 60,732 square feet, or 0.77 FAR on Parcel 5. The other five parcels range in FAR from 0.29 to 0.55. The overall FAR for the Business Park would be 0.46 if this application is approved.

When a building in a PD-B district is located within 100 feet of a residential district, then the building is limited to the maximum height of the zoning district. The maximum height in the adjacent R-10 zoning district is 35 feet; therefore, the maximum building height on Parcel 5 is 35 feet. The proposed height is 24 feet.

The zoning ordinance requires 13 specific standards with which any new self-service storage facility is required to comply. These include limits on the use of the building and the individual storage bays, requirements for site design and building design, and limiting the hours of operation from 6 AM to 9 PM M-F and from 7 AM to 10 PM weekends and holidays. The proposal meets all 13 standards.

The parking for the Business Park is shared among all six parcels. The total square footage of all uses in the Business Park results in a requirement of 284 parking spaces. There are 347 parking spaces available in the Business Park. There is a tabulation of required and provided parking among the six parcels on Sheet 8 of the GDP (attachment #4). It should be noted that while the town's zoning ordinance requires 1 parking space per 1,000 square feet of self-service storage use, the applicant estimates, and the Institute of Transportation Engineers (ITE) guideline supports, that only 10 parking spaces are required for a self-service storage facility of this size.

Modification Requests

Section 78-50.2(d) of the zoning ordinance allows the town council to modify sections of the zoning ordinance in planned development zoning districts when such modifications would afford equal or greater assurance of meeting the goals of the zoning chapter and the statement of intent of the relevant division. Below is an analysis of the requested modifications.

1. No off-street parking or loading area shall be closer than 60 feet from any residential zoning district boundary (Section 78-50.5(f)(4)(b)) – The applicant is requesting a modification to allow one side of one loading space to be 54 feet from the residential (western) property line instead of 60 feet. Unlike the current loading spaces, which face the residential boundary and are only 36 feet away, the proposed loading spaces will face Security Public Storage to the north and only four feet of one bay will encroach into the 60-foot setback. The four-foot encroachment also allows for the most beneficial placement of the required ADA (Americans With Disabilities Act) parking spaces. The proposed layout is shown on Sheet 3 of the GDP (attachment #4). Staff is supportive of this modification.
2. Type and amount of landscape buffer material required when not adjacent to public rights-of-way (Section 78-110.4(e)(3)(b)) – The required buffer along the residential (western) property line is a Class C buffer, which requires 15 feet of landscaping and a six-foot masonry wall. The applicant is requesting a modification to install a seven-foot solid fence. The applicant stated that constructing a solid fence with hand tools will allow the preservation of more mature trees than constructing a masonry fence. The town's community forester agreed with this assessment and the applicant is proffering that only hand tools will be used for the fencing. A fence detail is shown on Sheet 13 of the GDP (attachment #4) and the ARB will have final design approval. The existing fencing along parcels 4 and 6 are wood. Staff is supportive of this modification.

PCA #17-101 Proffer Modification

1. Proffer #4 currently requires a building setback from the residential (western) property line of 55 feet and a parking setback of 11 feet. The applicant is requesting to revise the proffer to reduce the building setback to 30 feet and increase the parking setback to 54 feet. This would allow the existing parking spaces, loading spaces, and drive aisle to be completely eliminated on Parcel 5.

Staff evaluated the criteria for review of zoning map amendments found in Zoning Ordinance Section 78-155.1(i)(2), which incorporates the requirements of §15.2-2284 of the Code of Virginia.

Criteria from Section 78-155.1(i)(2)	Meets or Does Not Meet	Why the application meets or does not meet the criteria of Section 78-155.1(i)(2)
Is consistent with the Comprehensive Plan	Meets	This site is designated Regional Corridor Mixed Use. This is a high intensity designation that encourages an attractive environment and positive economic impacts for the town. This proposal will

		demolish an aging industrial building with a modern building that more efficiently uses the town's limited space.
There are changed conditions that justify an amendment	Meets	The town currently has seven single family residences under construction/approved/in review. There are 141 townhouses or stacked townhouses under construction/approved/in review. There are 2,335 multifamily units under construction/approved/in review. The town only had 1,614 multifamily units in 1994 and 2,540 units in 2008. It is logical to assume the increase in these smaller units will require storage.
Addresses a demonstrated community need	Meets	The detailed TRG (Transit Related Growth) master plan is currently under study and could provide additional detail upon completion. Security Public Storage on the adjacent parcel is the only other indoor self-storage facility in town limits. Public Storage on 466 Herndon Parkway and Extra Space Storage on 250 Spring Street are the only outdoor storage places in town limits. It is logical to assume that the pending construction of 2,335 multifamily units will increase the demand for storage solutions.
Compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land	Meets with proffers	The properties to the north, east, and south are in the same Business Park and are also self-storage or industrial uses. The revised proffers and GDP will maintain and enhance the existing landscape buffer to the western residential properties and will eliminate the parking spaces, loading spaces, and drive aisle that are currently between the existing building and the single family residences.
Results in a logical and orderly development pattern	Meets	The existing site has had industrial uses for 40 years and is located in a business/industrial park. The proposal

consistent with accepted or emerging planning practices		would reorient the loading, noise, and activity to be away from the residential properties and towards the interior of the Business Park.
Avoids the creation of an isolated zoning district unrelated to adjacent and surrounding zoning district	Meets	The site is already zoned PD-B and this proffer condition amendment will limit the uses beyond those currently allowed on Parcel 5.
Avoids adverse impact on the property values of surrounding lands	Meets with proffers	The proposal would reorient the activity on this parcel to be internal to the business park and away from the existing single family residences.
Avoids adverse impact on the natural environment, including but not limited to, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment	Meets with proffers	Parcel 5 was developed before there was a requirement to treat stormwater pollutants (nitrogen, phosphorus, and sediment). The state stormwater regulations require that 75% of stormwater runoff be treated on site and allows 25% to be met through nutrient credits. The applicant is proffering to treat 100% of the stormwater runoff on site.
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.	Meets	The traffic analysis (attachment #7) provided by Wells + Associates shows trip generation would increase from 97 trips per day to 112 trips per day. The proposed trips would be distributed throughout the day and have fewer AM and PM peak hour trips. VDOT defines a significant impact as a proposed use that generates 5,000 or more trips.
Results in development that is adequately served by public facilities (potable water and sewage, schools, parks, police, and fire and emergency medical facilities)	Meets with proffers	The proposed redevelopment has no or negligible impact on water, sewer, police, and fire. Self-service storage facilities do not utilize public schools or parks.
If infill and redevelopment is consistent with the redevelopment criteria and other applicable guidelines as stated in the Herndon 2030	Meets	This proposal reduces the number of allowed industrial uses on Parcel 5 and redevelops the site in a way that is beneficial to the environment and increases the distance of industrial

Comprehensive Plan (adopted August 12, 2008), as amended.		vehicles from the existing single family residential properties.
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Analysis of Proffers (Conditional Rezoning)

Proffers are voluntary commitments by landowners to donate land, money, or to perform an act in order to address the effects of changing a land use. Localities are allowed to accept proffers provided they are consistent with the provisions of Virginia Code §15.2-2303. Proffers must be voluntary and must be reasonably related to the rezoning request. Many of the proffers are from previous rezonings and apply to the other 5 parcels in the park. Staff is working with the applicant on formatting the proffers to match the current town template. The table below will distinguish between existing proffers and new proffers.

#	Proffer subject	Analysis of proffer
1	Allowed uses (Existing)	These are the existing uses allowed in the Reston Herndon Business Park.
1a	Allowed uses on Parcel 5 (New)	This proffer limits the uses allowed on Parcel 5 to self-service storage facilities, light manufacturing, electronic warehousing, warehousing, and wholesale establishments.
2	Trees (Existing)	This unchanged proffer protects the existing trees located along the northwestern property line on the Security Public Storage site (Parcel 6).
3	Planting Islands (Existing)	This unchanged proffer maintains the requirement for planting islands on both sides of Victory Drive
4	Setbacks (Amended)	This proffer amends the building setback along the residential (western) property line from 55 feet to 30 feet and the parking setback from 11 feet to 50 feet. This only applies to Parcel 5.
5	Travel lanes (Existing)	This exiting proffer limits the travel lanes on the residential (western) lot line to light vehicular traffic. This proffer is unnecessary for Parcel 5 because the travel lane will be eliminated.
6	Restaurant uses (Existing)	This existing proffer limits restaurant uses to the tenant spaces at 301 Spring Street.
7	Maximum FAR (New)	This proffer limits the maximum FAR on Parcel 5 to 0.77.
8	Stormwater management	This proffer commits the applicant to providing all stormwater quality and quantity on site.

9	Architectural Design	This proffer commits the applicant to the elevations provided in the GDP, with final design approval delegated to the ARB.
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Planning Commission Alternatives

The following alternatives are available to the Planning Commission for its decision on Zoning Map Amendment ZMA #21-02.

1. Recommend approval to the town council.
2. Recommend denial to the town council.
3. Recommend continuance of the application to the October 24, 2022 Planning Commission public hearing.

Staff Recommendation

Staff is recommending approval of ZMA #21-02 inclusive of modifications in accordance with Alternative #1 for the following reasons:

- The proposal will redevelop the property in a way that is beneficial to the adjacent single family residences.
- The proposal will improve water quality on the site.
- The proposal will provide a service within town limits without negatively impacting public services.

Attachments

1. Draft Planning Commission resolution
2. Applicant's statement of justification dated June 1, 2022
3. Applicant's proffer statement dated September 7, 2022.
4. Generalized Development Plan dated July 28, 2022
5. Architectural Review Board memo to the Planning Commission dated June 24, 2022
6. Rezoning plat dated December 16, 2021
7. Trip generation analysis dated December 28, 2021

Staff Signatures



David Stromberg, AICP, Zoning Administrator

TOWN OF HERNDON, VIRGINIA

PLANNING COMMISSION

DRAFT RESOLUTION

September 26, 2022

Resolution- to recommend APPROVAL of Zoning Map Amendment ZMA #21-02, 331 Victory Drive, a zoning map amendment to permit a new self-storage facility within the PD-B, Planned Development – Business, zoning district with proffered conditions and a revised GDP, Generalized Development Plan.

WHEREAS, the applicant, Parcel 5 Partners, LLC, has submitted a zoning map amendment, ZMA #21-02, on land identified as Fairfax County Tax Map Number 0162-02-0174C, to amend the existing proffers and GDP in order to demolish the existing industrial building and construct a new self-service storage facility; and

WHEREAS, the request includes a proffer statement dated September 7, 2022 and a generalized development plan dated July 28, 2022; and

WHEREAS, the request conforms to the Town of Herndon 2030 Comprehensive Plan; and

WHEREAS, the applicant is requesting modifications to the following sections of the zoning ordinance: Section 78-50.5(f)(4)(b) regarding parking areas located within 60 feet of residential areas, and Section 78-110.4(e)(3)(b) regarding landscape buffer material when not adjacent to a public right-of-way; and

WHEREAS on September 26, 2022, the Planning Commission held a public hearing to consider ZMA #21-02; and

WHEREAS, the Planning Commission has determined that the above referenced proffer statement and generalized development plan conforms to Section 78-155.1(i)(2) of the zoning ordinance and Section 15.2-2284 of the Code of Virginia; and

WHEREAS, the Planning Commission has determined that the applicant has demonstrated that the requested modifications afford equal or greater assurances of meeting the applicable goals of the zoning ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia, that the Commission hereby recommends that the Town Council Approve ZMA #21-02 with the following proffers.

[Insert Proffer Statement]

Revised
June 1, 2022

**STATEMENT OF JUSTIFICATION
ZONING MAP AMENDMENT APPLICATION
PARCEL 5 PARTNERS LLC**

**Fairfax County Tax Map Parcels
16-2 ((2)) 173B, 174C, and 174D
16-4 ((2)) 10C, 10D, and 10E**

Please accept the following as a statement of support for a zoning map amendment (“ZMA”) pursuant to Section 78-150.1 of the Town of Herndon Zoning Ordinance (the “Ordinance”). Parcel 5 Partners LLC (the “Applicant”), requests an increase in the floor area ratio (“FAR”) in accordance with the provisions set forth in Section 78-50.5(f)(2), and a decrease in the proffered building setback of 55 feet from the western property line to 30 feet on property identified among the Fairfax County tax map records as 16-2 ((2)) 174C (“Parcel 174C”). Parcel 174C is one of six parcels that comprise the Reston-Herndon Business Park (the “Business Park”). The other parcels are identified as 16-2 ((2)) 173B and 174D, and 16-4 ((2)) 10C, 10D, and 10E. The entirety of the Business Park has been included in the application area (the “Application Property”), even though the proposed changes affect only Parcel 174C.

BACKGROUND

The Application Property is located on the south side of Spring Street, approximately 800 feet west of its intersection with Herndon Parkway. The Application Property consists of 16.2 acres and is zoned to the Planned Development – Business (“PD-B”) District. Vehicular access to the Application Property is provided from Victory Drive, a private street accessed off of Spring Street. The Application Property is currently developed with a series of low industrial buildings and self-storage facilities. Parcel 174C is currently developed with a 36,921 square foot, one-story industrial building built in 1982.

The Application Property is subject to Z-79-101-2, which rezoned the entire 16.25-acre Business Park from the Industrial General (I-G) District to the Planning Development – Industrial Park (PD-IP). With the adoption of the current Zoning Ordinance, the zoning designation of the Application Property was administratively changed from PD-IP to PD-B. On March 28, 2017, the Town Council (“TC”) approved a proffer condition amendment, referenced as PCA #17-101, with proffers dated March 17, 2017. PCA #17-101, permitted the Business Park to lease space for retail uses in the building fronting along Spring Street, and to add uses permitted in the PD-B District to the list of uses that were approved with the 1979 rezoning.

On March 23, 2021, the Town Council approved special exception, SE #20-05, for the adjacent parcel north of Parcel 174C, identified as Tax Map 16-2 ((2)) 173B, 385 Spring Street. The special exception permits a U-Haul rental service, up to a maximum of four 10-foot box trucks, as an accessory use to the self-service storage facility.

DESCRIPTION OF PROPOSAL

The Applicant proposes to demolish the existing industrial building on Parcel 174C, and construct a new 24-foot tall, 60,732 square foot self-service storage facility with 30,366 square foot cellar. An increase in the floor area ratio ("FAR") in accordance with the provisions set forth in Zoning Ordinance Section 78-50.5(f)(2), and a decrease in the proffered building setback of 55 feet from the western property line to 30 feet are requested as part of this ZMA application.

Self-service storage is a permitted principal use in the PD-B District and is subject to specific use standards set forth in Section 78.71.16(d)(1) of the Zoning Ordinance. The proposal meets the use standards as follows:

- a. Limited commercial uses. The only commercial uses permitted on site shall be of storage bays and the pickup and deposit of goods or property in storage.

The self-service storage facility is the only commercial use on Parcel 174C.

- b. Retail sales. Retail sale may be permitted as an accessory use limited to the lesser of either 40 percent of the area containing the office or 5,000 square feet.

There are no retail sales proposed on-site.

- c. Use of storage bays. Storage bays shall not be used to manufacture, fabricate or process goods; service or repair vehicles, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; or conduct any other commercial or industrial activity on the site.

The storage bays will not be used not be used to manufacture, fabricate or process goods; service or repair vehicles, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; or conduct any other commercial or industrial activity on the site.

- d. Caretaker residence allowed. One security or caretaker residence may be developed on the site.

There is no residence on-site.

- e. Not legal address. Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address.

The storage bays will not be considered premises for the purpose of assigning a legal address.

- f. Stored items shall be enclosed. Except as provided in this section, all property stored on the site shall be entirely within enclosed buildings.

All property will be stored in units within the building. There is no outdoor storage proposed.

- g. Storage of recreational vehicles. Open storage of recreational vehicles and dry storage of pleasure boats of the type customarily maintained by persons for their personal use shall be permitted within a self-service storage facility use, provided that the following standards are met:

1. The storage shall occur only within a designated area. The designated area shall be clearly delineated.
2. The storage area shall not exceed 25 percent of the buildable area of the site.
3. The storage area shall be entirely screened from view from adjacent residential areas and public streets by a building or solid wall with landscaping on the outside of the wall.
4. Storage shall not occur within the area set aside for minimum building setbacks.
5. No vehicle maintenance, washing, or repair shall be permitted.

There will be no open storage of recreational vehicles or dry storage of pleasure boats.

- h. Circulation and parking. If separate buildings are constructed, there shall be adequate space for the circulation and parking of large moving vans.

There are two points of access to the proposed self-storage facility; one on the northern portion of the building and one along the southern portion of the building. Loading spaces are provided on both ends, and the access areas have been designed to accommodate large moving vans. Ample parking is provided.

- i. Storage bay doors. Storage bay doors shall not face any abutting property located in a residential district, nor shall they be visible from any public road.

The storage bay doors are not visible from the residential neighborhoods to the west nor are they visible from Spring Street since Parcel 174C is internal to the Business Park.

- j. Hours of operation. Hours of public access to a self-storage use adjacent to a residential zoning district shall be restricted to between 6:00 a.m. to 9:00 p.m. Monday through

Friday except federal holidays and 7:00 a.m. to 10:00 p.m. on Saturdays, Sundays and federal holidays.

The hours of operation are 7:00 a.m. to 9:00 p.m.

- k. Screening of roof mounted equipment. A screen shall be constructed to obscure roof-mounted heating and air conditioning and other equipment, if any. The combined height of the building and the screen shall not exceed the height limit in the zoning district where the use is permitted.

There is no roof mounted equipment.

- l. Stacking and turning. Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

The Business Park is accessed by Victory Drive, a private street. There is easily accessible parking and loading facilities and the proposal has been designed to ensure adequate circulation for all vehicles accessing the facility.

- m. Enclosed trash facilities. Provide adequate, enclosed trash storage facilities on the site.

A trash room is proposed within the proposed self-storage facility.

The Applicant seeks approval of a ZMA to increase the permitted FAR and to decrease the proffered building setback of 55 feet from the western property line to 30 feet. Modifications to the buffer requirement and the required off-street parking and loading distance from residentially zoning properties are also requested. Each request is discussed in detail below:

Increase in Permitted FAR

Section 78-510.1(b) of the Ordinance sets forth the parameters for achieving an increase floor area. Lots in the PD-B District have a maximum FAR of 0.4. The Applicant proposes a FAR of 0.77 for Parcel 174C. Per Section 78-50.5(f)(2), the town council may as part of the review of the PD-B District, permit an increase of the floor area ratio by up to 100 percent, if the PD-B development meets certain standards. The application meets these standards as follows:

- a. Additional open space (common or dedicated) above that required by Section 78-50.5(g), open space and community/recreation uses, in proportion to the requested increase in dwelling unit density.

Section 78-50.5(g) of the Zoning Ordinance requires a minimum of 20 percent of the gross land area be set-aside as open space. The Applicant proposes 23 percent of Parcel 174C as open space, in excess of the 20 percent required. The open space is concentrated along the western periphery of the site and at the two site entrances from Victory Drive. The Applicant proposes a robust landscape screen along the western

property line to screen the proposed development from the adjacent residential neighborhood.

- b. Special attention to enhancing both the site perimeter buffer and landscape features on the interior of the site.

A robust landscape screen is proposed along the western property line to screen the proposed development from the adjacent residential neighborhood. In addition to the perimeter buffer landscape strip, the landscape plan includes parking lot and interior landscaping. A mix of evergreen trees, canopy deciduous trees, and shrub are proposed throughout the development to soften the proposed self-storage facility.

- c. The provision of unique features and amenities such as, but not limited to, terraces, sculpture, reflecting pools and fountains.

The self-service storage facility will have brick on the four corners of the building. The architecture of the building will complement the surrounding development.

- d. The provision of structured or underground parking facilities to better enable the provision of open space, efficient transportation, and design features.

The Business Park is currently developed with surface parking. It is not practical to provide structured or underground parking for this self-storage facility. The surface parking will be screened from the residential neighborhood to the west by the building and supplemental landscaping.

- e. Provision of transportation demand management techniques such as commitments for on-site employees to van pool, subsidies for employees to use public transit, options for telecommuting and flexible work hours that avoid peak traffic periods.

As shown on the trip generation comparison the proposed use would generate significantly fewer peak hour trips and only a marginal increase in daily trips. It is anticipated that the proposed use would have less impact on the roadway network during peak hours when levels of service and delays are evaluated than the existing use.

- f. Exceptional exterior building design that includes pedestrian-friendly features; attention to architectural details such as molding, pitched roofs or decorative window and door treatments; varied color, design and texture of siding; and high-quality materials to be used on all facades of the building.

The self-service storage facility will have brick on the four corners of the building. The architecture of the building will complement the surrounding development.

- g. Floodplain areas on the subject property may be dedicated to the town and count toward the required open space and green space if meeting applicable standards.

There is no floodplain area on Parcel 174C.

Building Setback from Western Property Line – Proffer 4

PCA #17-101 was approved subject to proffers dated March 17, 2017. Proffer 4 states that along the western lot line, the building setback shall be 55 feet and the parking lot setback shall be 11 feet. The Applicant is proposing a building setback of 30 feet, and a parking lot setback of 54 feet. While the proposed building is located closer to the western lot line than the existing condition, the parking lot has been removed from the rear of the building and will be located further from the western lot line. A robust landscape screen is proposed along the western property line to screen the proposed development from the adjacent residential neighborhood. The elimination of the parking in the rear of the building will be an improvement from the existing condition, and will decrease the amount of noise and light impacts to the adjacent community. The building architecture will be compatible with the residential community. Given the site design improvements, the Applicant's proposed reduction in the required setback of 55 feet to 30 feet will not adversely impact the adjacent residential use.

MODIFICATIONS REQUESTED

The Applicant requests modifications to the buffer requirement and the required off-street parking and loading distance from residentially zoning properties. Each request is discussed in detail below:

Buffer Requirement Modification

Per Section 78.110.4(e)(3) of the Zoning Ordinance, Buffer Class "C" of 15 feet in width is required along the western property boundary. Buffer C-15 requires a six-foot-tall masonry wall. The Applicant requests a modification to construct a seven-foot-tall solid fence, rather than a masonry wall. Given the topography, the Applicant is concerned that the installation of masonry fence with a continuous footer would have adverse impacts on neighboring properties. To lessen the impact on existing vegetation and neighboring properties, the Applicant proposes to construct a high quality, seven foot tall solid fence.

Off-street Parking and Loading Setback Modification

Section 78.50.5(f)(4)(b) of the Zoning Ordinance, states that off-street parking and loading areas must be setback at least 60 feet from any residential zoning district boundary. As shown on the Generalized Development Plan ("GDP"), the parking lot on the northern side of the proposed building is located approximately 54 feet from the western property line, which is developed with residentially zoned single family dwelling units. Two loading spaces are located in this section of the parking lot. The loading spaces are not orientated to face the western property line, rather they are orientated in a north/south direction. In addition, the Applicant proposes to screen these elements from the residential development with landscaping.

COMPREHENSIVE PLAN RECOMMENDATIONS

The Application Property is located in the Regional Corridor Mixed-Use land use category in the Town of Herndon 2030 Comprehensive Plan (the “Plan”). This classification encourages flexibility and a mixture of uses. The land use policies for the Regional Corridor Mixed-Use encourages the creation of an attractive environment that encourages companies and businesses to locate and remain within the Town limits, and thus generate positive economic benefits. The development meets the intent of the Regional Corridor Mixed-Use vision by providing an economic alternative for people and businesses wishing to keep their assets and belongings in a secure location that is protected from the environment and constructed with high quality site design and landscaping.

The Applicant’s proposal seeks to reinvigorate an older industrial use with an attractive community-serving use that meets the Town of Herndon’s design expectations. The proposed building will offer an attractive, well-balanced design that incorporates four-sided architecture, comprised of a variety of high-quality building materials. The building massing is broken up with materials to soften the industrial design of the building. Materials will include brick and corrugated metal cladding, and differentiating design elements that reflect the company branding, such as red metal awnings, faux pilasters, and decorative shale tiles. The proposed self-service storage facility will include modern, oversized passenger elevators; clean, well-lit hallways; a state-of-the art security system; passive and active fire protection that includes sprinklers; and a monitoring service. No noise, light, glare, or other impacts are anticipated with the proposed use.

While market research has shown that there has been a steady growth in the demand for self-storage, there remains a low supply of available units. While the majority of those seeking climate-controlled storage units are expected to be residential homeowners, small business owners proximate to the facility will likely rent units. The proposed self-storage will meet the demand in the Herndon for high-quality modern, reliable, secure, and affordable storage within the Regional Corridor Mixed-Use land use designation and Transit-Related Growth Area.

CONCLUSION

The Applicant’s proposal updates and revitalizes this important piece of PD-B zoned land. The proposal is consistent with the Regional Corridor Mixed-Use vision, and the recommendations of the Plan. This self-service storage facility use will be a benefit to the overall community and a needed update to the Business Park.

RESTON-HERNDON BUSINESS PARK**ZMA #21-02****PROFFER STATEMENT****SEPTEMBER 7, 2022**

Zoning Map Amendment Application ZMA #21-02 (the “**Application**”) has been filed by and on behalf of Parcel 5 Partners LLC, (the “**Applicant**”) on approximately 1.78 acres of land identified among the Fairfax County tax map records as 16-2 ((2)) 174C (the “**Application Property**”) within the Reston-Herndon Business Park (the “**Business Park**”). The Application Property is zoned to the Planned Development – Business (“PD-B”) District.

Pursuant to Section 15.2-2303 of the Code of Virginia (1950, as amended) and Section 78-155.1 of the Town of Herndon Zoning Ordinance (2021, as amended) (the “**Zoning Ordinance**”), the Applicant, for itself, the owners, and their respective successors and/or assigns, hereby proffers that redevelopment of the Application Property shall be in accordance with the following conditions (the “**Proffers**”) if, and only if, the Application, as proposed by the Applicant, is granted by the Town Council (the “**Council**”). If the Application is approved by the Council, the proffered conditions identified below will reaffirm or amend, replace and/or supersede the existing proffered conditions associated with the approval of PCA #17-01 dated March 28, 2017. In the event this Application is denied by the Council, the Proffers will immediately be null and void and all Existing Proffers accepted in PCA #17-101 will remain in full force and effect with respect to the Application Property.

The following proffer changes, additions, and deletions pertain to the Application Property only and will modify the existing proffers with respect to the Application Property, as described below.

Existing Proffer 1 – *Uses*, is amended/replaced as to the Application Property as follows:**1. Uses on the Business Park shall be limited to the following uses:**

- Warehousing
- Self-Storage
- Electronic Warehousing
- Commercial office building
- Recreation exercise facilities, including gymnastics, health studios, dancing instruction, racket ball and similar activities
- Printing and engraving shop
- Post-secondary education and career schools
- Establishments for the assembly of communications equipment, computer, electrical or electronic equipment, optical and photographic equipment
- Communications offices
- Museum, fine arts center

- Religious Institution without schools or day care except accessory care during services or special events
- Restaurant with or without outdoor eating
- All office uses, excluding medical or health related services
- Commercial recreation/entertainment indoor
- Animal hospital, kennel, pet daycare, animal shelter, vet clinic with no outdoor kennels
- Artist's studio or gallery
- Dry cleaning/laundry pickup/drop off only
- Durable goods sales
- Financial institution
- Health care facility
- Mailing and parking service
- Personal services, general
- Product repair and services
- Retail sales
- School of special instruction
- Other personal services and retail sales uses
- Scientific research and scientific development
- All other industrial service uses
- All other light manufacturing uses except uses involving freight delivery, long term storage, mass production and transporting of finished products
- Contractor's materials with no outdoor storage
- Wholesale establishments

1A. Uses on the Application Property are limited to the following uses:

- Self-Storage
- Light Manufacturing
- Electronic Warehousing
- Warehousing
- Wholesale establishments

Existing Proffer 2 is affirmed and remains unchanged, and is included as follows:

2. The trees existing at the time of this approval along the western lot line of the property from Spring Street to a point approximately 150 feet southward into the property, as well as the trees in the northwest corner of the property (approximately 450 square feet) shall be maintained.

Existing Proffer 3 is affirmed and remains unchanged, and is included as follows:

3. The existing planting islands on both sides of Victory Drive shall be maintained.

Existing Proffer 4 is amended/replaced as to the Application Property as follows:

4. The building setback along the western lot line is 30 feet. The parking lot setback along the western lot line is 50 feet.

Existing Proffer 5 is affirmed and remains unchanged, and is included as follows:

5. The travel lane along the western lot line shall be restricted to light vehicular traffic with no heavy trucks permitted thereon and shall be signed as such.

Existing Proffer 6 is affirmed and remains unchanged, and is included as follows:

6. Restaurant uses shall be limited to the lease spaces in Building 3/3A as shown on Exhibit A-001 dated October 13, 2016 and attached to the proffers approved with PCA #17-101.

New Proffers 7 through 9 are added as to the Application Property as follows:

7. The maximum floor area ratio ("FAR") for the Application Property shall not exceed 0.77.
8. Stormwater quantity and quality management required for this project shall be provided on site.
9. High-quality architectural design and exterior materials shall be in substantial conformance with Sheets 9 through 13 of the GDP. Substantial conformance shall be determined by the Zoning Administrator as specified in the Zoning Ordinance. Final architectural elevations and exterior materials, building and site signage, and other site features are subject to approval by the Architectural Review Board.

Successors and Assigns

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

Counterparts

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed in 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

Herndon-Reston Industrial LLC

Applicant/Title Owner of 16-4 ((2)) 10D, 10E
16-2 ((2)) 174D

By: _____

Name: _____

Title: _____

State of _____

City/County of _____, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____,

20__ by _____ as _____ of and on behalf of

Notary Public

Notary Registration No.: _____

My Commission Expires: _____

Herndon Storage LLC
Applicant/Title Owner of 16-2 ((2)) 173B
16-4 ((2)) 10C

By: _____

Name: _____

Title: _____

State of _____

City/County of _____, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____,

20__ by _____ as _____ of and on behalf of

Notary Public

Notary Registration No.: _____

My Commission Expires: _____

Parcel 5 Partners LLC
Applicant/Title Owner of 16-2 ((2)) 174C

By: _____

Name: _____

Title: _____

State of _____

City/County of _____, to wit:

The foregoing instrument was acknowledged before me this _____ day of _____,

20__ by _____ as _____ of and on behalf of

Notary Public

Notary Registration No.: _____

My Commission Expires: _____

Attachment #4

VICTORY DRIVE
GENERALIZED DEVELOPMENT PLAN
TOWN OF HERNDON, VIRGINIA

DECEMBER 8, 2021
APRIL 25, 2022
JULY 28, 2022

PROJECT TEAM:

DEVELOPER/APPLICANT:

PARCEL 5 PARTNERS LLC,
C/O KENWOOD MANAGEMENT CO.
5272 RIVER ROAD, SUITE 360
BETHESDA MD 20816
(301) 656-7790
CONTACT: MR. PHIL ACKLEY

CONTACT: MR. PHIL ACKLEY

CIVIL ENGINEER:

LAND DESIGN CONSULTANTS, INC.
4585 DAISY REID AVENUE, SUITE 201
WOODBIDGE, VA 22192

(703) 680-4585

CONTACT: MR. MATT MARSHALL, L.S., AICP

ARCHITECT:

BWD ARCHITECTS, INC.
800 WEST BROAD STREET, SUITE 400
FALLS CHURCH, VA 22046
(703) 356-6771

(703) 356-6771

CONTACT: MR. JACK WILBERN

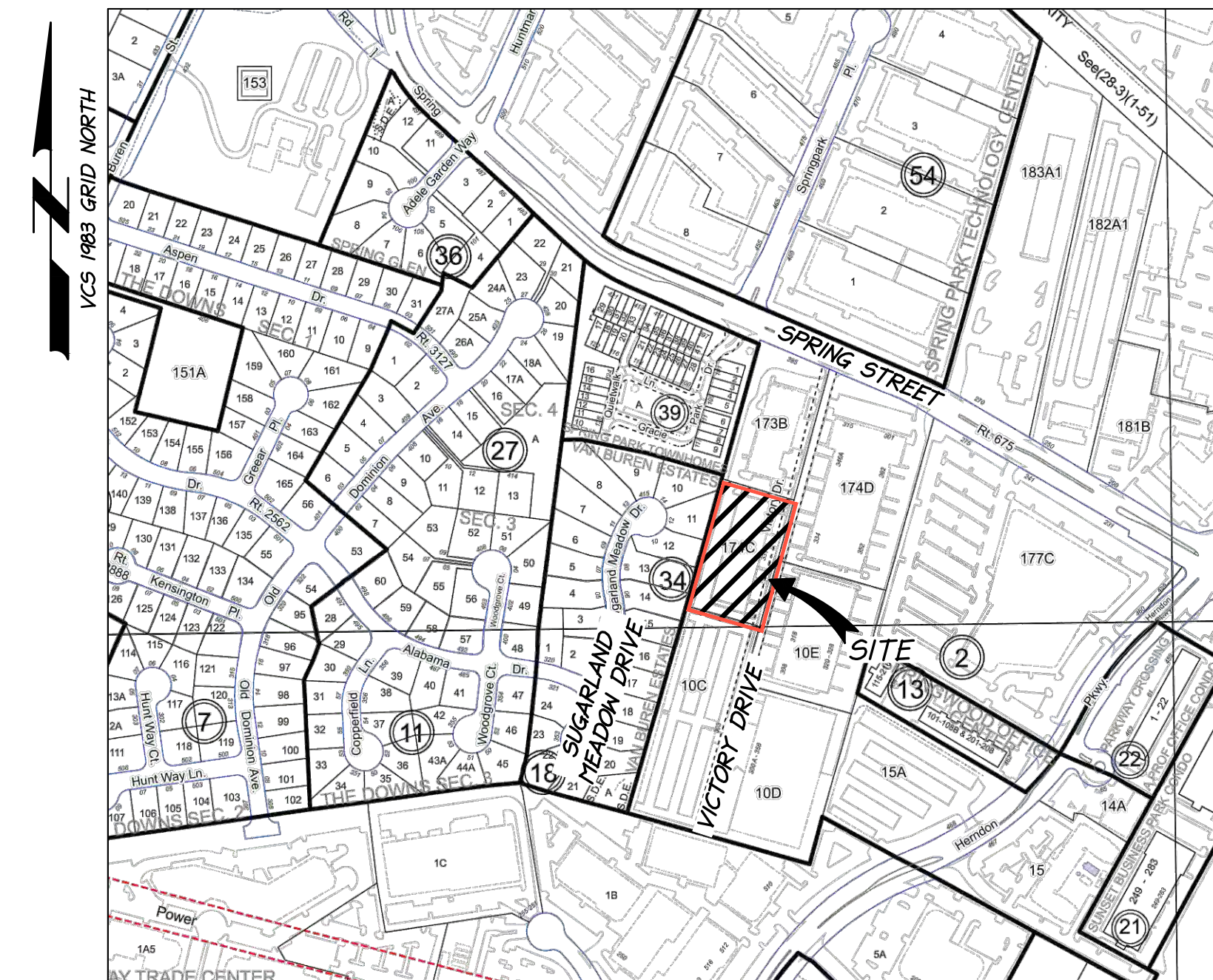
LAND USE ATTORNEY:

WALSH COLUCCI LUBELEY & WALSH
2200 CLARENDON BLVD., SUITE 1300
ARLINGTON, VA 22201

(703) 528-4700

CONTACT: MS. ELIZABETH BAKER

PROPOSED SITE TABULATIONS			
REQUIRED		PROPOSED	
APPROX. AREA OF INDUSTRIAL PARK	+/- 16.2 Ac.	SITE AREA:	+/- 1.78 Ac. (77,390 SF)
		AREA OF DEDICATION:	0.0 Ac. (0 SF)
		SITE AREA AFTER DEDICATION	+/- 1.78 Ac. (77,390 SF)
		USE:	SELF-SERVICE STORAGE (Section 78-71.16)
EXISTING ZONE:	PD-B	ZONE:	PD-B
MIN. DISTRICT SIZE:	2.0 Ac.	DISTRICT SIZE:	N/A
MAX. DENSITY:	F.A.R. 0.4 (Conditionally can be up to 0.8, Section 78-510.1(b)) NOTE: F.A.R. EXCLUSIVE OF CELLAR AREA	DENSITY:	FAR +/- .77
MAX. BUILDING HEIGHT	45 FEET	BUILDING HEIGHT:	+/- 24 FEET
NUMBER OF FLOORS:	N/A	NUMBER OF FLOORS:	2 FLOORS + CELLAR
BUILDING LOT COVERAGE:		F.A.R. AREA:	60,732 SF
		CELLAR AREA:	30,366 SF
		TOTAL AREA:	91,098 SF
MIN. SETBACKS:		MIN. SETBACKS:	
FRONT:	None	FRONT:	N/A
SIDE:	Adjacent to residential equal to height	SIDE:	N/A
REAR:	Adjacent to residential equal to height	REAR:	+/- 24 FEET
LOT COVERAGE:		LOT COVERAGE:	
EXISTING PERVIOUS AREA:	+/- 0.17 Ac.	PERVIOUS AREA:	+/- 0.34 Ac.
EXISTING IMPERVIOUS AREA:	+/- 1.61 Ac.	IMPERVIOUS AREA:	+/- 1.44 Ac.
BUILDING LOT COVERAGE:		BUILDING LOT COVERAGE:	
MIN. OPEN SPACE:	20% (15,478 SF)	OPEN SPACE:	+/-24% (+/-18,381 SF)
MIN. OPEN SPACE FOR RECREATION:	N/A	RECREATION OPEN SPACE:	N/A
PARKING:	9 SPACES**	PARKING:	10 SPACES
LOADING SPACES:	2 SPACES	LOADING SPACES:	2 SPACES
ADA ACCESSIBLE SPACES:	1 SPACE (1 VAN ACCESSIBLE)	ADA ACCESSIBLE SPACES:	2 SPACES (2 VAN ACCESSIBLE)
PARKING PROVIDED NOT ATTRIBUTED TO USE:	N/A	SUPPLEMENTAL PARKING FOR BUSINESS PARK:	24 SPACES ★

VICINITY MAP

SCALE : 1" = 400'

PARKING NARRATIVE **

THE REQUIRED PARKING PROVIDED ON THE TABULATIONS HEREIN WAS COMPUTED UTILIZING THE ITE PARKING GENERATION RATES, MINI-WARHOUSE 151, IN ACCORDANCE WITH SECTION 78-100.3(b) OF THE ZONING ORDINANCE. THE REQUIRED PARKING RATE UTILIZES THE ABOVE GRADE AREA OF 60,732 G.S.F.

THE EXISTING BUILDING PROVIDED 67 PARKING SPACES. THE EXISTING BUILDING IS A WAREHOUSE AND THEREFORE, 30 PARKING SPACES WERE REQUIRED. AS A RESULT OF THE DEMOLITION OF THE EXISTING USE, THE APPLICANT PROPOSES 34 PARKING SPACES, WHICH IS 25 PARKING SPACES GREATER THAN WHAT IS RECOMMENDED BY THE ITE. THE RECOMMENDATION BY ITE IS,

$$P(\text{SPACES}) = 0.07 * X / (1000 \text{ GFA}) + 2.32 = 0.07 * (\frac{91038}{1000}) + 2.32 = 9 \text{ SPACES}$$

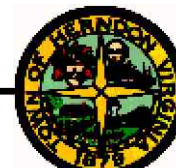
THIS APPLICATION IS DESIGNATING OR ATTRIBUTING 10 OF THE PROPOSED 35 PARKING SPACES TO THE PROPOSED USE. THE REMAINING 24 PARKING SPACES WILL BE UTILIZED BY THE INDUSTRIAL PARK.

THE CUMULATIVE PARKING TABULATIONS PROVIDED ON THE APPROVED G.D.P., SEE SHEET 8 HEREIN, STATED THAT THE REQUIRED PARKING FOR INDUSTRIAL PARK IS 284 PARKING SPACES AND THE PROVIDED IS 347 PARKING SPACES.

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITION PLAN
3. G.D.P.
4. TREE INVENTORY
5. LANDSCAPE PLAN
6. SWM - NOTES & NARRATIVE
7. SWM - VRRM SPREADSHEET
8. APPROVED G.D.P.
- 9-13. ARCHITECTURAL ELEVATIONS & DETAILS

TOWN PLAN #: ZMA #21-02

TOWN OF HERNDON, VIRGINIA		
COVER SHEET		
SUBDIVISION OR SITE PLAN NAME	VICTORY DRIVE	
OWNER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	PARCEL 5 PARTNERS LLC, C/O KENWOOD MANAGEMENT CO. 5272 RIVER ROAD, SUITE 360, BETHESDA MD 20816, 301-656-7790	
DEVELOPER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	PARCEL 5 PARTNERS LLC, C/O KENWOOD MANAGEMENT CO. 5272 RIVER ROAD, SUITE 360, BETHESDA MD 20816, 301-656-7790	
CERTIFIED ENGINEER, ARCHITECT OR SURVEYOR SUBMITTING PLAN, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	MATT MARSHALL L.S., LDC LC, 4585 DAISY REID AVENUE, SUITE 201, WOODBRIDGE, VIRGINIA 22192 703-680-4585	
FAIRFAX COUNTY TAX MAP NUMBER	0162 - 02 - 174C	EXISTING ZONING PD - B
TOTAL AREA	77,390 SF OR 1.7766 ACRES	PROPOSED ZONING PD - B
REVISED: JULY 2014		PAGE 1 OF 13 PAGES

PH: 703-680-4585 FX: 703-680-4775

COVER SHEET

VICTORY DRIVE

TOWN OF HERNDON, VIRGINIA

[illegible]

I HEREBY CERTIFY THAT
OTHER THAN THE REVISIONS
SHOWIN HEREON, NO OTHER
CHANGES HAVE BEEN MADE.



SCALE:

AS SHOWN

SHEET /
OF 13

DATE: DECEMBER, 2021

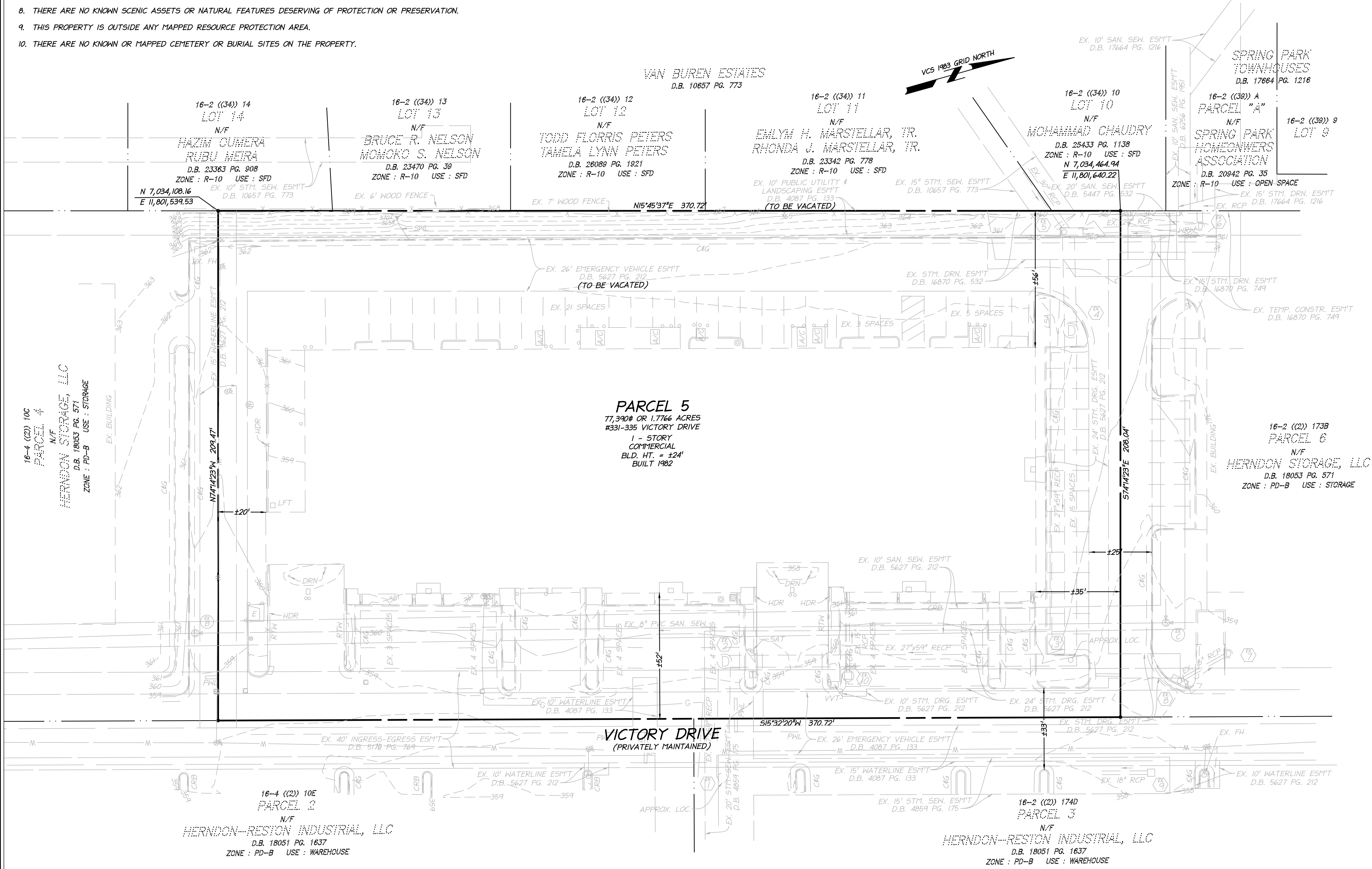
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FILE NUMBER: 21079-1-0	

Attachment #4

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 16-2 ((2)) PARCEL 174C AND IS CURRENTLY ZONED PD-B.
2. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF PARCEL 5 PARTNERS, LLC, BY DEED RECORDED IN DEED BOOK 24481 AT PAGE 1965, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE PROPERTY LINES SHOWN HEREON ARE BASED ON BOUNDARY SURVEY BY THIS FIRM PERFORMED ON AUGUST 3, 2021.
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES TO THE PROPERTY MAY NOT BE SHOWN.
5. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 51059C01010E, PANEL 110 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
6. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO FAIRFAX COUNTY MONUMENT WAG12(HV8698). THE COMBINED GRID AND ELEVATION FACTOR IS 0.999954027.
7. THIS TOPOGRAPHIC SURVEY ON THE PROPERTY KNOWN AS PARCEL 5, HERNDON INDUSTRIAL VENTURE SUBDIVISION, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF KEVIN D. VAUGHN, FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THE ORIGINAL DATA WAS OBTAINED ON AUGUST 3, 2021; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. THE VERTICAL DATUM IS NGVD29. THE CONTOUR INTERVAL IS ONE(1) FOOT.
8. THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
9. THIS PROPERTY IS OUTSIDE ANY MAPPED RESOURCE PROTECTION AREA.
10. THERE ARE NO KNOWN OR MAPPED CEMETERY OR BURIAL SITES ON THE PROPERTY.

LEGEND

- IPF IRON PIPE FOUND
IPS IRON PIPE SET
MNS MAG NAIL SET
MNF MAG NAIL FOUND
B/W BAY WINDOW
E.P. EDGE OF PAVEMENT
CONC. CONCRETE
AIR CONDITIONER
CLEANOUT
GAS METER
GAS VALVE
LAMP POST
MAILBOX
SANITARY MANHOLE
SIGN
TELEPHONE PEDESTAL
UTILITY POLE
WATER VALVE
WATER METER
WELL
OVERHEAD UTILITY
TREELINE

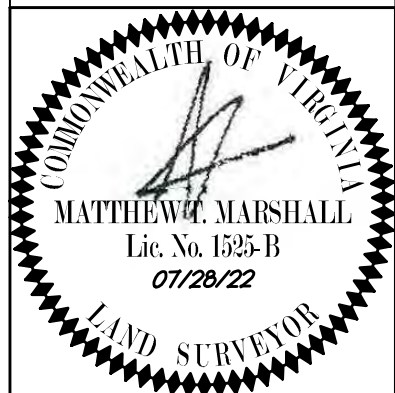


EXISTING
CONDITION
PLAN

VICTORY DRIVE

DATE	APPROVED BY	REVISION	DESCRIPTION	ENGINEER
07/28/22		1	ADDRESS SECOND SUBMISSION COMMENTS	
07/28/22		2	ADDRESS FIRST SUBMISSION COMMENTS	

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
1" = 20'

SHEET 2 of 13
DATE: DECEMBER, 2021
DRAFT: WOR
CHECK: MTM
FILE NUMBER: 21074-1-0

Attachment #4



A.D.A. ACCESSIBLE SPACE



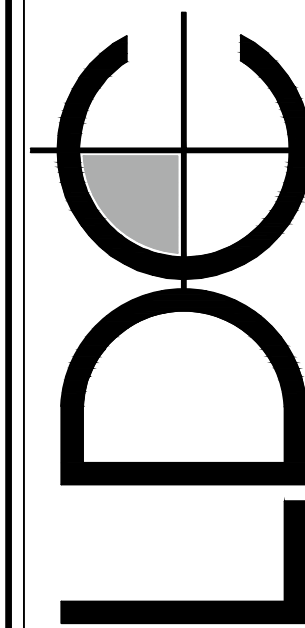
LOADING SPACE



PARKING PROVIDED NOT ATTRIBUTED TO USE

NOTES:

- DESIGN OF DRY UTILITIES WILL BE COORDINATED WITH UTILITY COMPANIES AT THE TIME OF SITE PLAN.
- NO RECREATIONAL FACILITIES ARE A PART OF THIS APPLICATION.
- SITE LIGHTING WILL BE PROVIDED AT TIME OF SITE PLAN AND WILL BE IN CONFORMANCE WITH SECTION 78-130.8 OF THE TOWN'S ZONING ORDINANCE.
- ALL PROPOSED UTILITIES AND THE LIMITS OF CLEARING AND GRADING DEPICTED HEREIN ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING.
- ALTERATIONS AND/OR NEW CONSTRUCTION OF BUILDINGS, BUILDING AND SITE SIGNS, AND OTHER SITE FEATURES SHALL BE SUBJECT TO REVIEW AND APPROVAL OF FINAL ARCHITECTURAL DESIGNS THROUGH THE TOWN'S ARCHITECTURAL REVIEW BOARD AFTER COMPLETION OF REQUIRED ADMINISTRATIVE SITE PLAN REVIEW PROCESS(ES) AND BEFORE ISSUANCE OF ANY BUILDING PERMITS FOR THIS PROJECT.
- ALL OUTSIDE EASEMENTS REQUIRED FOR OFFSITE WORK WILL BE OBTAINED DURING SITE PLAN, SHOULD OWNERSHIP FOR THE INDUSTRIAL PARK CHANGE.



4685 DASY REID AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-1555 EX: 703-680-4775

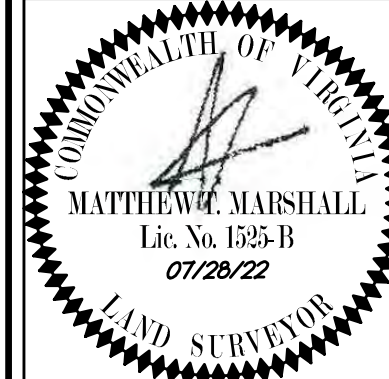
G.D.P.

VICTORY DRIVE

TOWN OF HERNDON, VIRGINIA

DATE	APPROVED BY:	REVISION	DESCRIPTION	ENGINEER
07/28/22		1	ADDRESS SECOND SUBMISSION COMMENTS	
08/25/22		2	ADDRESS FIRST SUBMISSION COMMENTS	

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

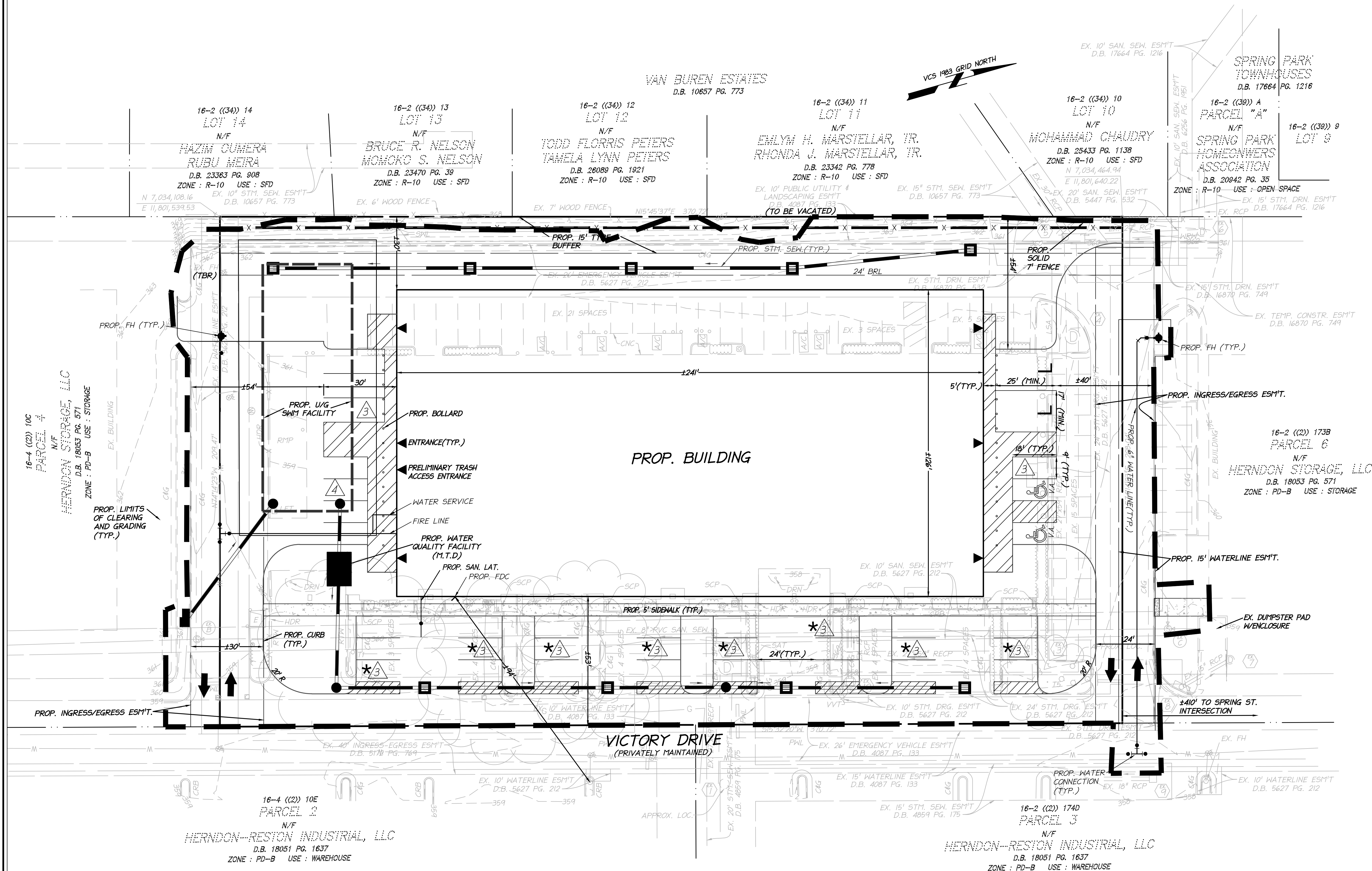


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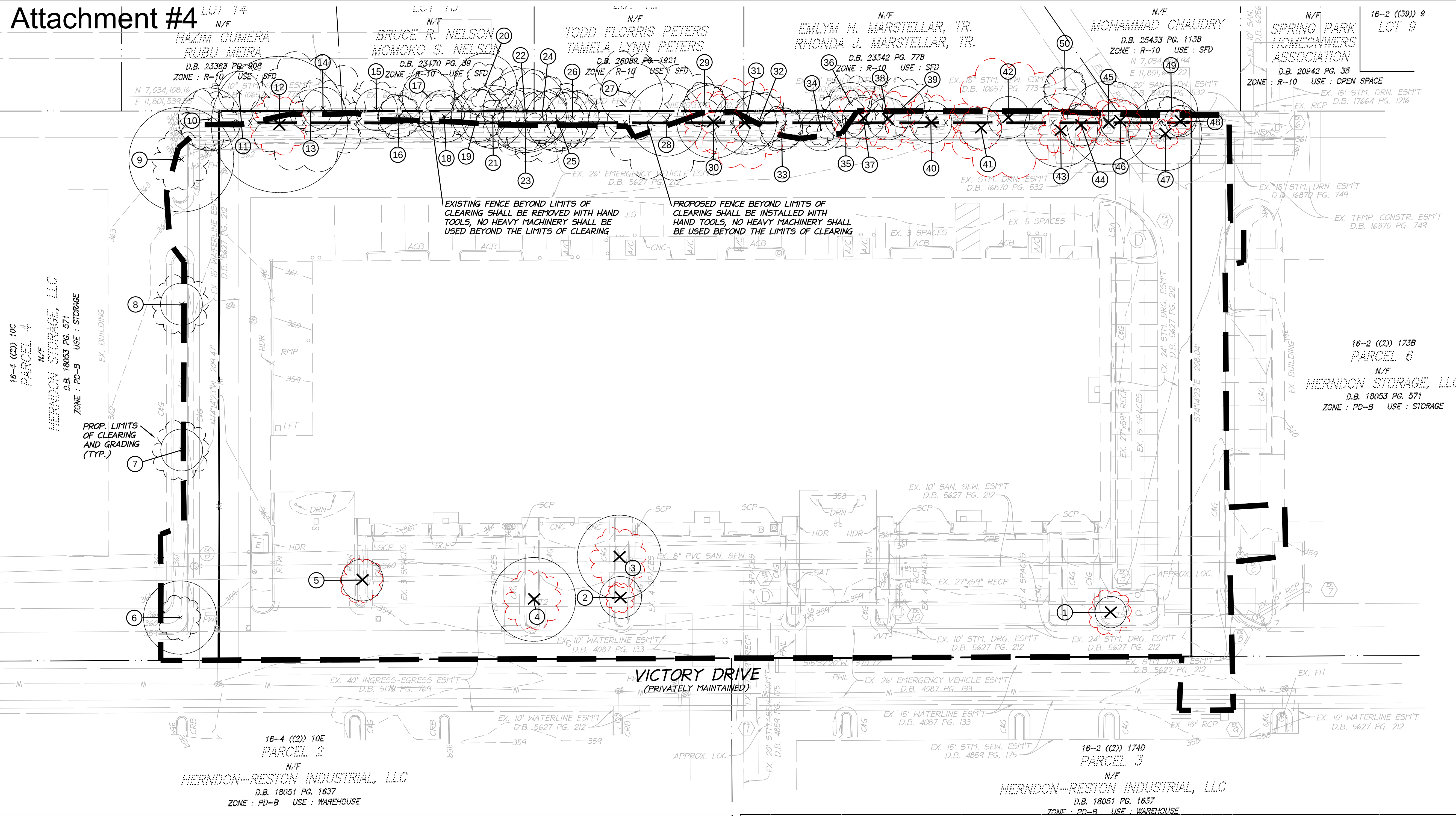
1" = 20'

SHEET 3 of 13

DATE: DECEMBER, 2021
DRAFT: CHECK: MTM
FILE NUMBER: 21074-1-0



Attachment #4



TREE INVENTORY																	
Plot#	Species		Size	Critical Root Zone	Condition	Canopy Position	Crown Density	Crown Spread	Activities						Problems/ Comments	Action To Be Taken	
	Common Name	Scientific Name	DBH	Radius (ft)	%		%	Average Canopy Spread (ft)	Root Prune	Mulch	Fertilize	Prune	Remove Vines	Treat Pests	Remove Tree		
1	Senceberry	Amerlanchier sp.	6	6	70	Supressed	70	15							x	Decay in Trunk; Within development area	Remove
2	Japanese cherry	Prunus serrulata	12	12	50	Supressed	65	10							x	Decay in Trunk; Within development area	Remove
3	Japanese cherry	Prunus serrulata	8,8	16	70	Supressed	75	20							x	Within development area	Remove
4	Littleleaf linden	Tilia cordata	16	16	75	Intermediate	80	20							x	Within development area	Remove
5	Littleleaf linden	Tilia cordata	8	8	70	Intermediate	75	15							x	Within development area	Remove
6	Senceberry	Amerlanchier sp.	14	14	70	Supressed	70	15	x							Offsite; Adjacent curb to be replaced	To Remain
7	Littleleaf linden	Tilia cordata	8	8	70	Intermediate	65	20	x							Offsite; Adjacent curb to be replaced	To Remain
8	Red oak	Quercus rubra	8	8	50	Intermediate	50	20	x							Offsite, In decline; Adjacent curb to be replaced	To Remain
9	Red oak	Quercus rubra	10,10	20	70	Intermediate	70	20	x							Offsite; Adjacent curb to be removed	To Remain
10	White pine	Pinus strobus	12	12	70	Dominant	80	20	x							Offsite	To Remain
11	Red oak	Quercus rubra	8	8	80	Intermediate	85	20	x							Offsite	To Remain
12	Callery pear	Pyrus calleryana	6,10,10	26	75	Supressed	80	20							x	Invasive; Located directly in path of proposed fence	Remove
13	Black locust	Robinia pseudoacacia	8	8	60	Intermediate	65	40	x							Jointly owned; Vines	To Remain
14	Black locust	Robinia pseudoacacia	8	8	60	Intermediate	65	20	x							Offsite	To Remain
15	Black locust	Robinia pseudoacacia	8	8	60	Intermediate	65	20	x							Jointly owned	To Remain
16	Black locust	Robinia pseudoacacia	8	8	60	Intermediate	70	15	x								To Remain
17	Red Maple	Acer rubrum	10	10	80	Intermediate	85	20	x							Offsite	To Remain
18	White pine	Pinus strobus	10	10	70	Dominant	80	15	x								To Remain
19	White pine	Pinus strobus	10	10	70	Dominant	80	20	x								To Remain
20	Silver Maple	Acer saccharinum	12	12	80	Intermediate	90	15	x							Offsite	To Remain
21	White pine	Pinus strobus	12	12	70	Dominant	80	20	x							Vines	To Remain
22	Black locust	Robinia pseudoacacia	16	16	60	Dominant	70	30	x							Jointly owned; Vines	To Remain
23	White pine	Pinus strobus	12	12	65	Dominant	70	20	x							Vines	To Remain
24	White pine	Pinus strobus	10	10	65	Dominant	75	30	x							Vines	To Remain
25	White pine	Pinus strobus	12	12	65	Intermediate	75	20	x							Vines	To Remain

[illegible]

LEGEND:

	EXISTING TREE
	EXISTING TREE TO BE REMOVED AND REPLACED BY PROPOSED LANDSCAPE PLAN
	TREE ID
	CRITICAL ROOT ZONE (CRZ)

TREE PRESERVATION
NARRATIVE:

IN ACCORDANCE WITH ZONING ORDINANCE 78-111, THE SITE HAS BEEN DESIGNED TO MAXIMIZE TREE PRESERVATION ALONG THE WESTERN BOUNDARY OF THE SITE. THIS IS BEING FACILITATED THROUGH THE USE OF A 7" FENCE IN PLACE OF THE 6" MASONRY WALL REQUIRED PER 78-110.4(E)(3)A. REMOVAL OF THE EXISTING FENCE AND INSTALLATION OF THE PROPOSED FENCE WITHIN TREE PROTECTION ZONES SHALL BE DONE USING HAND TOOLS, NO HEAVY MACHINERY SHALL BE PERMITTED WITHIN TREE PROTECTION ZONES.

EXCEPTING THAT CONSTRUCTION ACTIVITIES
RELATED TO THE FENCE IN THE MANOR
DESCRIBED ABOVE SHALL BE PERMITTED,
TREE PROTECTION MEASURES SHALL COMPLY
WITH 78-III.3, INCLUDING PROTECTIVE
FENCING, SIGNAGE, AND MULCHING.

EXACT LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT TIME OF SITE PLAN. ONSITE TREES SHALL BE PRESERVED TO THE EXTENT FEASIBLE. IN ALL SCENARIOS, OFFSITE AND JOINTLY OWNED TREES SHALL BE PRESERVED, AS EXACT QUANTITY PRESERVED MAY CHANGE AT TIME OF SITE PLAN. PRESERVED TREES ARE COUNTED TOWARD LANDSCAPE REQUIREMENTS AT A 1:1 BASIS WITH THIS PLAN. TREE PRESERVATION CREDIT MULTIPLIERS PER 78-111.4(B) MAY BE APPLIED AT TIME OF SITE PLAN FOR TREES ACTUALLY PRESERVED.

[illegible]

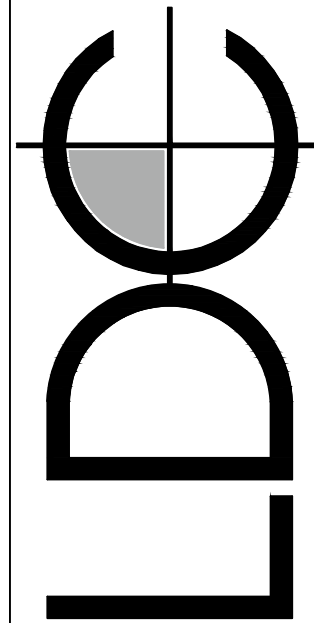
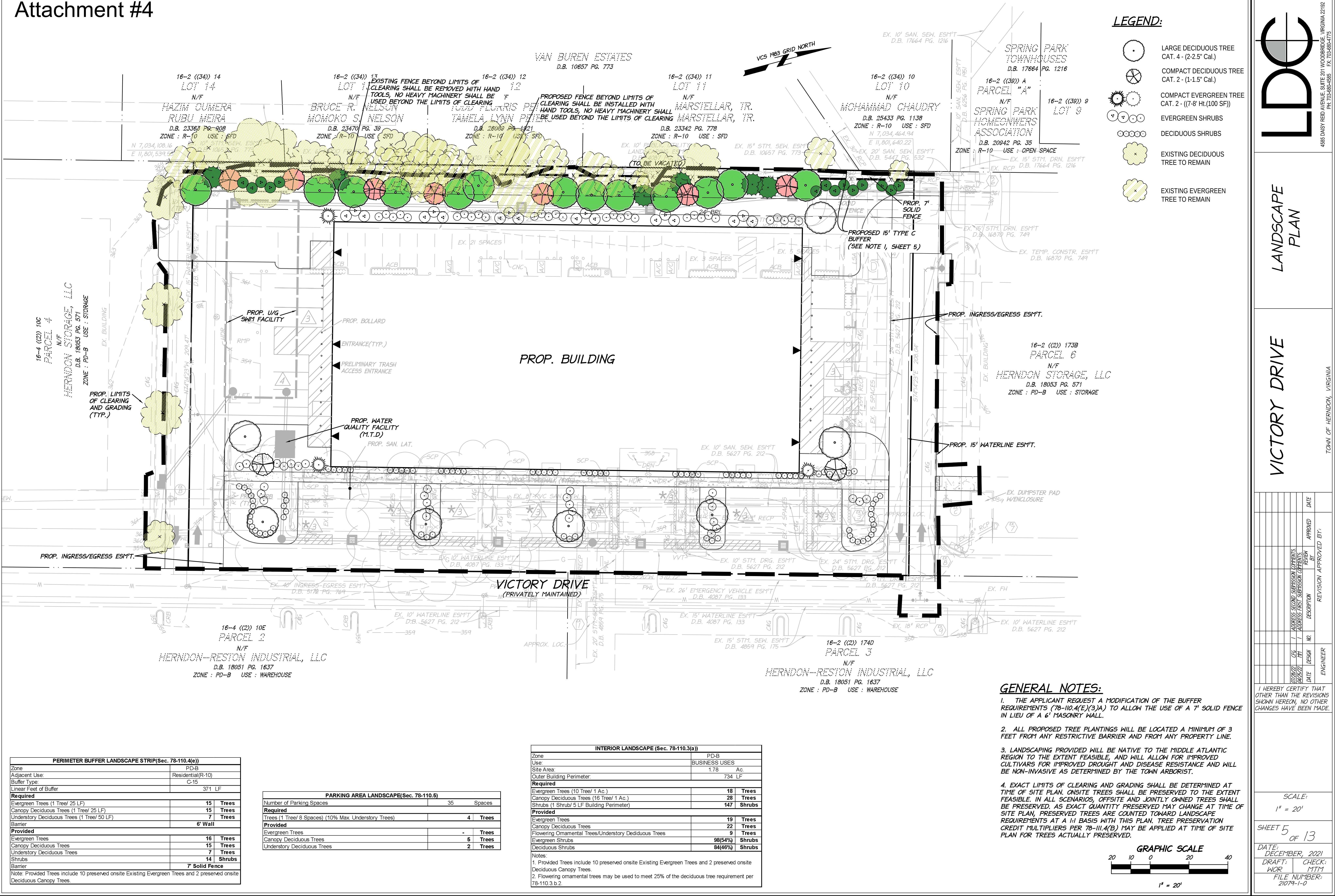
I HEREBY CERTIFY THAT
OTHER THAN THE REVISIONS
SHOWN HEREON, NO OTHER
CHANGES HAVE BEEN MADE.

SCALE:
 $1'' = 20'$

SHEET 4 OF 13

DATE: DECEMBER, 2021	
DRAFT: WOR	CHECK: MTM
FILE NUMBER: 21079-1-0	

Attachment #4



4686 DASH REID AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-1555 EX: 703-680-4775

LANDSCAPE PLAN

VICTORY DRIVE

TOWN OF HERNDON, VIRGINIA

DATE	APPROVED BY:	REVISION	DESCRIPTION	NO.	ENGINEER
10/28/21		1	ADDRESS SECOND SUBMISSION COMMENTS		
11/23/21		2	ADDRESS FIRST SUBMISSION COMMENTS		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

SCALE:
1" = 20'

SHEET 5 of 13

DATE: DECEMBER, 2021
DRAFT: CHECK: MTM
FILE NUMBER: 21074-1-0

Attachment #4
OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE SUGARLAND RUN WATERSHED. THE SUBJECT PROPERTY MAINTAINS ONE OUTFALL. THE SUBJECT PROPERTY OUTFALL DRAINS TOWARDS AN EXISTING STORMWATER SYSTEM. THERE ARE NO RPA OR FLOODPLAIN AREAS ON THE SUBJECT PROPERTY. THERE ARE NO DOWNSTREAM IMPOUNDMENTS IN THE INFLUENCE AREA OF THE SUBJECT PROPERTY AND NO BATHYMETRIC SURVEYS OR NOTIFICATIONS ARE REQUIRED.

THE SUBJECT PROPERTY SHALL PROVIDE AN UNDERGROUND DETENTION FACILITY TO ADDRESS THE INCREASE IN RUNOFF WHICH WILL OCCUR AS A RESULT OF THE DEVELOPMENT OF THE SUBJECT PROPERTY (SEE VRRM SPREADSHEET & SWM COMPUTATIONS). THE POST-DEVELOPMENT RUNOFF FROM THE SUBJECT PROPERTY OUTFALLS TO THE EXISTING STORMWATER SYSTEM. THE LAYOUT OF THE SITE HAS BEEN DESIGNED TO MINIMIZE THE IMPACTS TO DOWNSTREAM PROPERTIES. THE INTENT SHALL BE TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND DO NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES ESPECIALLY TO ENVIRONMENT SENSITIVE AREAS SUCH AS PUBLIC PARKS.

OUTFALL #1:
OUTFALL #1 DISCHARGES FROM THE SUBJECT PROPERTY AS CONCENTRATED FLOW THROUGH THE EXISTING STORMWATER CONVEYANCE SYSTEM. CHANNEL AND FLOOD PROTECTION FOR THE SUBJECT PROPERTY SHALL BE MET BY THE PROPOSED UNDERGROUND DETENTION FACILITY AND BY ANALYZING THE CAPACITY OF THE EXISTING DOWNSTREAM SYSTEM. THE PROPOSED DISCHARGE FROM THE SITE WILL BE REDUCED FROM THE EXISTING DISCHARGE PER THE CALCULATED REDUCTION PERCENTAGES. DETAILED COMPUTATIONS WILL BE PROVIDED AT THE TIME OF THE SUBDIVISION PLAN.

THE OUTFALL WILL BE ANALYZED DOWNSTREAM THROUGH THE EXISTING PIPE SYSTEM FOR CAPACITY TO CARRY THE REDUCED OUTFLOW. THE CURRENT CONDITIONS OF THE SITE ARE CARRIED BY THE SAME OUTFALL. THE OUTFALL, AN ELLIPTICAL 27"x69" PIPE ALSO CARRIES THE OFF-SITE FLOW FROM THE VAN BUREN ESTATES & SPRINGPARK PLACE TOWNHOMES. PART OF THE OFF-SITE FLOW WILL BE ACCOUNTED FOR IN THE PROPOSED SYSTEM. THE DEVELOPMENT OF THE SUBJECT PROPERTY WILL NOT ADVERSELY IMPACT DOWNSTREAM PROPERTIES.

THE TOTAL AREA DISTURBED WILL BE 1.95 ACRES. OUTFALL #1 WILL CONVEY 1.78 ACRES OF ONSITE DEVELOPMENT AREA (0.69 ACRES OF UNCONTROLLED AREA AND 1.09 AC OF CONTROLLED AREA) AND 0.54 ACRES OF OFFSITE AREA. AS A RESULT OF THE PROPOSED UNDERGROUND SWM FACILITY, DETENTION OF THE ONE, TWO AND TEN YEAR STORM EVENT WILL BE PROVIDED. REQUIREMENTS FOR CHANNEL & FLOOD PROTECTION HAVE BEEN MET AS OUTLINED IN THE TOWN OF HERNDON STORMWATER MANAGEMENT. STORAGE OF THE APPROPRIATE 1-YEAR, 2-YEAR, & 10-YEAR 24 HOUR STORM VOLUMES WILL BE PROVIDED IN THE PROPOSED UNDERGROUND FACILITY. THE DISCHARGE FROM THE SITE DURING THE 1-YR STORM SHALL BE REDUCED BY THE REQUIRED PROPORTIONAL IMPROVEMENT AMOUNT, THEREFORE, IT IS THE ENGINEER'S OPINION BASED ON THE INFORMATION PROVIDED HEREON AND ON THE REQUIREMENTS SET FORTH IN THE PUBLIC FACILITIES MANUAL, ALL OUTFALLS ARE ADEQUATE.

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED VIA THE CONSTRUCTION OF AN UNDERGROUND DETENTION FACILITY AND A WATER QUALITY FACILITIES (MANUFACTURED TREATMENT DEVICES).

THE TOTAL PROPERTY AREA IS 1.78 ACRES AND 0.19 ACRES OF OUTSIDE DISTURBED AREA. THE TOTAL DISTURBED AREA IS 1.95 ACRES OF WHICH APPROXIMATELY 1.09 AC WILL BE DETAINED BY AN UNDERGROUND STORMWATER MANAGEMENT FACILITY. THE WATER QUALITY FACILITY IS ALSO DESIGNED TO TREAT THE ONSITE CONTRIBUTING AREA ONLY. THE UPSTREAM, OFFSITE AREA WILL DRAIN THROUGH THE PROPOSED SYSTEM AS DESCRIBED BELOW.

THE UNDERGROUND DETENTION FACILITY SHALL BE DESIGNED TO PROVIDE DETENTION FOR THE 1, 2 & 10 YEAR STORM EVENTS. CHANNEL AND FLOOD PROTECTION REQUIREMENTS WILL BE MET BY THE REDUCTIONS IN RUNOFF FROM THE DEVELOPMENT AREA DURING THE 1, 2 & 10 YEAR STORMS (SEE OUTFALL ANALYSIS), WHILE THE WATER QUALITY UNITS WILL BE MET THOUGH THE USE OF A PROPRIETARY METHODS. THE FINAL DESIGN OF THE SWM CONTROLS ARE SUBJECT TO FINAL ENGINEERING. ALL MAINTENANCE SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR THE FACILITY.

THE SITE CURRENTLY HAS SEVERAL EXISTING STRUCTURES, SOME PAVED SURFACES AND TREES.

THE FACILITIES SHALL BE MAINTAINED BY THE OWNER AND THE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS. RUNOFF FLOW RATES AND RELEASE RATES WILL BE SUBJECT TO FINAL ENGINEERING DURING SITE PLAN SUBMISSION.

STORMWATER MANAGEMENT INFORMATION

TYPE OF FACILITY = UNDERGROUND DETENTION w/FILTERS (STONE & CHAMBER/VAULT STORAGE OR EQUIVALENT) AND M.T.D

FACILITY MAINTENANCE = PRIVATE

U.G.D. #1

APPROXIMATE REQUIRED 10-YEAR VOLUME = ±4,500 C.F.

APPROXIMATE PROPOSED VOLUME = ±12,000 C.F.

APPROXIMATE SURFACE AREA = ±3,600 S.F.

APPROXIMATE FINISHED GRADE = ±360.0

APPROXIMATE GRADE U.G.D.#1 BOTTOM = ±364.50 (INVERT)

M.T.D

TOTAL TREATMENT AREA = ±1.09 AC. (NO OFFSITE TREATMENT PROPOSED)

POST-DEVELOPMENT (CONDITIONS) SUBJECT PROPERTY

$Q_1 = \pm 4.77 \text{ CFS} \rightarrow Q_1 \text{ ALLOW} = \pm 4.00 \text{ CFS}$

$Q_2 = \pm 5.87 \text{ CFS} \rightarrow Q_2 \text{ ALLOW} = \pm 5.87 \text{ CFS}$

$Q_{10} = \pm 9.23 \text{ CFS} \rightarrow Q_{10} \text{ ALLOW} = \pm 9.23 \text{ CFS}$

POST-DEVELOPMENT (UNCONTROLLED) SUBJECT PROPERTY

$Q_1 = \pm 1.01 \text{ CFS}$

$Q_2 = \pm 1.41 \text{ CFS}$

$Q_{10} = \pm 2.72 \text{ CFS}$

OFFSITE RUNOFF TO PROPOSED SWM FACILITY

$Q_1 = \pm 0.88 \text{ CFS}$

$Q_2 = \pm 1.20 \text{ CFS}$

$Q_{10} = \pm 2.23 \text{ CFS}$

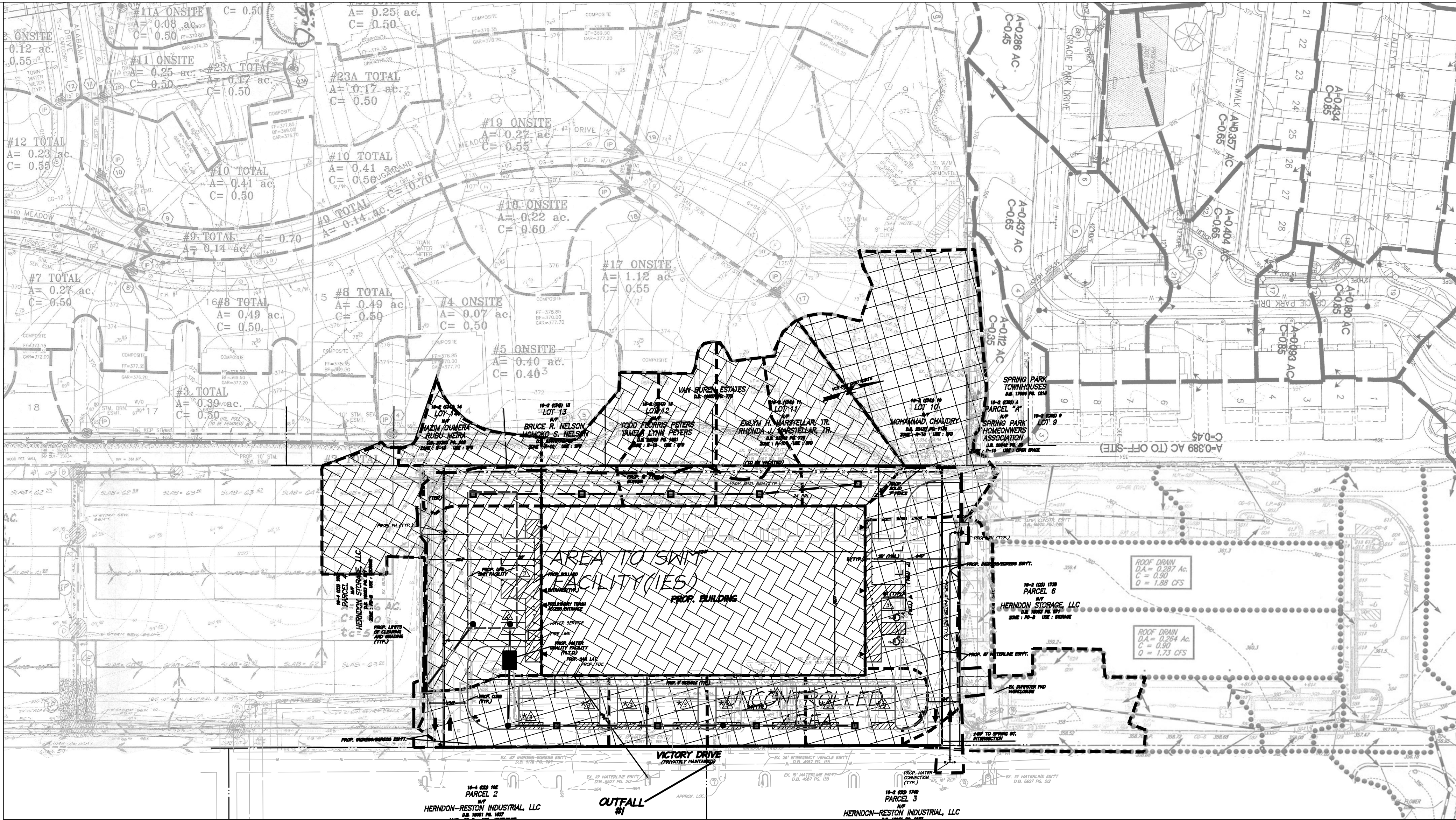
POST-DEVELOPED ALLOWABLE RELEASE RATES

$Q \text{ ALLOWABLE} = Q \text{ (Post developed Cond)} - Q \text{ (Onsite Uncontrolled)} + Q \text{ (Offsite Controlled)}$

$Q_1 \text{ ALLOW} = (\pm 4.00 \text{ CFS}) - (\pm 1.01 \text{ CFS}) + (\pm 0.88 \text{ CFS}) = \pm 3.87 \text{ CFS}$

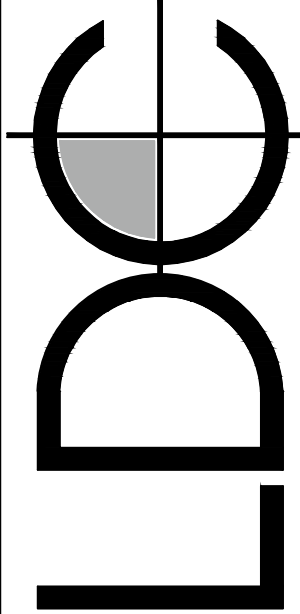
$Q_2 \text{ ALLOW} = (\pm 5.87 \text{ CFS}) - (\pm 1.41 \text{ CFS}) + (\pm 1.20 \text{ CFS}) = \pm 5.66 \text{ CFS}$

$Q_{10} \text{ ALLOW} = (\pm 9.23 \text{ CFS}) - (\pm 2.72 \text{ CFS}) + (\pm 2.23 \text{ CFS}) = \pm 8.74 \text{ CFS}$



STORMWATER MANAGEMENT NARRATIVE

- a. THE SWM SYSTEM AND BMP PRACTICES PROPOSED ON THE PLAN WILL MEET ALL STATE AND LOCAL TOWN OF HERNDON REQUIREMENTS. HERNDON SELF STORAGE, 331 VICTORY DRIVE COMMENT LETTER (2ND SUBMISSION) JULY 22, 2022 PAGE 3
- b. ALL SWM QUALITY AND QUANTITY REQUIREMENTS FOR THE PROJECT (INCLUDING REQUIREMENTS GENERATED BY OFFSITE DISTURBED AREAS) WILL BE MET ON SITE.
- c. ALL PROPOSED SWM FACILITIES WILL BE PROVIDED ON SITE AND WILL BE PRIVATELY MAINTAINED.
- d. SWM COMPUTATIONS ON THE GDP ARE FOR INFORMATION ONLY AND THE TOWN'S REVIEW OF THE COMPUTATIONS IS PRELIMINARY.



4655 DASHY REED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4555 FAX: 703-680-4775

STORMWATER
MANAGEMENT
NOTES &
NARRATIVE

VICTORY DRIVE

TOWN OF HERNDON, VIRGINIA

REVISION		DATE
NO.	DESCRIPTION	BY
07/28/22	1. ADDRESS SECOND SUBMISSION COMMENTS	APPROVED BY:
08/02/22	1. ADDRESS FIRST SUBMISSION COMMENTS	REVISION
DATE	DESIGN	ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

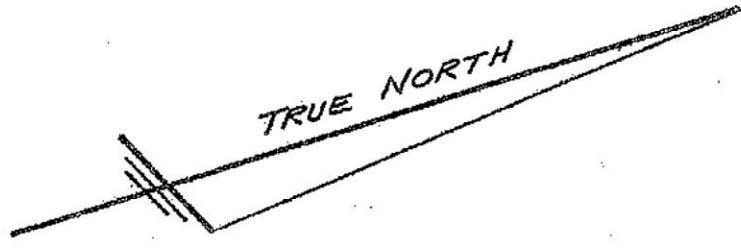


SCALE:
1" = 50'

SHEET 6
OF 13

DATE: DECEMBER, 2021
DRAFT: CHECK: MTM
FILE NUMBER: 21074-1-0

FILE NUMBER
21079-1-0



OVERALL TABULATIONS					
Building Name	Site Area	Total Floor Area (SF)	F.A.R.	Parking Required	Parking Provided
Building #1	+/- 3.2 Ac.	76800	0.55	77	47
Building #2	+/- 2.6 Ac.	48000	0.42	48	72
Building #3	+/- 3.8 Ac.	65600	0.39	66	139
Building #4	+/- 2.9 Ac.	51500	0.41	8	8
Building #5	+/- 1.8 Ac.	60732	0.77	61	34
Building #6	+/- 1.9 Ac.	24000	0.29	24	47
Totals	+/- 16.2 Ac.	326632	0.46	284	347

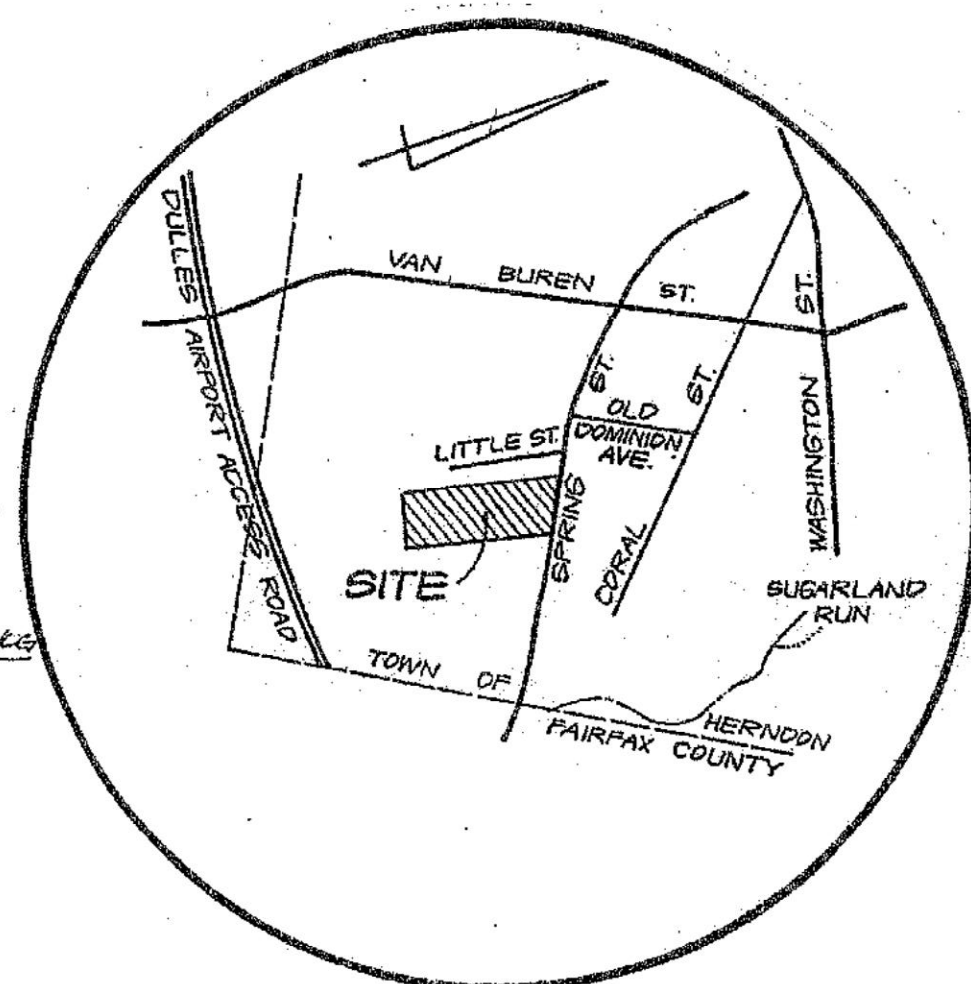
THE PARKING REQUIRED PROVIDED HEREIN IS BASED UPON 1 PARKING SPACE PER 1,000 S.F. PLEASE SEE SHEET 1, COVER SHEET FOR APPLICABLE TABULATIONS.

BUILDING #	SITE AREA	TOTAL FLOOR AREA	PARKING REQUIRED	PARKING PROVIDED	ADDITIONAL - See Note #1
BUILDING #1	3.2 AC. ±	76,800 ±	77 SPACES	47 SPACES	-30 SPACES
BUILDING #2	2.6 AC. ±	48,000 ±	48 SPACES	72 SPACES	24 SPACES
BUILDING #3	3.8 AC. ±	65,600 ±	66 SPACES	139 SPACES	73 SPACES
BUILDING #4	2.9 AC. ±	51,500 ±	8 SPACES	8 SPACES	0 SPACES
BUILDING #5	1.8 AC. ±	60,732 ±	30 SPACES	01 SPACES	61 SPACES
BUILDING #6	1.9 AC. ±	24,000 ±	25 SPACES	31 SPACES	56 SPACES
TOTALS	16.2 AC. ±	326,632 ±	206 SPACES	562 SPACES	266 SPACES

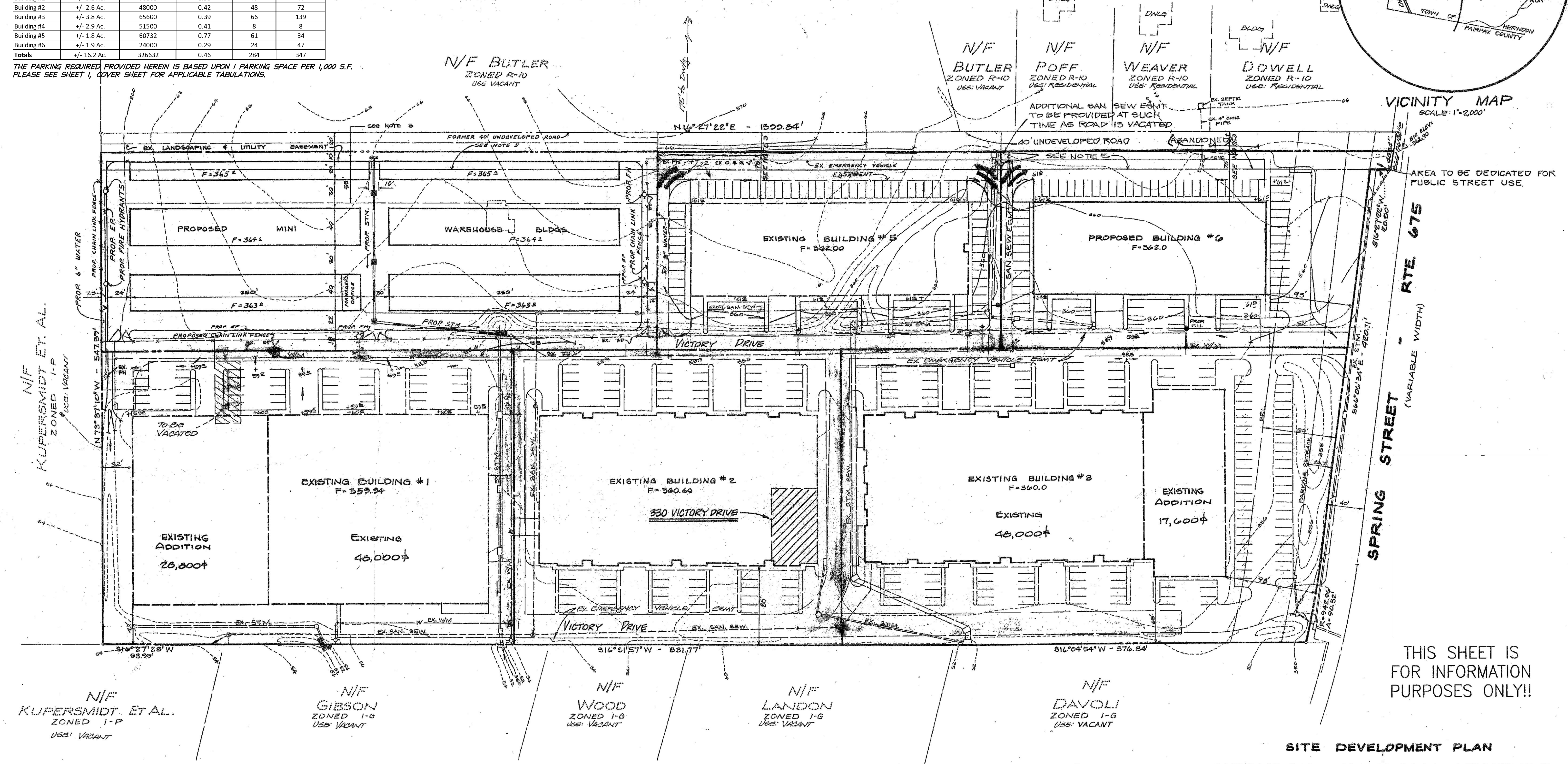
* SITE AREAS INCLUDE 1/2 MILE WIDE UNDEVELOPED ROAD TO BE ABANDONED.

NOTES:

1. ADDITIONAL PARKING TO ACCOMMODATE EXISTING AND FUTURE OFFICE AND COMMERCIAL SPACE.
2. ALL PARCELS HAVE RECIPROCAL PARKING EASEMENTS.
3. ORDINANCE # 79-0-65 ALLOWS FOR SETBACKS AS FOLLOWS:
PARKING - 11'
BUILDING - 55'
4. BUILDING HEIGHTS: AVERAGE 22'
5. 40' R/W WAS EQUALLY DIVIDED BETWEEN EAST / WEST PROPERTY OWNERS WHEN VACATED.



VICINITY MAP
SCALE: 1" = 2,000'



THIS SHEET IS FOR INFORMATION PURPOSES ONLY!!

SITE DEVELOPMENT PLAN
HERNDON INDUSTRIAL VENTURE

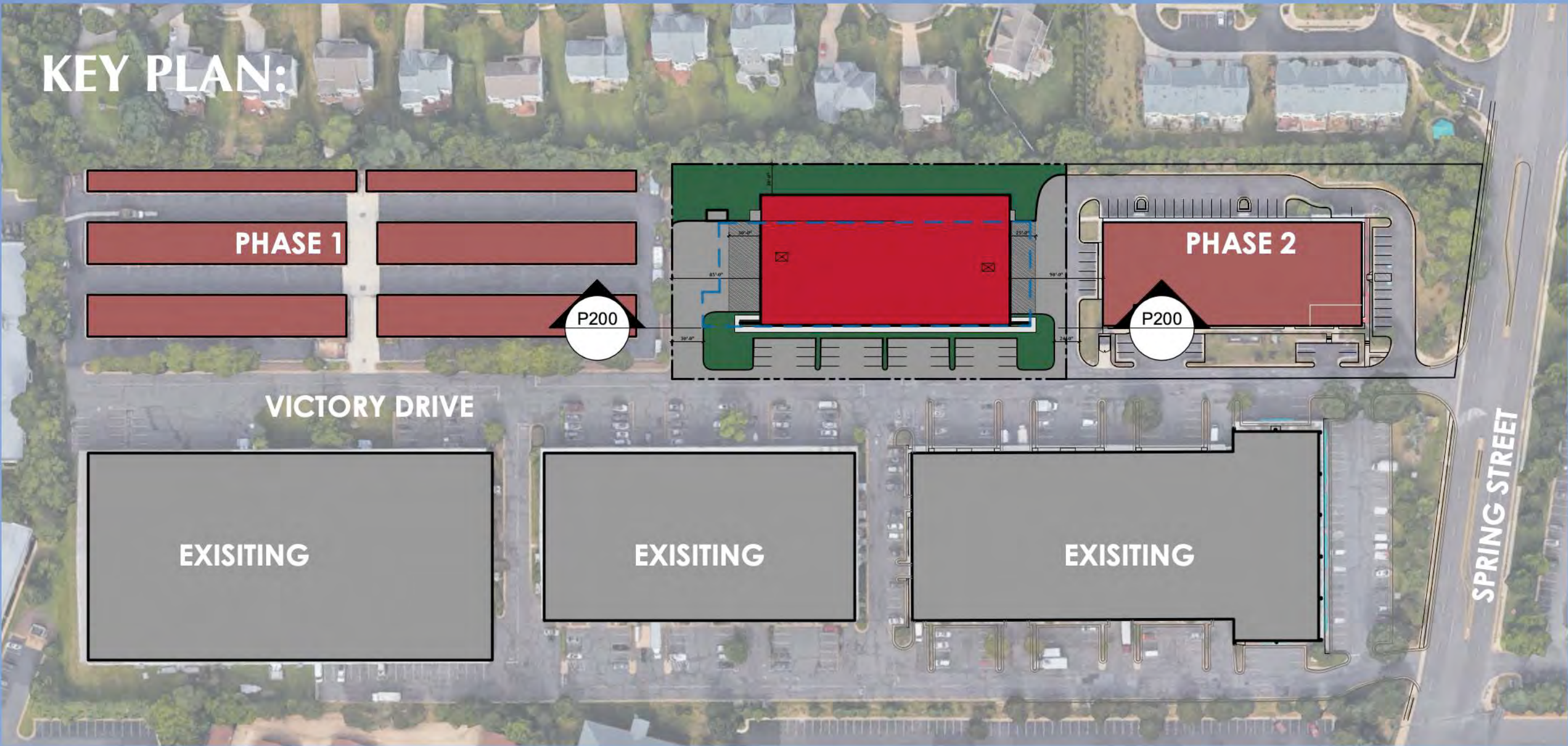
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

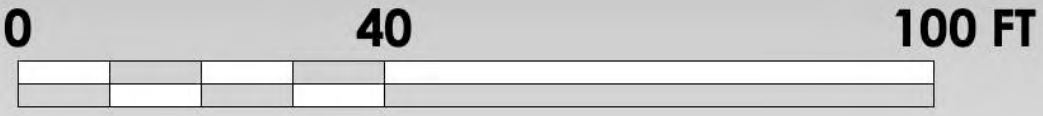
SCALE: 1" = 50'

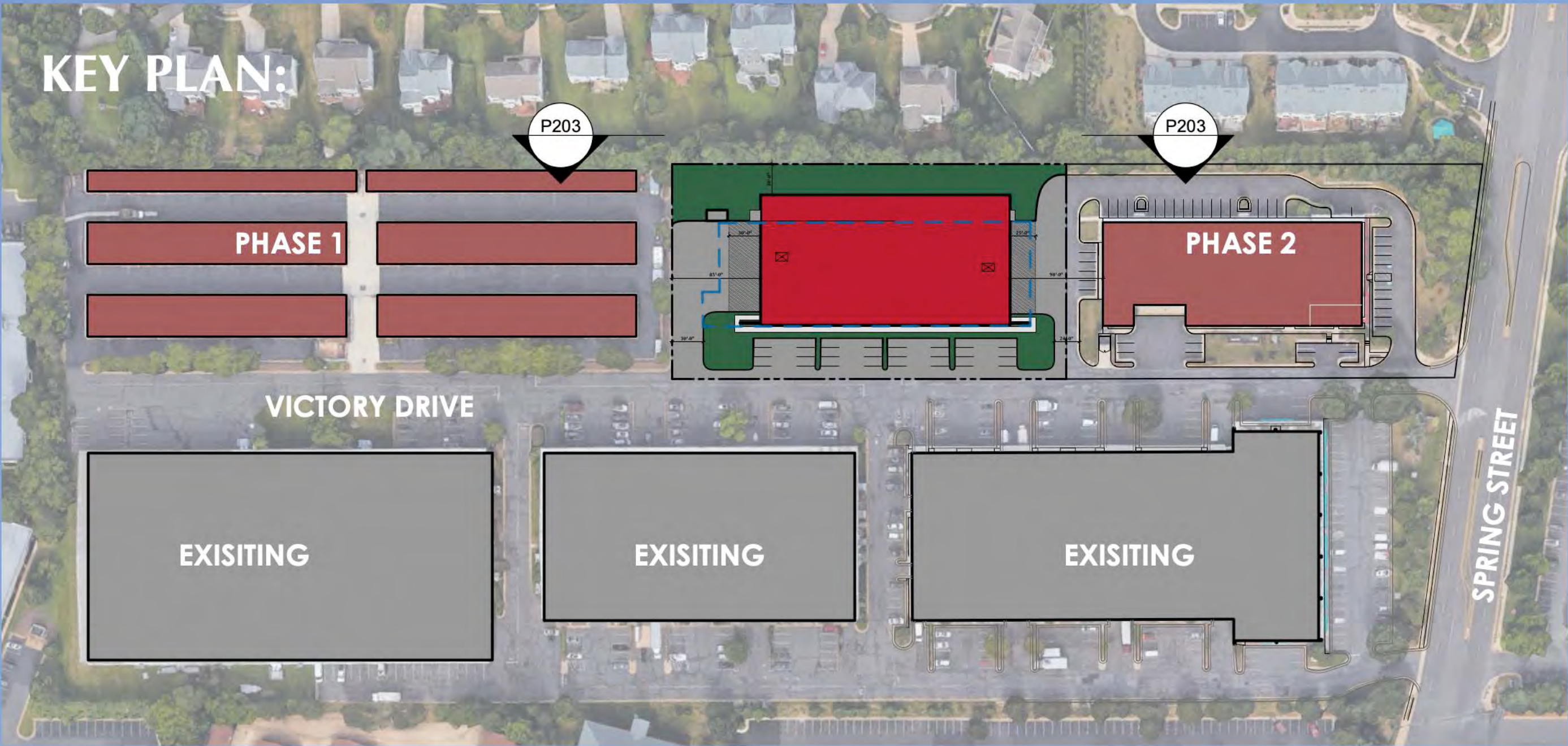
NOVEMBER, 1978
REV. 12/27/78
REV. 1/2/79
REV. 4/5/79
REV. 8/6/79
REV. 8/31/79
REV. 11/1/83

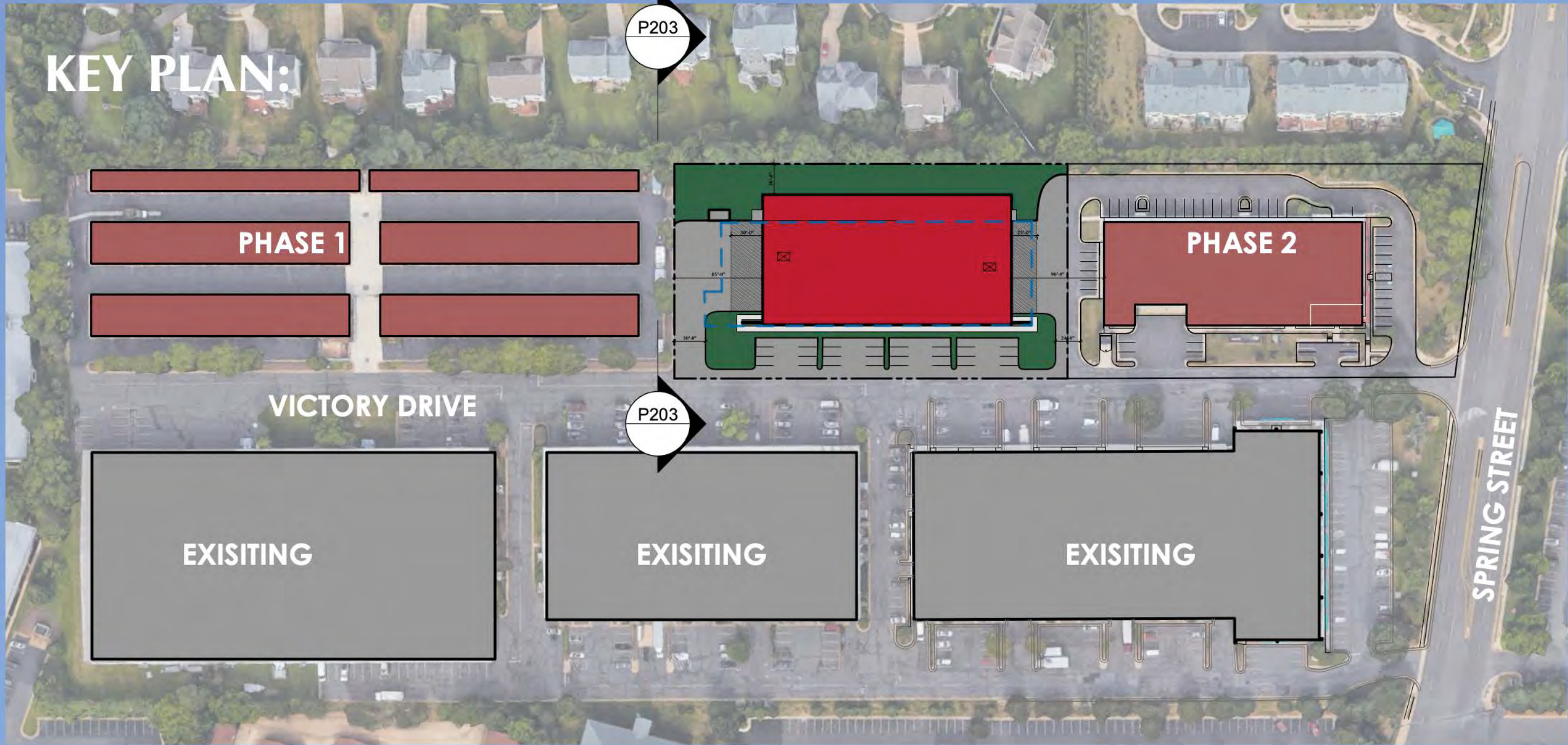


RINKER-DETWILER AND ASSOCIATES, P.C.
ENGINEERING • SURVEYING • LAND PLANNING
FAIRFAX, VIRGINIA



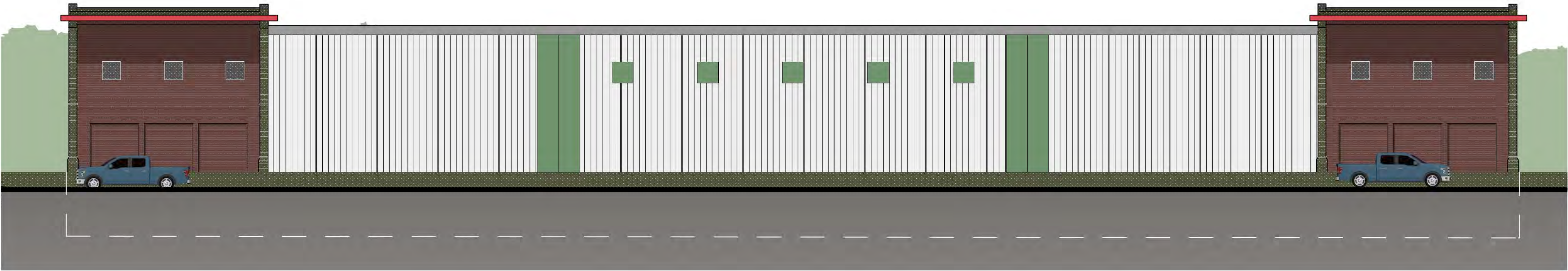




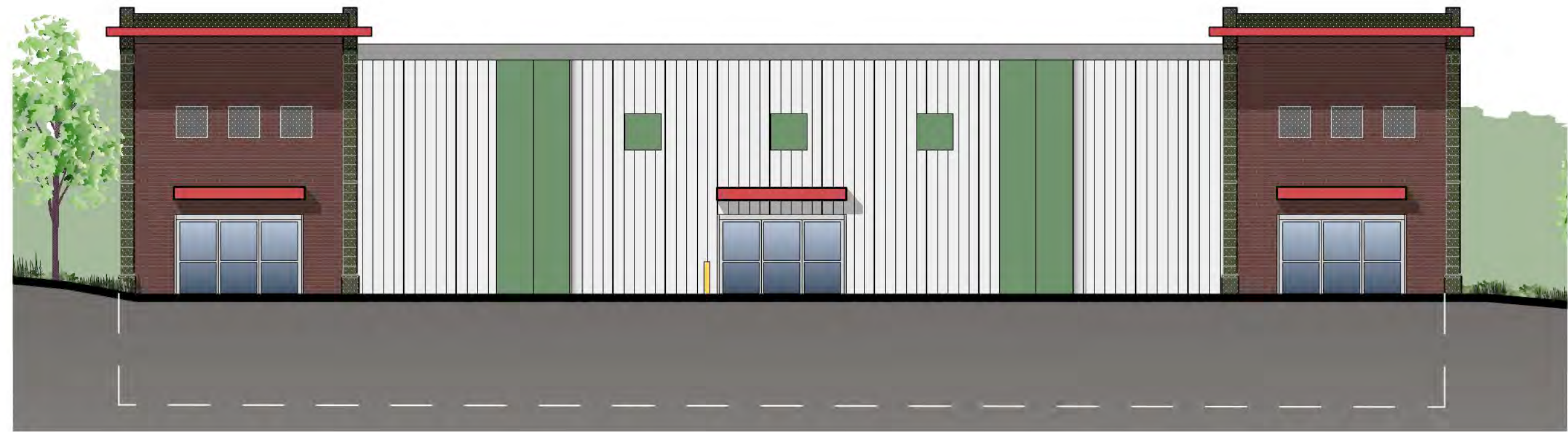




4 Elevation Facing Neighborhood
P-204



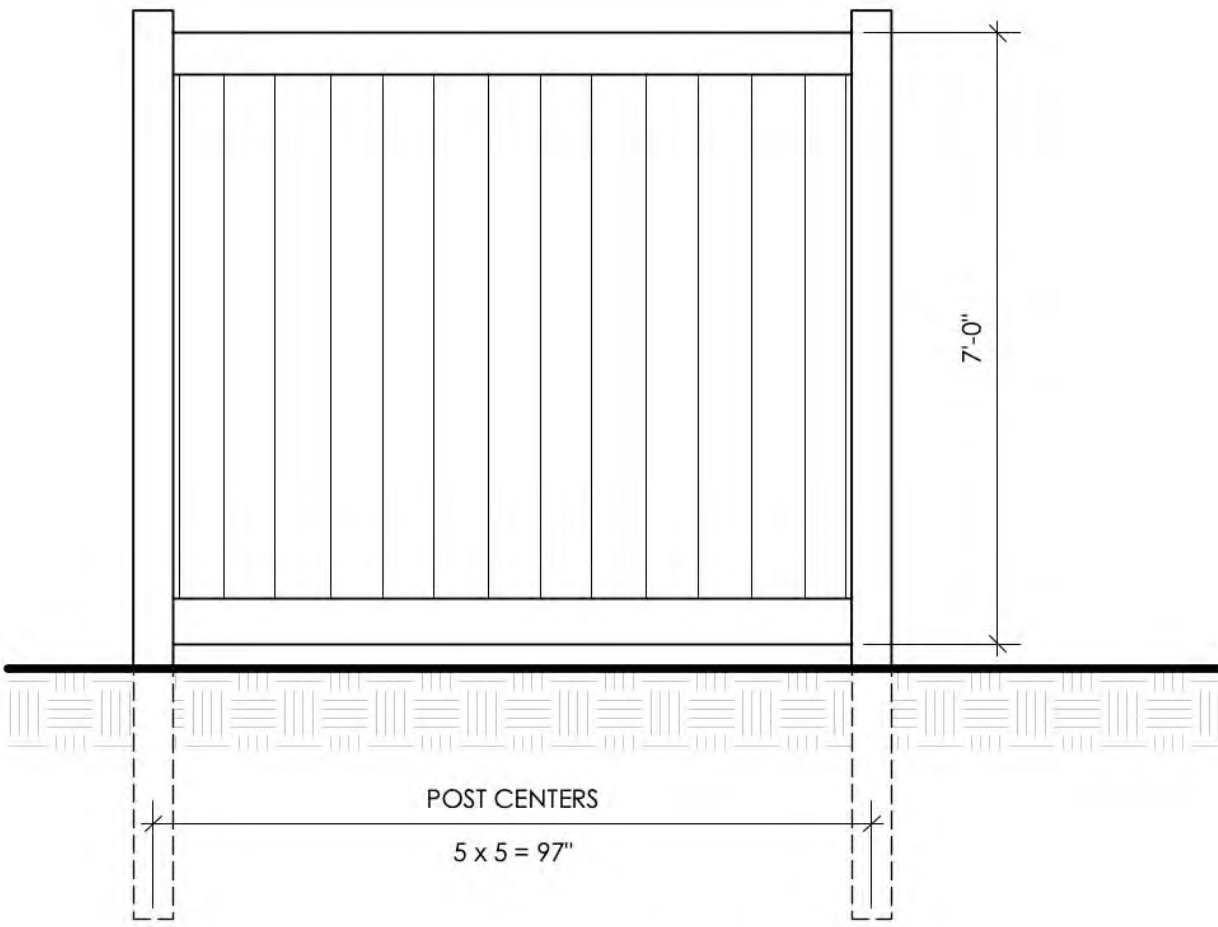
3 Elevation Facing Victory Drive
P-204



1 Elevation Facing Existing Phase 1 Building
P-204



2 Elevation Facing Existing Phase 2 Building
P-204



HIGH QUALITY SOLID PRIVACY FENCE:
Pickets : 7/8" Deep x 7" Wide Pickets
Horizontal Rails : 2x6"
Posts : 4" sq. , 6" @ Corner Points
Post Spacing : 8'-0" OC
Height : 7'-0"

5 Privacy Fence
P-204

MEMORANDUM

To: Chair Michael Romeo, Planning Commission

From: Chair Leslie Blaker-Glass, Architectural Review Board

Date: June 24, 2022

Subject: ARB Review of ZMA#21-02, 331 Victory Drive, Herndon Virginia

This memo serves as a report of the ARB's preliminary review of the above referenced case's proposed architecture. The ARB reviewed this case at its April 6, 2022 work session.

This project proposes the demolition of an existing warehouse and constructing a self-storage facility. The board's preliminary review and feedback is part of the official review process of the Zoning Map Amendment (ZMA) land use case currently in review for the project. In accordance with the review process, following board review, the ARB chair produces a report of the Board's findings and provides it to the Planning Commission for consideration during its deliberation of the ZMA case. As this was a pre-application discussion item, the review is preliminary and not comprehensive.

The project is located at 331 Victory Drive. The new self-storage facility will be multi-story with maximum height of 24 feet. Major material and design elements of this project include cladding (high rib insulated metal panels, brick masonry, decorative shale accent tiles, decorative prefinished false pilasters), red metal awnings above entrances and along corners, and entrances of three-bay glass and aluminum telescoping automatic doors. It is designed specifically to continue an aesthetic established at the self-storage building immediately to the north of the proposed building within the same business park.

Board Findings

Following a presentation of the pre-application by staff, the board discussed the project with staff and the project representatives. The board's comments were centered on aspects of the project which they would like to see either addressed differently or more concretely when the project is formally before the board.

- Façade scale and massing. The board expressed concern regarding the mass of the side elevations and suggested that options could be explored to visually break up the facade. According to the materials provided, the façade facing Victory Drive and the façade facing the residential property line consist primarily of corrugated metal paneling with intermittent architectural elements. These architectural elements are primarily located at the corners and entrances of the proposed

building. Given its height and length, this results in a over-scaled stark elevation. The board suggested that elements used in other areas of the building (brick, decorative tiles, false pilasters, etc.) could be used more throughout the façade to make the overall appearance less massive. The board also mentioned the use of paint or other use of color could be explored to the same effect.

- Adjacent residential property line. Members of the board asked for clarification of the site treatments between the building and the residential property line to the west and voiced concerns with the level of increased visibility of the new building from the residences. The drawings and plans provided imply that the green space would be added to this area and the applicant confirmed that a fence would be added near the property line. The board was supportive of the added green area and fencing but indicated the potential for further attention to that side of the building to mitigate any notable increase in the visual impact of the new building.

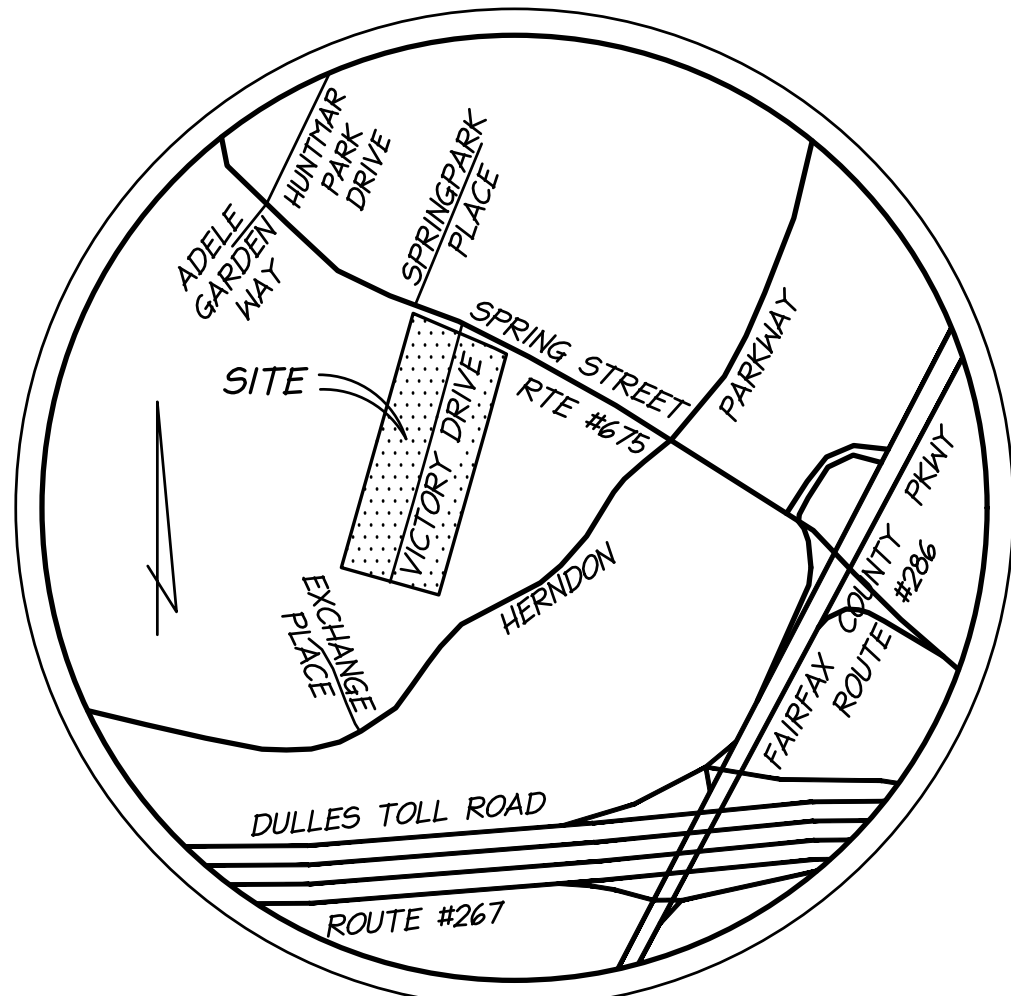
The board was overall supportive of the project's architecture and saw it as generally compatible and appropriate improvement to the building design of the greater business park. They look forward to reviewing a formal application in the coming months.

NOTES

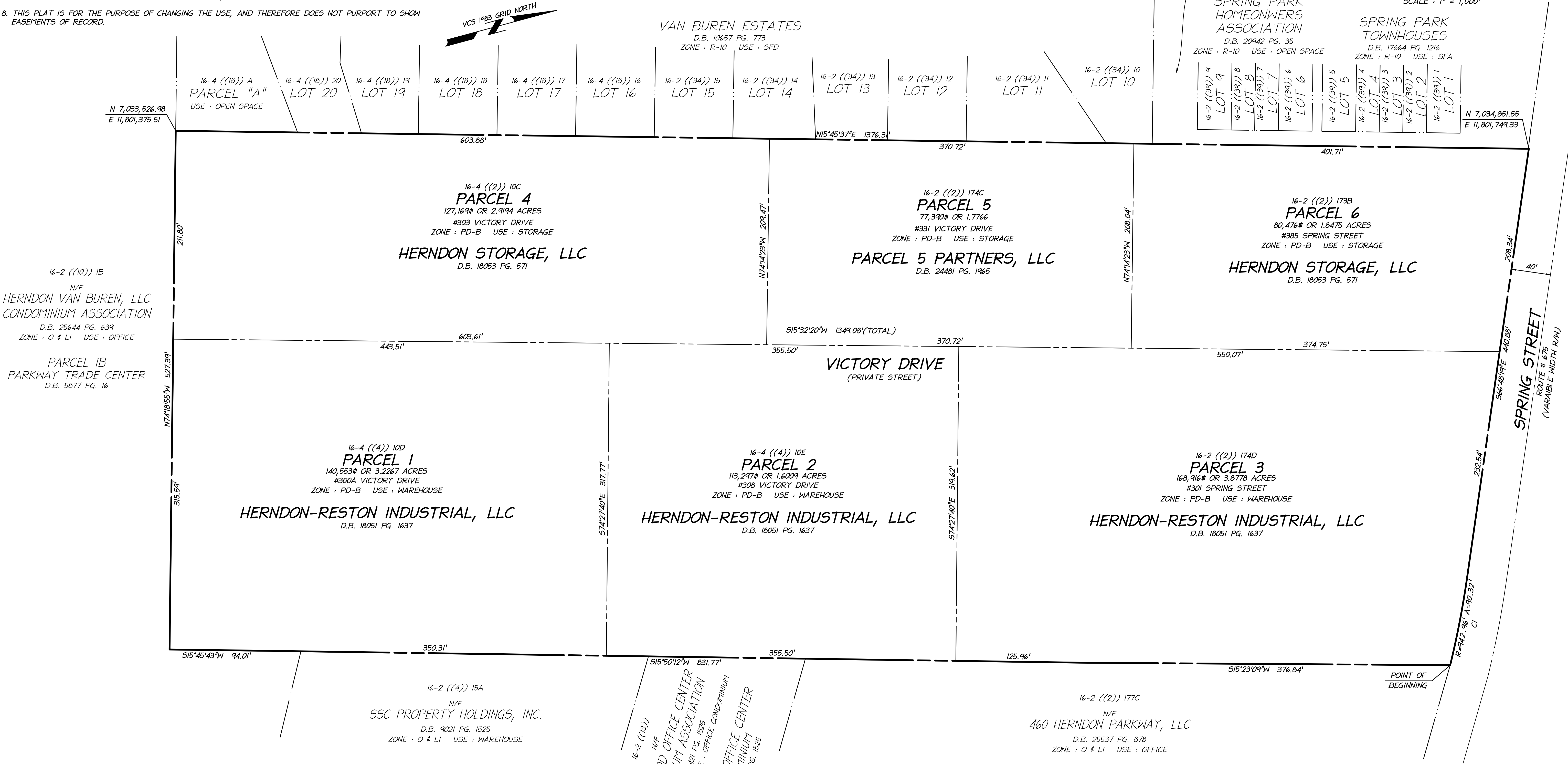
1. THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 16-2 ((2)) PARCELS 173B, 174C AND 174D AND 16-4 ((2)) PARCELS 10C, 10D AND 10E AND ARE CURRENTLY ZONED PD-B. THE PROPOSED USE IS SELF SERVICE STORAGE.
2. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAMES OF THE FOLLOWING :
PARCEL 1 - HERNDON-RESTON INDUSTRIAL, LLC, DEED BOOK 18051 AT PAGE 1637
PARCEL 2 - HERNDON-RESTON INDUSTRIAL, LLC, DEED BOOK 18051 AT PAGE 1637
PARCEL 3 - HERNDON-RESTON INDUSTRIAL, LLC, DEED BOOK 18051 AT PAGE 1637
PARCEL 4 - HERNDON STORAGE, LLC, DEED BOOK 18053 AT PAGE 571
PARCEL 5 - PARCEL 5 PARTNERS, LLC, DEED BOOK 24481 AT PAGE 1965
PARCEL 6 - HERNDON STORAGE, LLC, DEED BOOK 18053 AT PAGE 571
ALL RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, MAY NOT SHOW ALL EASEMENTS, RIGHT-OF-WAYS, OR RESTRICTIONS OF RECORD.
4. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 51059C0101E, PANEL 110 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
5. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY THIS FIRM ON AUGUST 3, 2021 FOR PARCEL 5 AND INFORMATION OF RECORD FOR PARCELS 1, 2, 3, 4 AND 6.
6. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO FAIRFAX COUNTY MONUMENT MAG12(HV8698).
THE COMBINED GRID AND ELEVATION FACTOR IS 0.999954027.
7. THE TOTAL AREA SUBJECT TO CHANGE IN USE IS 707,801# OR 15.2489 ACRES.
8. THIS PLAT IS FOR THE PURPOSE OF CHANGING THE USE, AND THEREFORE DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD.

ADJOINING OWNERS

VAN BUREN ESTATES
LOT 10 - MOHAMMAD CHAUDRY, DEED BOOK 25433, PAGE 1138
LOT 11 - EMLYN H. MARSTELLER, TRUSTEE, AND RHONDA J. MARSTELLER, TRUSTEE, DEED BOOK 23342, PAGE 778
LOT 12 - TODD FORRIS PETERS AND TAMELA LYNN PETERS, DEED BOOK 26089, PAGE 1921
LOT 13 - BRUCE R. NELSON AND MOMOKO S. NELSON, DEED BOOK 23470, PAGE 39
LOT 14 - HAZIM OUMERA AND RUBA OMEIRA, DEED BOOK 23363, PAGE 908
LOT 15 - OMER B. ABDULLAH AND HASEEBAH OMER, DEED BOOK 11123, PAGE 1804
LOT 16 - JASON J. NEGRETTE AND ANGELA RAMACCI, DEED BOOK 21374, PAGE 1365
LOT 17 - FRANCESCO E. DEANGELIS AND CHRISTINE A. LECLOUX, DEED BOOK 22624, PAGE 73
LOT 18 - PAUL ESCALERA AND SARAH ESCALERA, DEED BOOK 26477, PAGE 36
LOT 19 - TAM MINH NGUYEN AND BINH NHU LAM, DEED BOOK 11164, PAGE 1086
LOT 20 - GEETA SHYAMALA AND PRAVEEN SHYAMALA, DEED BOOK 18205, PAGE 1997
PARCEL A - VAN BUREN ESTATES HOMEOWNERS ASSOCIATION, DEED BOOK 10657, PAGE 776



VICINITY MAP
SCALE : 1" = 1,000'

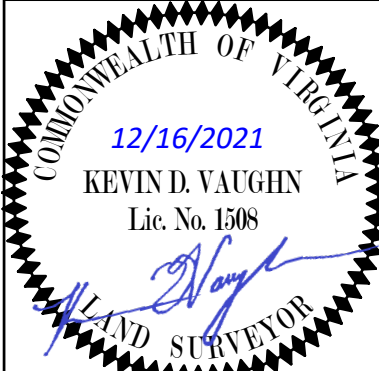


CURVE DATA

No.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
CI	942.96'	5°29'17"	90.32'	45.20'	90.29'	S64°03'40"E

REZONING PLAT

PARCELS 1 THROUGH 6
HERNDON INDUSTRIAL
VENTURE SUBDIVISION
DEED BOOK 5513 PAGE 947
DRANESVILLE DISTRICT, TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA



SCALE:
1" = 50'

SHEET /
OF /

DATE:
DECEMBER 15, 2021
DRAFT: DKA CHECK: KDV
FILE NUMBER:
21079-1-0 03.2

Attachment #6



1420 Spring Hill Road,
Suite 610,
Tysons, VA 22102
703-917-6620
WellsandAssociates.com

To: Town of Herndon

Cc: Phil Ackley
Elizabeth Baker

From: John F. Cavan, IV, P.E., PTOE
Michael J. Workosky, PTP, TOPS, TSOS
Wells + Associates, Inc.

Date: December 28, 2021

Re: Herndon Self-Storage
Determination of VDOT Chapter 870 Compliance
and Trip Generation Comparison
Herndon, Virginia

Introduction

This memorandum presents a Virginia Department of Transportation (VDOT) Chapter 870 compliance assessment and a trip generation analysis and comparison conducted for a proposed Herndon Self-Storage facility. The facility is proposed to be located at 335 Victory Drive, south of Spring Street in Town of Herndon, Virginia.

The site is currently occupied by a warehouse building of 36,921 S.F., and is proposed to be redeveloped as a 68,000 S.F. Net Rentable Area (NRA) self-storage facility.

Chapter 870 Compliance Assessment

In support of the application, Wells + Associates has completed a trip generation assessment as required by 24 VAC 30-155 (Chapter 870) for the proposed redevelopment. According to the 24 VAC 30-155 regulations, all land use applications in the Commonwealth are subject to Chapter 870 review based on certain trip generation thresholds. All development proposals, which meet those specific trip generation thresholds are subject to the regulations as outlined in VDOT's Traffic Impact Analysis Regulations Administrative Guidelines ("Administrative Guidelines"). Based on the guidelines, a development proposal is considered to substantially impact the transportation network if it generates more than 5,000 net new daily vehicle trips.

WELLS + ASSOCIATES

MEMORANDUM

In compliance with the regulations, trip generation calculations must meet the following trip criteria:

- Shall be based upon the rates or equations published in the Institute of Transportation Engineers Trip Generation (described in the Reference Documents chapter, page 73) or, if approved by VDOT, from alternative published guides or local trip generation studies.
- Shall *not be reduced* through internal capture rates, pass by rates, or any other reduction methods. The opportunity to properly use these reduction rates will be provided in the traffic impact analysis itself.
- For *redevelopment sites* only (defined in the Definitions chapter on page 5), when the existing use is to be developed as a different or denser use, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use (24VAC30-155-40 A)

For a rezoning or special exception proposal, in which VDOT has maintenance responsibility for the secondary highway system, a traffic impact analysis will be required as part of a rezoning submission to VDOT for a proposal that will generate more than 5,000 vehicle trips per day at the site's connection to the state highway.

Trip generation estimates as required above were determined based on the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition rates/equations and is provided in Table 1. In accordance with the VDOT Chapter 870 regulations for compliance, excluding adjustments for internal trips and passby trips,

As shown in Table 1, the proposed Herndon Self-Storage facility is anticipated to generate 112 daily trips. Since the proposed project would generate fewer than 5,000 daily trips, the subject application would not require a VDOT Chapter 870 traffic impact study.

Trip Generation Comparison

The number of peak hour and daily trips was compared for the existing and proposed uses and is summarized on Table 1. As shown the existing warehouse uses are estimated to generate 28 AM peak hour trips, 31 PM peak hour trips, and 97 daily trips.

The proposed self-storage uses are estimated to generate seven (7) AM peak hour trips, 12 PM peak hour trips, and 112 daily trips. Thus, the proposed uses would generate 21 fewer AM peak hour trips, 19 fewer PM peak hour trips, and 15 more daily trips than the existing uses.

WELLS + ASSOCIATES**MEMORANDUM**

Since the proposed uses would generate significantly fewer peak hour trips and a only a marginal increase in daily trips, it is anticipated that the proposed uses would have less impact on the roadway network during peak hours when levels of service and delays are evaluated than the existing uses. Thus, the site redevelopment would not require additional roadway improvements.

Questions regarding this document should be directed to Wells + Associates.

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WELLS + ASSOCIATES
MEMORANDUM

Table 1
Herndon Self Storage
Site Trip Generation Analysis ⁽¹⁾

Scenario	Land Use			Weekday						
	Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average
				In	Out	Total	In	Out	Total	Daily Trips
<u>Existing Use</u>										
Warehouse ⁽²⁾	150	36,921	S.F.	22	6	28	9	22	31	97
<u>Proposed Use</u>										
Self Storage ⁽³⁾	151	68,000	S.F. (NRA)	4	3	7	6	6	12	112
Difference (Proposed vs. Existing)				-18	-3	-21	-3	-16	-19	15

Notes: (1) Trip generation based on the Institute of Transportation Engineers' Trip Generation, 11th Edition.

(2) Based on equation that provides a more conservative estimate.

(3) Based on Net Rentable Area (NRA).

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION**

DRAFT RESOLUTION

September 26, 2022

Resolution -To amend the regularly scheduled 2022 Planning Commission calendar for the work session of October 2022.

WHEREAS, the Planning Commission of the Town of Herndon, Virginia, has reviewed the Planning Commission work session calendar for the year 2022, and

WHEREAS, the Planning Commission has found that the work session scheduled for October 10, 2022 falls on the Federally recognized holiday of Columbus Day and the Commonwealth of Virginia's recognized holiday of Columbus Day/Yorktown Victory Day, and

WHEREAS, the Planning Commission recognizes that while the Town of Herndon offices are open on October 10, 2022, the Commission wishes to ensure that the scheduling of work sessions encourages the general public and applicants to attend, and

WHEREAS, the Planning Commission wishes to ensure, to the greatest extent possible, that commission members experience as few scheduling conflicts as possible thus ensuring a quorum.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia, that the regularly scheduled work session of October 10, 2022 is rescheduled to October 17, 2022.

**George V. Burke, Vice Chairman
Planning Commission**

Attest:

Clerk of Boards & Commissions