

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION PUBLIC HEARING AGENDA
FEBRUARY 25, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Roll Call

APPROVAL OF AGENDA

APPROVAL OF MINUTES

2. January 14, 2019, Planning Commission Work Session Draft Minutes
3. January 28, 2019, Planning Commission Public Hearing Draft Minutes

COMMENTS

4. Comments from the Staff Members
5. Comments from the Commissioners
6. Comments from the Audience

PUBLIC HEARINGS

7. **DEVELOPMENT PLAN – DP #17-01, 555 Herndon Parkway**, to consider an application for a Herndon Transit-Oriented Core (HTOC) Development Plan with proffered conditions to allow a mixed-use development located at 555 Herndon Parkway. Owner: 555 Herndon LLC. Representative: Frank J. Poli, Senior Vice President, Penzance Management, LLC. Agent: Kenneth W. Wire, Esq. Wire Gill, LLP. **(Continued from January 28, 2019 Planning Commission public hearing).**
8. **APPLICATION FOR A SPECIAL EXCEPTION – SE #19-03, 281 Sunset Park Drive**, to consider a special exception to allow a fitness facility. Fitness facilities may be permitted in this zoning district subject to the approval of a special exception. Applicant: Kavitha Maddi & Yogender Rakasi. Business Entity: Koko FitClub Herndon. Property Owner: Skyvish Square, LLC.
9. **TOWN OF HERNDON FY 2020 – FY 2025 CAPITAL IMPROVEMENT PROGRAM**, to consider making a recommendation to the Town Manager on the draft FY 2020 – FY 2025 Capital Improvement Program
10. **APPLICATION FOR A PROFFER CONDITION AMENDMENT – PCA #19-01, 525 Grove Street, Virginia Dominion Energy Substation**, to consider a proffer condition amendment to amend the proffer statements for the previously approved rezoning applications, ZMA #02-102 and ZMA #02-103. Applicant: Tessia Knight, Network Building & Consulting, LLC. Owner: Virginia Electric & Power Company.

11. **APPLICATION FOR A SPECIAL EXCEPTION – SE #19-02, 525 Grove Street, Virginia Dominion Energy Substation**, to consider a special exception to construct a telecommunications monopole and associated ground equipment compound. Applicant: Tessia Knight, Network Building & Consulting, LLC. Owner: Virginia Electric & Power Company.

ADJOURNMENT

Future Planning Commission Meetings:

March 11, 2019	Planning Commission work session	7:00 p.m.
March 25, 2019	Planning Commission public hearing	7:00 p.m.



MEMORANDUM

To: Chair Jonas & Members of the Planning Commission

From: Bryce A. Perry, Deputy Director of Community Development
Elizabeth M. Gilleran, Director of Community Development

Handwritten signatures in blue ink. The signature of Bryce A. Perry is at the top, and the signature of Elizabeth M. Gilleran is below it.

Date: February 22, 2019

Subject: Development Plan Application, DP#17-01, 555 Herndon Parkway

This memo serves as an addendum to the Planning Commission staff report, dated February 11, 2019, which was considered by the Planning Commission in its review of the above referenced case at its February 11, 2019 work session. The applicant has since submitted revised application materials to address the issues raised by staff and the Planning Commission.

Application Update:

The following new items have been submitted by the applicant for Planning Commission consideration:

- Revised Development Plan (Attachment #2)
- Revised Proffer Statement (Attachment #3)

Project Updates since Work Session:

The comments below list how the applicant modified the application to address comments expressed by the Planning Commission, Architectural Review Board (ARB), and staff.

Development Plan Changes

- The massing diagrams on Sheet 4.0 has been revised to illustrate a range of massing scenarios. Two massing models have been added; one showing the massing of all buildings if built to the lowest levels and one showing the massing of Building B if built at the maximum 275' height.
- The development tabulations table on Sheet 4.0 has been revised to remove the previous proposal to include interim retail and to adjust some of the maximum and minimum building heights. All proposed building heights continue to meet zoning ordinance regulations.
- On Sheet 4.0, the notes referencing the interim retail and allowance for parking adjustments have been removed.
- In the phasing plan showing only Building A, the internal street is fully designed (with decorative pavers) up to its eastern edge (Sheet 5.1). Previously it was shown in an interim asphalt condition.

- In the phasing plans that show Building B and/or Building C, the loop road segment C is shown as fully built along the eastern boundary line (Sheets 5.2, 5.3, 5.4, 5.5, 5.6). This was only partially built in the previous phasing plans.
- The phasing plans showing the interim retail have been removed.
- Open space site furnishings (benches, bollards, retail/restaurant seating, street lights) have been added to the landscape plan (Sheet 6.0).
- Decorative open space surface treatments (pavers) have been added per staff's recommendations to the following areas (Sheet 7.0):
 - Cut curbs into garages and loading bays
 - Crosswalks
 - Mid-block pedestrian entrances
 - Sidewalk in front of Building B along the internal street
 - Northern half of internal street (in road)
 - Seating areas along sidewalks
- The alternative parking plan shows additional residential units and amenity space on level P3 (Sheet 14.1).
- Building elevation drawings have been included (Sheet 16.3).
- An exhibit showing the conceptual design of the traffic signal on Herndon Parkway has been provided (Sheet 18.2).
- A sheet showing precedent images for stormwater management green infrastructure has been provided (Sheet 23.0).
- A sheet focused on how the project intends to create an image and experience unique to Herndon is in development by the applicant in consultation with staff. A draft place holder sheet is included in the development plan (Sheet 19.1).

Proffer Changes

The following list includes substantive changes made to the proffer statement. Additional changes made for clarity and enforceability were made and are not listed.

- Proffer revised for screening of all interim phase garage facades (Proffer #2e).
- Proffer added for fencing and lighting along the southern boundary line (Proffer #2i).
- Proffer added for decorative surface treatments (Proffer #2j).
- Proffer added for the design of the center plaza/street area (Proffer #2k).
- Prior references to interim retail removed.
- Proffer revised to clarify use of existing surface parking lots during interim phases (Proffer #3g).
- Proffer revised to clarify how the proposed traffic signal would be funded (Proffer #4c).
- Proffers revised to clarify when and how right-of-way dedication and public access easements would be granted (Proffer #4d, #4e, #4f).
- Proffer added for sanitary sewer contribution (Proffer #6a).
- Proffer added for Metrorail Tax District buyout (Proffer #9).

Staff Analysis:

With the revised materials, the applicant has addressed most of the remaining issues raised by staff. Based on those revisions, staff offers the following comments for Planning Commission consideration:

1. The Transportation Demand Management (TDM) work plan appears to meet the goals set forth in the applicable Comprehensive Plan language. Staff review has found no significant concerns with the TDM plan and associated proffer language, but will continue to work with the applicant to ensure adequate enforceability.
2. The applicant continues to work with staff to develop a plan sheet providing illustrative images and statements regarding Herndon's unique identity. The images and statements typify physical elements and subject matter that can be incorporated into the development proposal during the site plan and ARB process. While the full range of illustrations and statements continues to evolve, the applicant will be seeking Planning Commission input on suggested methods and approach.
3. Clarification on when traffic signal is warranted is being sought by staff. Staff is not questioning the findings that a traffic signal will be necessary at some point in the future, but wishes to obtain a definitive answer to when will the signal become necessary. The applicant is obtaining this information. The staff does not believe that this information is critical prior to Planning Commission action.
4. The town's traffic consultant's review of the latest Traffic Impact Analysis (TIA) cited the need for some additional information and clarity. Staff will continue to work with the applicant on ensuring the TIA is complete and clear. The remaining issues do not impact, in any substantive manner, the program and design of the project as proposed in this development plan.
5. The staff believes that the evolution of the mid-block pedestrian entrances and walkways has been very positive. The staff suggests that additional attention is needed to alleviate the concerns raised by members of the Commission. These concerns included heightening the visibility and the welcoming nature of the portals as well as the approaches to these entrances. The Commission mentioned architectural enhancements, heightened design and focal features leading to the portals, lighting and signage. The staff has included language regarding this issue in the proposed Planning Commission resolution, which is attached to this memo. The concept of literally heightening the portal was found, by the applicant, not to be feasible due to the extensive impact on the above parking deck.
6. While the ARB has found that the proposed architecture is generally compatible with the intent of the Herndon Transit-Oriented Core design guidance. The staff suggests that the Commission may wish to emphasize the need for adherence to the goals of HTOC regarding expectations for distinctive premier architecture and a unique sense of identity high level of quality in architecture, landscape architecture and urban design. These design expectations are incorporated into the Comprehensive Plan, Zoning Ordinance and Urban Design and Architectural Guidelines. Staff suggests that particular attention should be spent in the future on timeless architecture, podiums of durable materials exhibiting human scale, activation of ground floors through design, an interesting skyline with a variety of

forms and heights, articulated massing, inclusion of exterior sustainable measures on rooftops and the ground plain, a rich palette of native plant material, inclusion of public art and the enhancement of exterior garage walls beyond mere screening but rather creative architectural measure that add to the visual experience of the HTOC. While the proffers speak to many of these items and the applicant has attempted to demonstrate several of these goals in the illustrative drawings, these goals, which are core requirements for added density in the HTOC will need to be continually pursued by the applicant, the ARB and staff. Language has been incorporated into the proposed resolution to bring this concern to the attention of the Council.

7. Staff supports the applicant's request for a modification to Section 78-50.8(g)(4)(a), tower separation for buildings over 80 feet in height. The applicant is requesting a reduction from the minimum requirement of 60 feet between residential buildings to not less than 55 feet. The buildings are oriented so that only a limited amount of the façade of the residential building (building A) will be located within the area that is less than 60 feet from the office building (building B). The applicant has provided exhibits to demonstrate that the proposed reduction to 55 feet of separation is not inconsistent for mixed-use projects in the region. The proposed orientation of the buildings also furthers the goals of the HTOC Design Guidelines by maximizing the amount of sunlight available to the central public plaza and the internal residential amenity plaza located on the podium level.

Staff Recommendation:

Staff is recommending that the Planning Commission recommend approval of this application, DP#17-01 as provided in the attached resolution with recommendations regarding specific aspects of the proposed development.

Attachments:

1. Planning Commission Resolution
2. Revised Development Plan
3. Revised Draft Proffer Statement

TOWN OF HERNDON, VIRGINIA

PLANNING COMMISSION

RESOLUTION

February 25, 2019

Resolution – Recommending approval of Development Plan, DP #17-01, 555 Herndon Parkway to the Town Council

WHEREAS, 555 Herndon LLC, the owners of 555 Herndon Parkway a parcel consisting of 4.3439 acres and identified as Fairfax County Tax Map Reference Number 0164-10-0002C, have submitted a development plan with proffered conditions to allow a mixed-use development with a maximum FAR of 4.3; and

WHEREAS, On January 28, 2019 the Planning Commission held a public hearing to consider DP #17-01, continuing that public hearing to February 25, 2019; and

WHEREAS, The Planning Commission has determined that the applicant has demonstrated that the plan adheres to applicable sections of the Town of Herndon Zoning Ordinance and Comprehensive Plan and Town of Herndon Zoning Ordinance, dependent upon a modification of tower separation requirements; and

WHEREAS, The Planning Commission has determined that the applicant has demonstrated that the requested modification of Section 78-50.8(g)(4)(a) for tower separation for buildings over 80 feet in height be reduced from 60 feet to not less than 55 feet because such modification will afford equal or greater assurances of meeting the goals of the Zoning Ordinance, as set out in the preamble of that ordinance, and the goals of the statement of intent of the PD-TOC Planned Development-Transit Oriented Core zoning district.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia that the Commission recommends to the Town Council of the Town of Herndon, Virginia approval of DP #17-01, 555 Herndon Parkway with the following amendments:

1. The applicant provides additional illustrative images and statements, regarding Herndon's unique identify, that typify physical elements and subject matter that can be incorporated into the development proposal during the site plan and Town of Herndon Architectural Review Board process.

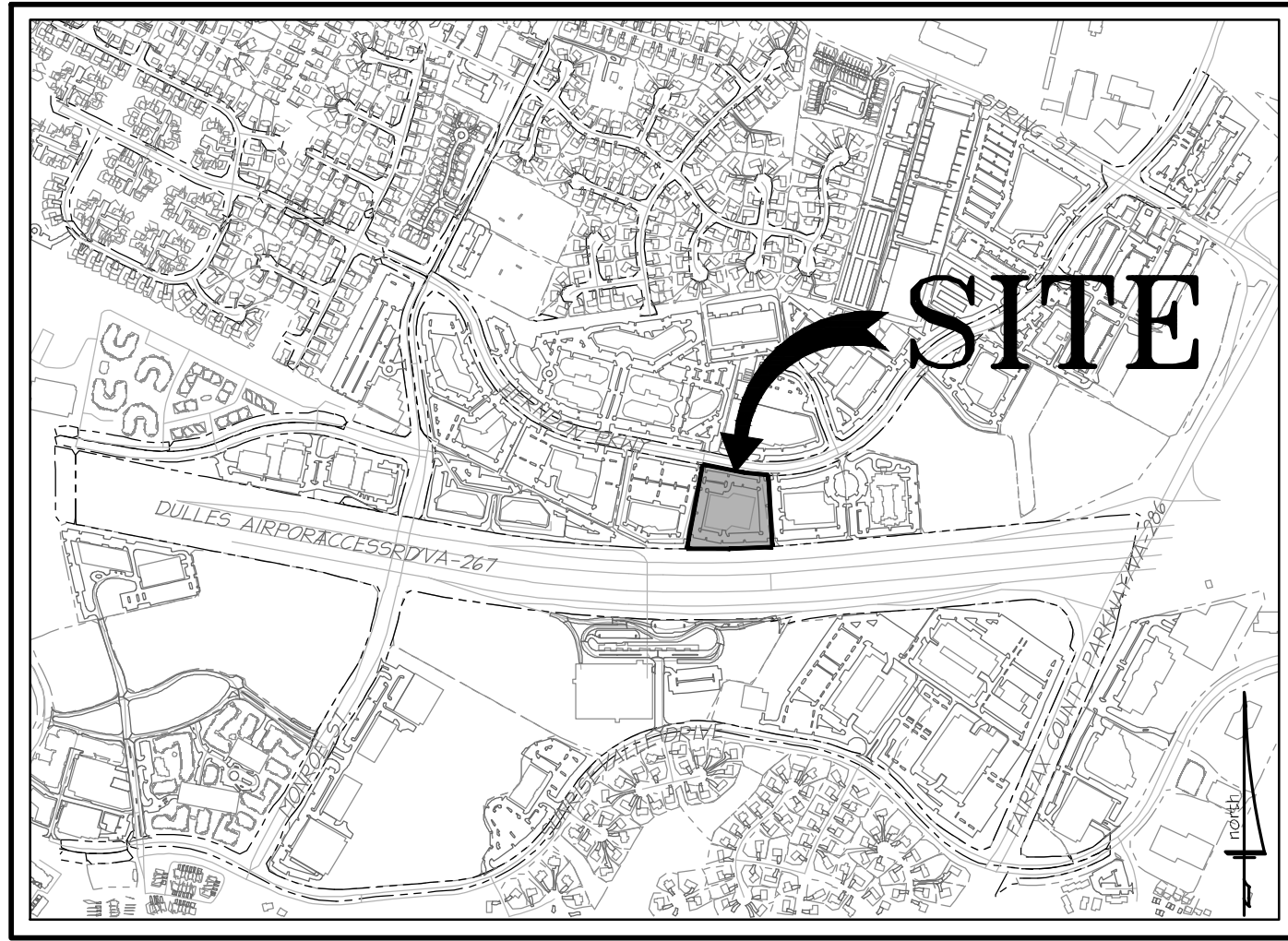
2. The applicant provides acceptable enhancements to the mid-block pedestrian entrances to heighten the sense of arrival and direction to include special pavement designs, architectural elements, signage and other focal points.

BE IT FUTHER RESOLVED that the Planning Commission of the Town of Herndon, Virginia hereby strongly encourages the staff, applicant and future owners and the Architectural Review Board to ensure adherence to the goals of the Herndon Transit-Oriented Core, as incorporated into the Comprehensive Plan, Zoning Ordinance and Urban Design and Architectural Guidelines, regarding the necessity for distinctive premier architecture and a unique sense of identity and a high level of quality in architecture, landscape architecture and urban design,. The Planning Commission, recognizing that the density of the proposed development must be supported by the incorporation of premier architecture and urban design, requests particular attention be paid to the creation of timeless architecture, podiums of durable materials exhibiting human scale, activation of groundfloors through design, an interesting skyline with a variety of forms and heights, articulated massing, inclusion of exterior sustainable measures on rooftops and the ground plain, a rich palette of native plant material, inclusion of public art and the enhancement of exterior garage walls beyond mere screening but rather creative architectural measure that add to the visual experience of the Herndon Transit-Oriented Core.

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA



VICINITY MAP

SCALE: 1" = 1,000'



THE ABOVE RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY, DESIGNED BY DAVIS CARTER SCOTT.

APPLICANT / OWNER

555 HERNDON LLC

c/o PENZANCE MANAGEMENT, LLC

1680 WISCONSIN AVE., NW, SUITE 300

WASHINGTON, DC 20007

PROJECT TEAM

THE PROJECT TEAM IS COMPRISED OF THE FOLLOWING:

- APPLICANT/OWNER - 555 HERNDON, LLC
- ENGINEER - CHRISTOPHER CONSULTANTS, LLC
- ARCHITECT - DAVIS CARTER SCOTT
- TRANSPORTATION ENGINEER - GOROVE/SLADE, INC
- LANDSCAPE ARCHITECT - CHRISTOPHER CONSULTANTS, LLC
- ATTORNEY - WIRE GILL LLP

FOR ANY INQUIRIES ABOUT THIS DEVELOPMENT PLAN, PLEASE CONTACT:

FRANK J. POLI

PENZANCE MANAGEMENT, LLC

1680 WISCONSIN AVE., NW, SUITE 300

WASHINGTON, DC 20007

PHONE: 202.729.6417

KENNETH W. WIRE

WIRE GILL LLP

1750 TYSONS BLVD., SUITE 1500

TYSONS, VA 22102

PHONE: 703.677.3129

DATE OF FIRST SUBMISSION: APRIL 14, 2017

DATE OF SECOND SUBMISSION: JULY 16, 2017

DATE OF THIRD SUBMISSION: AUGUST 8, 2018

DATE OF FOURTH SUBMISSION: NOVEMBER 19, 2018

DATE OF FIFTH SUBMISSION: FEBRUARY 5, 2019

DATE	REVISION
07/17/2018	TOWN OF HERNDON COMMENTS 07/12/17
11/19/2018	TOWN OF HERNDON COMMENTS 10/12/18
02/05/2019	TOWN OF HERNDON COMMENTS 01/14/19
02/14/2019	

Attachment #2

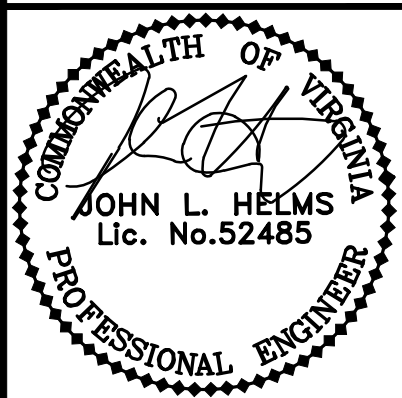
PENZANCE

christopher
consultants

dcs
DESIGN

GOROVE / SLADE
Transportation Planners and Engineers

WIRE GILL LLP



COVER SHEET/
SHEET INDEX

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00

SCALE: AS NOTED

DATE: 08-08-2018

DESIGN: JR, JH
DRAWN: JH, LEB
CHECKED:

SHEET No.

1.0 OF 24.0

103228

DATE	REVISION
07/17/2018	TOWN OF HERNDON COMMENTS 07/12/17
11/19/2018	TOWN OF HERNDON COMMENTS 10/12/18
02/05/2019	TOWN OF HERNDON COMMENTS 01/14/19

1. GENERAL NOTES:
2. THE SUBJECT PROPERTY SHOWN HEREON IS RECORDED IN THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AS FOLLOWS:

TAX MAP	PIN#	LAND AREA	OWNER	INSTRUMENT #	ADDRESS
16-4((10))	0164 10 0002C	189,220 SF 4.34 AC	555 HERNDON LLC	PARKWAY TRADE CENTER PCL 2C	555 HERNDON PARKWAY HERNDON, VA

3. PER THE TOWN OF HERNDON ZONING ORDINANCE, THE PARCEL IS CURRENTLY ZONED PD-TOC (PLANNED DEVELOPMENT-TRANSIT ORIENTED CORE).
4. THE SUBJECT PROPERTY IS BOUND ON THE NORTH AND ON THE EAST BY OFFICE USE, ON THE WEST BY OFFICE USE, AND ON THE SOUTH BY THE DULLES TOLL ROAD. THE LAND TO THE WEST AND TO THE EAST IS ZONED PD-TOC. THE LAND TO THE NORTH OF THE SITE IS ZONED OFFICE & LIGHT INDUSTRIAL AND THE LAND TO THE SOUTH IS ZONED INDUSTRIAL.
5. THE SUBJECT PROPERTY IS FULLY DEVELOPED AND CONTAINS ONE (1) TWO-STORY OFFICE BUILDING WITH A PARKING LOT. THERE IS VEGETATION LOCATED ALONG THE PERIMETER OF THE PROPERTY. ACCESS TO THE SITE IS CURRENTLY FROM HERNDON PARKWAY.
6. THE SUBJECT PROPERTY WILL REMAIN ZONED PD-TOC, SUBJECT TO THE PD-TOC REQUIREMENTS OF SECTION 78-50.8 OF THE TOWN OF HERNDON MUNICODE.
7. BOUNDARY SURVEY (ALTA/ACSM TITLE SURVEY) WAS COMPLETED FOR THE SUBJECT PROPERTY BY BOWMAN CONSULTING DATED REVISED JANUARY 16, 2015.
8. TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY COMPLETED BY CHRISTOPHER CONSULTANTS, LTD. BETWEEN THE DATES OF AUGUST 12th AND AUGUST 18th, 2015. THE CONTOUR INTERVAL IS ONE (1) FOOT.
9. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO EVIDENCE OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
10. THE PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 51059C0110 E, REVISED ON SEPTEMBER 17, 2010. BY GRAPHICAL DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
11. THE SUBJECT PROPERTY LIES COMPLETELY OUTSIDE OF THE CHESAPEAKE BAY RESOURCE PROTECTION AREA (RPA) AS PER THE 2006 TOWN OF HERNDON CHESAPEAKE BAY PRESERVATION AREAS MAP.
12. A WETLAND DELINEATION WAS NOT DONE SINCE THE SITE IS FULLY DEVELOPED.
13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THE SUBJECT PROPERTY.
14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES LOCATED ON THE SUBJECT PROPERTY THAT ARE DESERVING OF PROTECTION AND PRESERVATION.
15. THE SUBJECT PROPERTY LIES COMPLETELY WITHIN THE JURISDICTION OF THE TOWN OF HERNDON AND IS CURRENTLY LOCATED WITHIN THE DRANESVILLE TOWN OF HERNDON TRANS DULLES RAIL WEST DISTRICT.
16. THE SUBJECT PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL PROPOSED SANITARY SEWER AND WATER SERVICES WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE TOWN OF HERNDON REQUIREMENTS.
17. THE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE FACILITY LOCATIONS AND DIMENSIONS ARE CONCEPTUAL IN NATURE AND MAY VARY IN LOCATION AND SIZE WITH FINAL ENGINEERING. STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH TOWN OF HERNDON REQUIREMENTS.
18. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN PLAN AND TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY THE TOWN OF HERNDON SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN. THE BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. FINAL BUILDING FOOTPRINTS AND SITE IMPROVEMENTS WILL BE CONFIGURED AT THE TIME OF SITE PLAN APPROVAL, SUBJECT TO MARKET CONDITIONS, BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED DEVELOPMENT PLAN.

PROJECT NARRATIVE:

THE APPLICANT PROPOSES TO DEVELOP THE PROPERTY IN ACCORDANCE WITH THE HERNDON METRO STUDY AREA WITH RESIDENTIAL, OFFICE, AND RETAIL USES. THE PROPOSED DEVELOPMENT CONSISTS OF THREE BUILDINGS WITH FIRST FLOOR RETAIL LINING AN INTERIOR MAIN STREET SUPPLEMENTED BY BELOW AND ABOVE-GROUND PARKING. THIS PROJECT WILL BE DEVELOPED IN UP TO THREE PHASES, SUBJECT TO MARKET CONDITIONS AND TO MEET MARKET DEMAND. THE APPLICANT REQUESTS FLEXIBILITY TO DELIVER PHASES IN ANY SEQUENCE.

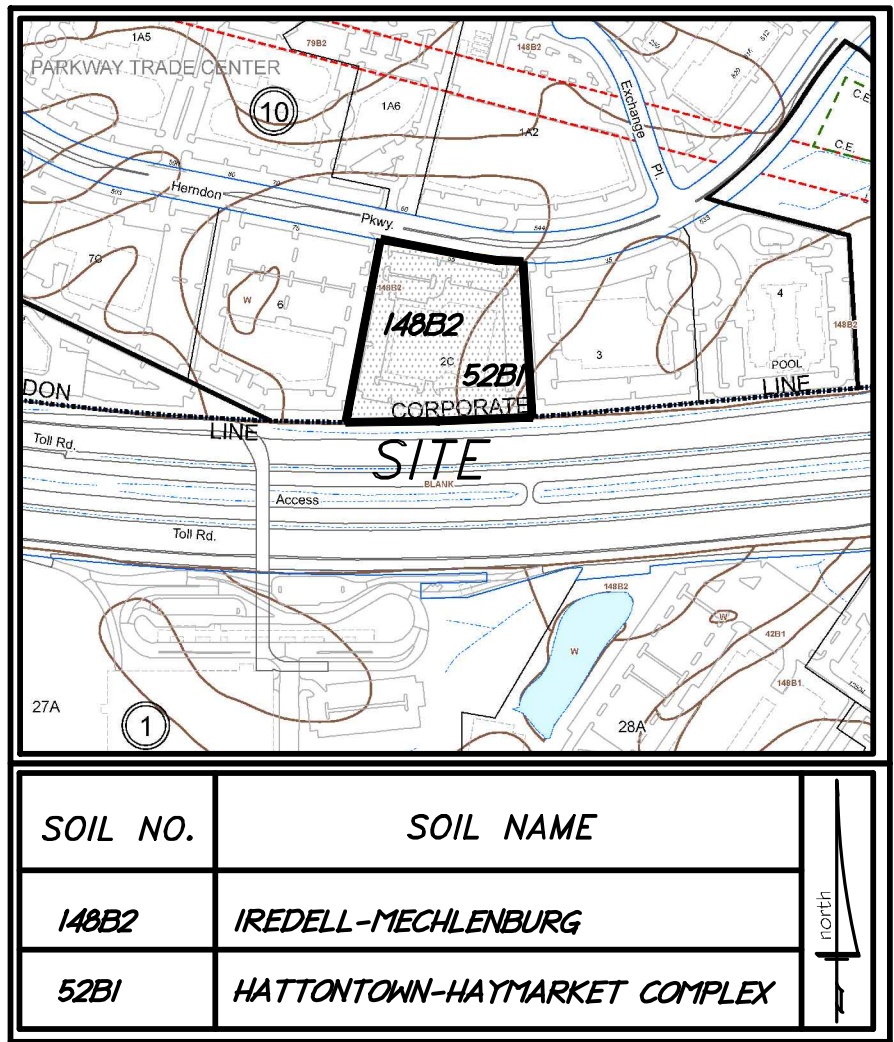
LEGAL DESCRIPTION:

TAX MAP 16-4 ((10)) 2C
555 HERNDON PARKWAY
HERNDON, VIRGINIA 20170

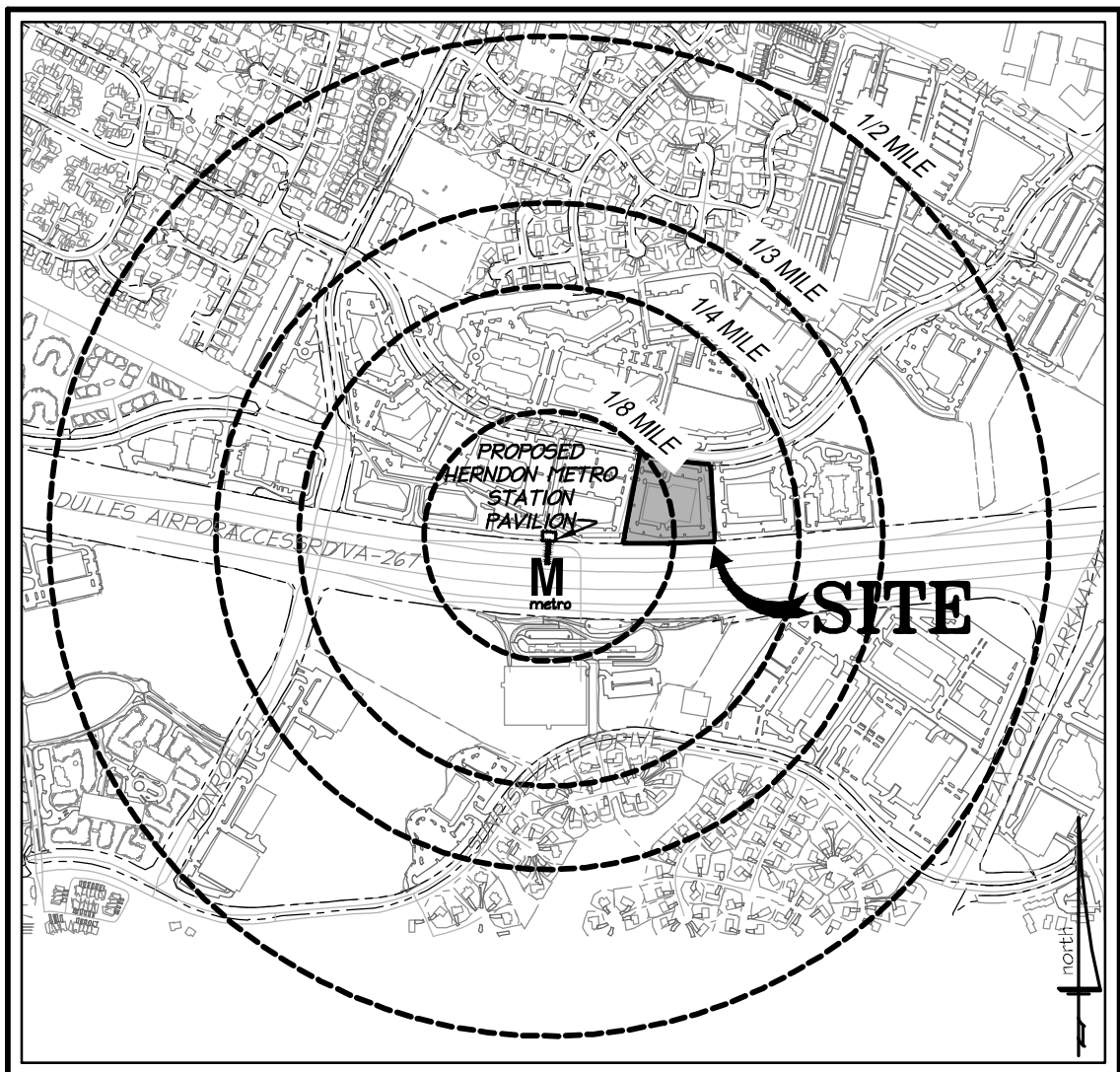
ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF HERNDON, FAIRFAX COUNTY VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2C, PARKWAY TRADE CENTER, CONTAINING AN AREA OF 189,218 SQUARE FEET OR 4.3439 ACRES OF LAND MORE OR LESS, AS SHOWN ON A PLAT ATTACHED TO A DEED OF RE-SUBDIVISION AND EASEMENT RECORDED AUGUST 17, 1983 AT DEED BOOK 5838 PAGE 1680 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

TOGETHER WITH AND SUBJECT TO THOSE EASEMENTS CONVEYED AT DEED BOOK 5838 PAGE 1680 AS APPLICABLE.



SOILS MAP
(SOURCE: FAIRFAX COUNTY TAX MAPS)
SCALE: 1" = 500'



METRO PROXIMITY MAP
SCALE: 1" = 1,000'

EX A	226.97 LF OF 15" RCP	EX 5188 5156	RIM EL. = 367.44 INV. - (TO 5156 = 362.66) RIM EL. = 365.48 INV. - (FROM 5188 = 361.42)
EX B	260.68 LF OF 18" RCP	EX 5156 1750	RIM EL. = 365.48 INV. - (TO 1750 = 361.37) RIM EL. = 364.99 INV. - (FROM 5156 = 360.00)
EX C	67.80 LF OF 18" RCP	EX 1750 5222	RIM EL. = 364.99 INV. - (TO 5222 = 359.84) RIM EL. = 365.22 INV. - (FROM 1750 = 359.52)
EX D	213.72 LF OF 18" RCP	EX 1542 5222	RIM EL. = 368.15 INV. - (12" RCP FROM BUILDING) INV. - (TO 5222 = 362.05) RIM EL. = 365.22 INV. - (FROM 1542 = 359.47)
EX E	42.02 LF OF 24" RCP	EX 5222 1851	RIM EL. = 365.22 INV. - (TO 1851 = 359.27) RIM EL. = 364.80 INV. - (FROM 5222 = 358.80) RIM EL. = 374.76 INV. - (36" RCP FROM WEST)
EX F	180.88 LF OF 36" RCP	EX 1463 1517	INV. - (TO 1517 = 365.38) RIM EL. = 369.50 INV. - (FROM 1463 = 361.99)
EX G	195.20 LF OF 36" RCP	EX 1517 1851	RIM EL. = 369.50 INV. - (TO 1851 = 361.51) RIM EL. = 364.80 INV. - (FROM 1517 = 357.95)
EX P	166.00 LF OF 36" RCP	EX 1851 5222	RIM EL. = 364.80 INV. - (TO 5225 = 357.82) RIM EL. = 359.71 INV. - (FROM 1851 = 353.01) INV. - (36" RCP TO EAST =
EX Q	100.02 LF OF 24" RCP	EX 1344 5222	RIM EL. = 375.68 INV. - (18" RCP FROM SOUTH) INV. - (TO 5226 = 368.18) RIM EL. = 373.73 INV. - (FROM 1344 = 367.56)
EX R	31.66 LF OF 15" RCP	EX 1364 5222	RIM EL. = 372.77 INV. - (TO 5226 = 368.35) RIM EL. = 373.73 INV. - (FROM 1364 = 367.93)
EX S	145.39 LF OF 30" RCP	EX 5222 1463	RIM EL. = 373.73 INV. - (TO 1463 = 367.26) RIM EL. = 374.76 INV. - (FROM 5226 = 366.21)

1. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
2. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 29) AS AS ESTABLISHED FROM A CURRENT GPS SURVEY.
3. REMOVAL OF OFFSITE TREES, WHERE NECESSARY, IS TO BE COORDINATED WITH OFFSITE OWNERS AT TIME OF SITE PLAN.

1ZONE: OFFICE & LIGHT INDUSTRIAL
EX. LAND USE: LOW-RISE OFFICE

	: EX. CONTOUR		: EX. STREET CENTER LINE
	: EX. WOODS LINE		: EX. CURB & GUTTER
	: EX. DECIDUOUS TREE		: EX. BOUNDARY
			: EX. EDGE OF PAVEMENT (EP)
	: EX. EVERGREEN TREE		: EX. STORM SEWER
#1234	: EX. TREE TAG NUMBER		: EX. SANITARY SEWER
			: EX. SIGN
			: EX. STORM MANHOLE
			: EX. SANITARY MANHOLE
			: EX. SANITARY STRUCTURE NUMBER
			: EX. STORM STRUCTURE NUMBER
			: DENOTES HANDICAPPED PARKING SPACE

TAX MAP #0164-10-0001A2
 PARCEL 142 PARKWAY TRADE CENTER

TAX MAP #0164-10-0001A2
PARCEL 1A2 PARKWAY TRADE CENTER
FEDERAL HOME LOAN MORTGAGE CORPORATION
D.B. 12646 PG. 1999
ZONE: OFFICE # LIGHT INDUSTRIAL
EX. LAND USE: LOW-RISE OFFICE

EXISTING TREE INVENTORY

Tree Tag No.	Caliper (inches)	Crown Radius s	Tree Type	Procedure
6586	25	20	DECIDUOUS	REMOVE
6587	15,12,10,8	30	DECIDUOUS	REMOVE
6588	21	30	DECIDUOUS	REMOVE
6589	18	15	DECIDUOUS	REMOVE
6590	2,3,3,4	8	DECIDUOUS-ORNAMENTA	REMOVE
6591	12	12	DECIDUOUS	REMOVE
6592	4	8	DECIDUOUS-ORNAMENTA	REMOVE
6593	15	20	DECIDUOUS-ORNAMENTA	REMOVE
6594	10	8	DECIDUOUS	REMOVE
6595	15	30	DECIDUOUS	REMOVE
6596	18	30	DECIDUOUS	REMOVE
6597	15	20	DECIDUOUS	REMOVE
6598	18	20	DECIDUOUS	REMOVE
6599	15	25	DECIDUOUS	REMOVE
6600	15	25	DECIDUOUS	REMOVE
6601	6,10,12	30	DECIDUOUS	REMOVE
6603	21	25	DECIDUOUS	REMOVE
6606	12	25	DECIDUOUS	REMOVE
6608	15	30	DECIDUOUS	REMOVE
6610	10	30	DECIDUOUS	REMOVE
6612	12	20	DECIDUOUS	REMOVE
6618	15	30	DECIDUOUS	REMOVE
6621	21	35	EVERGREEN	REMOVE
6624	10	8	EVERGREEN	REMOVE
6625	9	8	EVERGREEN	REMOVE
6626	16	15	DECIDUOUS	REMOVE
6627	14	15	EVERGREEN	REMOVE
6628	11	8	EVERGREEN	REMOVE
6629	9	8	EVERGREEN	REMOVE
6630	15	15	EVERGREEN	REMOVE
6631	15	12	EVERGREEN	REMOVE
6632	24	23	DECIDUOUS	REMOVE
6634	2,3,4	20	DECIDUOUS	REMOVE
6635	18	20	DECIDUOUS	REMOVE
6636	13	12	EVERGREEN	REMOVE
6637	10	10	EVERGREEN	REMOVE
6643	18	20	DECIDUOUS	REMOVE
6644	18	22	DECIDUOUS	REMOVE
6645	21	25	DECIDUOUS	REMOVE
6646	18	25	DECIDUOUS	REMOVE
6647	18	25	DECIDUOUS	REMOVE
6648	15	20	DECIDUOUS	REMOVE
6649	15	20	DECIDUOUS	REMOVE
6650	8	15	DECIDUOUS	REMOVE
6651	12	15	DECIDUOUS	REMOVE
6652	10	12	DECIDUOUS	REMOVE
6653	15	12	DECIDUOUS	REMOVE
6654	12	12	EVERGREEN	REMOVE
6655	27	30	EVERGREEN	REMOVE
6656	24	30	EVERGREEN	REMOVE
6657	24	35	EVERGREEN	REMOVE
6658	18	25	DECIDUOUS	REMOVE
6659	18	25	DECIDUOUS	REMOVE
6660	9	8	EVERGREEN	REMOVE
6661	8	27	EVERGREEN	REMOVE
6662	8	7	EVERGREEN	REMOVE
6663	10	9	EVERGREEN	REMOVE
6664	12	10	EVERGREEN	REMOVE
6665	10	5	EVERGREEN	REMOVE
6666	8	5	EVERGREEN	REMOVE
6667	10	6	EVERGREEN	REMOVE
6668	8	5	EVERGREEN	REMOVE
6669	8	8	DECIDUOUS	REMOVE
6670	15	12	DECIDUOUS	REMOVE
6671	20	15	EVERGREEN	REMOVE
6672	15	6	EVERGREEN	REMOVE
6673	8	6	DECIDUOUS	REMOVE
6674	12	10	DECIDUOUS	REMOVE
6677	14	8	EVERGREEN	REMOVE
6678	18	8	EVERGREEN	REMOVE
6679	16	8	EVERGREEN	REMOVE
6681	8	8	EVERGREEN	REMOVE
6682	8	7	EVERGREEN	REMOVE
6683	8	8	EVERGREEN	REMOVE

EXISTING TREE CANOPY COVER ONSITE: ±58,270 SF (31%)



christopher
consultants



dcs
DESIGN
DAVIS
CARTER
SCOTT LLC
ARCHITECTS
INTERIORS
LANDSCAPE
PLANNING

GOROVE / SLADE
Transportation Planners and Engineers



WIRE GILL LLP

COMMONWEALTH OF VIRGINIA
 JOHN L. HELMS
 Lic. No. 52485
 PROFESSIONAL ENGINEER

EXISTING CONDITIONS/
EXISTING TREE SURVEY

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00

SCALE:
1"=30'

DATE: 08-08-2018

DESIGN: JR, JM
DRAWN: JM
CHECKED:

SHEET No.

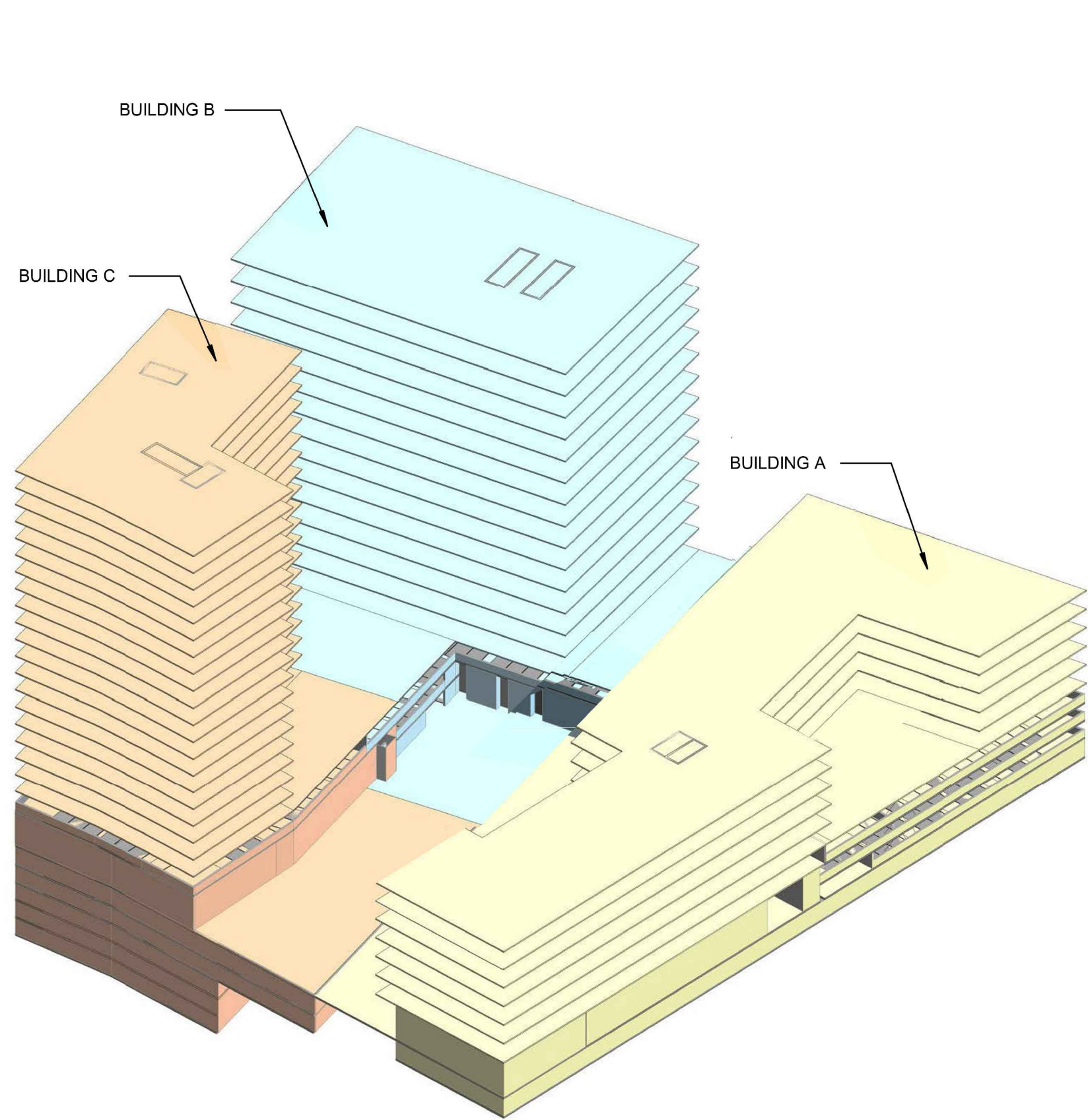
3.0 OF 24.0

103228

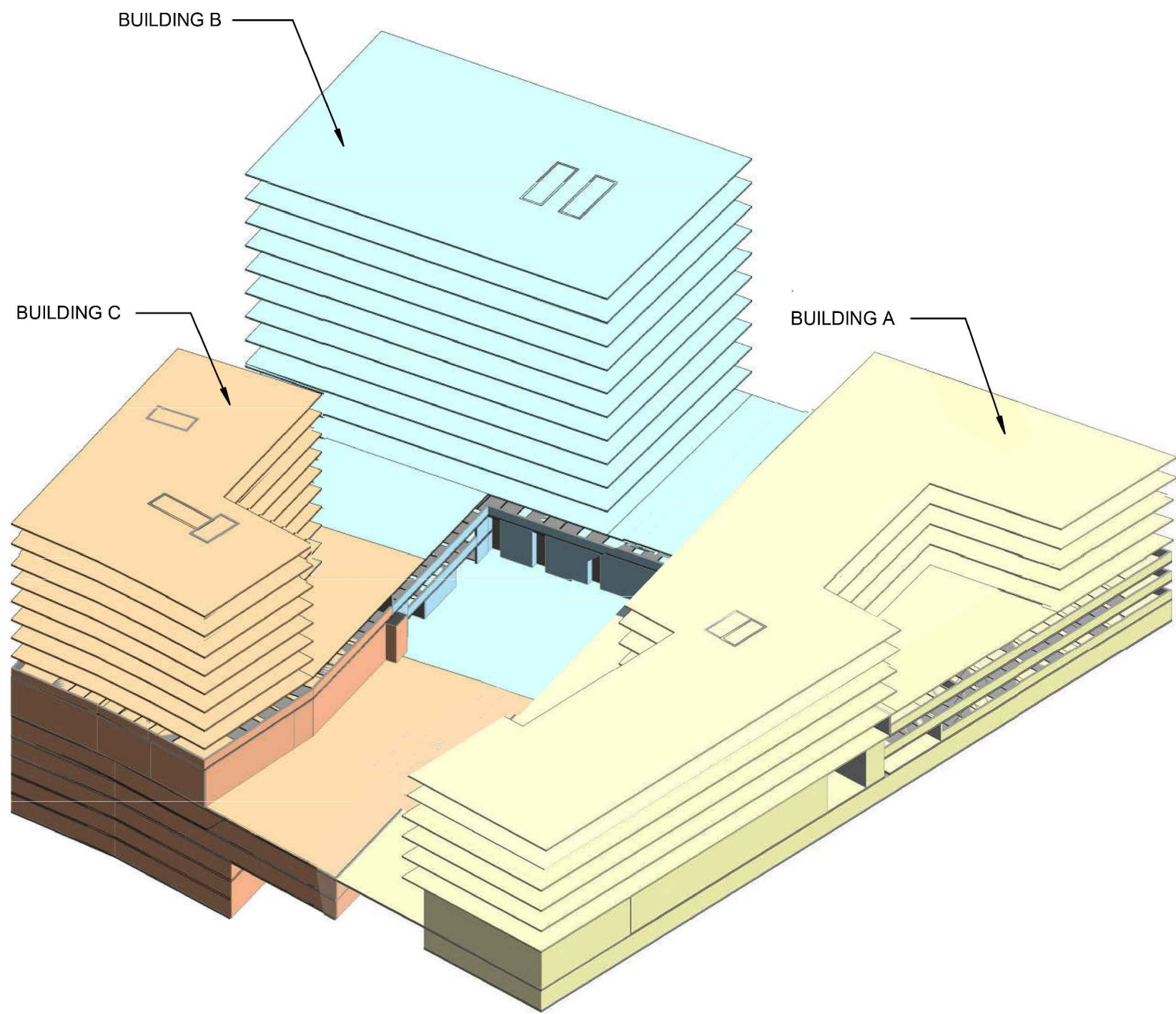
DULLES TOLL ROAD - ROUTE #267
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY - PRINCIPAL ARTERIAL)

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

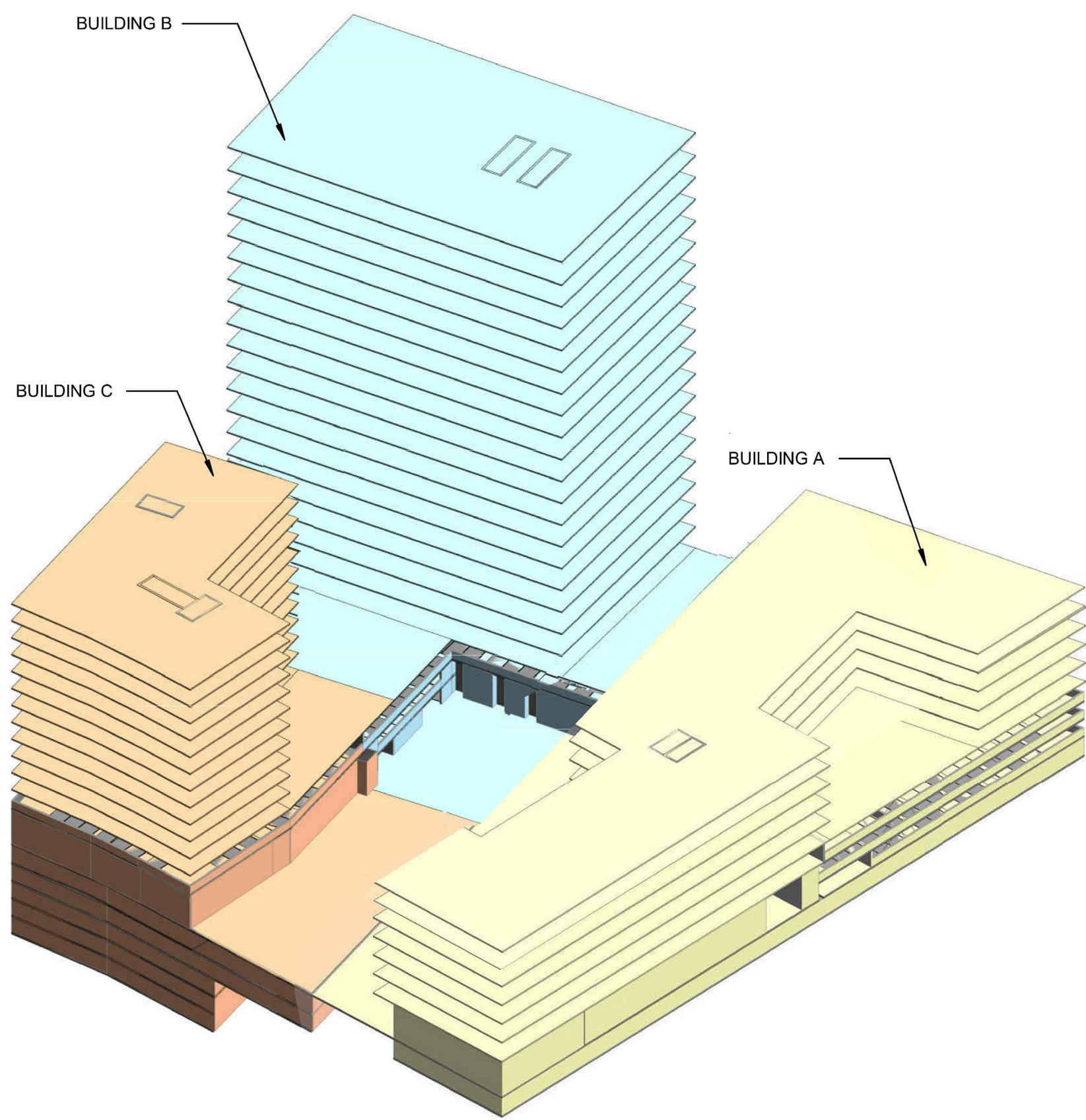
DATE	REVISION
07/17/2018	TOWN OF HERNDON COMMENTS 07/12/17
11/19/2018	TOWN OF HERNDON COMMENTS 10/12/18
02/05/2019	TOWN OF HERNDON COMMENTS 01/14/19



Development Plan



Minimum Height - All Buildings



Maximum Height - Office

DEVELOPMENT TABULATIONS

Total Site Area	189,218
Maximum FAR	4.30
Maximum GFA	813,637

Phase	Use	Approximate SF in Development Plan	Approximate Units in Development Plan	Minimum Required Parking Ratios	Minimum Required Parking Spaces in Development Plan	Maximum Height (floors) ¹	Maximum Height (ft) ¹	Minimum Heights (floors) ¹	Minimum SF
Building A	Residential	220,000	220	1.0/Unit	220	Up to 12	Up to 120'	6	175,000
	Retail	8,000	NA	1.25/1000 SF	10				5,000
Building B	Office	325,000	NA	2.0/1000 SF	650	Up to 24	Up to 275'	12	200,000
Building C	Residential	255,000	255	1.0/Unit	255	Up to 23	Up to 225'	10	100,000
	Retail	5,000	NA	1.25/1000 SF	7				3,000

NOTES:

- Building heights are above average site elevation and include above-grade parking levels, but do not include mechanical penthouse requirements or rooftop facilities (pool, deck, club room, etc).
- Square footage and dwelling units are approximate.
- Applicant reserves the right to adjust GFA, unit counts and heights for each building in accordance with the approved development plans and proffers
- Applicant reserves the right to develop up to 4.3 FAR based on final development plans. Total development square footage will not exceed 813,637 GFA, based on a 4.3 FAR.
- Additional retail may be provided above the square footage shown provided that the overall final square footage will not exceed 813,637 GFA.

DATE	REVISION
07/17/2018	TOWN OF HERNDON COMMENTS 07/12/17
11/19/2018	TOWN OF HERNDON COMMENTS 10/12/18
02/05/2019	TOWN OF HERNDON COMMENTS 01/14/19

ZONING TABULATION REQUIREMENTS
PD-TOC

ZONING REGULATIONS REQUIREMENTS (AS PER ZO SEC. 78-50.8):

MINIMUM LOT SIZE:
NO REQUIREMENT

DENSITY:
FLOOR AREA RATIO (FAR): 4.3 FAR

OPEN SPACE: NO MINIMUM REQUIRED

BUILDING SETBACKS:
HERNDON PARKWAY: NO MINIMUM REQUIRED
DULLES TOLL ROAD: 40' FROM DULLES TOLL ROAD ROW

BUILDING TOWER SEPARATION:
65' MIN. BETWEEN RESIDENTIAL BLDG. TOWERS ABOVE 80'
50' MIN. BETWEEN NONRESIDENTIAL BLDG. TOWERS ABOVE 80'

ACCESS DRIVE:
MIN. 40' WIDE FROM BLDG. FACADE TO BLDG. FACADE

BUILDING HEIGHT:
275' INCLUSIVE OF PARKING LEVELS

PARKING:
RESIDENTIAL: LONG-TERM USE
1.0 SPACE/DWELLING UNIT
BICYCLE
0.75 SPACES/DWELLING UNIT

RETAIL: LONG-TERM USE
1.25 SPACES/1,000 GROSS FLOOR AREA (GFA)
BICYCLE
0.25 SPACES/1,000 GROSS FLOOR AREA (GFA)

OFFICE: LONG-TERM USE
2.0 SPACES/1,000 GFA
BICYCLE
0.20 SPACES/1,000 GROSS FLOOR AREA (GFA)

PARKING SPACE DIMENSIONS:
90 DEGREE: 8.5'X18'
PARALLEL: 8'X20'

LOADING SPACES:

MULTI-FAMILY: 1 SPACE PER 200 UNITS OR FRACTION THEREOF

OFFICE: 1 SPACE PER 6,000 GFA (SF)

RETAIL: 1 SPACE FOR 3,000-14,999 GFA (SF)

2 SPACES FOR 15,000-49,000 GFA (SF)

3 SPACES FOR 50,000-99,999 GFA (SF)

LOADING SPACE DIMENSIONS:
17' WIDE X 25' LONG X 14' HIGH

TREE COVER:
NO MINIMUM TREE COVER REQUIREMENT
ONE (1) SHADE TREE REQ'D PER EVERY TWELVE (12)
UNCOVERED SURFACE PARKING SPACES. (NOT SUBJECT TO
DEVELOPMENT PLAN AS PER SECT. 78-50.8.j.(1))

PROPOSED ZONING TABULATION
PD-TOC

FULL BUILD-OUT

DENSITY:
FLOOR AREA RATIO (FAR): 4.3 FAR

OPEN SPACE:
PUBLIC OPEN SPACE: ±49,180 SF
PRIVATE OPEN SPACE: ±25,000 SF
TOTAL OPEN SPACE: ±74,180 SF

BUILDING SETBACKS:
HERNDON PARKWAY: $\pm 29'$ FROM HERNDON PARKWAY
DULLES TOLL ROAD: $\pm 47'$ FROM DULLES TOLL ROAD ROW

BUILDING TOWER SEPARATION:
±60' BETWEEN BLDG. A AND BLDG. B.
±58' BETWEEN BLDG. B AND BLDG. C.

ACCESS DRIVE:
±115' WIDE FROM BLDG. A FACADE TO BLDG. B/C FACADE

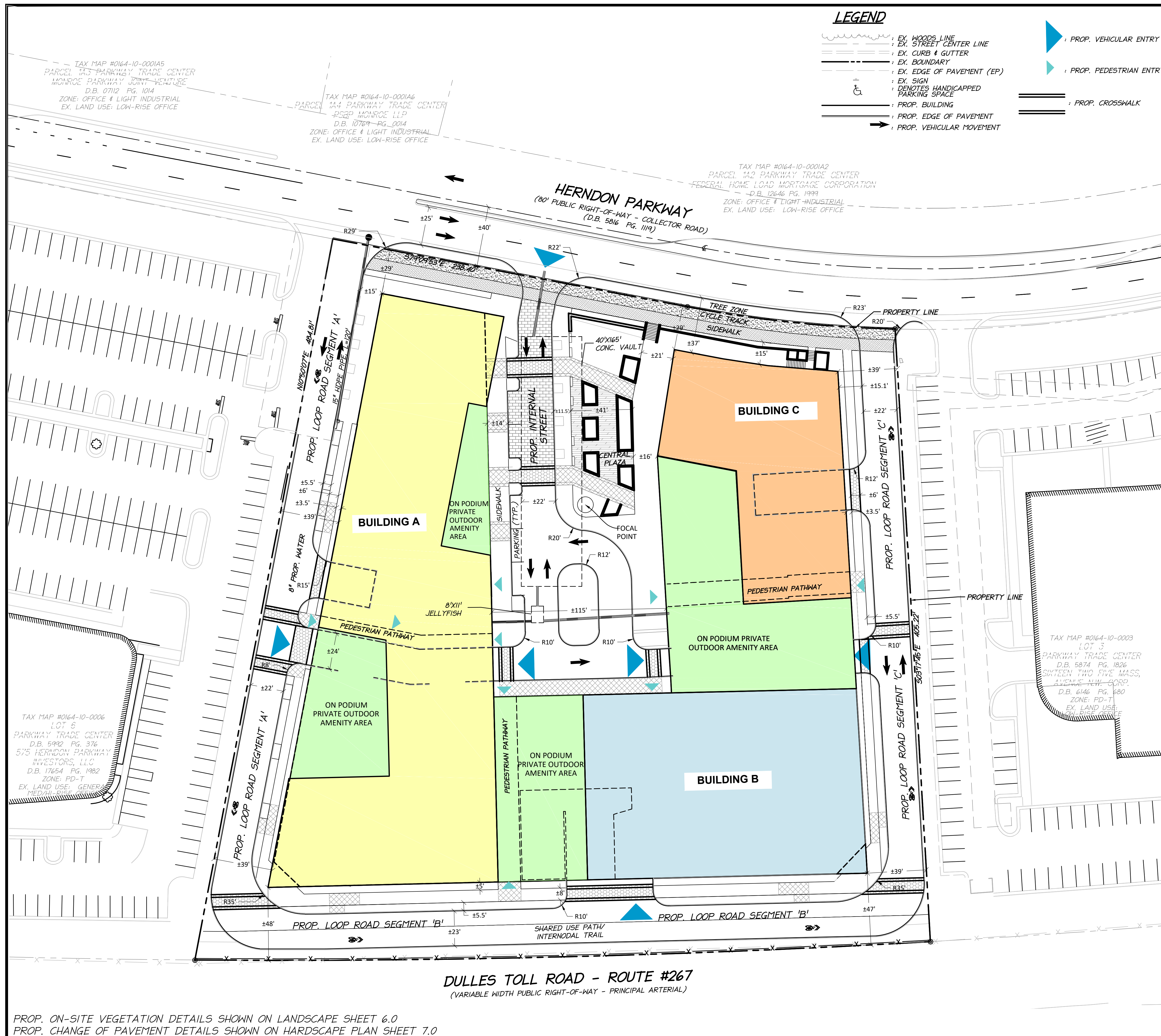
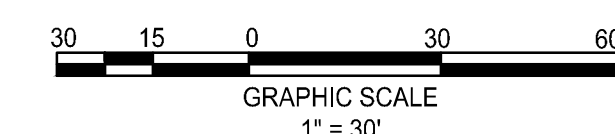
BUILDING HEIGHT:
MAXIMUM 225' ALONG HERNDON PARKWAY SIDE
MAXIMUM 275' ALONG DULLES TOLL ROAD SIDE

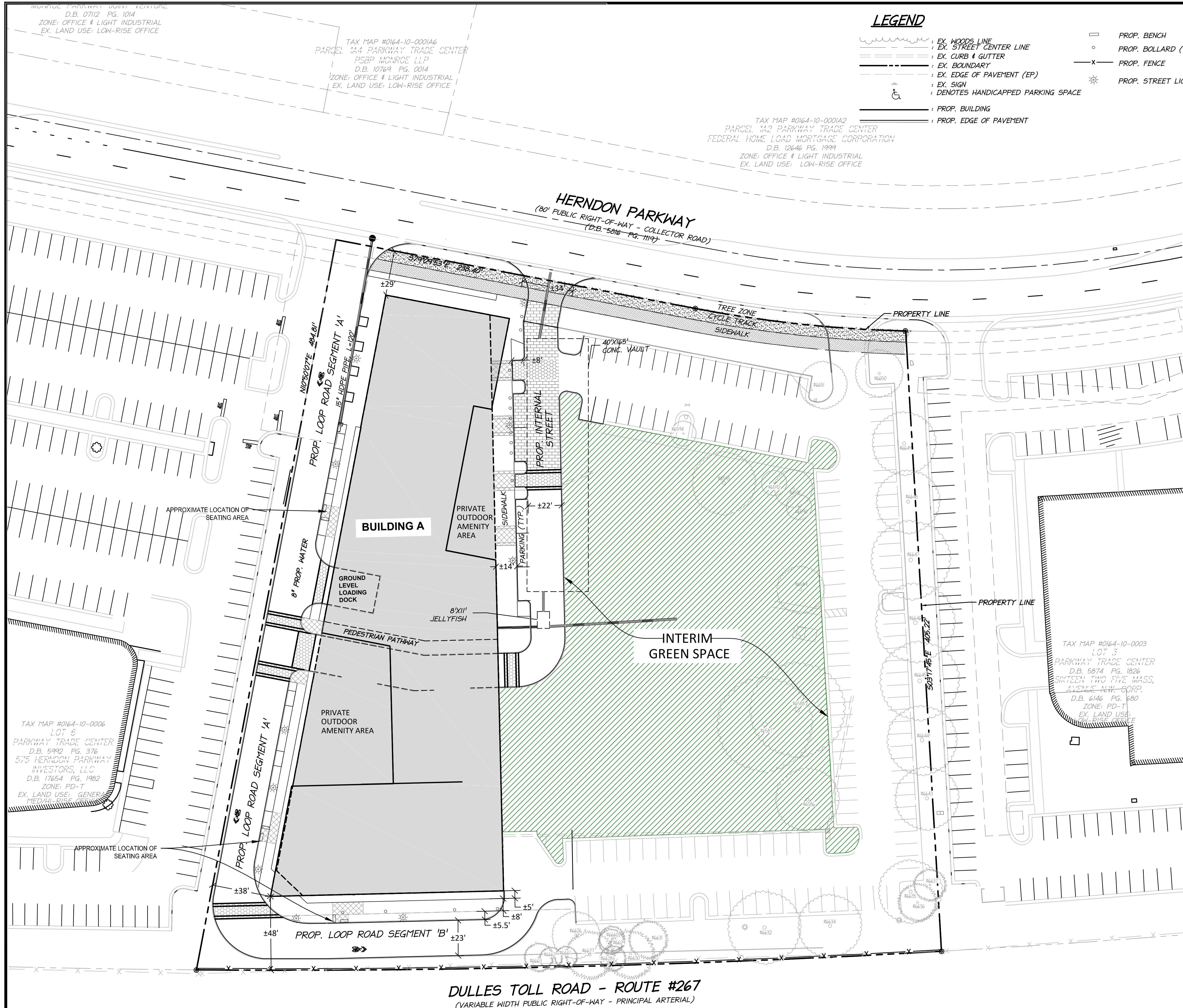
PROVIDED PARKING:

SURFACE SPACES (PROPOSED):	UP TO ±5 SPACES
GARAGE SPACES (PROPOSED):	UP TO ±1,271 SPACES
TOTAL SPACES PROVIDED:	UP TO ±1,276 SPACES

LOADING SPACES: 3

NOTE:
1. THIS PROJECT WILL BE DEVELOPED IN UP TO THREE PHASES, SUBJECT TO MARKET CONDITIONS AND TO MEET MARKET DEMAND. THE FIRST PHASE MAY CONSIST OF INFRASTRUCTURE AND A RESIDENTIAL BUILDING. ADDITIONAL INFRASTRUCTURE TO BE PROVIDED IN FUTURE PHASES AS NEEDED. SEE SHEETS 5.1-5.3 FOR INTERIM DEVELOPMENT CONDITIONS.





LEGEND

- EX. WOODS LINE
- EX. STREET CENTER LINE
- EX. CURB & GUTTER
- EX. BOUNDARY
- EX. EDGE OF PAVEMENT (EP)
- EX. SIGN
- EX. DENOTES HANDICAPPED PARKING SPACE
- PROP. BENCH
- PROP. BOLLARD (WITH LIGHT)
- PROP. FENCE
- PROP. STREET LIGHT
- PROP. BUILDING
- PROP. EDGE OF PAVEMENT

DATE	REVISION
07/17/2018	TOWN OF HERNDON COMMENTS 07/12/17
11/19/2018	TOWN OF HERNDON COMMENTS 10/12/18
02/05/2019	TOWN OF HERNDON COMMENTS 01/14/19

PENZANCE

christopher consultants

dcs DESIGN

GOROVE / SLADE Transportation Planners and Engineers

WIRE GILL LLP



PHASING EXHIBIT:
BUILDING A

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00
SCALE: 1"=30'
DATE: 08-08-2018
DESIGN: JR, WR
DRAWN: WR
CHECKED:
SHEET No.

5.1 OF 24.0

103228

ZONING TABULATION REQUIREMENTS
PD-TOC

ZONING REGULATIONS REQUIREMENTS (AS PER ZO SEC. 78-50.8):

MINIMUM LOT SIZE:
NO REQUIREMENT

DENSITY:
FLOOR AREA RATIO (FAR): 4.3 FAR

OPEN SPACE: NO MINIMUM REQUIRED

BUILDING SETBACKS:
HERNDON PARKWAY: NO MINIMUM REQUIRED
DULLES TOLL ROAD: 40' FROM DULLES TOLL ROAD ROW

BUILDING TOWER SEPARATION:
65' MIN. BETWEEN RESIDENTIAL BLDG. TOWERS ABOVE 80'
50' MIN. BETWEEN NONRESIDENTIAL BLDG. TOWERS ABOVE 80'

ACCESS DRIVE:
MIN. 40' WIDE FROM BLDG. FACADE TO BLDG. FACADE

BUILDING HEIGHT:
275' INCLUSIVE OF PARKING LEVELS

PARKING:
RESIDENTIAL: LONG-TERM USE
1.0 SPACE/DWELLING UNIT
BICYCLE
0.75 SPACES/DWELLING UNIT

RETAIL: LONG-TERM USE
1.25 SPACES/1,000 GROSS FLOOR AREA (GFA)
BICYCLE
0.25 SPACES/1,000 GROSS FLOOR AREA (GFA)

OFFICE: LONG-TERM USE
2.0 SPACES/1,000 GFA
BICYCLE
0.20 SPACES/1,000 GROSS FLOOR AREA (GFA)

PARKING SPACE DIMENSIONS:
90 DEGREE: 8.5'X18'
PARALLEL: 8'X20'

LOADING SPACES:
MULTI-FAMILY: 1 SPACE PER 200 UNITS OR FRACTION THEREOF
OFFICE: 1 SPACE PER 6,000 GFA (SF)
RETAIL: 1 SPACE FOR 3,000-14,999 GFA (SF)
2 SPACES FOR 15,000-49,999 GFA (SF)
3 SPACES FOR 50,000-99,999 GFA (SF)

LOADING SPACE DIMENSIONS:
17' WIDE X 25' LONG X 14' HIGH

TREE COVER:
NO MINIMUM TREE COVER REQUIREMENT
ONE (1) SHADE TREE REQ'D PER EVERY TWELVE (12)
UNCOVERED SURFACE PARKING SPACES. (NOT SUBJECT TO
DEVELOPMENT PLANS AS PER SECT. 78-50.8.J.(1))

PROPOSED ZONING TABULATION
PD-TOC

PROPOSED BUILDING A

DENSITY:
RETAIL (GSF) ±8,000
RESIDENTIAL L.R. (GSF) ±220,000
TOTAL ±228,000

OPEN SPACE:
PUBLIC OPEN SPACE: ±83,000 SF
PRIVATE OPEN SPACE: ±7,000 SF
TOTAL OPEN SPACE: ±90,000 SF

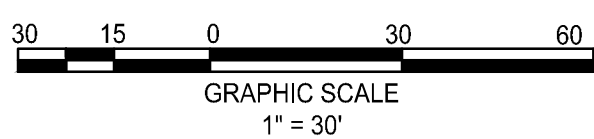
BUILDING SETBACKS:
HERNDON PARKWAY: ±29' FROM HERNDON PARKWAY ROW
DULLES TOLL ROAD: ±48' FROM DULLES TOLL ROAD ROW

BUILDING HEIGHT:
MAXIMUM 225' ALONG HERNDON PARKWAY SIDE
MAXIMUM 275' ALONG DULLES TOLL ROAD SIDE

PROVIDED PARKING:
SURFACE SPACES (EXISTING): 145 STANDARD SPACES
SURFACE SPACES (PROPOSED): UP TO ±2 STANDARD SPACES
UP TO ±5 PARALLEL SPACES
GARAGE SPACES (PROPOSED): UP TO ±265 SPACES
TOTAL SPACES PROVIDED: UP TO ±417 SPACES

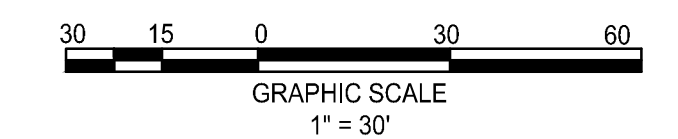
LOADING SPACES (PROPOSED): 1

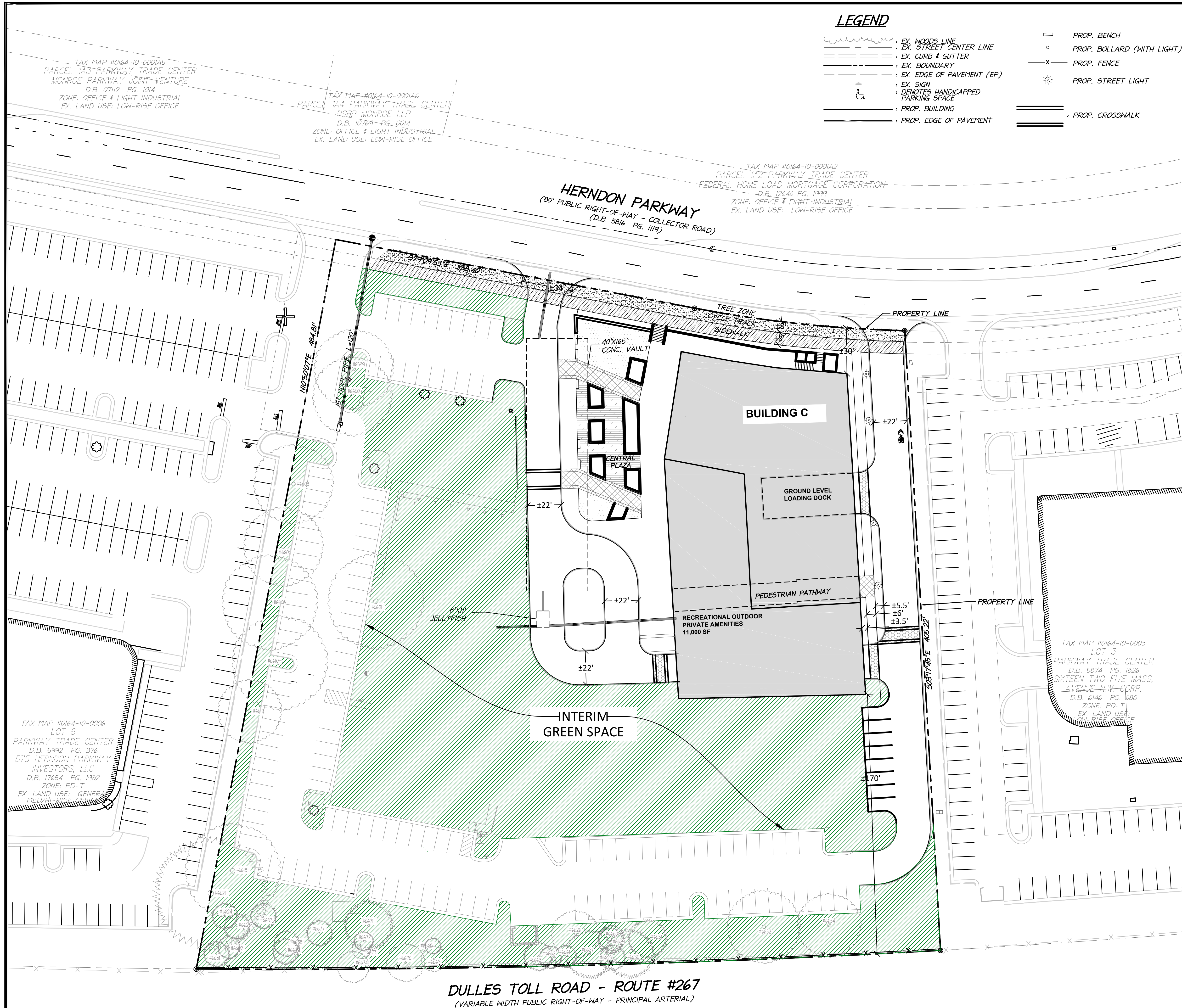
- NOTES:
- THE PROPOSED BUILDING IS SHOWN AT THE PODIUM LEVEL. THE REMAINDER OF THE SITE IS SHOWN AT GROUND LEVEL.
 - THIS PROJECT WILL BE DEVELOPED IN UP TO THREE PHASES, SUBJECT TO MARKET CONDITIONS AND TO MEET MARKET DEMAND.
 - INTERIM PARKING TO REMAIN MAY BE USED AS OVERFLOW PARKING FOR THE EXISTING USES AS WELL AS FESTIVALS, FAIRS, FARMER'S MARKETS, FOOD TRUCKS, OR OTHER ON-SITE EVENTS.



NOTES:

1. THE PROPOSED BUILDING IS SHOWN AT THE PODIUM LEVEL. THE REMAINDER OF THE SITE IS SHOWN AT GROUND LEVEL.
2. THIS PROJECT WILL BE DEVELOPED IN UP TO THREE PHASES, SUBJECT TO MARKET CONDITIONS AND TO MEET MARKET DEMAND.
3. INTERIM PARKING TO REMAIN MAY BE USED AS OVERFLOW PARKING FOR THE EXISTING USES AS WELL AS FESTIVALS, FAIRS, FARMER'S MARKETS, FOOD TRUCKS, OR OTHER ON-SITE EVENTS.





LEGEND

- EX. WOODS LINE
- EX. STREET CENTER LINE
- EX. CURB & GUTTER
- EX. BOUNDARY
- EX. EDGE OF PAVEMENT (EP)
- EX. SIGN
- EX. DENOTES HANDICAPPED PARKING SPACE
- PROP. BUILDING
- PROP. EDGE OF PAVEMENT
- PROP. BENCH
- PROP. BOLLARD (WITH LIGHT)
- PROP. FENCE
- PROP. STREET LIGHT
- PROP. CROSSWALK

DATE	REVISION
07/17/2018	TOWN OF HERNDON COMMENTS 07/12/17
11/19/2018	TOWN OF HERNDON COMMENTS 10/12/18
02/05/2019	TOWN OF HERNDON COMMENTS 01/14/19

PENZANCE

christopher consultants

dcs DESIGN

GOROVE / SLADE Transportation Planners and Engineers

WIRE GILL



PHASING EXHIBIT:
BUILDING C

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00

SCALE: 1"=30'

DATE: 08-08-2018

DESIGN: JR, WR
DRAWN: WR
CHECKED:

SHEET No.

5.3 OF 24.0

103228

ZONING TABULATION REQUIREMENTS
PD-TOC

ZONING REGULATIONS REQUIREMENTS (AS PER ZO SEC. 78-50.8):

MINIMUM LOT SIZE:
NO REQUIREMENT

DENSITY:
FLOOR AREA RATIO (FAR): 4.3 FAR

OPEN SPACE: NO MINIMUM REQUIRED

BUILDING SETBACKS:
HERNDON PARKWAY: NO MINIMUM REQUIRED
DULLES TOLL ROAD: 40' FROM DULLES TOLL ROAD ROW

BUILDING TOWER SEPARATION:
65' MIN. BETWEEN RESIDENTIAL BLDG. TOWERS ABOVE 80'
50' MIN. BETWEEN NONRESIDENTIAL BLDG. TOWERS ABOVE 80'

ACCESS DRIVE:
MIN. 40' WIDE FROM BLDG. FACADE TO BLDG. FACADE

BUILDING HEIGHT:
275' INCLUSIVE OF PARKING LEVELS

PARKING:
RESIDENTIAL: LONG-TERM USE
1.0 SPACES/DWELLING UNIT
BICYCLE
0.75 SPACES/DWELLING UNIT

RETAIL: LONG-TERM USE
1.25 SPACES/1,000 GROSS FLOOR AREA (GFA)
BICYCLE
0.25 SPACES/1,000 GROSS FLOOR AREA (GFA)

OFFICE: LONG-TERM USE
2.0 SPACES/1,000 GFA
BICYCLE
0.20 SPACES/1,000 GROSS FLOOR AREA (GFA)

PARKING SPACE DIMENSIONS:
90 DEGREE: 8.5'X18'
PARALLEL: 8'X20'

LOADING SPACES:
MULTI-FAMILY: 1 SPACE PER 200 UNITS OR FRACTION THEREOF
OFFICE: 1 SPACE PER 6,000 GFA (SF)
RETAIL: 1 SPACE FOR 3,000-14,999 GFA (SF)
2 SPACES FOR 15,000-49,999 GFA (SF)
3 SPACES FOR 50,000-99,999 GFA (SF)

LOADING SPACE DIMENSIONS:
17' WIDE X 25' LONG X 14' HIGH

TREE COVER:
NO MINIMUM TREE COVER REQUIREMENT
ONE SHADE TREE REQ'D PER EVERY 12 PARKING SPACES

PROPOSED ZONING TABULATION
PD-TOC

PROPOSED BUILDING C

DENSITY:
RETAIL (GSF) ±5,000
RESIDENTIAL H.R. (GSF) ±255,000
TOTAL ±260,000

OPEN SPACE:
PUBLIC OPEN SPACE: ±90,000 SF
PRIVATE OPEN SPACE: ±11,000 SF
TOTAL OPEN SPACE: ±101,000 SF

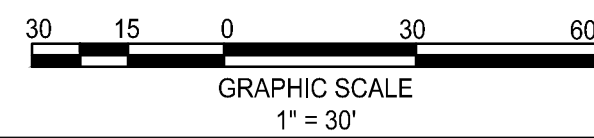
BUILDING SETBACKS:
HERNDON PARKWAY: ±29' FROM HERNDON PARKWAY ROW
DULLES TOLL ROAD: ±47' FROM DULLES TOLL ROAD ROW

BUILDING HEIGHT:
MAXIMUM 225' ALONG HERNDON PARKWAY SIDE
MAXIMUM 275' ALONG DULLES TOLL ROAD SIDE

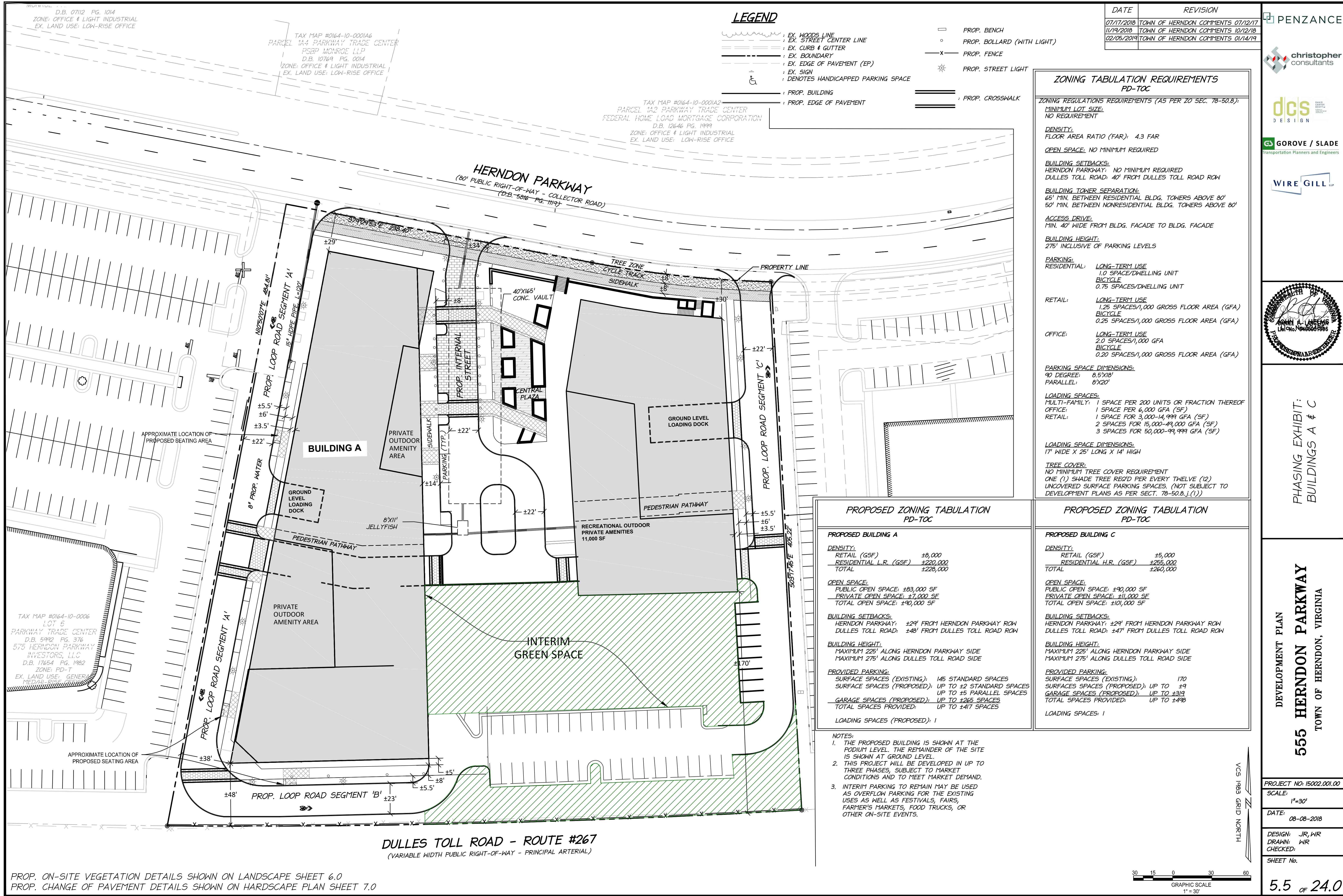
PROVIDED PARKING:
SURFACE SPACES (EXISTING): 170
SURFACE SPACES (PROPOSED): UP TO ±9
GARAGE SPACES (PROPOSED): UP TO ±319
TOTAL SPACES PROVIDED: UP TO ±498

LOADING SPACES: 1

- NOTES:
- THE PROPOSED BUILDING IS SHOWN AT THE PODIUM LEVEL. THE REMAINDER OF THE SITE IS SHOWN AT GROUND LEVEL.
 - THIS PROJECT WILL BE DEVELOPED IN UP TO THREE PHASES, SUBJECT TO MARKET CONDITIONS AND TO MEET MARKET DEMAND.
 - INTERIM PARKING TO REMAIN MAY BE USED AS OVERFLOW PARKING FOR THE EXISTING USES AS WELL AS FESTIVALS, FAIRS, FARMER'S MARKETS, FOOD TRUCKS, OR OTHER ON-SITE EVENTS.

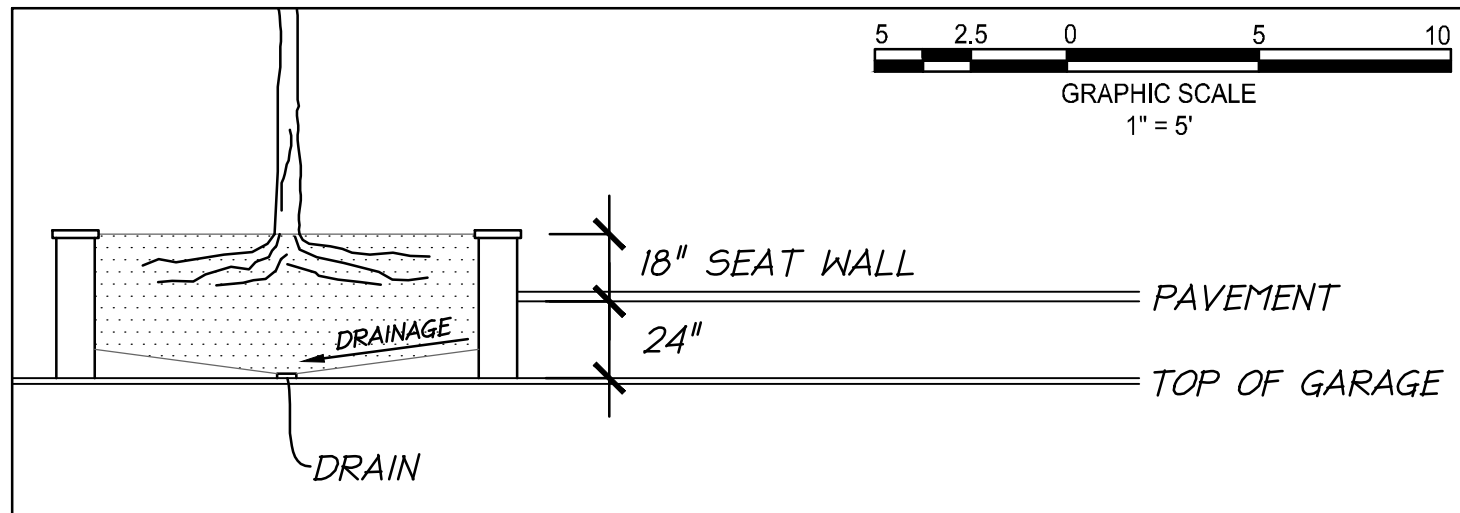


VCC 1-103 GRID NO. 11



DATE	REVISION
07/17/2018	TOWN OF HERNDON COMMENTS 07/12/17
11/19/2018	TOWN OF HERNDON COMMENTS 10/12/18
02/05/2019	TOWN OF HERNDON COMMENTS 01/14/19

TYPICAL PLANTER DETAIL OVER STRUCTURE



- NOTES:
1. ALL SURFACE TREATMENTS ON THIS SHEET ARE SHOWN FROM GROUND LEVEL.
 2. SPECIES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT TIME OF CONSTRUCTION.
 3. THE LOCATION, DESIGN AND NUMBER OF THE SITE FURNISHINGS, PAVERS, LIGHTING, BOLLARDS AS SHOWN ON THIS PLAN SHEET ARE PRELIMINARY ONLY. THESE ELEMENTS WILL BE FINALIZED AT THE TIME OF SITE PLAN, AND WILL BE CONSISTENT WITH THE INTENT OF THE HTOG DESIGN GUIDELINES AND THE REQUIREMENTS IN THE ZONING ORDINANCE.

LEGEND

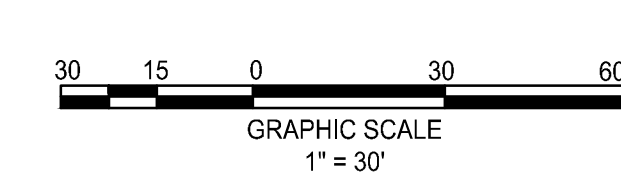
- ACER RUBRUM
RED MAPLE
- GINKGO BILOBA
GINKGO
- QUERCUS PHELLOS
WILLOW OAK
- TILIA AMERICANA
AMERICAN LINDEN
- CERCIDIPHYLLUM JAPONICUM
KATSURA TREE
- BETULA NIGRA
RIVER BIRCH
- GLEDITSIA TRIACANTHOS INERMIS
THORNLESS HONEYLOCUST
- CORNUS FLORIDA
FLOWERING DOGWOOD
- PINUS TAEDA
LOBLOLLY PINE
- SHRUB / GROUND COVER PLANTING
- LAWN

SITE FURNISHINGS LEGEND

- BENCH
- BOLLARD (WITH LIGHT)
- STREET LIGHT
- RETAIL/OUTDOOR SEATING
- PROPOSED FENCE

PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	STOCK SIZE (CALIPER /HEIGHT)	STOCK TYPE	QUANTITY
DECIDUOUS TREES - CATEGORY IV				
ACER RUBRUM	RED MAPLE	2 1/2 - 3" CAL.	B&B	14
GINKGO BILOBA	GINKGO	2 1/2 - 3" CAL.	B&B	5
QUERCUS PHELLOS	WILLOW OAK	2 1/2 - 3" CAL.	B&B	13
TILIA AMERICANA	AMERICAN LINDEN	2 1/2 - 3" CAL.	B&B	10
DECIDUOUS TREES - CATEGORY III				
BETULA NIGRA	RIVER BIRCH	2 1/2 - 3" CAL.	B&B	8
CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2 1/2 - 3" CAL.	B&B	5
GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	2 1/2 - 3" CAL.	B&B	15
DECIDUOUS TREES - CATEGORY II				
CORNUS FLORIDA	FLOWERING DOGWOOD	2 1/2 - 3" CAL.	B&B	10
EVERGREEN TREES - CATEGORY IV				
PINUS TAEDA	LOBLOLLY PINE	8" HT.	B&B	7



DATE	REVISION
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HARDSCAPE PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00

SCALE: 1" = 30'

DATE: 08-08-2018

DESIGN: JTR
DRAWN: JTR
CHECKED:

SHEET No.

7.0 OF 24.0

103228

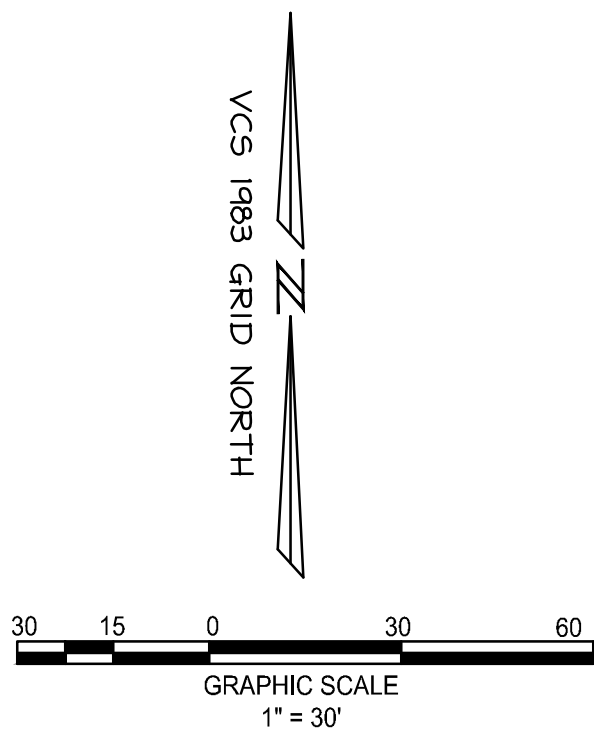
D.B. 10/6/99 PG. 1119
ZONE: OFFICE & LIGHT INDUSTRIAL
EX. LAND USE: LOW-RISE OFFICE

TAX MAP #0164-10-0001A2
PARCEL #A2 PARKWAY TRADE CENTER
FEDERAL HOME LOAN MORTGAGE CORPORATION
D.B. 12/6/96 PG. 1999
ZONE: OFFICE & LIGHT INDUSTRIAL
EX. LAND USE: LOW-RISE OFFICE

Amenity Key

- 1 Decorative PaverS
- 2 Scored Concrete Sidewalk
- 3 Lawn Panel
- 4 Seat Walls
- 5 Decking
- 6 Plaza Area
- 7 Shared Roadway Bike Trail
- 8 Parallel Parking
- 9 Public Bike Track
- 10 Public Sidewalk
- 11 Sidewalk
- 12 Asphalt
- 13 Focal Point/Artwork

NOTE:
1. ALL SURFACE TREATMENTS ON THIS SHEET ARE SHOWN FROM GROUND LEVEL.
2. THIS PLAN PROPOSES A CURBLESS ENVIRONMENT BEGINNING AT THE NORTH PROPERTY LINE FROM THE PROPOSED PEDESTRIAN TRAIL AND CYCLE TRACK AND EXTENDS SOUTHWARD ALONG THE PROPOSED INTERNAL STREET. THE CURBLESS ENVIRONMENT TERMINATES AFTER THE SOUTHERN MOST WEST-EAST CROSSWALK ON THE PROPOSED INTERNAL STREET. AT THE TERMINATION, A TRANSITION (OF WHICH LENGTH TO BE DETERMINED AT TIME OF SITE PLAN) TO A CURBED ENVIRONMENT IS PROPOSED WHICH PERMEATES THE REMAINDER OF THE DEVELOPMENT WITH THE EXCEPTION OF A PROPOSED MOUNT-ABLE CURB WHICH IS LABELED ON THIS PLAN WEST OF BUILDING C.
3. DECORATIVE PAVERS WILL BE UTILIZED FOR HIGH VISIBILITY CROSSWALKS AT ALL INTERSECTIONS. THESE SURFACE TREATMENTS SHALL REFLECT THE HTOC URBAN DESIGN GUIDELINES.



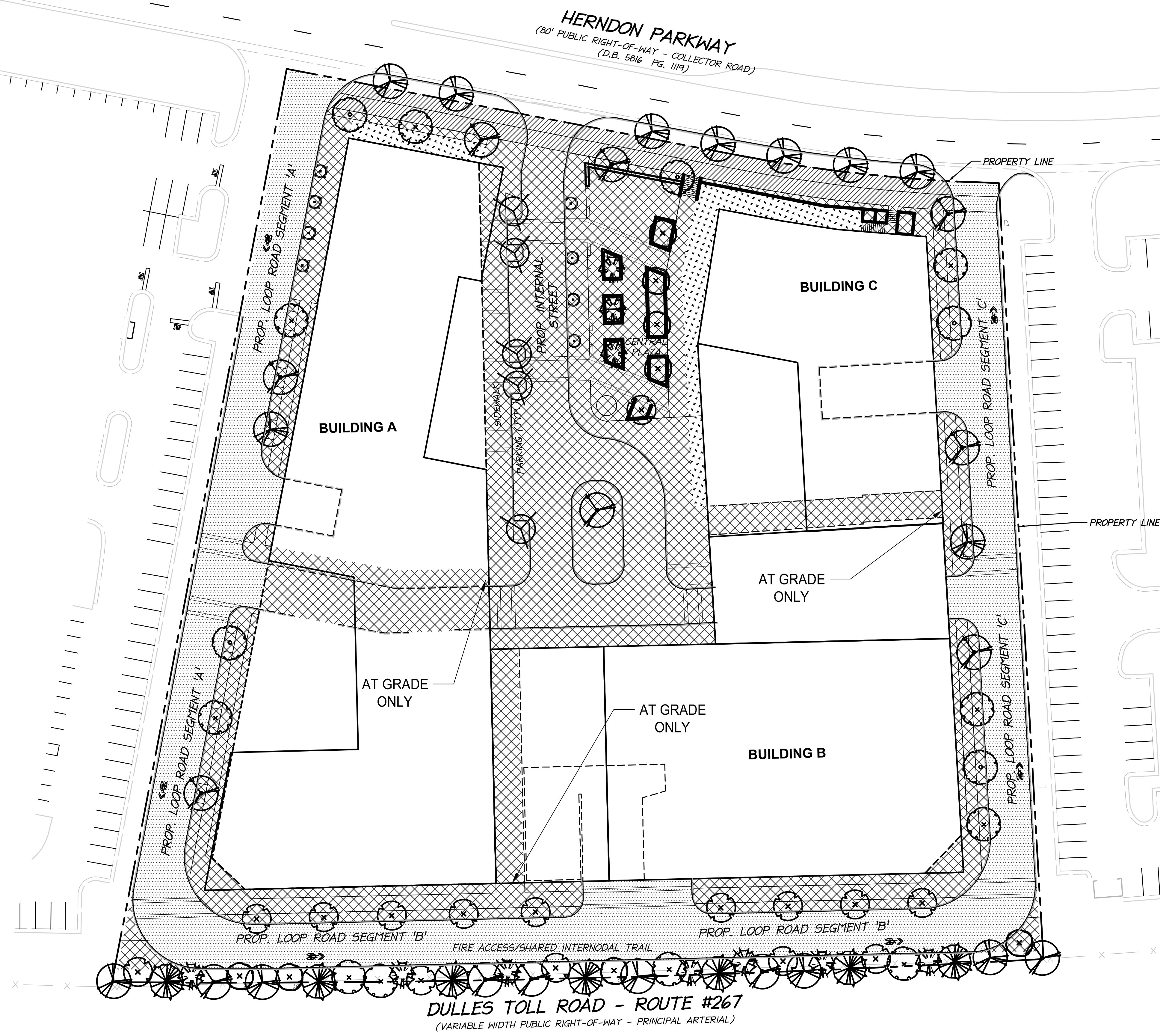
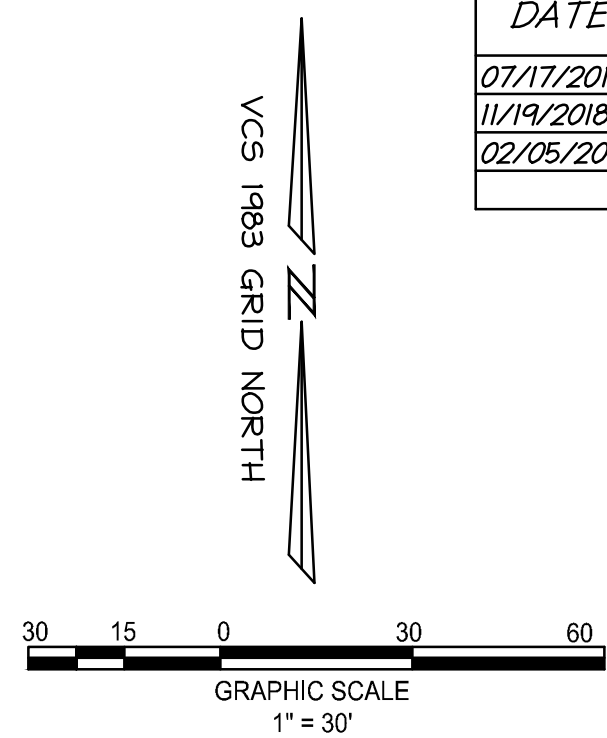
DULLES TOLL ROAD - ROUTE #267
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY - PRINCIPAL ARTERIAL)

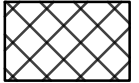
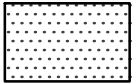
HERNDON PARKWAY
(80' PUBLIC RIGHT-OF-WAY - COLLECTOR ROAD)
(D.B. 58/6 PG. 1119)

164-10-0006
5
TRADE CENTER
2 PG. 376
ON PARKWAY
ORS, LLC
54 PG. 1982
1E1 PD-T
USE: GENERAL
OFFICE

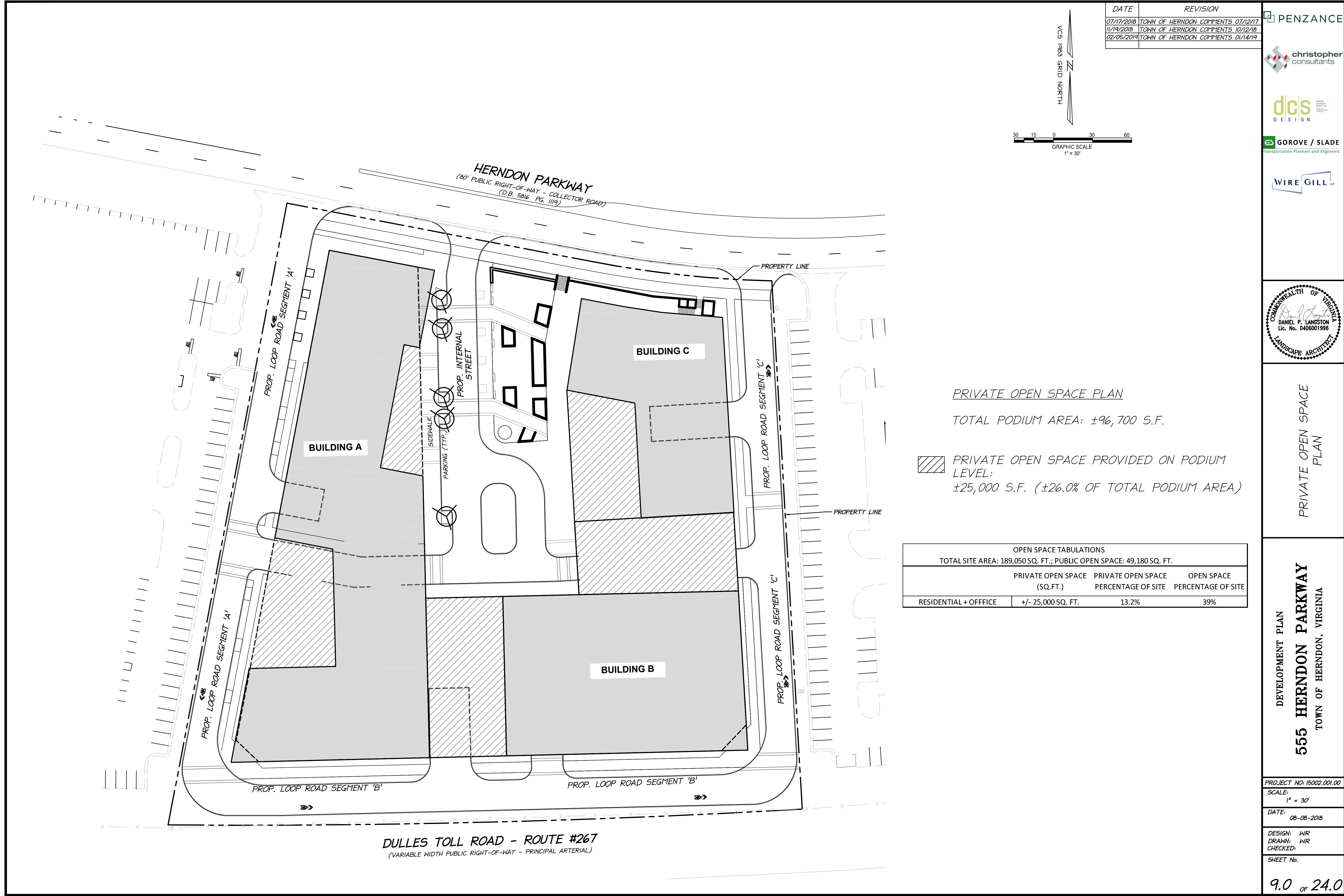


DATE	REVISION
07/17/2018	TOWN OF HERNDON COMMENTS 07/12/17
11/19/2018	TOWN OF HERNDON COMMENTS 10/12/18
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-  PUBLIC DEDICATION AREA
-  PUBLIC ACCESSIBLE SPACE IN ACCORDANCE WITH THE PROFFERS
-  STREET UTILITY EASEMENT AREA
-  RETAIL SEATING AREA

NOTE
1. PEDESTRIAN PORTALS ARE AT GRADE ONLY.



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PRIVATE OPEN SPACE
PLAN

PRIVATE OPEN SPACE PLAN

TOTAL PODIUM AREA: ±96,700 S.F.

PRIVATE OPEN SPACE PROVIDED ON PODIUM
LEVEL:
±25,000 S.F. (±26.0% OF TOTAL PODIUM AREA)

OPEN SPACE TABULATIONS			
TOTAL SITE AREA: 189,050 SQ. FT.; PUBLIC OPEN SPACE: 49,180 SQ. FT.			
	PRIVATE OPEN SPACE (SQ.FT.)	PRIVATE OPEN SPACE PERCENTAGE OF SITE	OPEN SPACE PERCENTAGE OF SITE
RESIDENTIAL + OFFICE	+/- 25,000 SQ. FT.	13.2%	39%

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00

SCALE:
1" = 30'

DATE:
08-08-2018

DESIGN: WR
DRAWN: WR
CHECKED:

SHEET No.

9.0 OF 24.0

103228

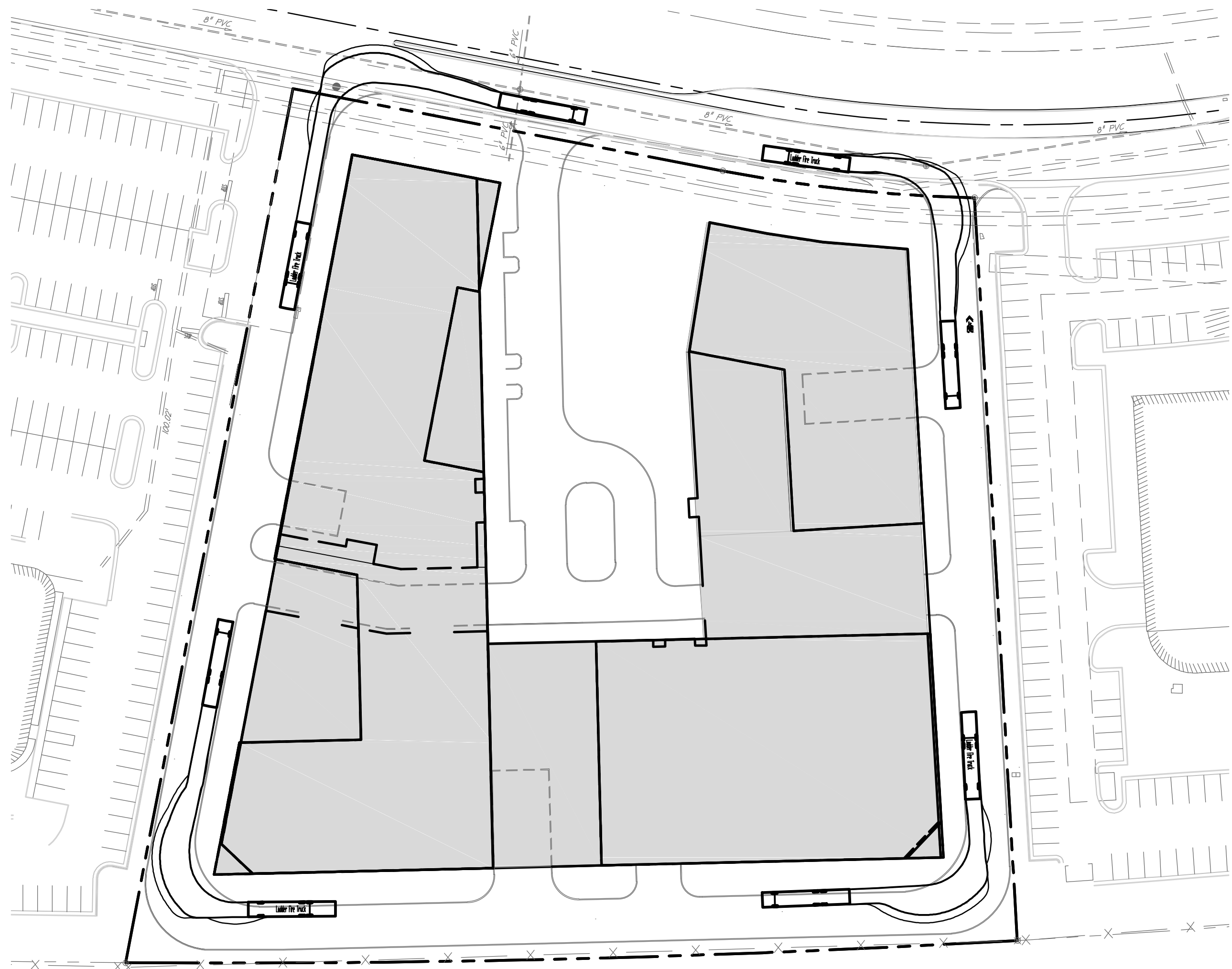
LADDER TRUCK TURNING: REAR OF AT SITE FROM PRIMARY ENTRANCE



LADDER TRUCK TURNING: TURNING INTO PLAZA:



LADDER TRUCK TURNING: TURNING REAR OF SITE FROM SECONDARY ENTRANCE



PODIUM ACCESS IN ACCORDANCE WITH PFM:



DATE	REVISION
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11/19/2018	TOWN OF HERNDON COMMENTS 10/12/18
02/05/2019	TOWN OF HERNDON COMMENTS 01/14/19



VCS 1983 GRID NORTH

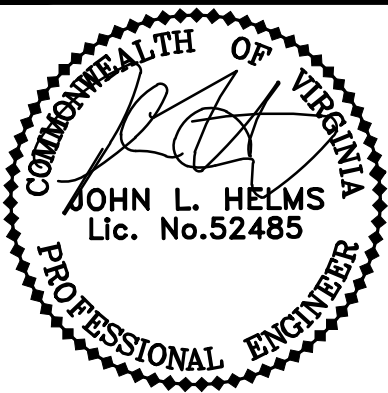
PENZANCE

christopher consultants

dcs DESIGN

GOROVE / SLADE Transportation Planners and Engineers

WIRE GILL LLP



FIRE ACCESS PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00

SCALE: 1"=50'

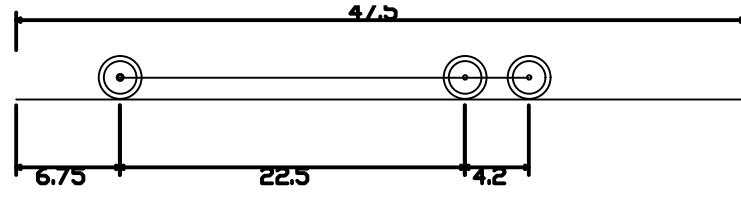
DATE: 08-08-2018

DESIGN: JH
DRAWN: JH
CHECKED: JH

SHEET No.

10.0 OF 24.0

LADDER TRUCK SPECIFICATIONS (N.T.S.):



Ladder Fire Truck
Overall Length 47.500ft
Overall Width 8.000ft
Overall Body Height 14.000ft
Min Body Ground Clearance 1.400ft
Track Width 8.000ft
Lock-to-lock time 4.00s
Wall to Wall Turning Radius 45.250ft

LEGEND

--- :PODIUM ACCESSIBLE BY LADDER

WB-40 ENTERING EASTERN LOADING BAY



WB-40 ENTERING WESTERN LOADING BAY



VCS 1983 GRID NORTH

GRAPHIC SCALE

1" = 50'

DATE	REVISION
07/17/2018	TOWN OF HERNDON COMMENTS 07/12/17
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PENZANCE

christopher consultants

dcs

DESIGN

G

GOROVE / SLADE

Transportation Planners and Engineers

WIRE GILL

L.P.

WB-40 SPECIFICATIONS (N.T.S.)

WB-40 - Intermediate Semi-Trailer	45.500ft
Overall Length	8.000ft
Overall Width	13.552ft
Overall Body Height	1.334ft
Min Body Ground Clearance	8.000ft
Track Width	4.00s
Lock-to-lock time	20.40°
Max Steering Angle (Virtual)	

TRUCK TURNING
MOVEMENTS

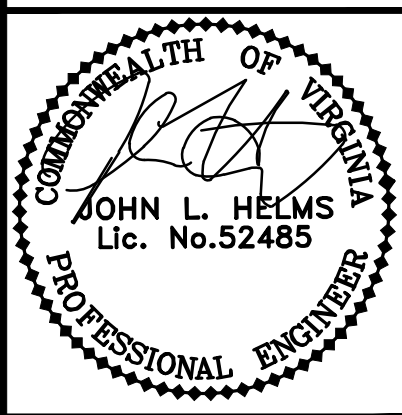
DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00
SCALE: 1"=50'
DATE: 08-08-2018
DESIGN: WR DRAWN: WR CHECKED:
SHEET No.

11.1 OF 24.0

103228

DATE	REVISION
07/17/2018	TOWN OF HERNDON COMMENTS 07/12/17
11/19/2018	TOWN OF HERNDON COMMENTS 10/12/18
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PROPOSED GRADING PLAN
& LIMITS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00
SCALE: 1"=30'

DATE: 08-08-2018

DESIGN: JH
DRAWN: LB
CHECKED:

SHEET No.

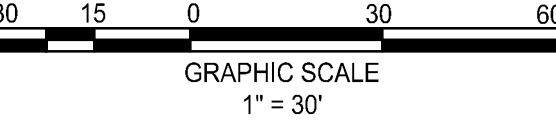
12.0 OF 24.0

103228

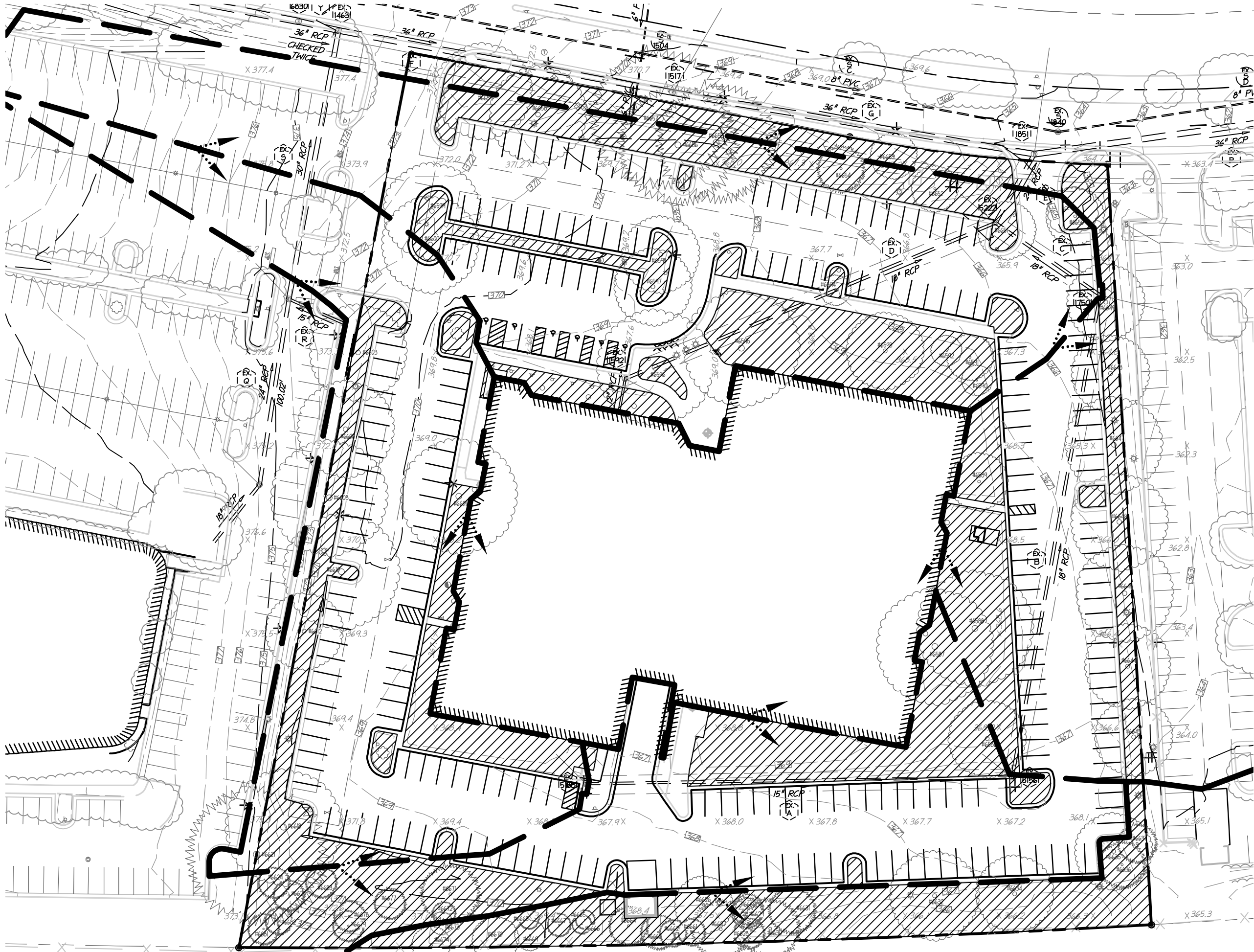


LEGEND

- EX. WOODS LINE
- EX. STREET CENTER LINE
- EX. CURB & GUTTER
- EX. BOUNDARY
- EX. EDGE OF PAVEMENT (EP)
- EX. SIGN
- EX. SIGN DENOTES HANDICAPPED PARKING SPACE
- PROP. BUILDING
- PROP. EDGE OF PAVEMENT
- PROP. LIMITS OF DISTURBANCE
- EX. CONTOUR
- PROP. CONTOUR



EXISTING PERVIOUS AREA AND DRAINAGE DIVIDES:



TOTAL AREA = 189,220 S.F. PERVIOUS AREA = 58,916 S.F. IMPERVIOUS AREA = 130,304 S.F.

PROPOSED BMP AREAS: GREEN ROOF AREA, URBAN BIORETENTION, ISOLATOR ROW, AND BAYFILTER



GREEN ROOF = 22,650 S.F.

EXISTING CONDITION SITE NARRATIVE

THIS DEVELOPMENT CONSISTS OF APPROXIMATELY 4.34 ACRES OF LAND SITUATED BETWEEN HERNDON PARKWAY AND THE DULLES TOLL ROAD IN THE TOWN OF HERNDON. THE PROPERTY IS BOUNDED BY HERNDON PARKWAY TO THE NORTH, AN EXISTING OFFICE BUILDING TO THE EAST, THE DULLES TOLL ROAD TO THE SOUTH AND AN EXISTING OFFICE BUILDING TO THE WEST. THE PROPERTY CURRENTLY CONSISTS OF AN EXISTING OFFICE BUILDING WITH SURFACE PARKING. THE PROPERTY DOES NOT HAVE PERVIOUS AREAS.

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT THE PROPERTY SLOPES PREDOMINANTLY FROM THE SOUTHWEST TO THE NORTHEAST TOWARDS HERNDON PARKWAY. THE EXISTING STORMWATER IS COLLECTED ON SITE AND JOINS A CLOSED CONDUIT SYSTEM IN HERNDON PARKWAY. THE STORMWATER FLOWS TO A 36" RCP PIPE IN HERNDON PARKWAY AND IS TAKEN TO THE OUTFALL APPROXIMATELY 750' TO THE EAST WHERE IT EXITS A 60" RCP INTO AN EXISTING FLOODPLAIN. SEE SHEET IIA FOR OUTFALL MAP. ALL ADJACENT PROPERTIES FOLLOW A SIMILAR DRAINAGE PATTERN, WITH THEIR RESPECTIVE STORMWATER BEING CONVEYED TO THE CLOSED CONDUIT SYSTEM IN HERNDON PARKWAY.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THE APPLICANT PROPOSES TO DEVELOP THE PROPERTY IN ACCORDANCE WITH THE HERNDON METRO STUDY AREA WITH RESIDENTIAL AND RETAIL USES, INCLUDING THE FLEXIBILITY TO PROVIDE OFFICE USES TO MEET MARKET DEMANDS. THE PROPOSED DEVELOPMENT CONSISTS OF THREE BUILDINGS WITH FIRST FLOOR RETAIL LINING AN INTERIOR MAIN STREET, AND ABOVE-GROUND PARKING. THIS PROJECT WILL BE DEVELOPED IN THREE PHASES. THE FIRST PHASE WILL CONSIST OF THE INFRASTRUCTURE AND THE FIRST RESIDENTIAL BUILDING. THE SUBSEQUENT PHASES WILL CONSIST OF EACH NEW BUILDING AND THE ASSOCIATED PARKING. PHASES WILL BE BUILT TO MEET MARKET DEMAND. THERE WILL BE AN INCREASE IN THE SITE'S IMPERVIOUSNESS WHICH WILL RESULT IN AN INCREASE IN RUNOFF. THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) WILL BE USED TO PREVENT THE ADDITIONAL RUNOFF FROM ENTERING THE FLOODPLAIN AT ONCE. OVERALL DRAINAGE DIVIDES WILL NOT CHANGE AS THE SITE WILL STILL DRAIN PRIMARILY FROM THE SOUTHWEST OF THE SITE TO THE NORTHEAST. OVERLAND RELIEF IS PROVIDED ON THE SITE, AS THE SITE PROVIDES POSITIVE DRAINAGE TO THE NORTHEAST.

WATER QUALITY TREATMENT (BMP) NARRATIVE

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA), THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF GREEN ROOFS, AND A MANUFACTURED TREATMENT DEVICE FILTERING (JELLYFISH FILTER). THESE TREATMENT SYSTEMS ARE CAPABLE OF REMOVING THE REQUIRED PHOSPHORUS TO ACHIEVE THE WATER QUALITY VOLUME FOR THE RE-DEVELOPED PROPERTY.

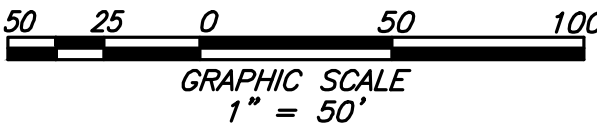
THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE WATER QUALITY DEVICES THAT ARE LOCATED WITHIN THE SITE BOUNDARY.

PROPOSED PERVIOUS AREA AND DRAINAGE DIVIDES:

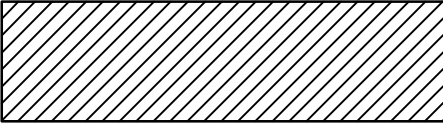


TOTAL AREA = 189,220 S.F. PERVIOUS AREA = 30,927 S.F. IMPERVIOUS AREA = 158,293 S.F.

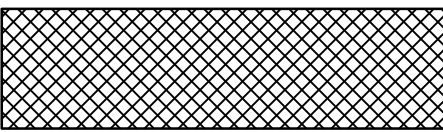
DATE	REVISION
07/17/2018	TOWN OF HERNDON COMMENTS 07/12/17
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LEGEND:



PERVIOUS AREA



PROPOSED GREEN ROOF (22,650 S.F.)

WATER QUANTITY TREATMENT (SWM) NARRATIVE

DUE TO THE INCREASE IN IMPERVIOUS COVER FOR THE SITE THROUGH REDEVELOPMENT, POST-DEVELOPMENT PEAK RUNOFF FOR THE TWO AND TEN YEAR STORMS WILL EXCEED THE PRE-DEVELOPMENT RATES. THE DETENTION METHOD WILL BE APPLIED AND CONCRETE VAULT PROVIDED WITH AN OUTLET STRUCTURE TO DETAIN THE RUNOFF FROM EXCEEDING ITS REQUIREMENTS.

STORMWATER MANAGEMENT WILL BE PROVIDED BY THE USE OF BMP'S TO STORE, TREAT, AND INFILTRATE RUNOFF FROM POST-DEVELOPMENT. 0.52 ACRES VEGETATED COVER WILL BE PROVIDED ON THE ROOF TOP, AND A FILTERING DEVICE (JELLYFISH FILTER) WILL BE INSTALLED TO INFILTRATE RUNOFF FROM POST-DEVELOPMENT.

SINCE THE DETENTION METHOD FOR STORMWATER MANAGEMENT IS BEING USED, NO ADVERSE EFFECTS TO THE FLOODPLAIN OR THE PUBLIC DRAINAGE SYSTEM IS EXPECTED.



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PENZANCE

christopher consultants

dcs DESIGN

GOROVE / SLADE
Transportation Planners and Engineers

WIRE GILL

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No. 52485
PROFESSIONAL ENGINEER

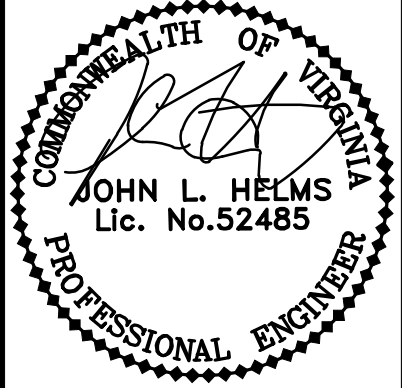
ILLUSTRATIVE PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO:	15002.001.00
SCALE:	N.T.S.
DATE:	08-08-2018
DESIGN:	LBD
DRAWN:	LBD
CHECKED:	
SHEET No.	

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

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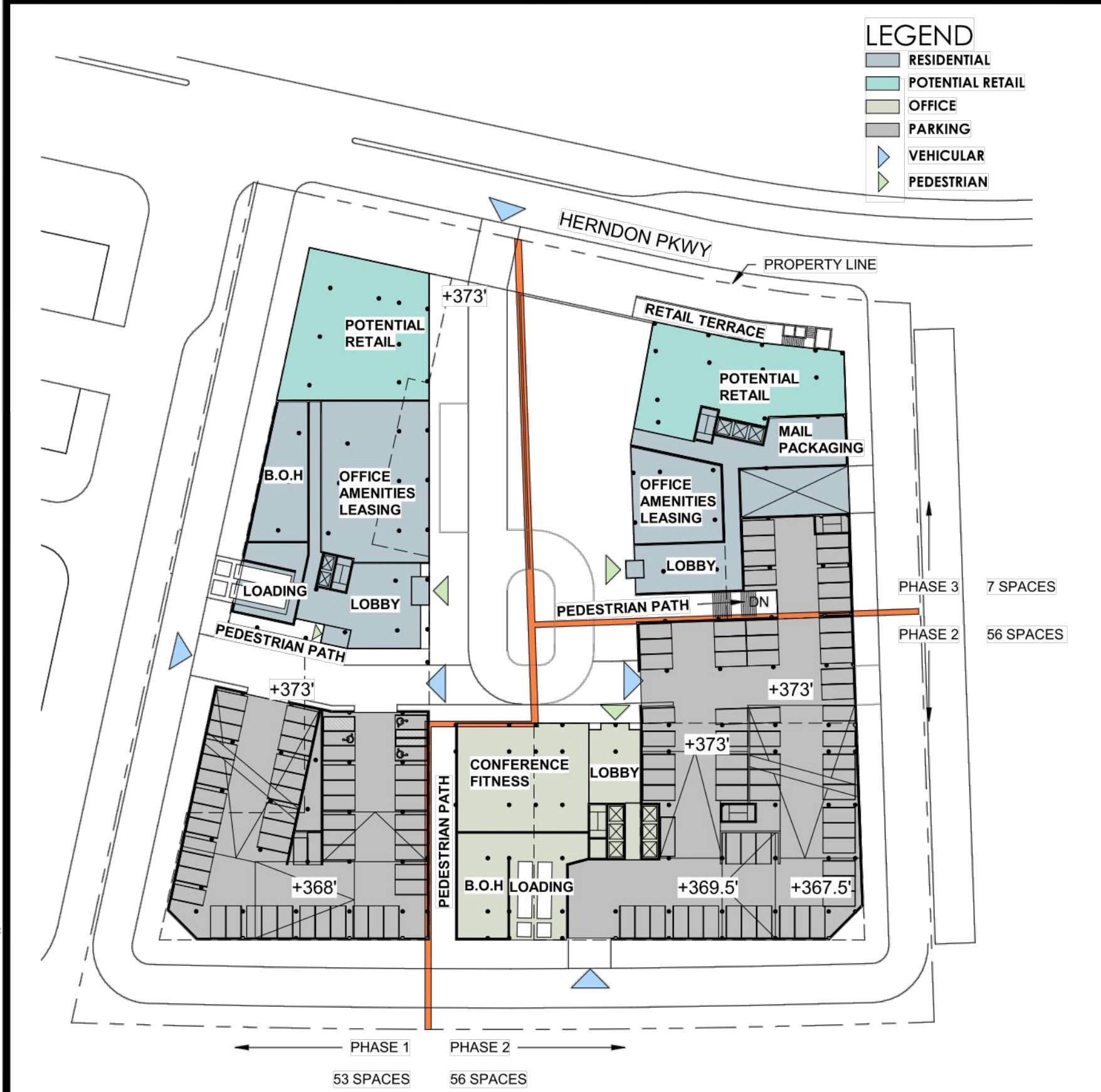
ILLUSTRATIVE
PARKING PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00
SCALE: AS NOTED
DATE: 08-08-2018
DESIGN: DCS
DRAWN: DCS
CHECKED:
SHEET No.

14.0 OF 24.0

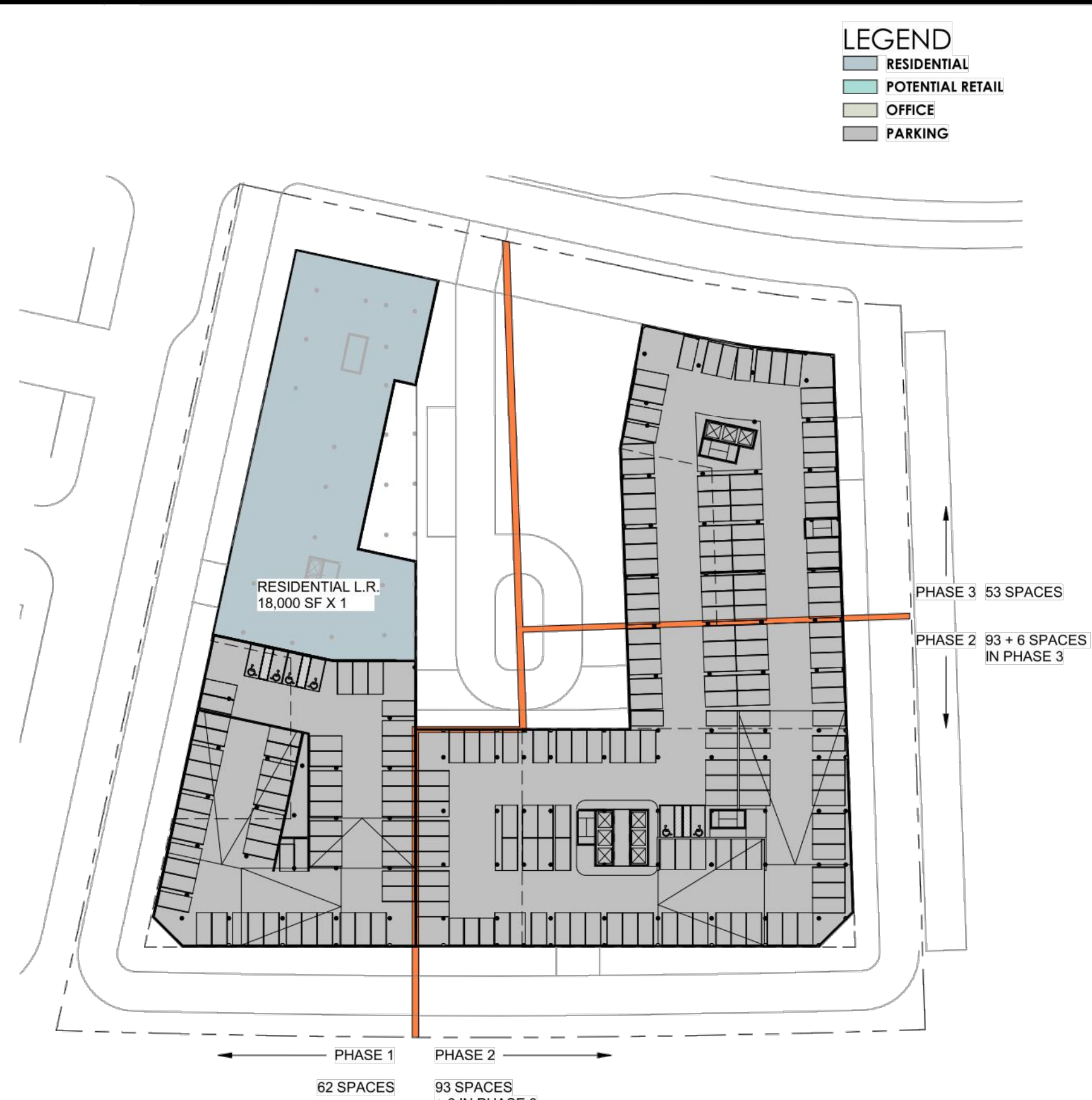
103228



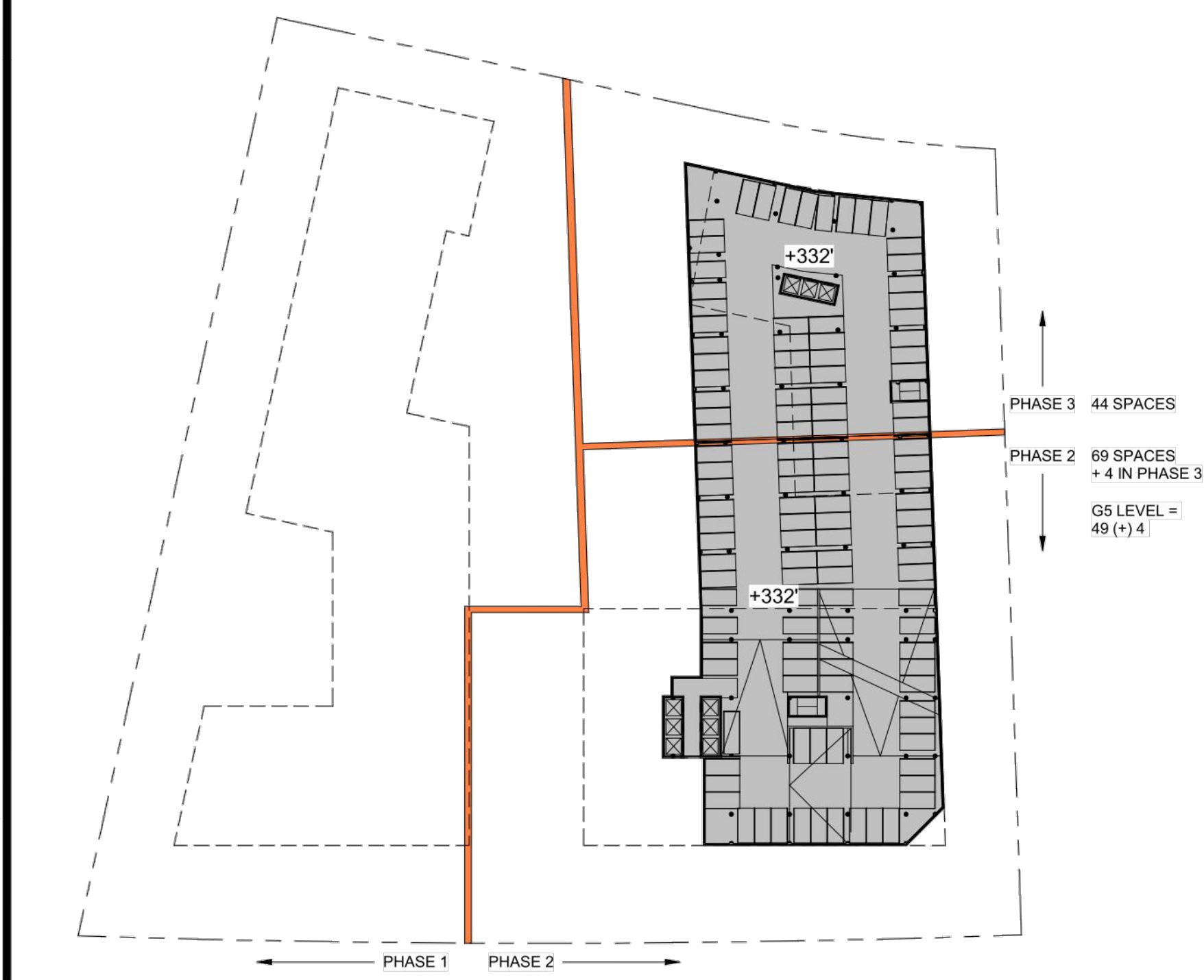
PLAZA / P1 LEVEL FLOOR PLAN SCALE: 1" = 60'-0"



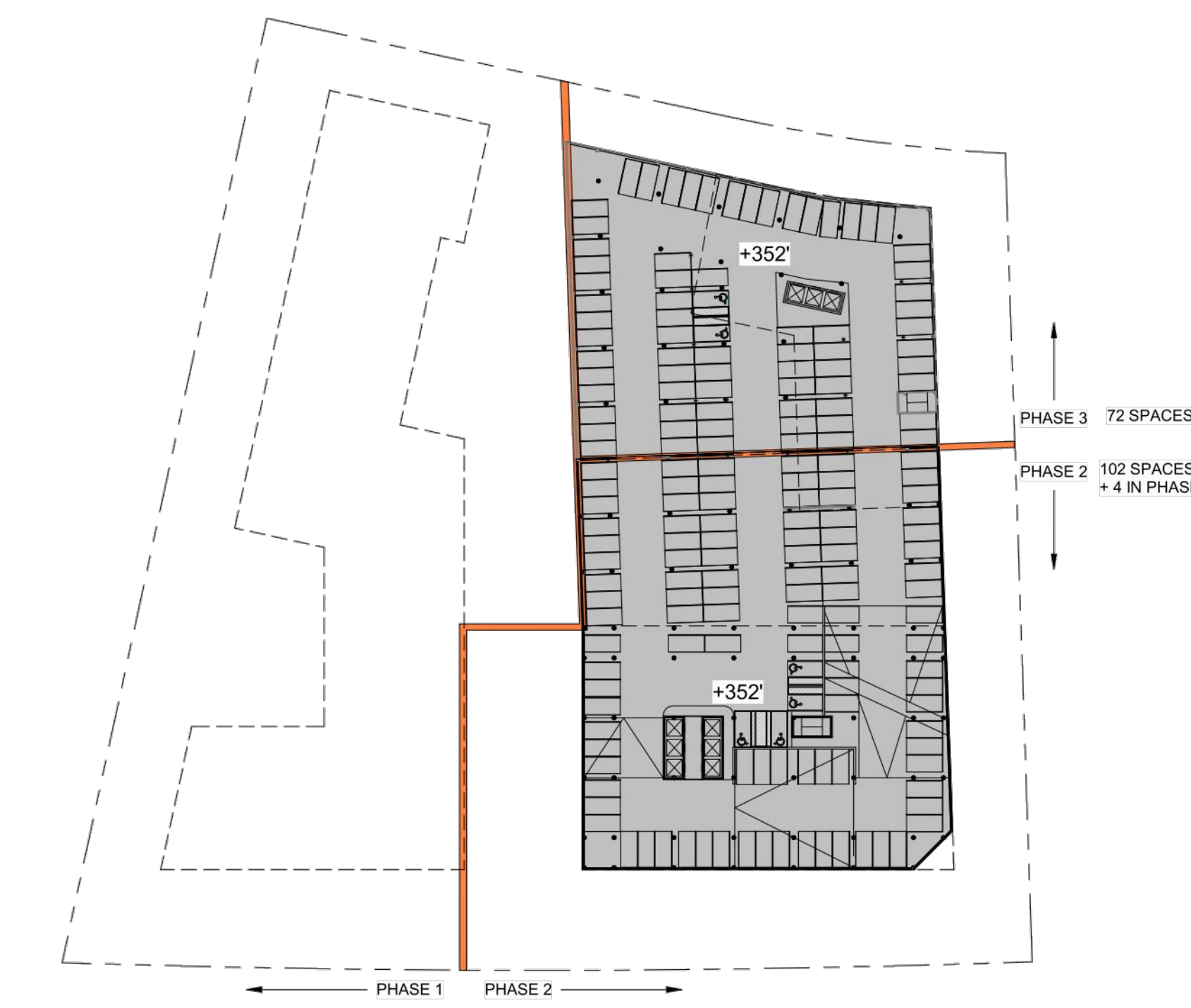
P2 LEVEL FLOOR PLAN SCALE: 1" = 60'-0"



P3 LEVEL FLOOR PLAN SCALE: 1" = 60'-0"



G5, G4 & G3 LEVEL FLOOR PLAN SCALE: 1" = 60'-0"



G2 LEVEL FLOOR PLAN SCALE: 1" = 60'-0"

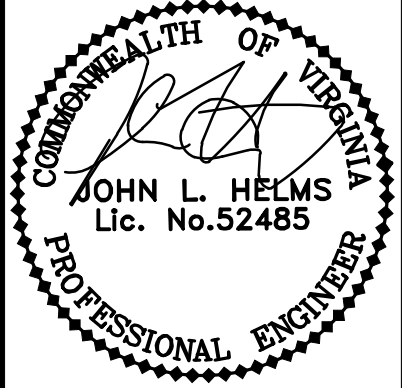


G1 LEVEL FLOOR PLAN SCALE: 1" = 60'-0"



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

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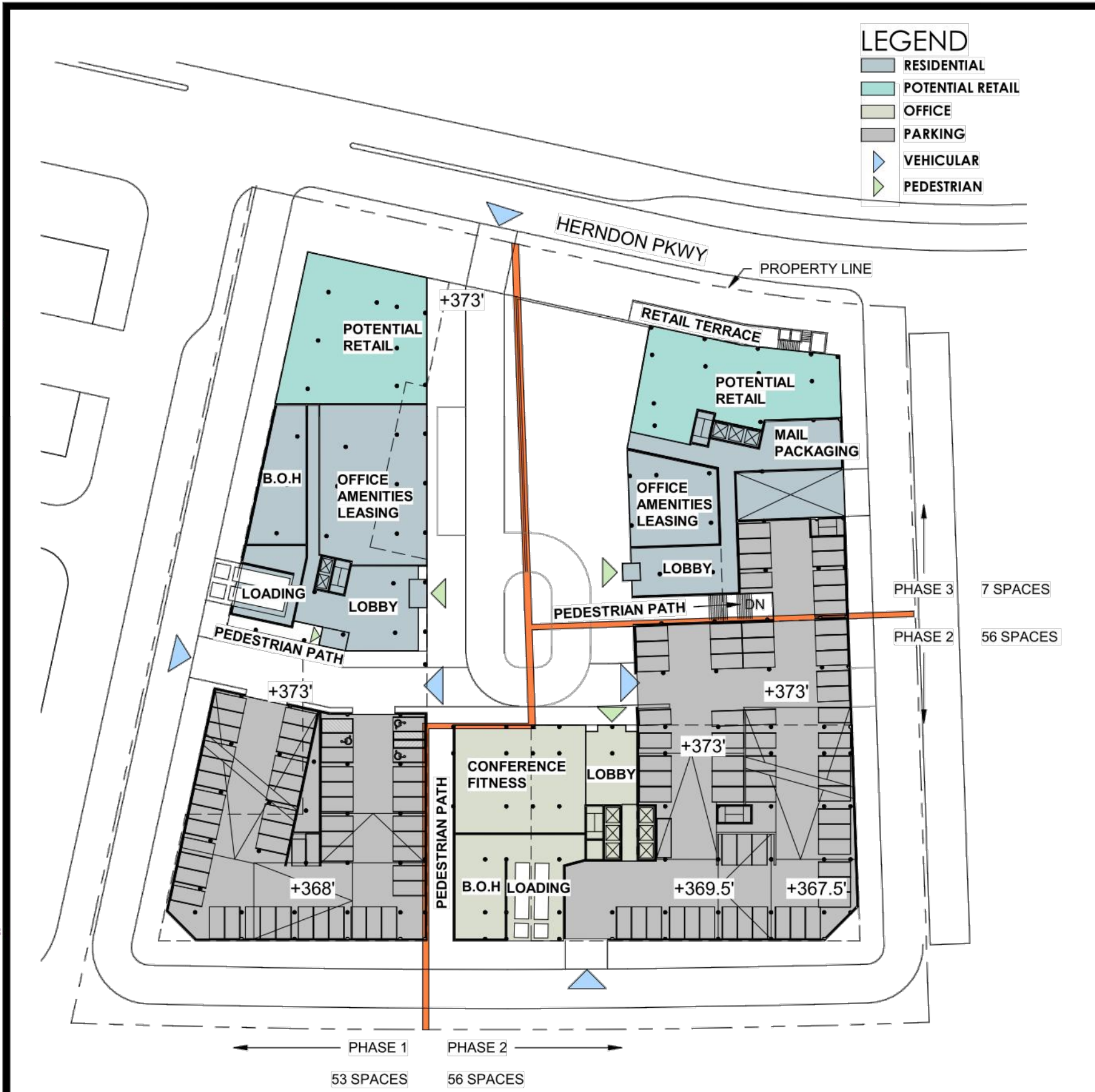
POTENTIAL
ALTERNATIVE
PARKING PLAN

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00
SCALE: AS NOTED
DATE: 08-08-2018
DESIGN: DCS
DRAWN: DCS
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SHEET No.

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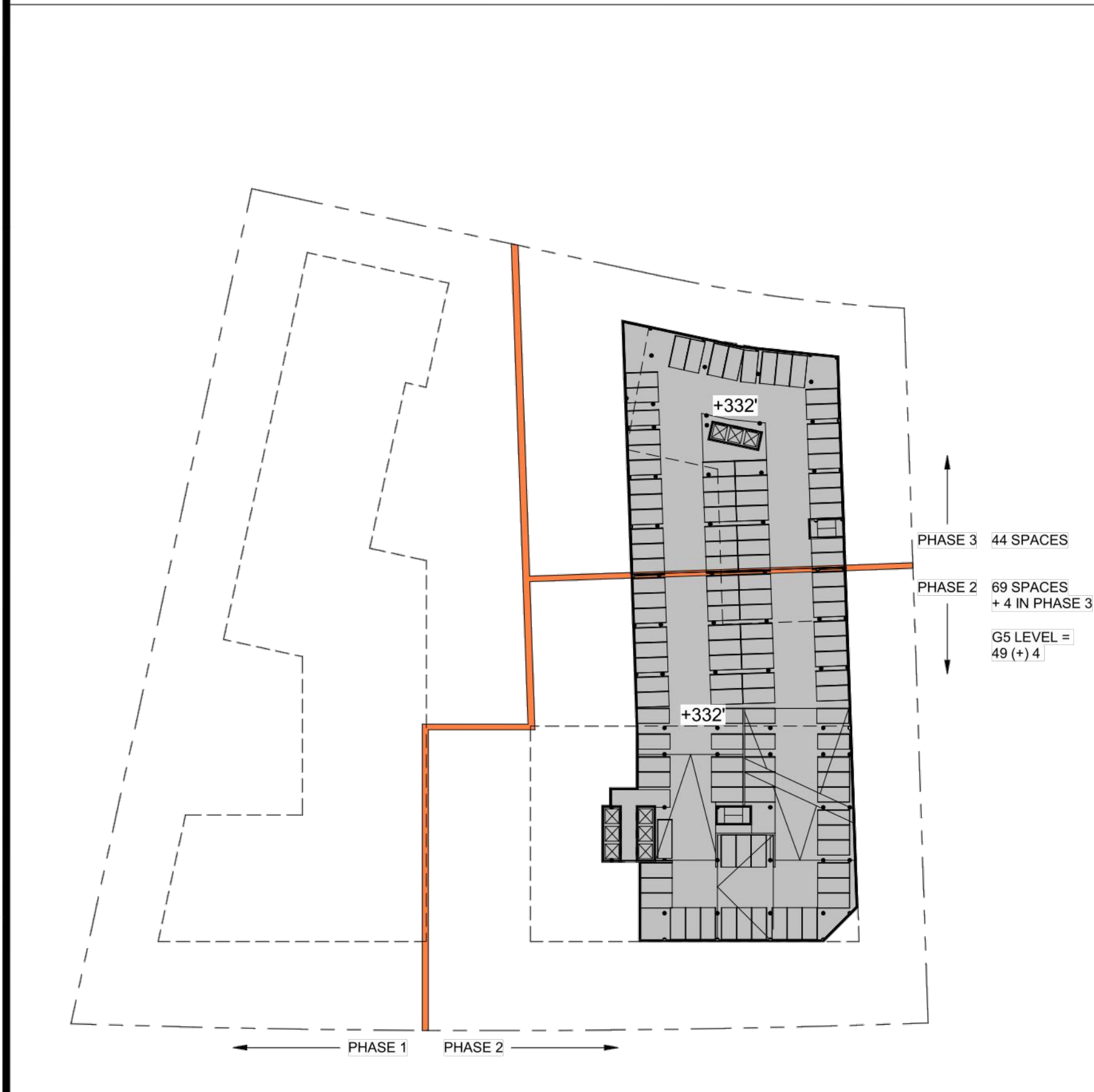
PLAZA / P1 LEVEL FLOOR PLAN SCALE: 1" = 60'-0"



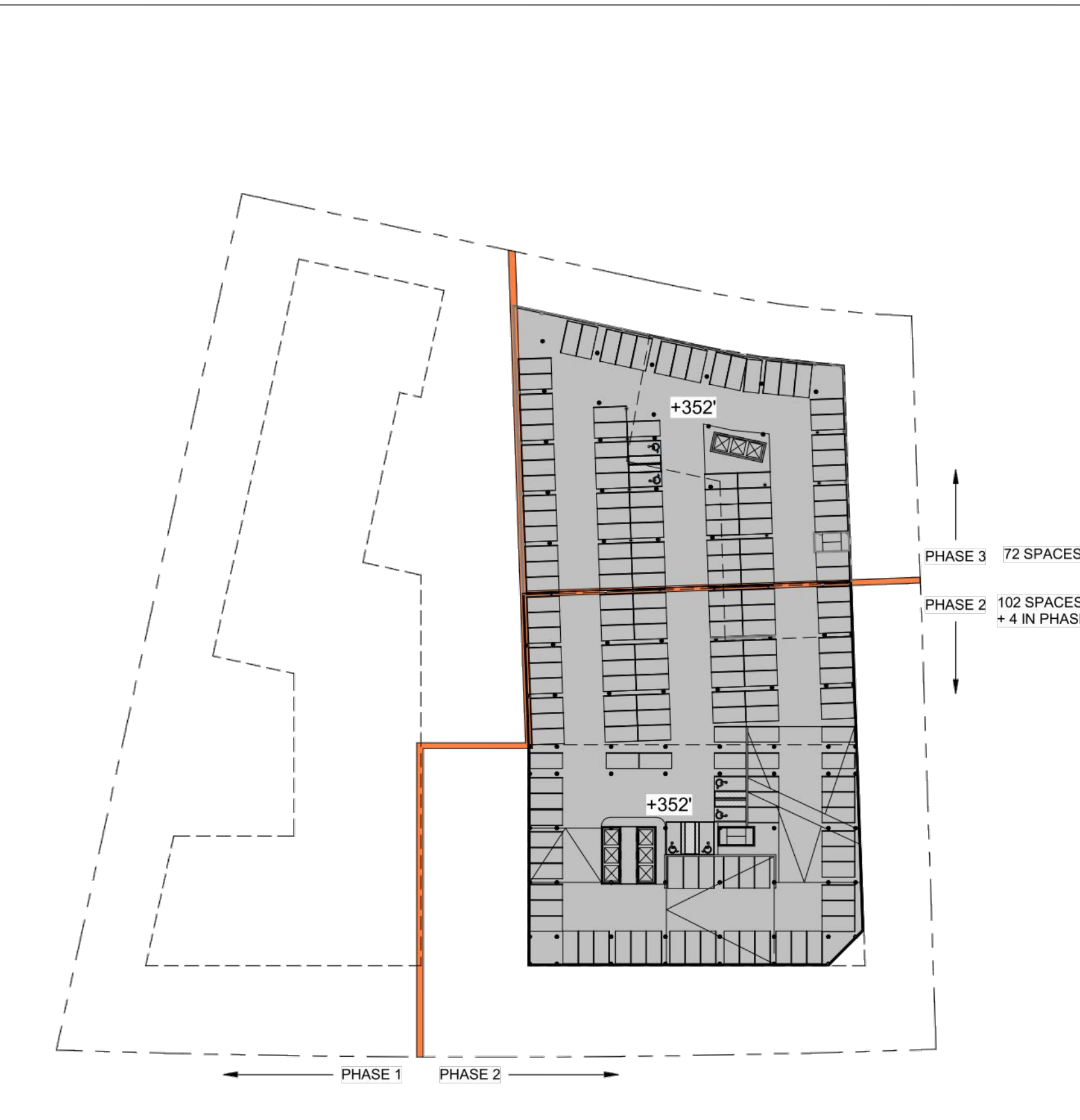
P2 LEVEL FLOOR PLAN SCALE: 1" = 60'-0"



P3 LEVEL FLOOR PLAN SCALE: 1" = 60'-0"



G5, G4 & G3 LEVEL FLOOR PLAN SCALE: 1" = 60'-0"



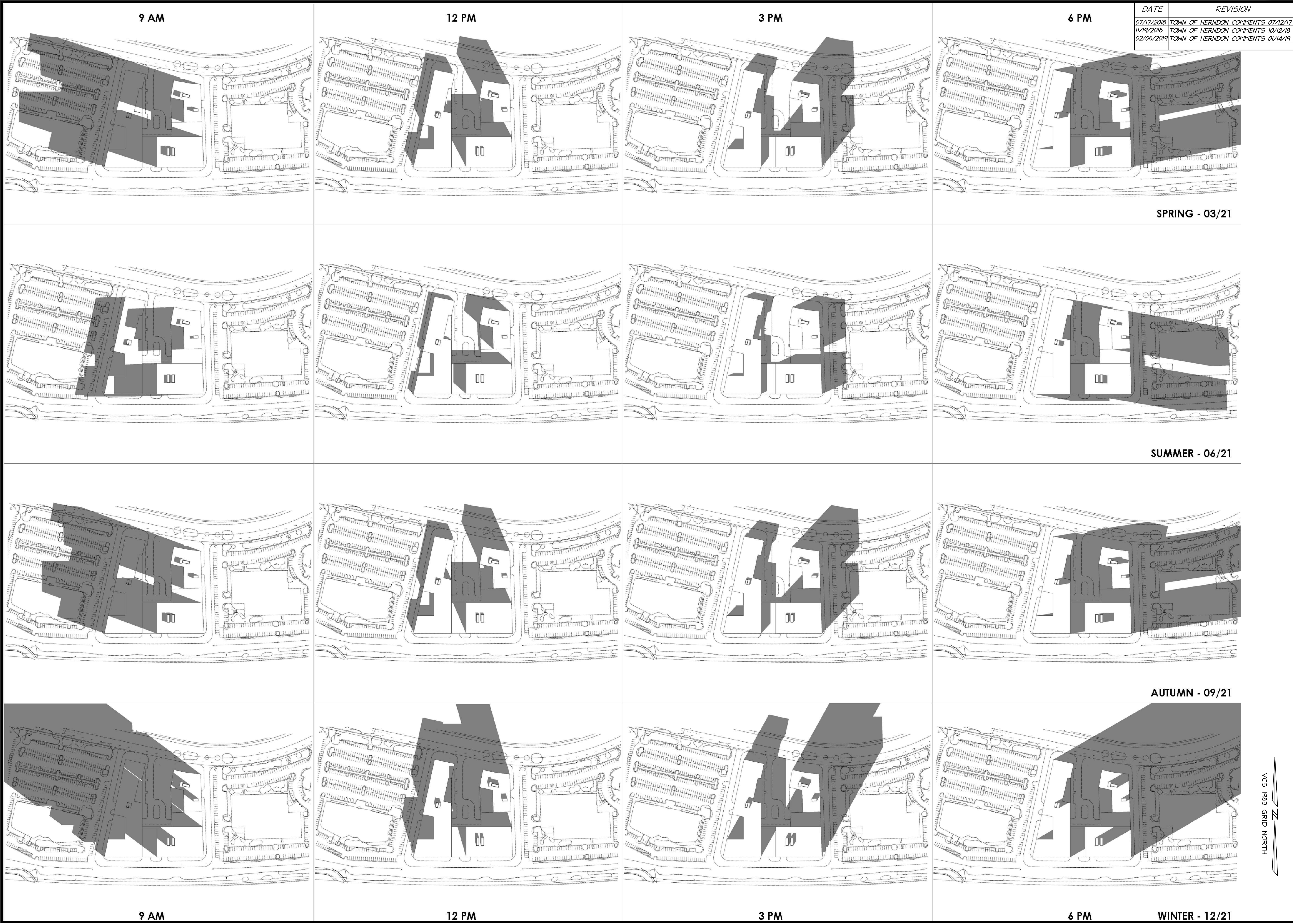
G2 LEVEL FLOOR PLAN SCALE: 1" = 60'-0"



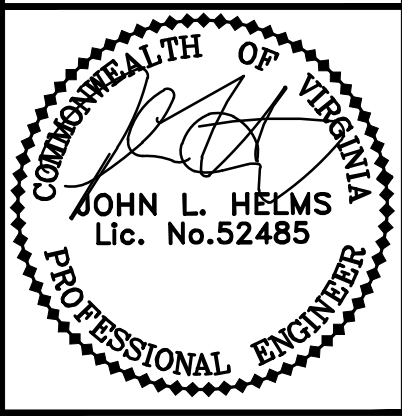
G1 LEVEL FLOOR PLAN SCALE: 1" = 60'-0"

VCS 1983 GRID NORTH

C:\Users\jgibson\OneDrive\Documents\555 HERNDON PARKWAY - GBT - Phase 1.dwg
08/08/2018 10:00 AM
jgibson



DATE	REVISION
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SHADOW ANALYSIS
RESIDENTIAL + OFFICE

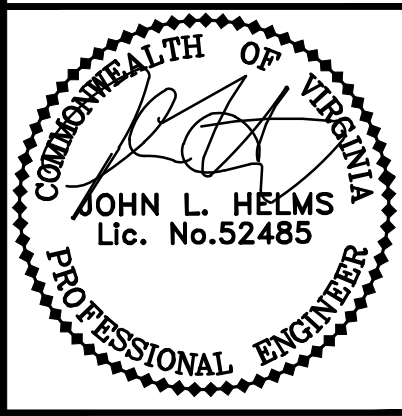
DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00
SCALE: N.T.S.
DATE: 08-08-2018
DESIGN: DCS
DRAWN: DCS
CHECKED:
SHEET No.

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DATE	REVISION
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PERSPECTIVE VIEWS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
 TOWN OF HERNDON, VIRGINIA

PROJECT NO:	15002.001.00
SCALE:	N.T.S.
DATE:	08-08-2018
DESIGN:	DCS
DRAWN:	DCS
CHECKED:	
SHEET No.	16.0 OF 24.0



IMAGE # 1



IMAGE # 2



IMAGE # 3



BUILDINGS SEPARATION

IMAGE # 4

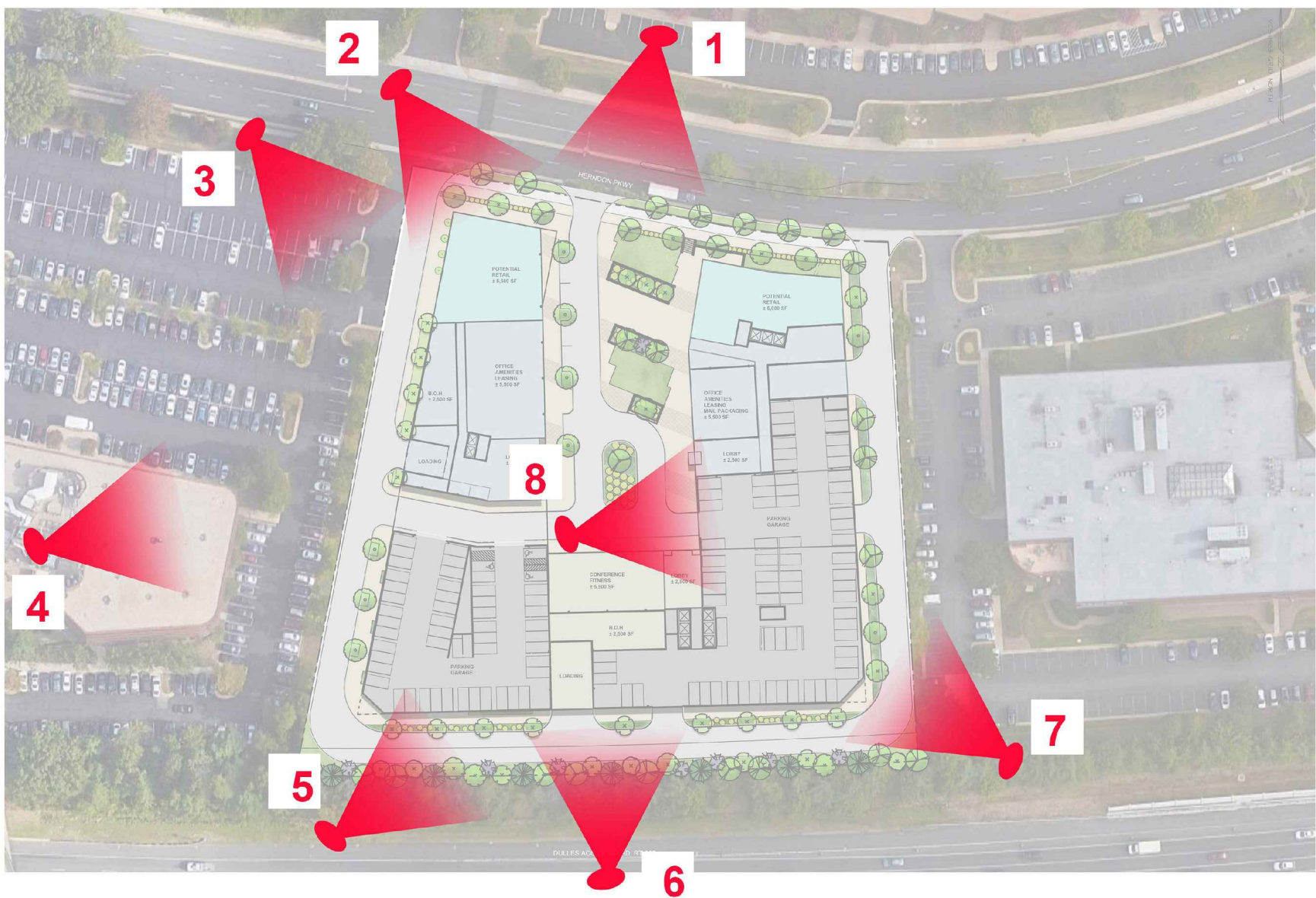


IMAGE # 5



IMAGE # 6

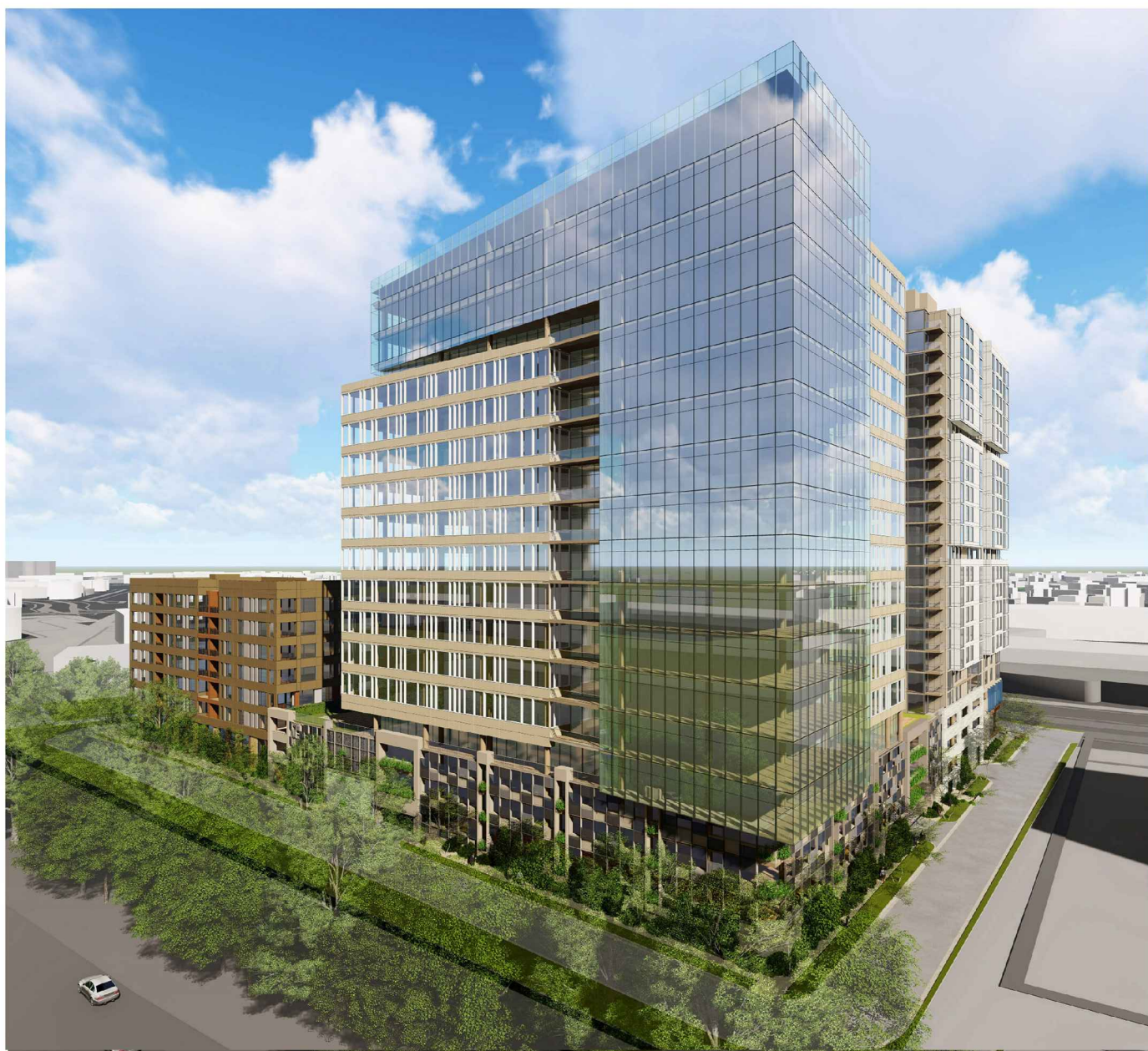


IMAGE # 7

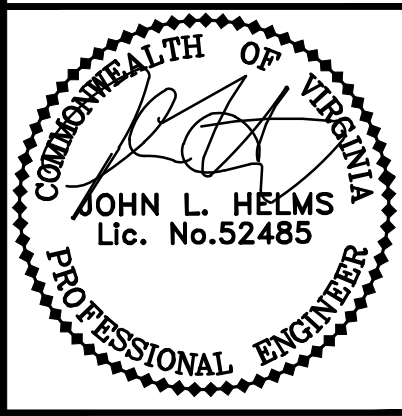


BUILDINGS SEPARATION

IMAGE # 8

NOTE: THESE IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLANS AND PROFFERS.

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PERSPECTIVE VIEWS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00
SCALE: N.T.S.
DATE: 08-08-2018
DESIGN: DCS
DRAWN: DCS
CHECKED:
SHEET No.
16.1 OF 24.0



IMAGE # 1



IMAGE # 2



IMAGE # 3



IMAGE # 4

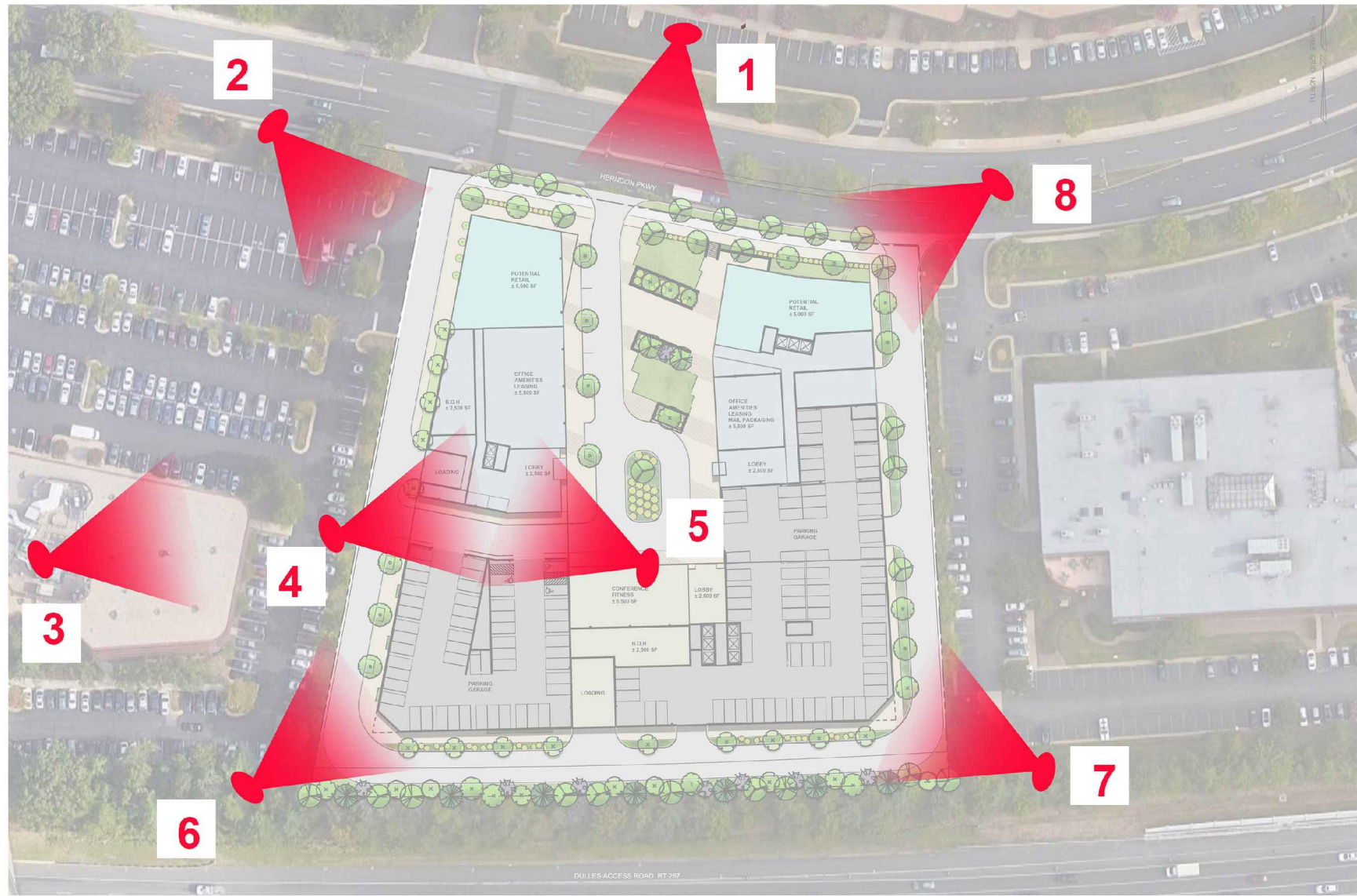


IMAGE # 5



IMAGE # 6



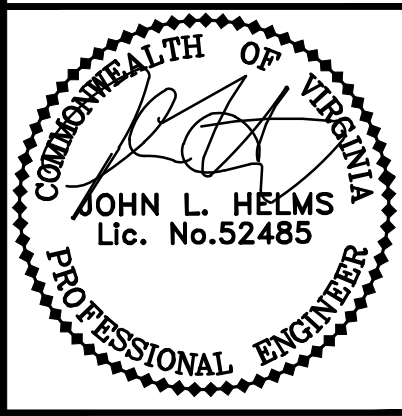
IMAGE # 7



IMAGE # 8

NOTE: THESE IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLANS AND PROFFERS.

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PERSPECTIVE VIEWS

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DATE: 08-08-2018
DESIGN: DCS DRAWN: DCS CHECKED:
SHEET No. 16.2 OF 24.0



IMAGE #1

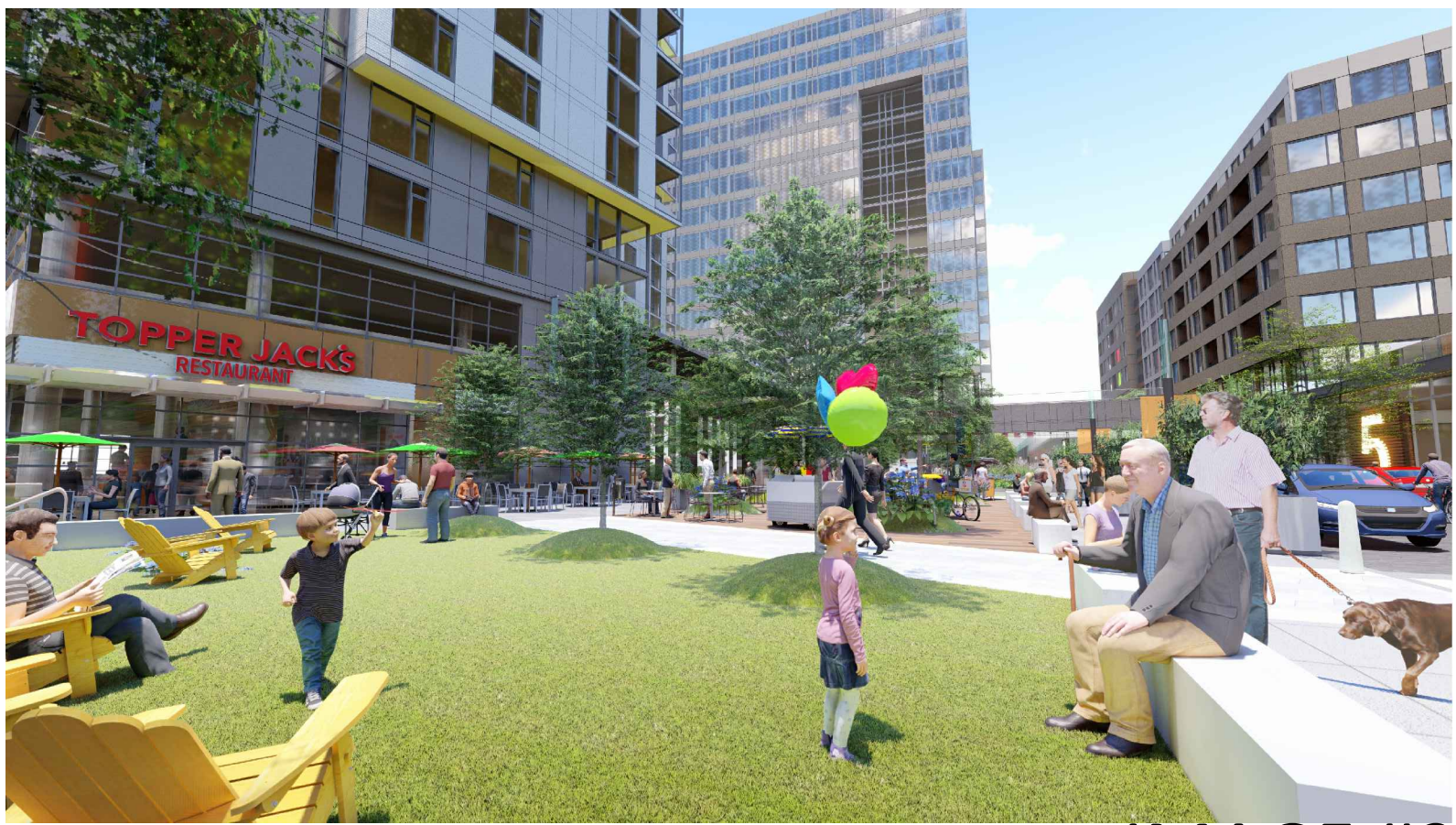


IMAGE #2



IMAGE #3



IMAGE #4



IMAGE #5



IMAGE #6



IMAGE #7



IMAGE #8

NOTE: THESE IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLANS AND PROFFERS.

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02/05/2019	TOWN OF HERNDON COMMENTS 01/14/19

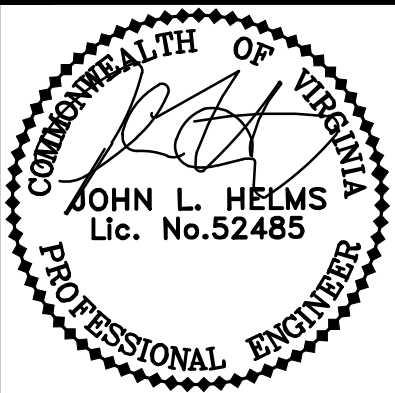

PENZANCE


christopher consultants


dcs DESIGN


GOROVE / SLADE
Transportation Planners and Engineers


WIRE GILL



ARCHITECTURAL
ELEVATIONS

DEVELOPMENT PLAN

555 HERNDON PARKWAY

TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00

SCALE: N.T.S.

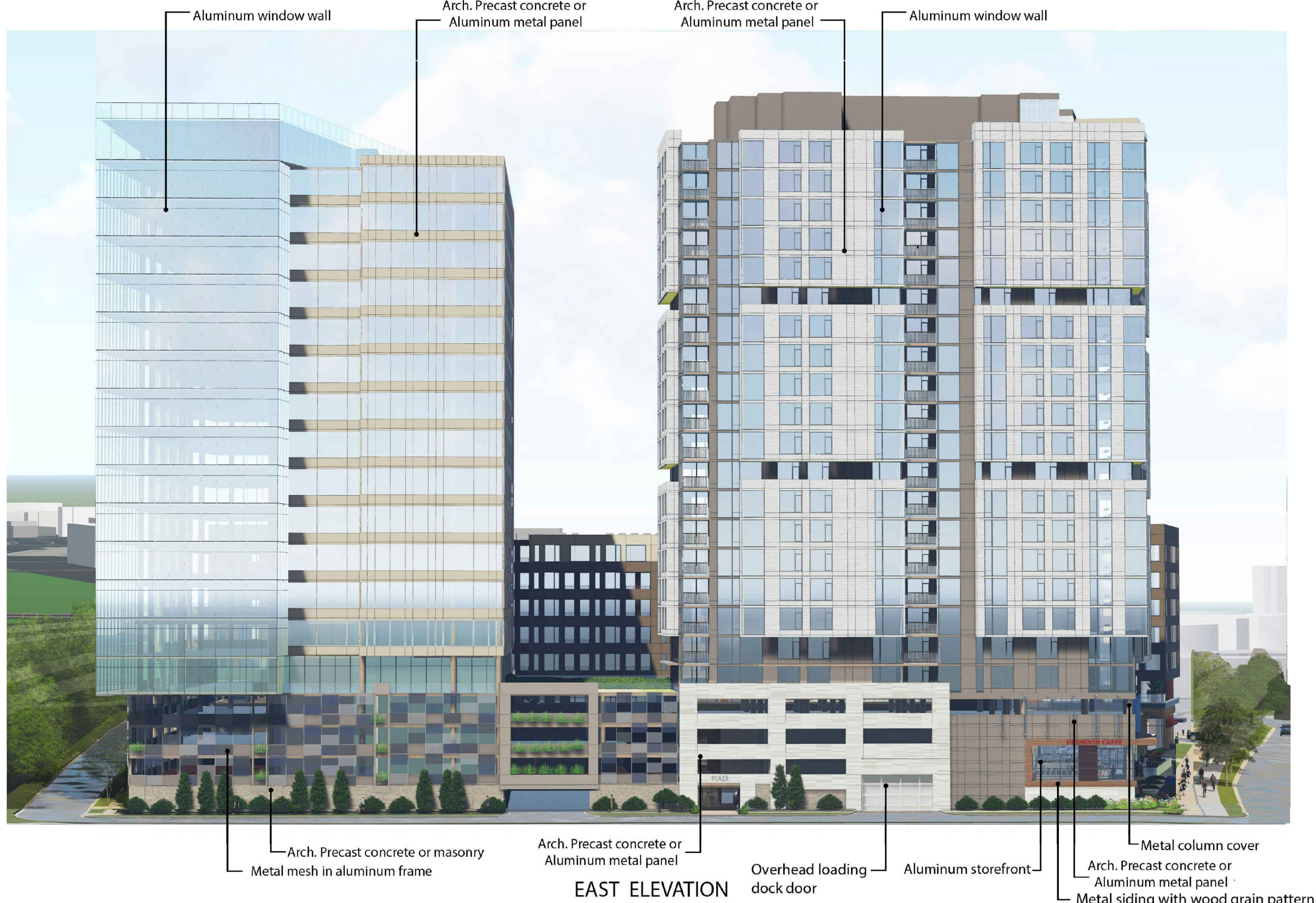
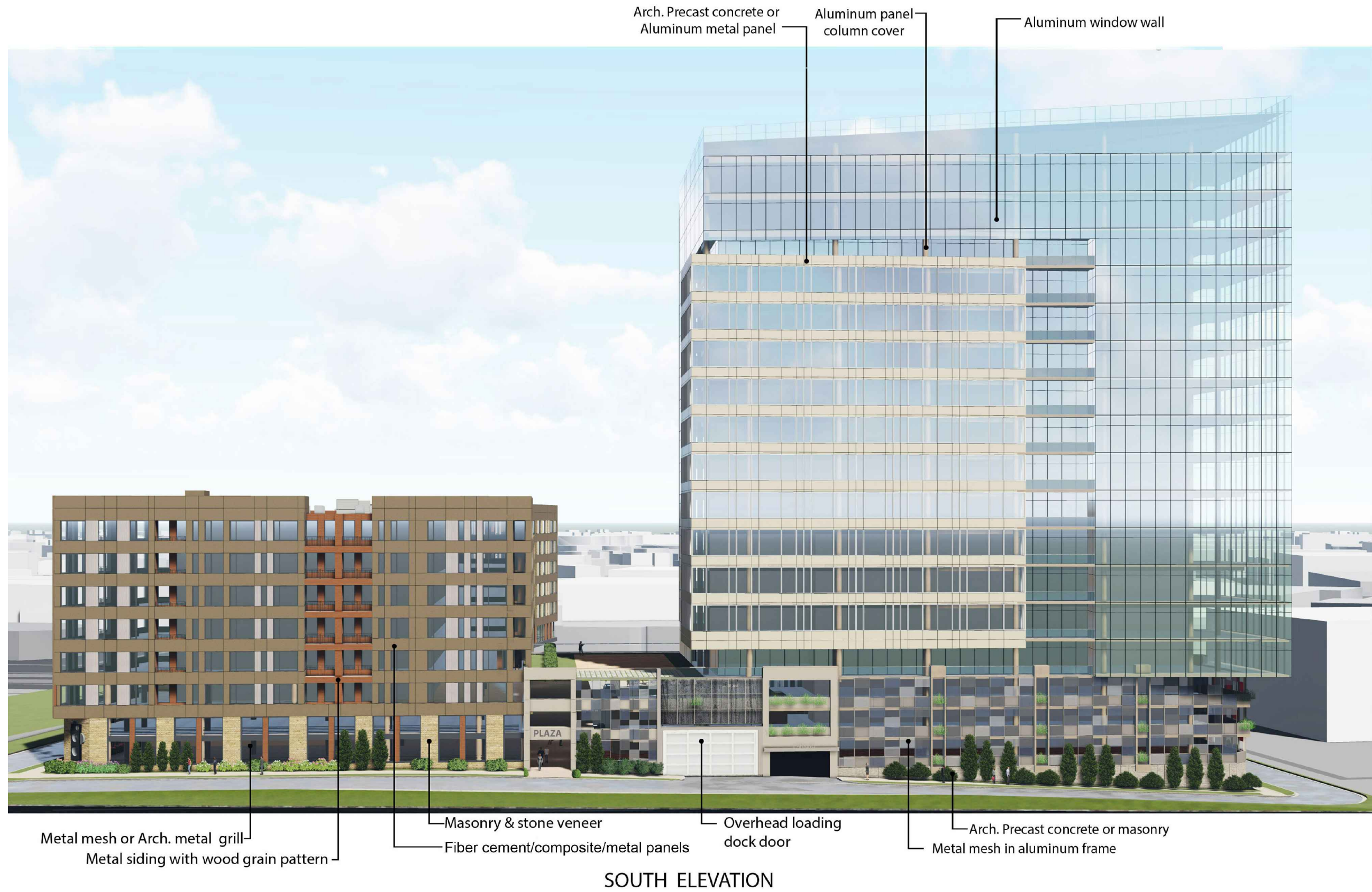
DATE: 08-08-2018

DESIGN: DCS
DRAWN: DCS
CHECKED:

SHEET No.

16.3 OF 24.0

103228



NOTE: THESE IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLANS AND PROFFERS.

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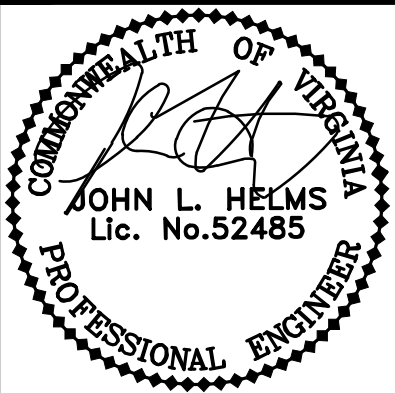
PENZANCE

christopher consultants

dcS DESIGN

GOROVE / SLADE
Transportation Planners and Engineers

WIRE GILL



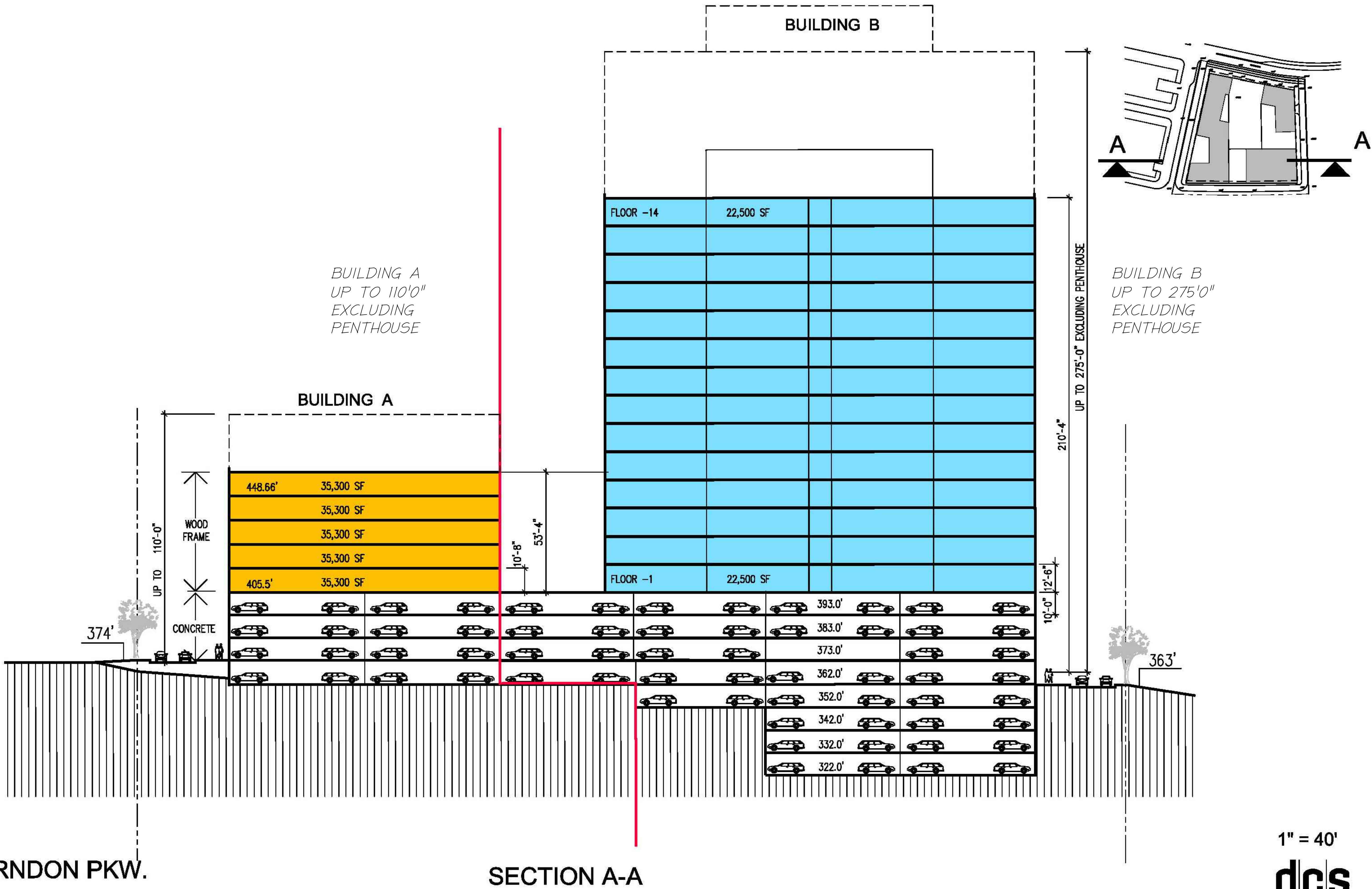
BUILDING SECTIONS
TOWARD NORTH

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00
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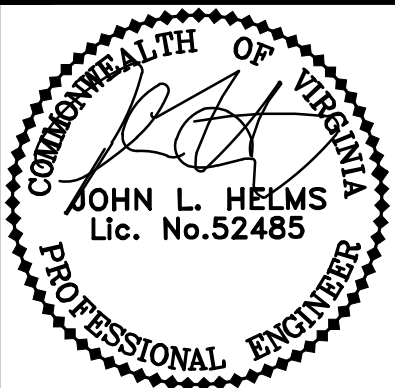

PENZANCE


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 Transportation Planners and Engineers


WIRE GILL



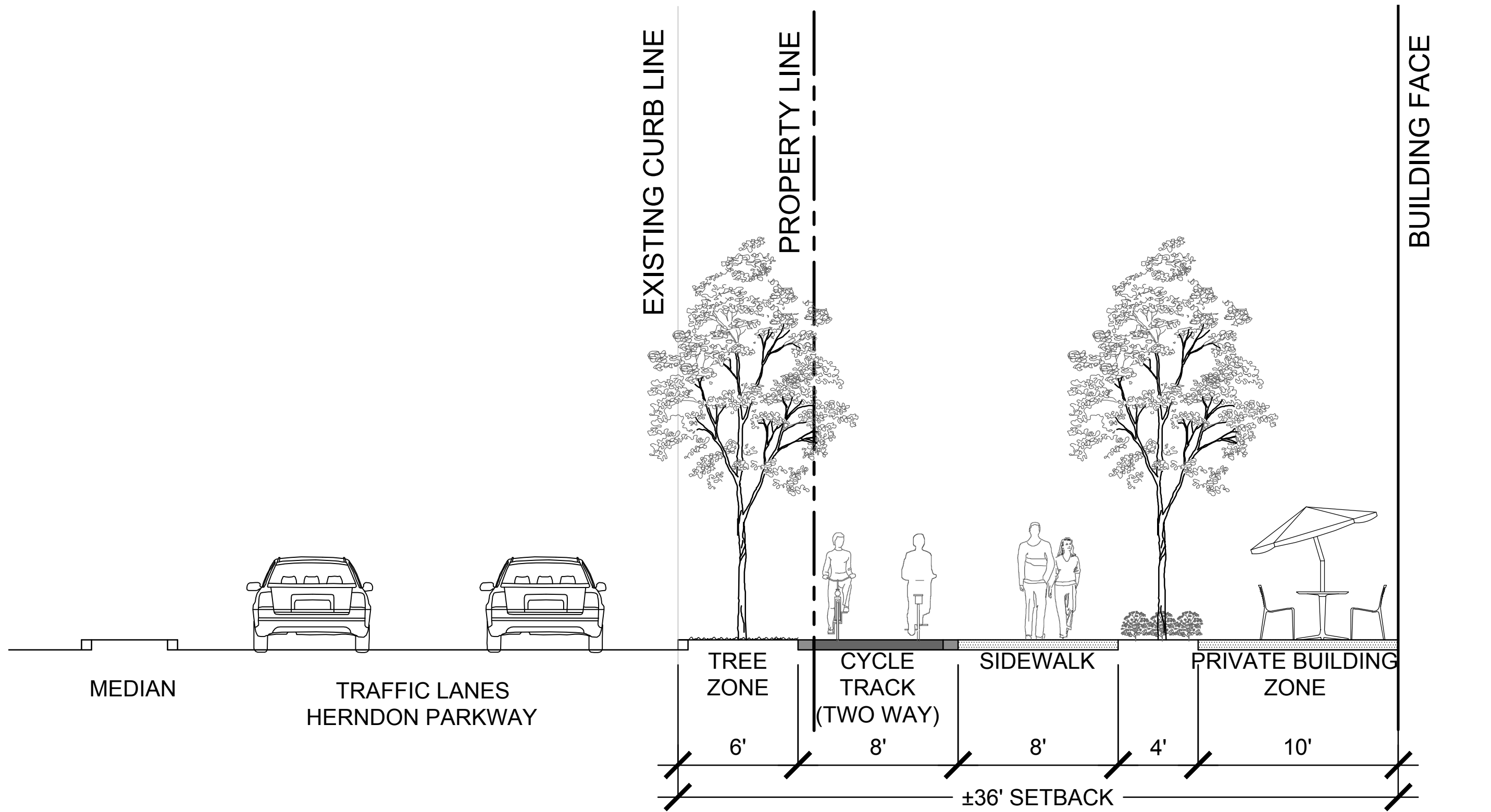
HERNDON PARKWAY/
 PROPOSED PRIVATE
 LOOP ROAD SEGMENT "A"
 CROSS SECTIONS

DEVELOPMENT PLAN
555 HERNDON PARKWAY
 TOWN OF HERNDON, VIRGINIA

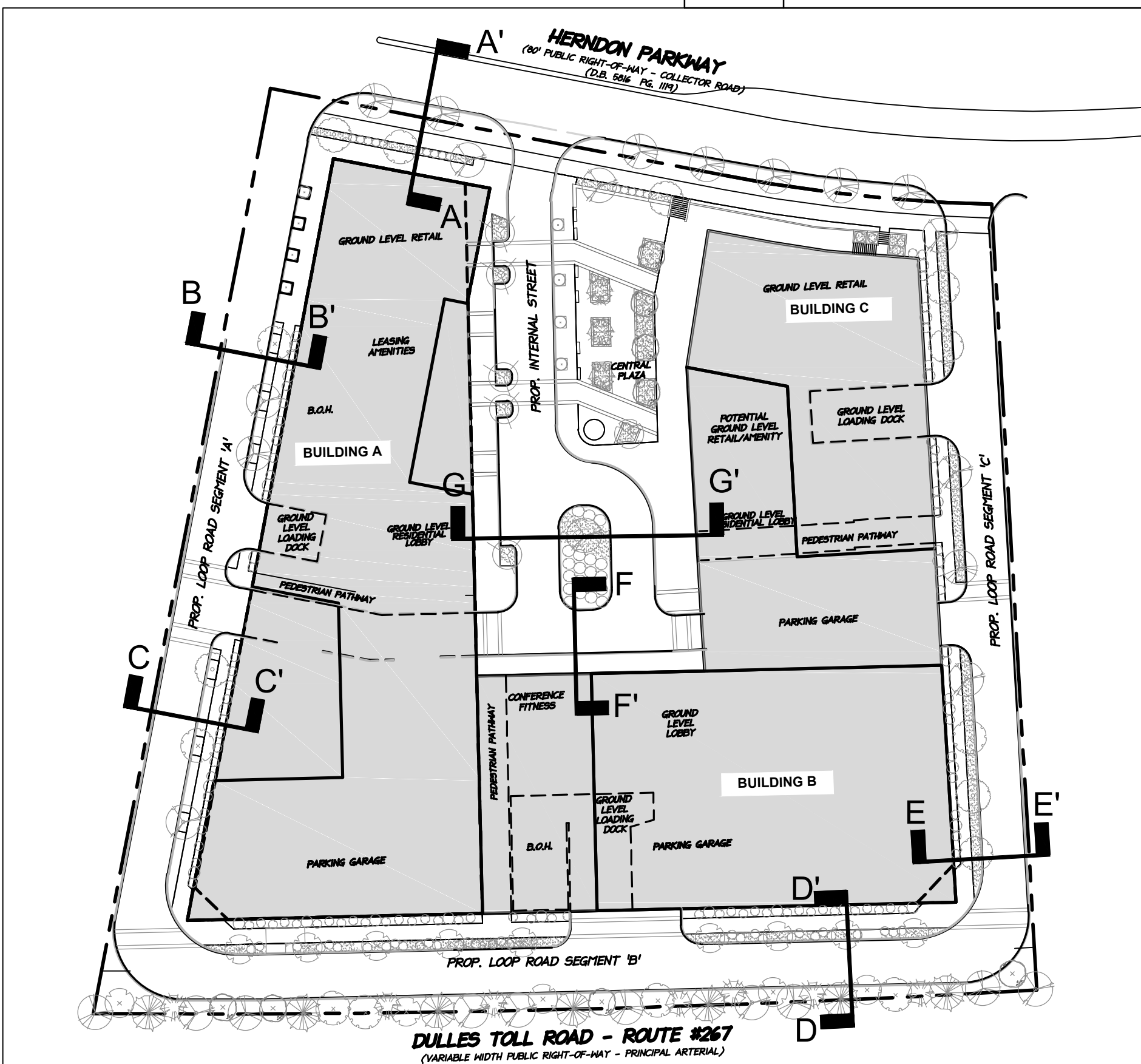
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SCALE: N.T.S.
DATE: 08-08-2018
DESIGN: WR
DRAWN: WR
CHECKED:
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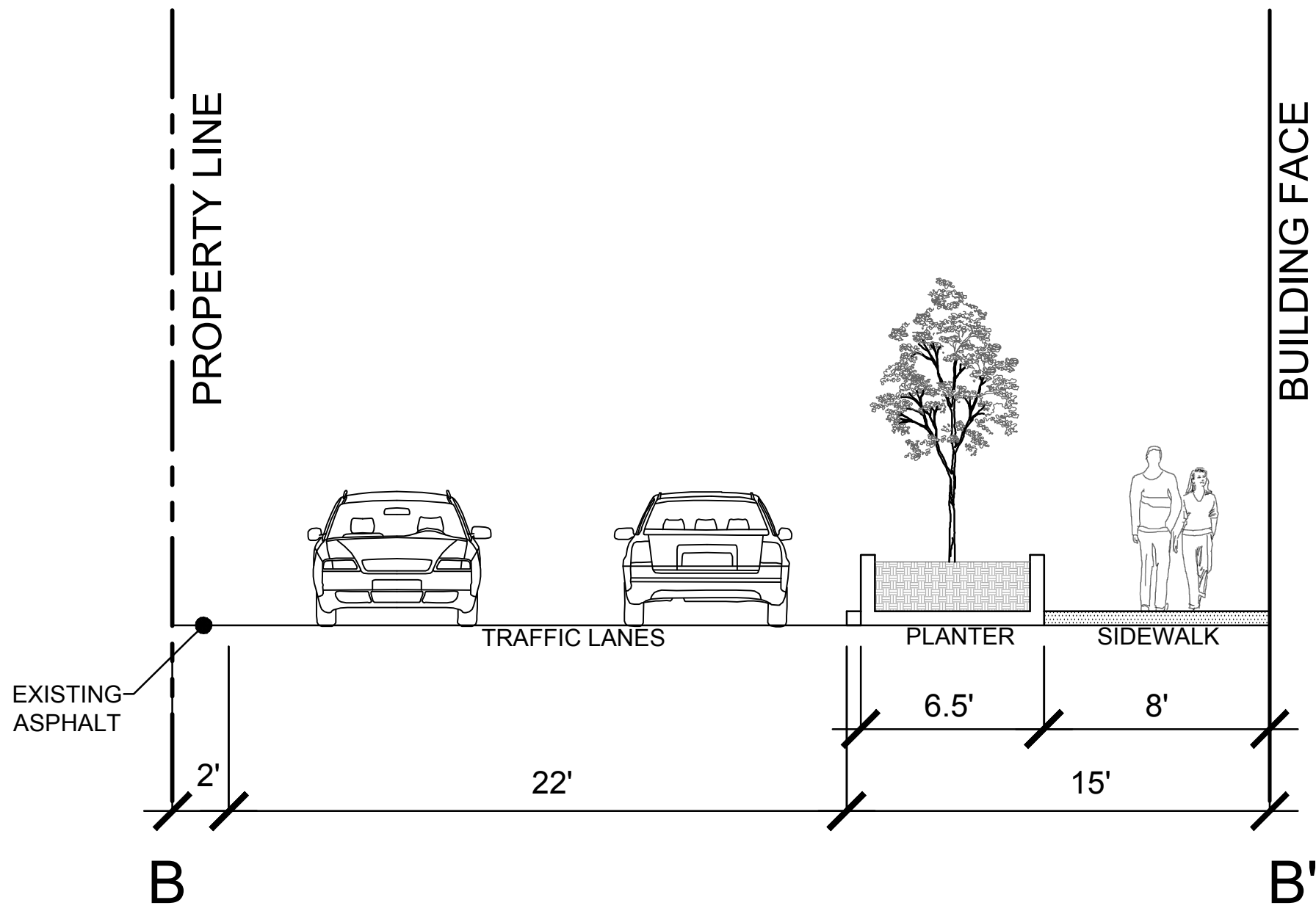
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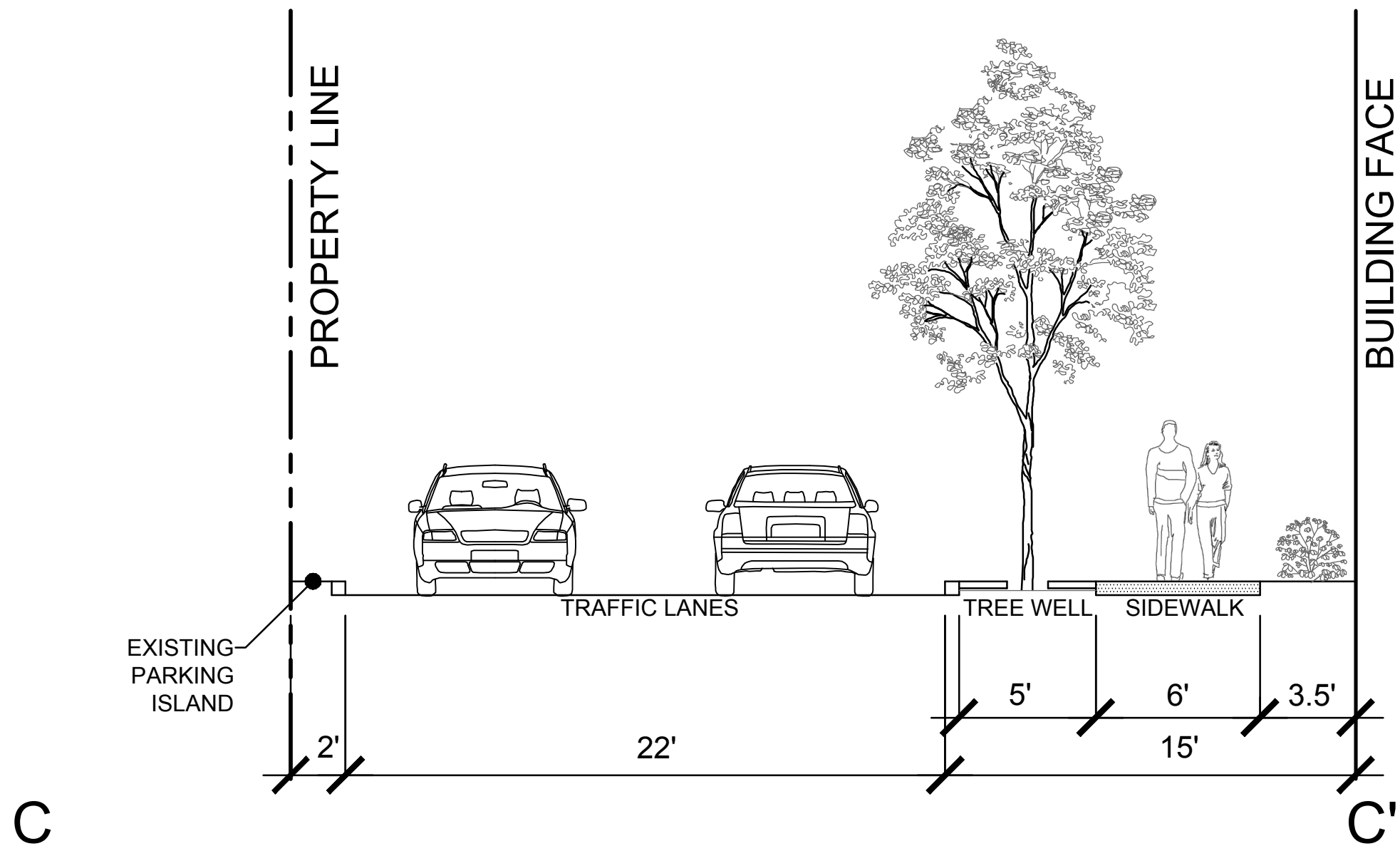
A' HERNDON PARKWAY STREETSCAPE - SECTION A'-A



KEY PLAN



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



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

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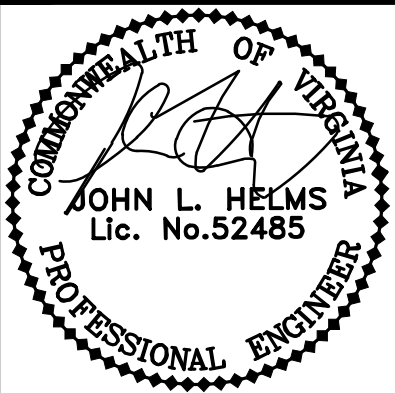










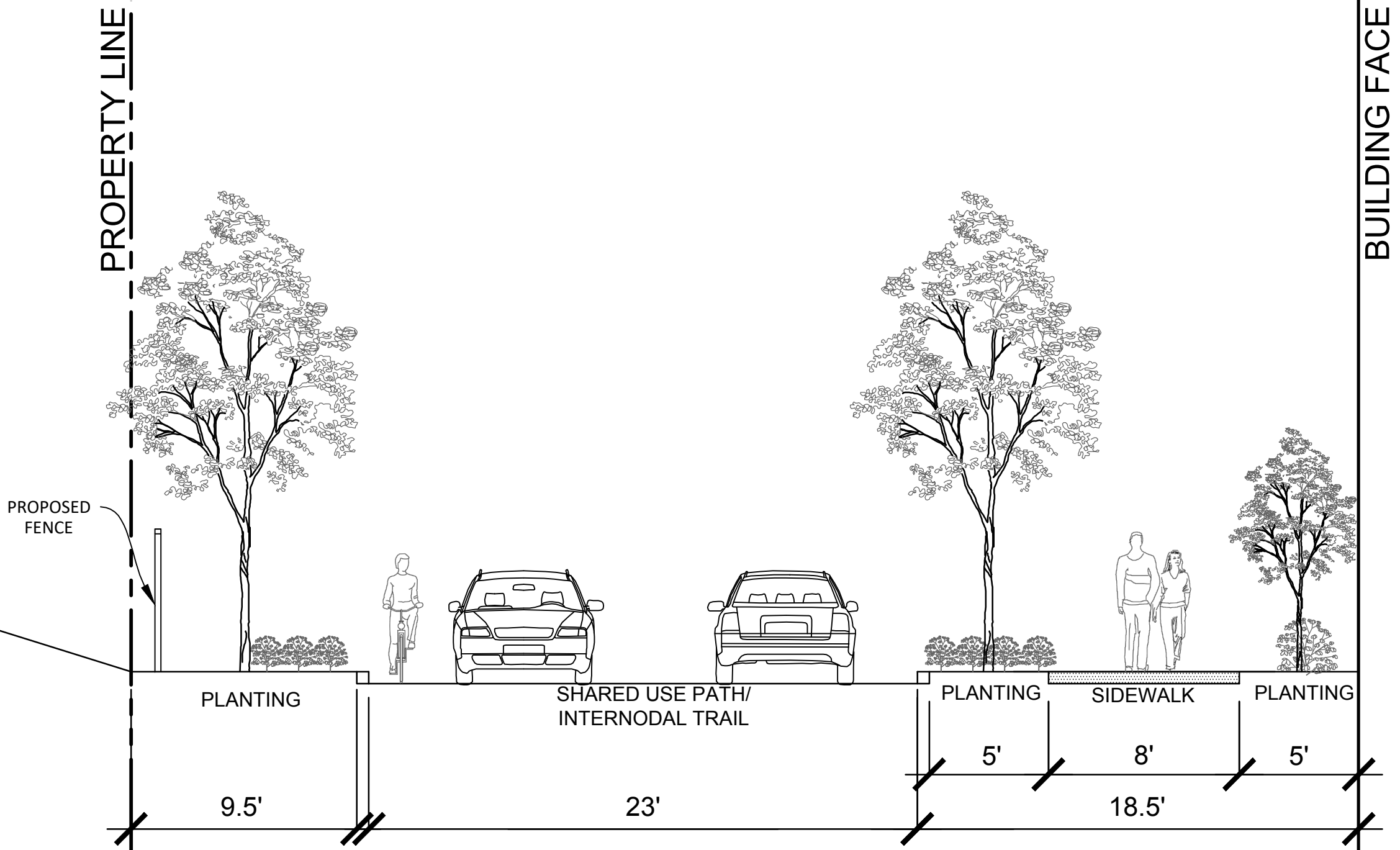


INTERNODAL TRAIL/
 PROP. INTERNAL STREET/
 PROP. LOOP ROAD B & C
 CROSS SECTIONS

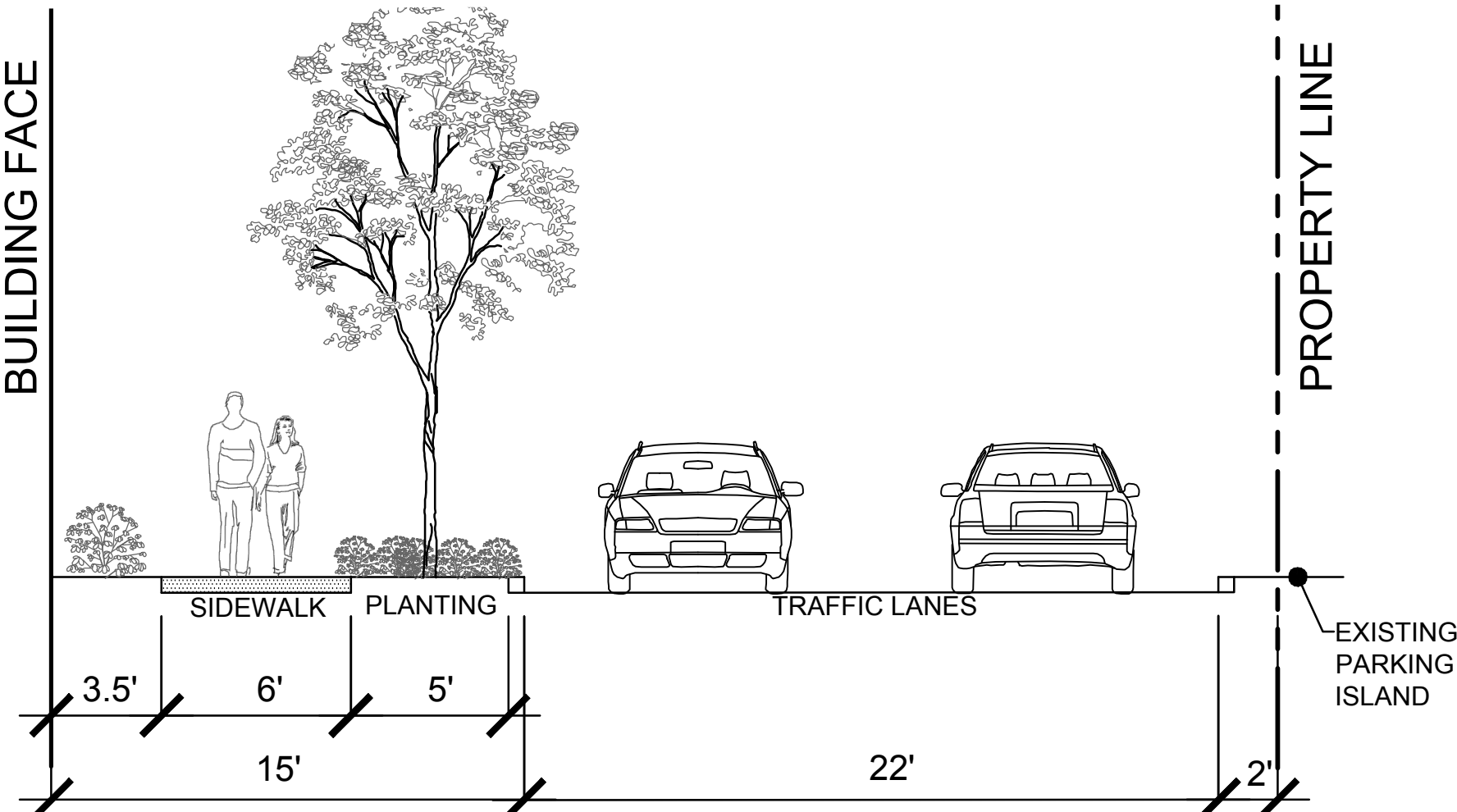
DEVELOPMENT PLAN
555 HERNDON PARKWAY
 TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00
SCALE: N.T.S.
DATE: 08-08-2018
DESIGN: WJR DRAWN: WJR CHECKED:
SHEET No.

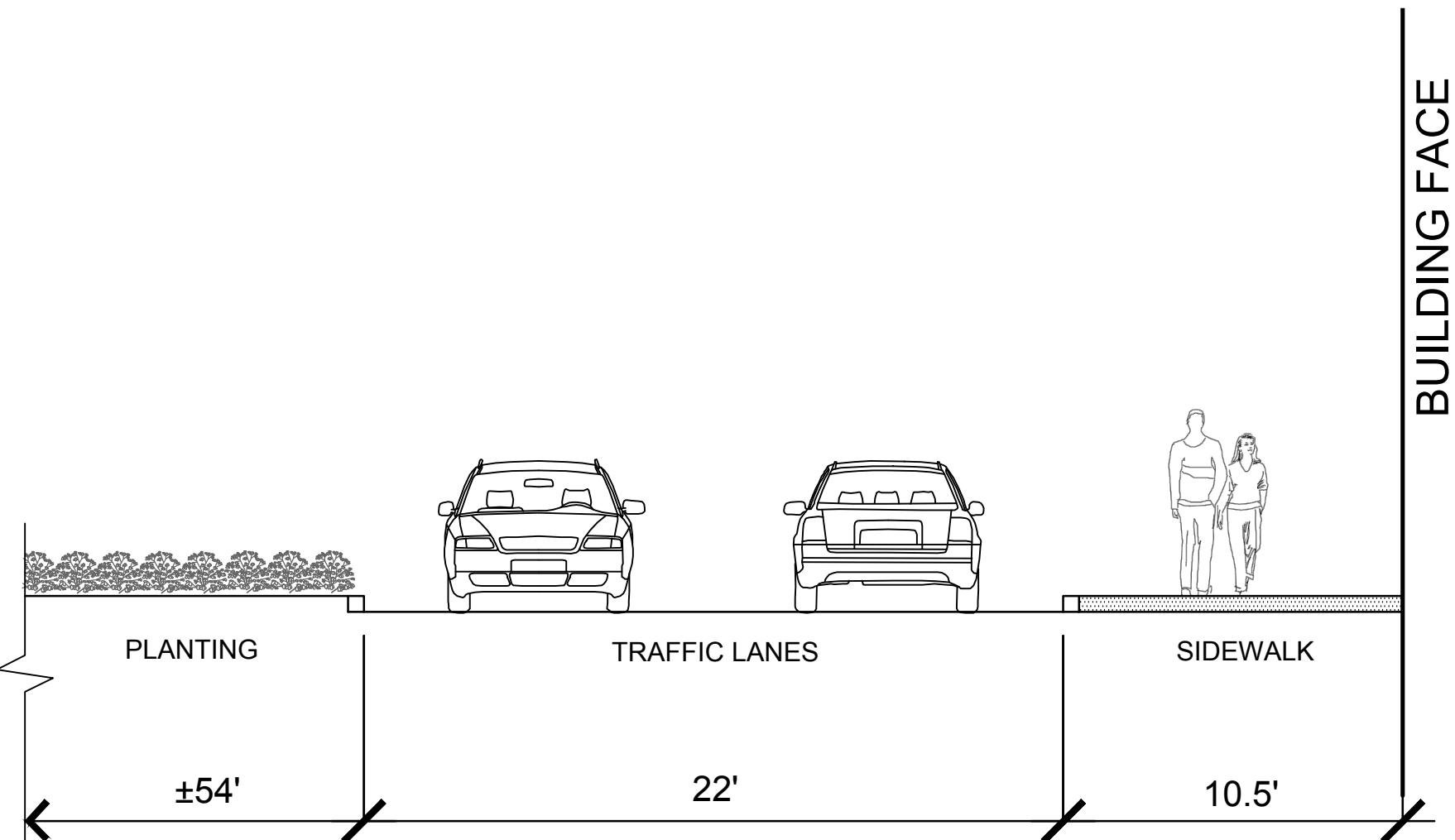
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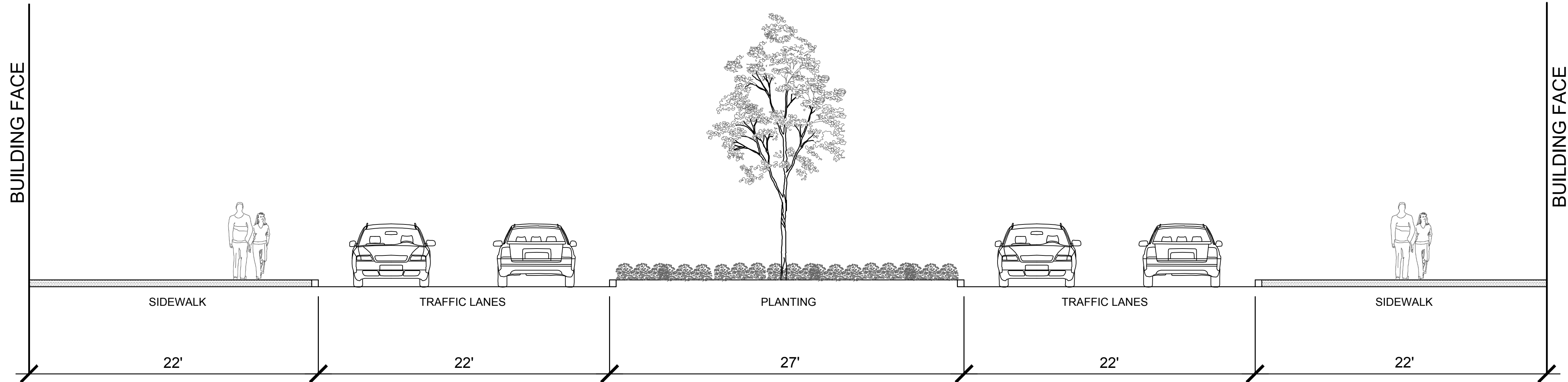
D
 PROPOSED LOOP ROAD SEGMENT "B" - SECTION D-D'



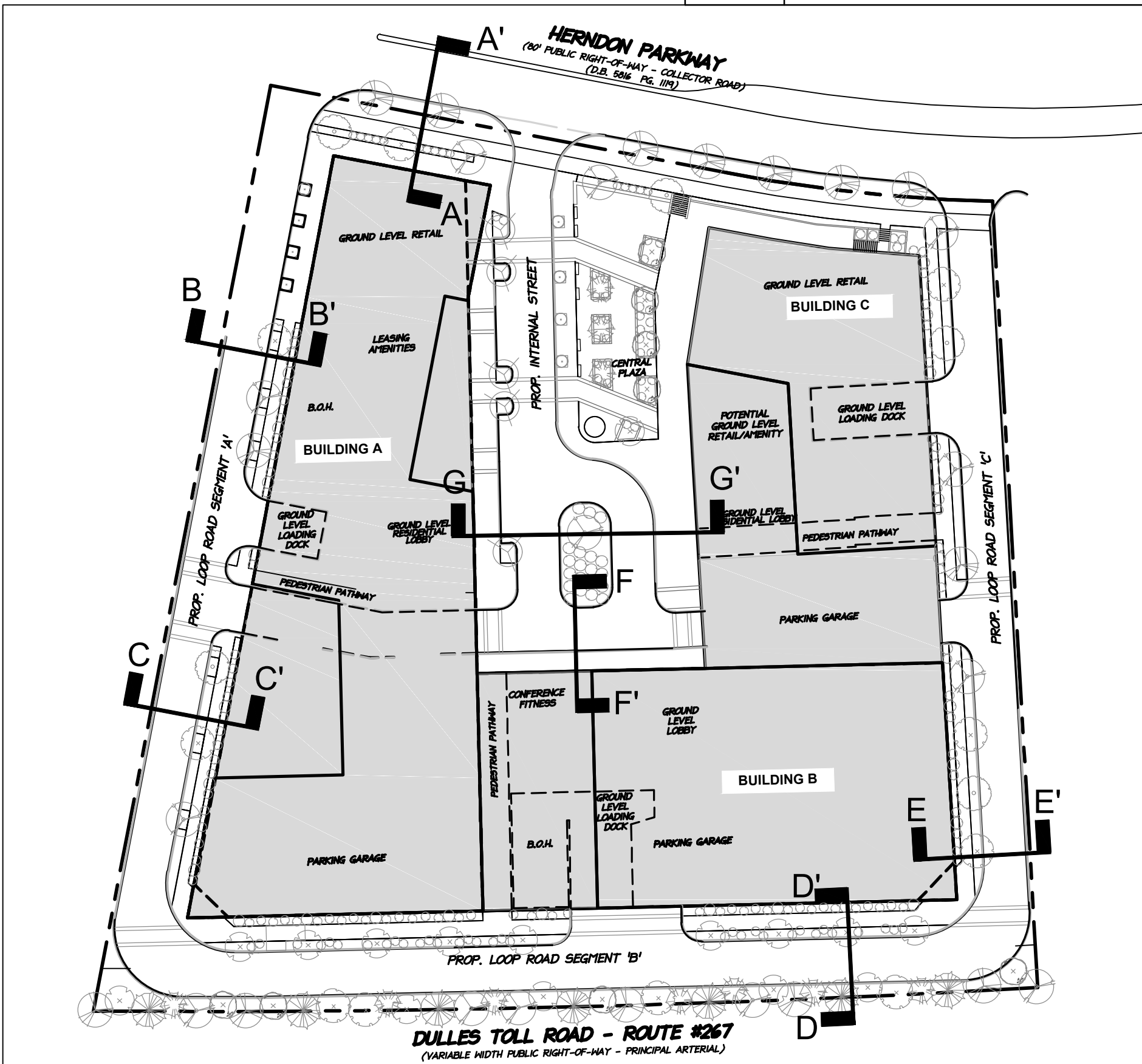
E
 PROPOSED LOOP ROAD SEGMENT "C" - SECTION E-E'



F
 PROPOSED INTERNAL STREET - SECTION F-F'



G
 PROPOSED INTERNAL STREET - SECTION G-G'



KEY PLAN

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PENZANCE



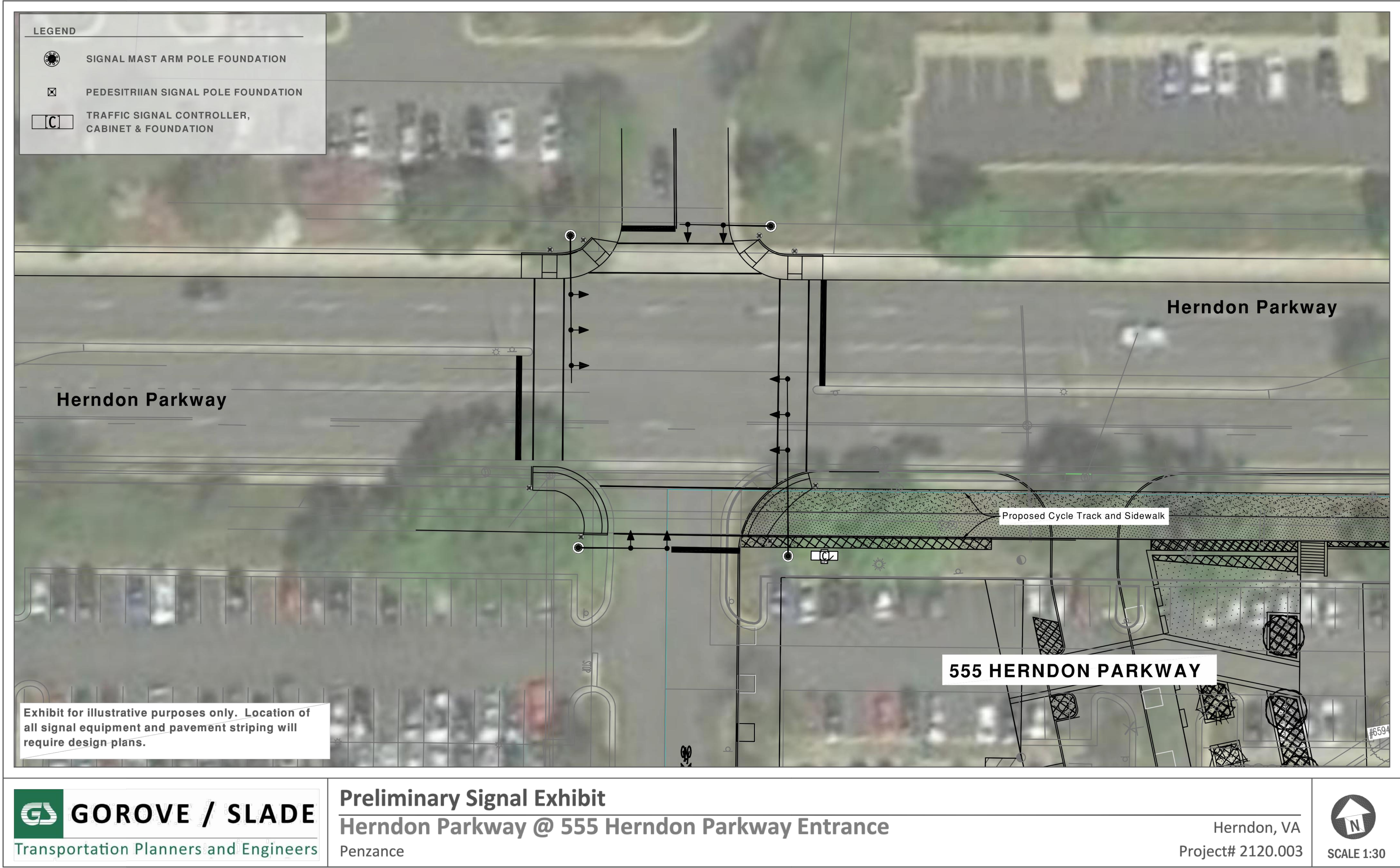
PRELIMINARY SIGNAL EXHIBIT

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00
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GOROVE / SLADE
Transportation Planners and Engineers

Preliminary Signal Exhibit
Herndon Parkway @ 555 Herndon Parkway Entrance
Penzance

Herndon, VA
Project# 2120.003

SCALE 1:30

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

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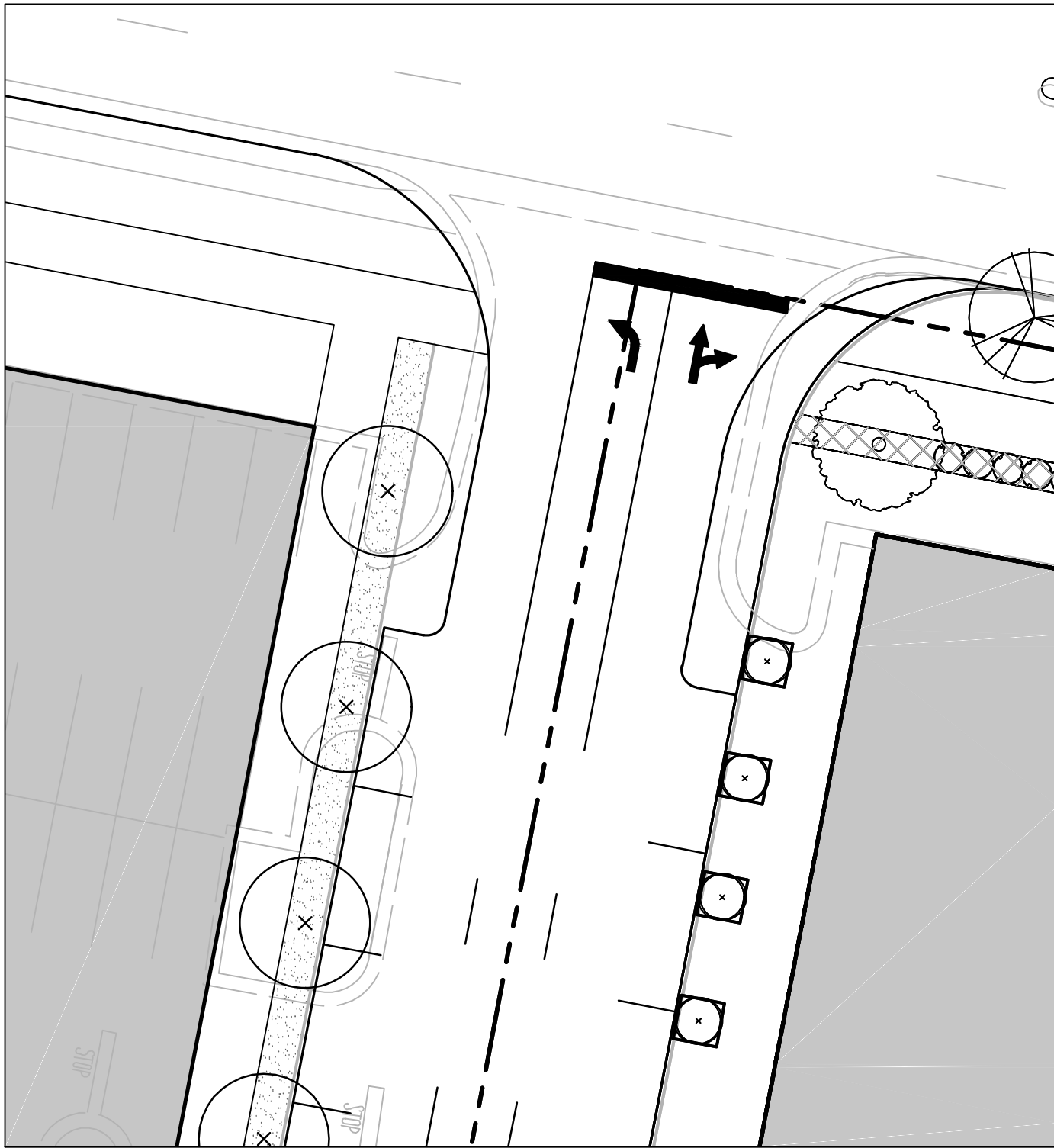
PENZANCE

christopher consultants

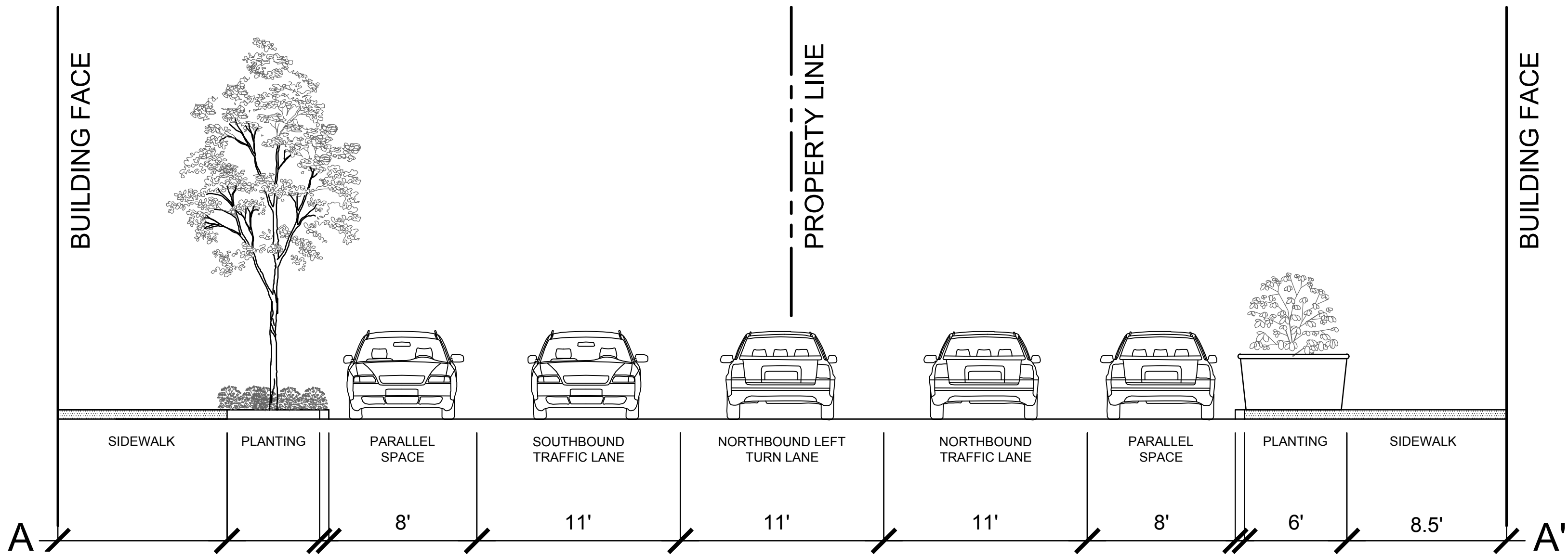
dcs DESIGN

GOROVE / SLADE
Transportation Planners and Engineers

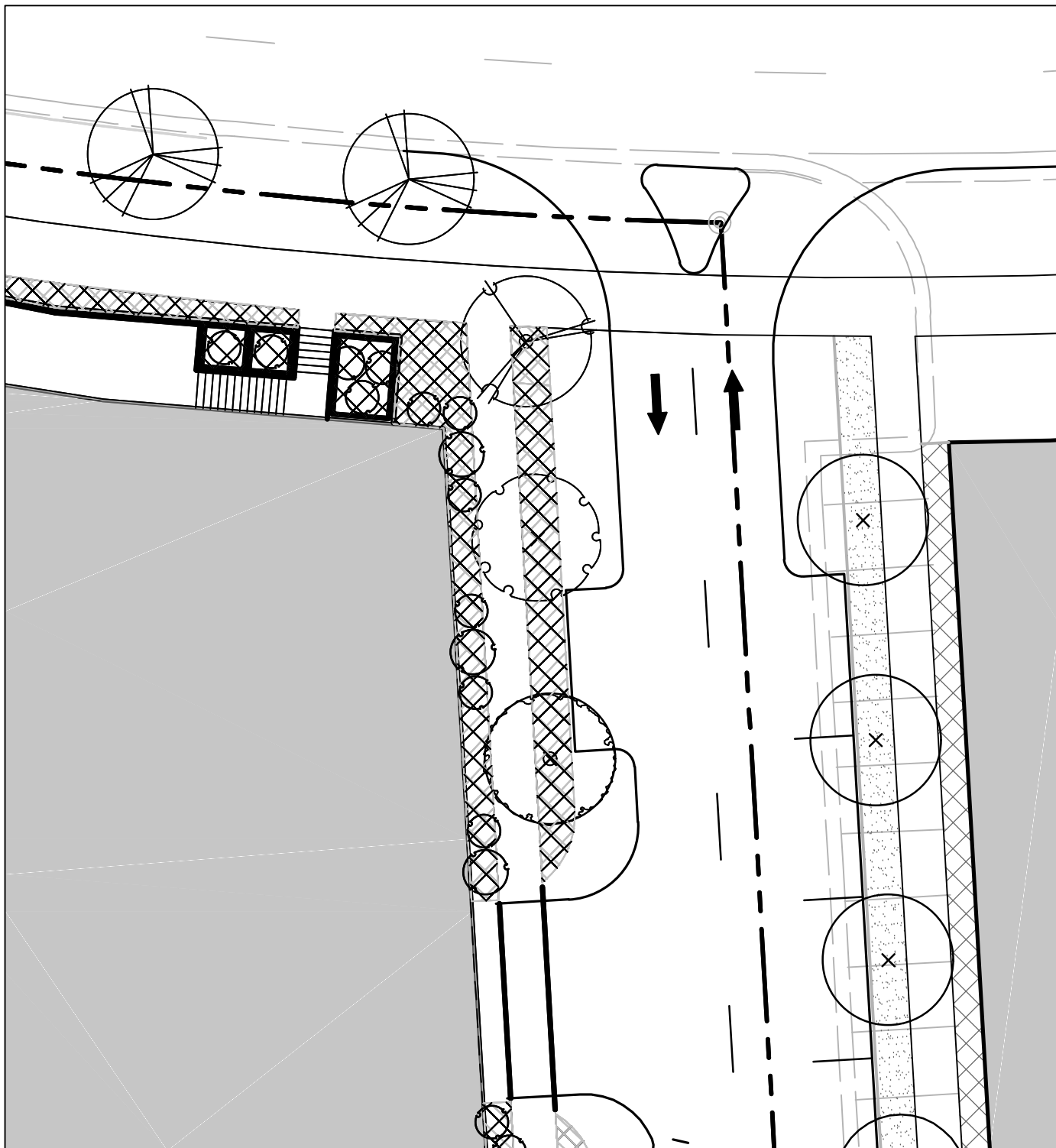
WIRE GILL



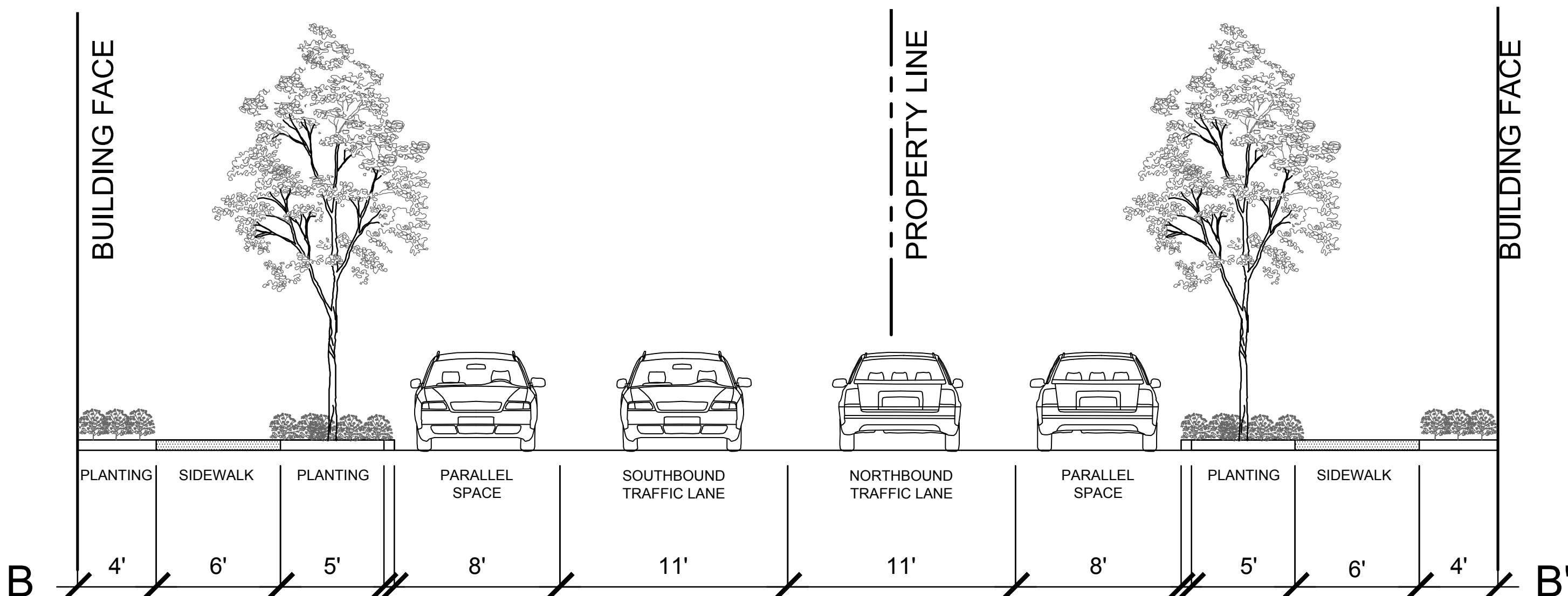
PROPOSED ULTIMATE CONDITION
KEY PLAN - A-A'



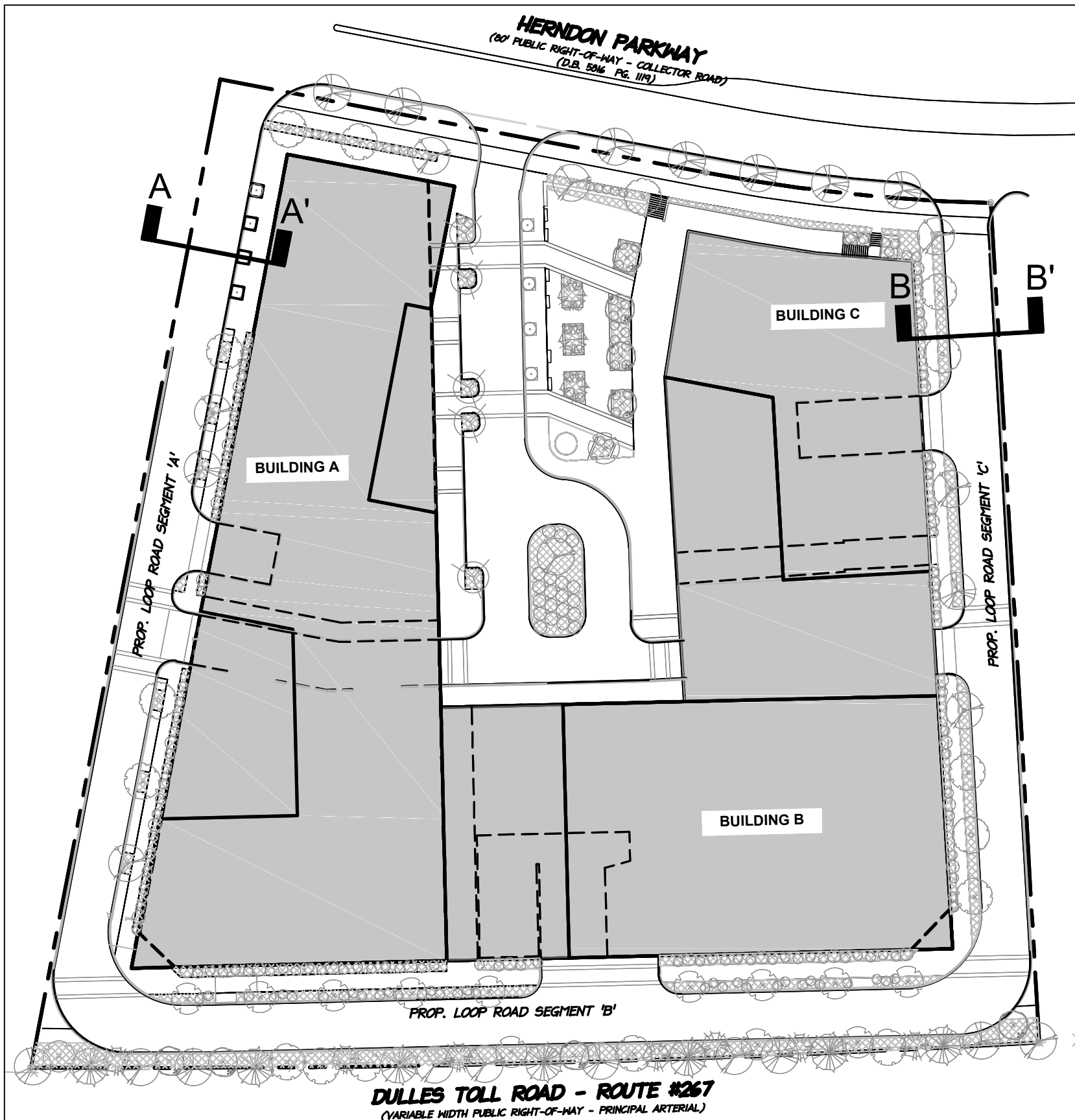
PROPOSED ULTIMATE CONDITION - SECTION A-A'



PROPOSED ULTIMATE CONDITION
KEY PLAN - B-B'



PROPOSED ULTIMATE CONDITION - SECTION B-B'



OVERALL KEY PLAN

PROP. ULTIMATE
CONDITIONS OF LOOP
ROAD SEGMENTS A & C

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00
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Decorative Paving Examples



Bench Examples



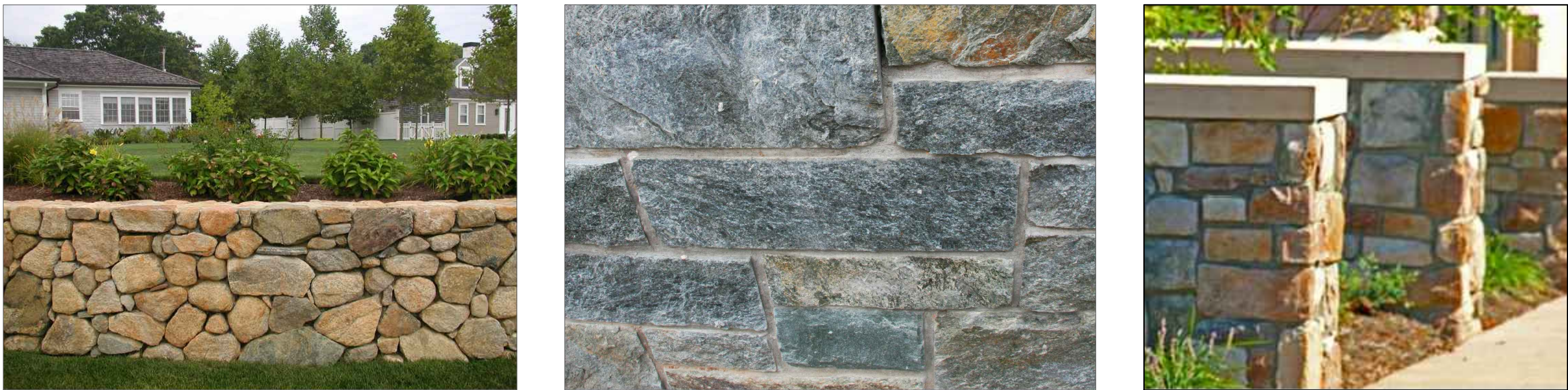
Waste Receptacle Examples



Bicycle Rack Examples



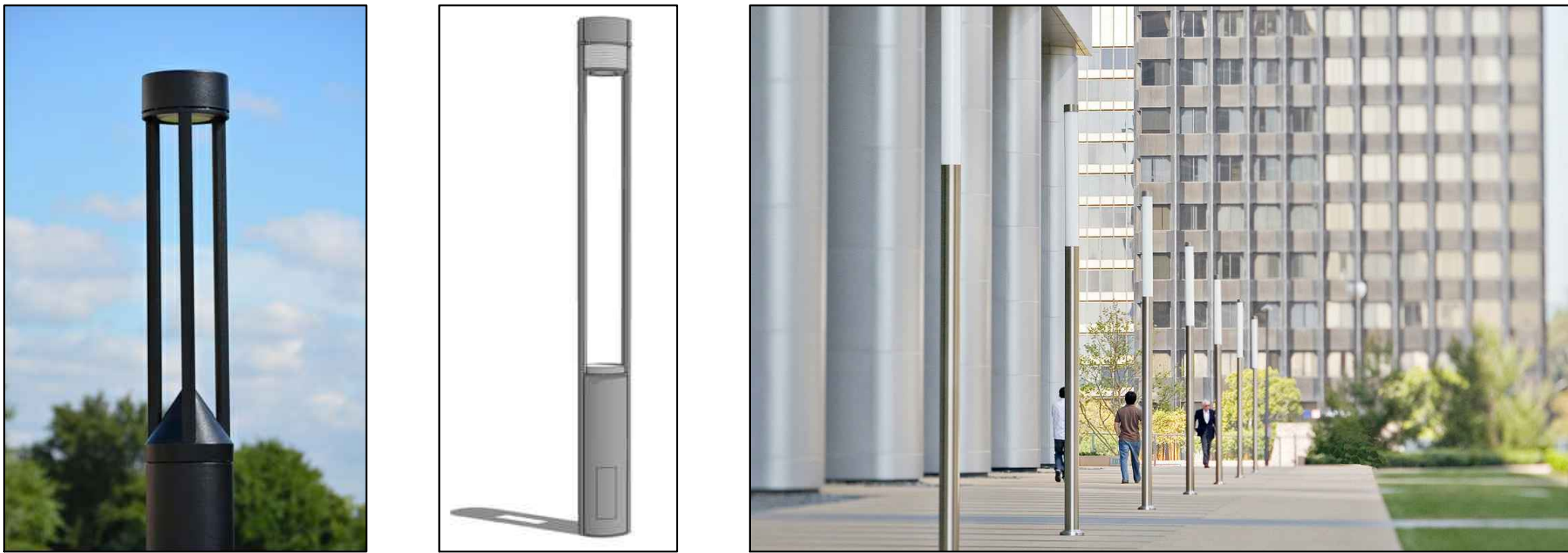
Seat/Retaining Wall Examples



Tree Grate Examples



Site Lighting Examples



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HERITAGE

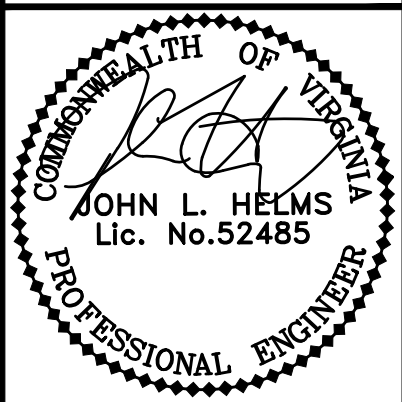


TRANSIT ORIENTED
DEVELOPMENT

Sheet in Progress

THE IMAGES SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SOURCED BY OTHERS

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ILLUSTRATIVE
LANDSCAPE

DEVELOPMENT PLAN
555 HERNDON PARKWAY
 TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00
SCALE: AS NOTED
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Herndon Parkway - To be planted per the revised Streetscape Manual with a mix of trees in planting strips.



Retail Sidewalk - Sidewalk goes all the way to the building to offer maximum tenant flexibility. Colorful planters containing fastigate trees and a mix of perennials and shrubs between the building and sidewalk circulation space help reduce the scale of the building. The fastigate trees provide a year-round architectural feature. To the rear, the sidewalk is moved to be placed along the curb to allow a larger planter against the building that will allow for better concealment of a blank facade and further reduce the scale of the building for the pedestrian. The sidewalk will also better serve future parallel parking on this block. Trees are not able to be placed along the curb line due to a shallow stormwater pipe in this location.



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

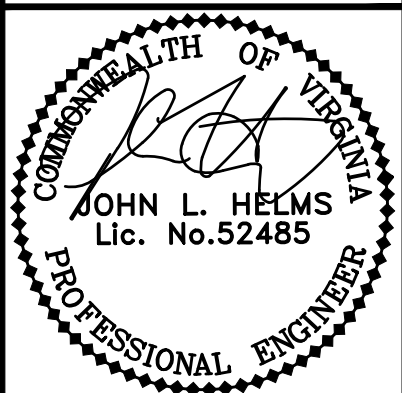
East Sidewalk - Larger shade trees help reduce the scale of the architecture along this blank facade frontage. Grade is sloping and lower than the Finished Floor Elevation of the retail floor.



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



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ILLUSTRATIVE
LANDSCAPE

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO:	15002.001.00
SCALE:	AS NOTED
DATE:	08-08-2018
DESIGN:	JTR
DRAWN:	JTR
CHECKED:	
SHEET No.	

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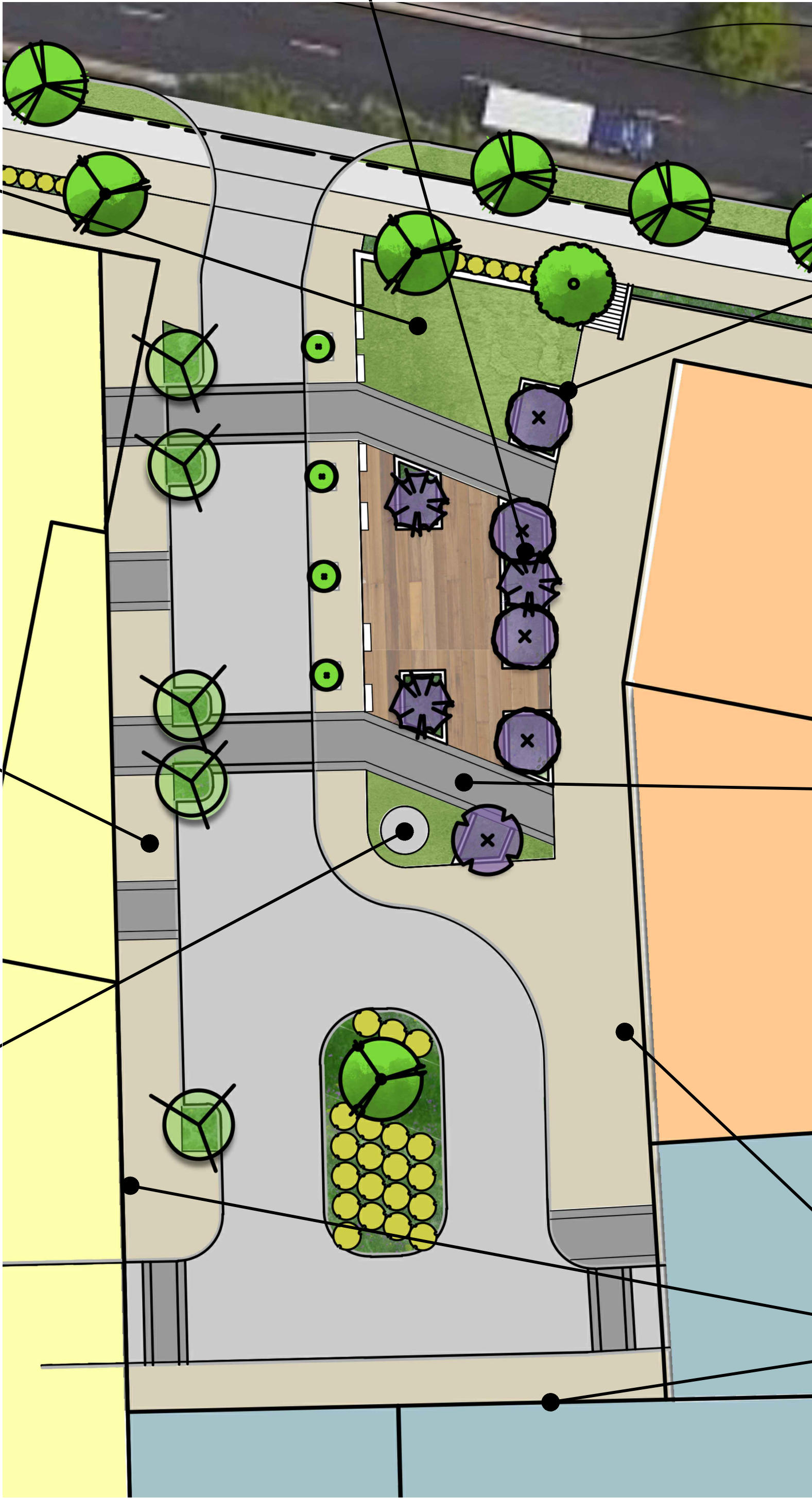
Lawn Panel - Large non-hardscaped open areas that can be programmed or non-programmed space, usually lacking desired amenity area. Turf can be natural or artificial depending on the final engineering of the structure beneath.

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



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

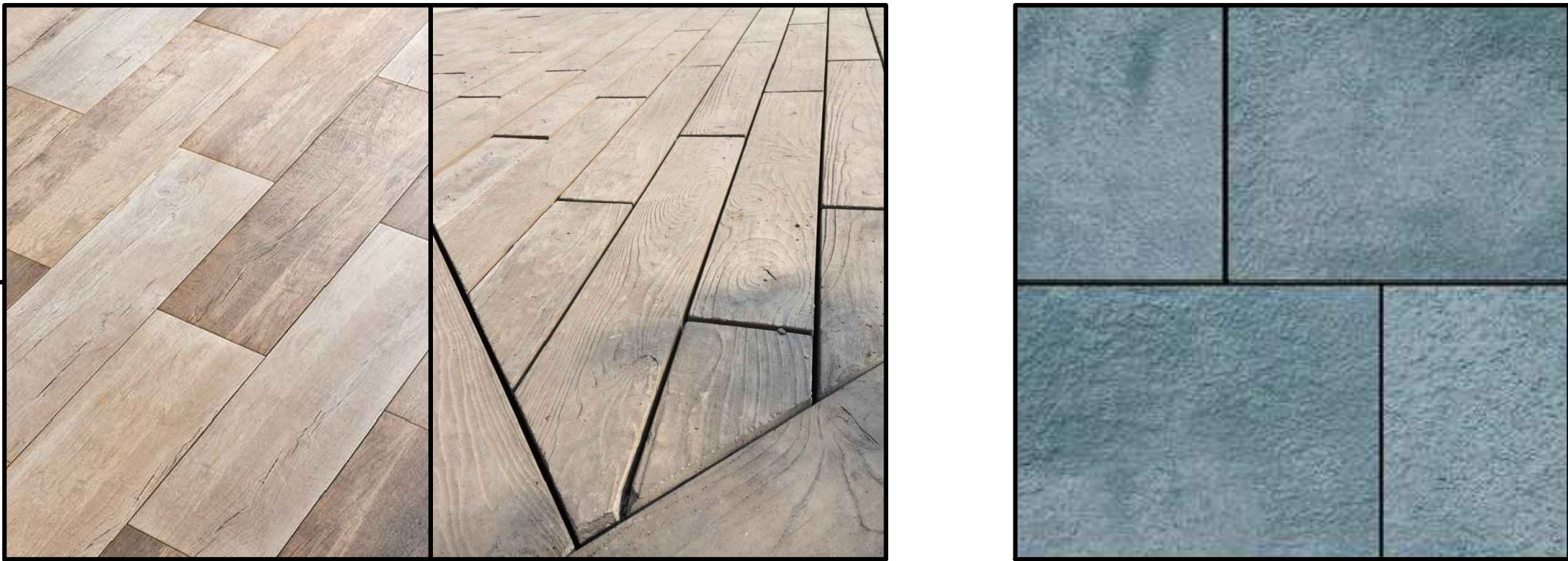
Plaza Overall Concept - Formal Design/Informal Materials:
A modern design language is juxtaposed with traditional materials to create an organized, functional, and accessible plaza with a more comfortable and softer human feel.



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



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



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



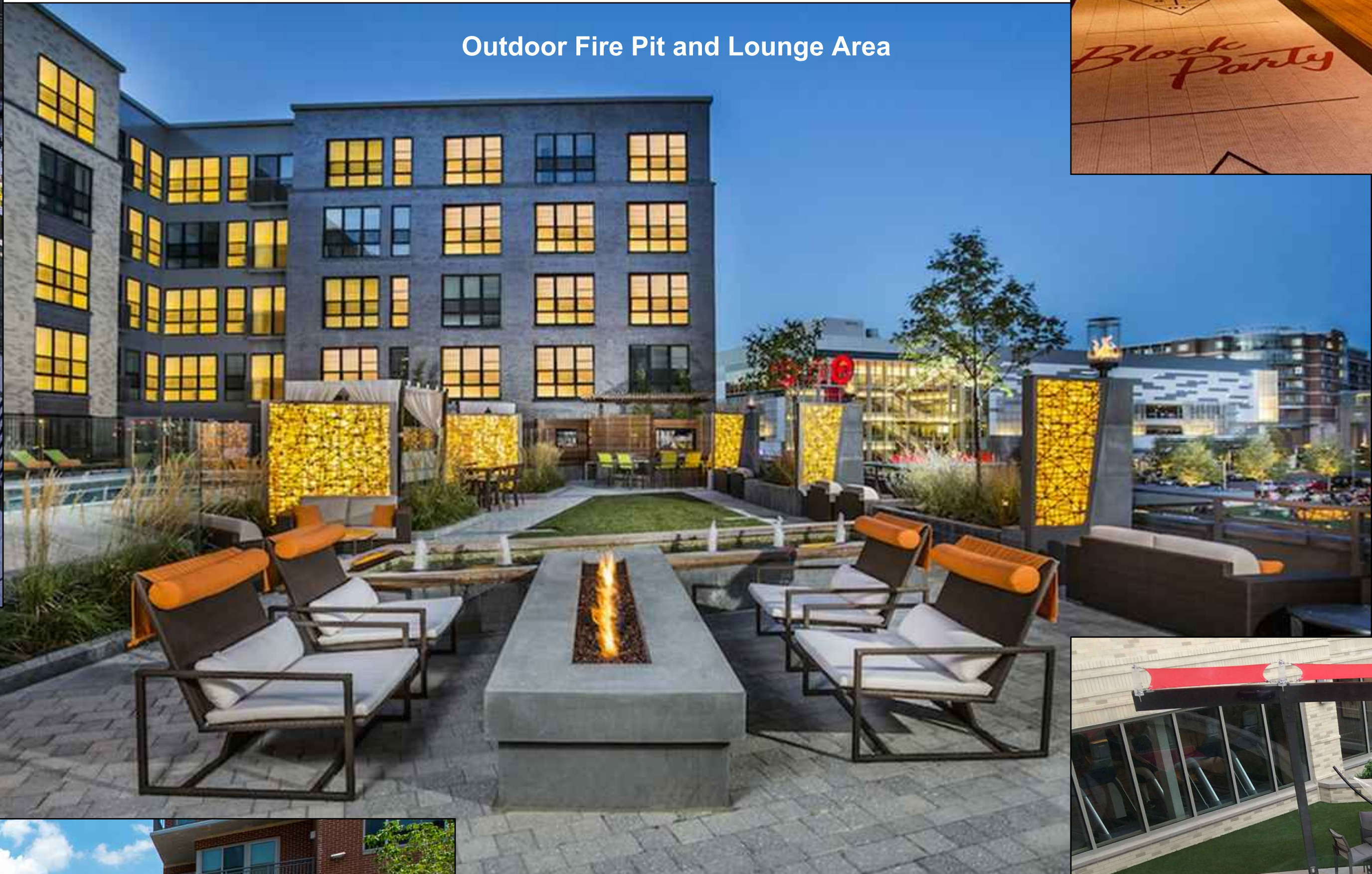
Planters - Wood grain concrete will match the seat/planter walls in the main section of the plaza. Texture matched wood used on architectural concepts and provides a "softer" and "casual" feel. Composite planters can accent entrances and bring color to facades around the remainder of the development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

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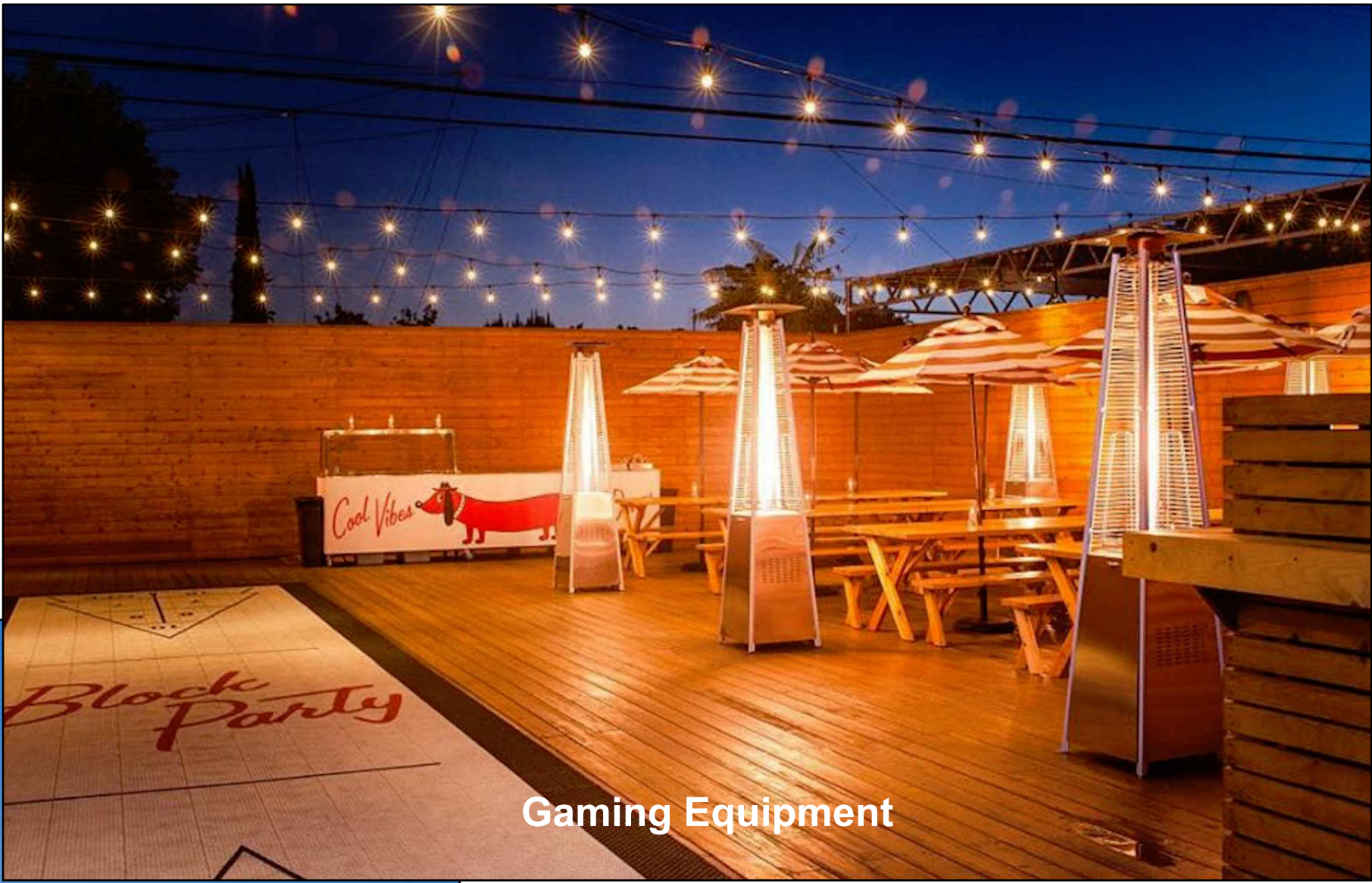


Swimming Pool

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



Outdoor Fire Pit and Lounge Area



Gaming Equipment



PetPark



Lounge Seating and Fire Pits



Bioretention



Bioretention



Bioretention



Intensive green roof



Extensive green roof



Green roof with amenities



Green roof with amenities

Sustainable Practices - The images on this sheet are for illustrative purposes only. Should any of the examples on this sheet be in conflict with site construction or architectural building design, equivalent solutions will be considered at the time of site plan.

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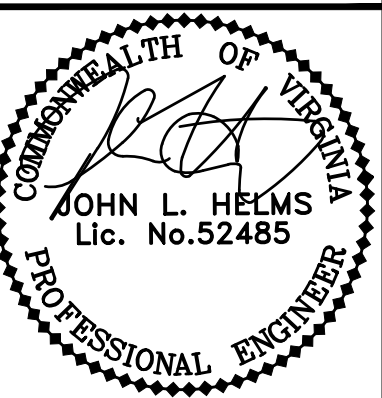
PENZANCE

christopher consultants

dcs DESIGN

GOROVE / SLADE Transportation Planners and Engineers

WIRE GILL LLP



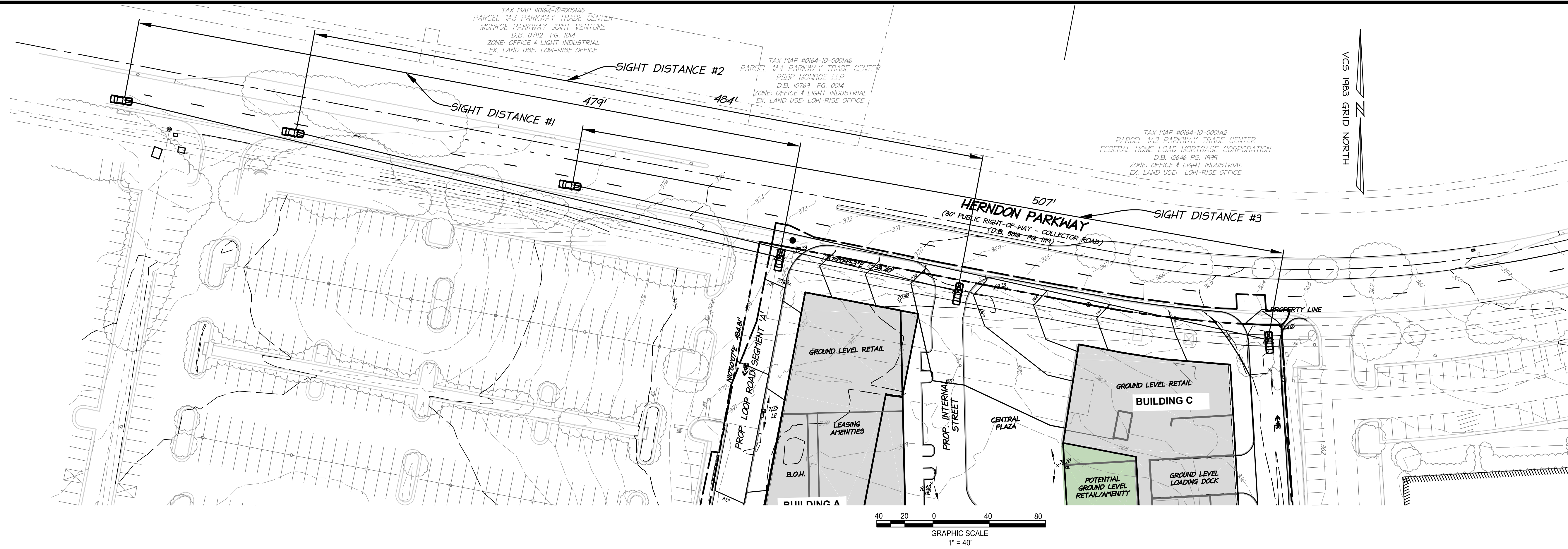
SUSTAINABLE PRACTICES

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00
SCALE: AS NOTED
DATE: 08-08-2018
DESIGN: JTR
DRAWN: JTR
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LEGEND

- EX. WOODS LINE
- EX. STREET CENTER LINE
- EX. CURB & GUTTER
- EX. BOUNDARY
- EX. EDGE OF PAVEMENT (EP)
- EX. SIGN
- EX. DENOTES HANDICAPPED PARKING SPACE
- PROP. BUILDING
- PROP. EDGE OF PAVEMENT
- PROP. LIMITS OF DISTURBANCE
- EX. CONTOUR
- PROP. CONTOUR

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christopher consultants

dcs DESIGN

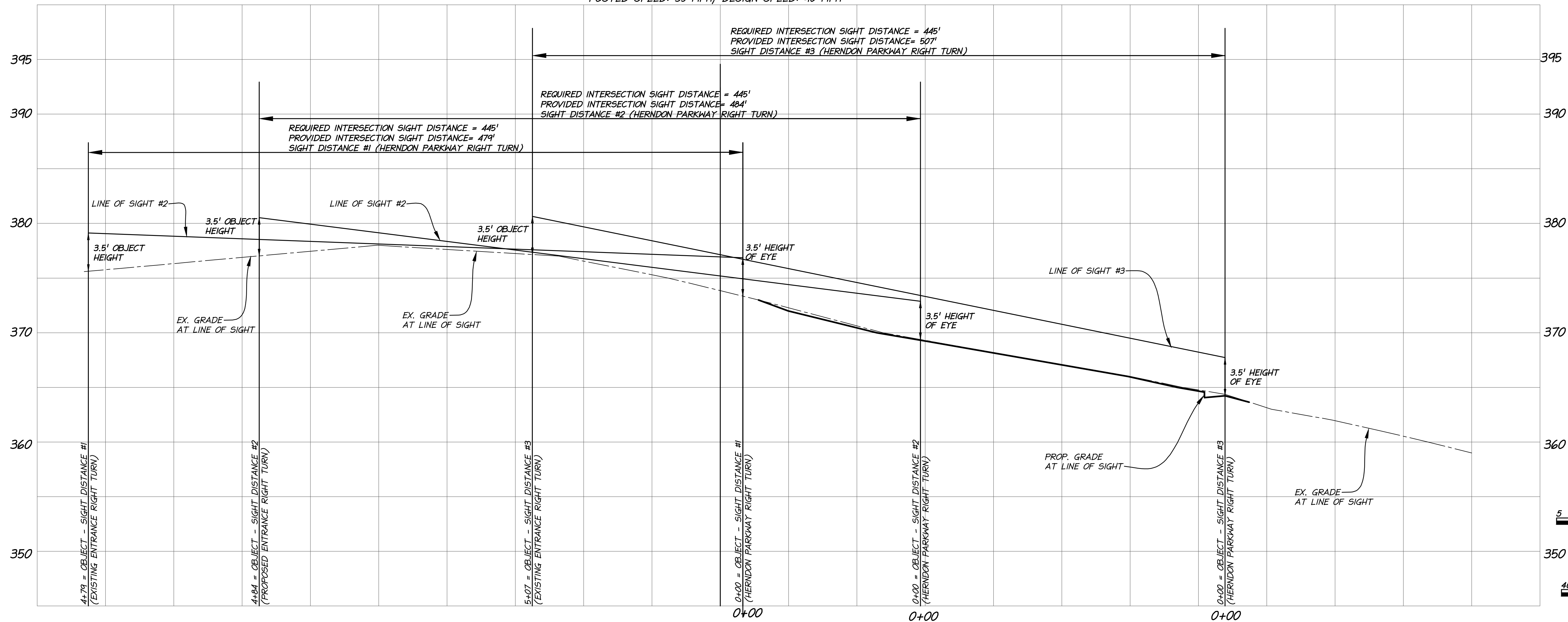
GOROVE / SLADE
Transportation Planners and Engineers

WIRE GILL

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No. 52485
PROFESSIONAL ENGINEER

HERNDON PARKWAY SIGHT DISTANCE

(80' PUBLIC RIGHT-OF-WAY-COLLECTOR ROAD)
POSTED SPEED: 35 MPH, DESIGN SPEED: 40 MPH



SITE DISTANCE
PLAN & PROFILES

DEVELOPMENT PLAN
555 HERNDON PARKWAY
TOWN OF HERNDON, VIRGINIA

PROJECT NO: 15002.001.00
SCALE: SEE DRAWING
DATE: 08-08-2018
DESIGN: MK
DRAWN: MK
CHECKED: LH
SHEET No.

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DRAFT PROFFERS**555 Herndon Parkway****February 14, 2019**

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 parcels that are the subject of this application, which are shown on the Fairfax County 2015 Tax Map as parcels 16-4(10))2C (the “Property”) shall be in substantial conformance with the conditions set forth below (the “Proffers”) if and only if Development Plan # _____ (“Development Plan”) is approved.

1. DEVELOPMENT PLAN.

- a. The Property shall be developed in substantial conformance with the development plan entitled 555 Herndon Parkway prepared by Christopher Consultants and Davis Carter Scott dated February 14, 2019 (the “Development Plan”) and these Proffers. It is understood by the Applicant that all other applicable regulations and policies governing land development within the Town of Herndon (the “Town”) shall apply to the Property and its development unless specifically modified by the language of this approval.
- b. Minor modifications of the Development Plan may be permitted without the need for an amendment to this approval when necessitated by final engineering or site design provided that the development is in substantial conformance with the Development Plan, these Proffers, and as approved by the Architectural Review Board (“ARB”), if applicable. Substantial conformity shall be determined as provided in the Zoning Ordinance.
- c. The Applicant may proceed with the approval of a unified commercial subdivision development plan without the need to amend these Proffers, provided that the proposed subdivision does not adversely impact the ability of the site to development in accordance with the Development Plan and these proffers.

2. ARCHITECTURE AND URBAN DESIGN

- a. The final architectural treatment and exterior design of all buildings within the Development Plan shall create a sense of identity and place through the use of unifying elements such as materials, textures, color, lighting, and landscaping as

generally reflected on the materials and exhibits contained in the Development Plan and the HTOC Urban Design & Architectural Guidelines.

- b. Architectural plans may be revised subsequent to the final approval of the Development Plan and pursuant to approval by the ARB.
- c. Development Phasing. The Applicant shall construct the streets and provide pedestrian improvements, public accessible parks, private amenities and public accessible facilities on the Property in conjunction with the development of each new building in a manner that reflects the intent of that shown within the Phasing Exhibits contained in the Development Plan. Development may proceed in any order provided that each building provides the phasing conditions depicted on the Phasing Exhibits. Each phase of the project shall also comply with the minimum parking requirements. Adjustments to the phasing boundaries may be approved with the site plan approvals provided that the adjustments do not materially adversely affect the other phases.
- d. Conceptual Open Space Plan. The Development Plan includes a conceptual landscape plan for the Property as shown on Sheet 8.0 consisting of approximately 1 acre and including details for streetscapes, plazas, publicly accessible park areas, courtyards and private amenity areas. As part of each plan approval, more detailed landscape plans for each building phase shall be provided and subject to the review and approval of the ARB, provided that the detailed landscaping and hardscape plans are found to be in substantial conformance with the concepts included in the Development Plan.
- e. Garage Screening.
 - i. The Applicant shall screen the interim phases of the parking garages with temporary decorative treatments such as fabric panels or decorative designs subject to the review and approval of the ARB.
 - ii. The permanent garage facades shall be treated with architectural enhancements that integrate the garage into the overall project design. Such enhancements may include, continuing design elements for the primary use above down through the garage façade, incorporating decorative paneling within garage openings, landscaping, lighting or metal designs subject to the review and approval of the ARB.
- f. First Floor Activation. The Applicant shall include active first floor uses in the areas shown in the Development Plan facing and turning the corner of Herndon

Parkway and facing the internal open space courtyard. Active first floor uses shall incorporate transparent exterior store fronts and lobbies accessible from the abutting streetscape.

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

- k. Design of Central Plaza and Internal Street. The plaza will include decorative pavers and crosswalks, flush curbs, bollards and other design elements as shown, subject to the review and final approval of the ARB. The internal street installed with Building A shall include final materials including the decorative pavers within the drive aisle as shown on Sheet 7.0.
3. USES. Unless modified by an amendment to the approved Development Plan, any use or combination of uses permitted in the PD-TOC may be established on the Property so long as the Project is in substantial conformance with graphics and notes on Development Plan Sheet 4.0 and the following:
- a. The total maximum project floor area is limited to 813,637 square feet of GFA which is a 4.3 FAR based on a lot area of 189,218 square feet.
 - b. Total residential development shall not exceed 488,182 square feet of GFA;
 - c. Total office development shall not be less than 200,000 square feet of GFA.
 - d. Total retail development shall not be less than the minimums shown on Sheet 4.0 of the Development Plan.
 - e. Incorporation of a hotel use is permitted but shall be in lieu of the residential GFA.
 - f. Subject to Zoning Ordinance Article IX, Temporary uses and Structures, the Applicant, or its designee, shall be permitted to operate or hold festivals, fairs farmers' markets, food trucks/carts or similar activities on the Property, either in the interim surface parking lots or within publicly-accessible privately-owned open spaces, pedestrian ways and private streets. Portions of the private street network may be closed for such activities, provided that alternate circulation, garage and parking access is maintained.
 - g. The interim surface parking lots on the Property as shown on Sheets 5.1 through 5.6 may remain as-is until each phase is completely built-out. Parking may only be used for on-site uses and shall not be used for Metro parking.
4. TRANSPORTATION.
- a. Off-Site Transportation Improvement Contribution. The Applicant shall make a per GFA foot contribution of \$1.50 to the Town to address off-site transportation

improvements. This contribution shall be paid on a pro-rata basis upon or prior to the issuance of an occupancy permit for each building based on the actual GFA of the building.

- b. The Applicant shall receive a full credit towards the contribution provided in Proffer 4(a) for any other requested off-site transportation improvement expenditures, except for improvements required by Zoning Ordinance and HTOC Urban Design & Architectural Guidelines.
- c. Traffic Signal. Concurrent with the submission of the site plan for Office Building B, the Applicant shall prepare and submit to the Town the appropriate traffic signal warrant analysis for a traffic signal at the western entrance to the Property and Herndon Parkway and diligently pursue any off-site easements and permission needed to construct the signal. If the applicable warrants are met, the signal warrant study is approved by the Town all design exceptions and waivers necessary for installation of the signal are approved, and all necessary off-site easements and permission are obtained, then the Applicant shall install the signal prior to the first certificate of occupancy for Building B. The Applicant shall deduct 50% of the total cost of the signal from the Off-Site Transportation Improvement contribution in Proffer 4(a) up to a total signal cost of Four Hundred Thousand Dollars (\$400,000.00). If the cost of the signal exceeds Four Hundred Thousand Dollars (\$400,000.00), the Applicant will shall deduct 100% of the costs above \$400,000.00 from the Off-Site Transportation Improvement contribution in Proffer 4(a).
- d. Right of Way Dedication. The Applicant shall dedicate the right-of-way along the Herndon Parkway frontage shown as Public Dedication Area on Sheet 8.1 of the Development Plan prior to the first site plan approval. Notwithstanding the foregoing, the existing eastern entrance as shown on Sheet 3.0 shall remain operational until the issuance of a building permit for Building B and C. The Applicant reserves future density credit from the Right-of-Way dedication in accordance with the terms and conditions of Zoning Ordinance Section 78-155.9 in affect as of the date of the approval of these Proffers.
- e. Public Pedestrian Access. The Applicant shall provide public pedestrian access to the at-grade Public Accessible Space areas as shown on Sheet 8.1 of the Development Plan. Such access may be closed temporarily for private events and for construction and staging of the various phases. The Applicant will work with the Town to establish reasonable rules and hours for use of the Public Accessible Space.

f. Private Street and Utility Easements.

- a. The Applicant will grant public vehicular access and utility easements over the project's perimeter streets shown as Street and Utility Easement Area on Sheet 8.1 of the Development Plan.
- b. These easements will enable the Applicant to close the perimeter street for the construction of future phases and street maintenance.
- c. The Applicant will reasonably cooperate with the immediately adjacent property owners to permit the final construction and widening of the private streets to their full street cross sections, as well as address any maintenance, insurance and liability issues.

g. Sidewalk Improvements. As shown on the Development Plan, the Applicant will construct the sidewalk and bicycle track improvements along the Herndon Parkway frontage between the eastern and western Project entrances prior to the issuance of the first certificate of occupancy for the first phase of the project.

h. Transportation Demand Management. This Proffer sets forth the programmatic elements of a transportation demand management program (the "TDM Program") that shall be implemented by the Applicant to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the multifamily dwelling and the office uses constructed on the Property. The proffered elements of the TDM Program will be implemented through a Transportation Demand Management Work Plan (the "TDM Work Plan") developed by the Applicant with input from and approval by the Town of Herndon Department of Community Development. It is the intent of this Proffer that the TDM Work Plan will be adapted over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements. The Applicant's TDM Work Plan has the objective of meeting the trip reduction goals for signal occupancy vehicles measured at the peak AM/PM hours by 35% for residential uses and 25% for office and commercial uses. The TDM Work Plan shall incorporate any combination of the following elements:

- a. Contributions to resident and employee Metro fare cards.
- b. Contributions to County and WMATA bus service fare.

- c. Ride sharing and carpool parking spaces.
 - d. Bicycle racks and bicycle share stations.
 - e. Bicycle storage rooms and office tenant shower and changing rooms.
 - f. Tenant incentives to participate in yearly transportation management surveys.
- i. Parking. Parking shall be provided in phases concurrent with development of the Property and in substantial conformance with the Development Plan and these proffers. Notwithstanding the above, Applicant reserves the right to provide parking at revised ratios as may be permitted at time of site plan by the Town of Herndon Zoning Ordinance or may seek future parking reductions for the Property as permitted by the Town of Herndon Zoning Ordinance, either of which shall not require a Development Plan amendment.

5. GREEN BUILDING.

- a. Residential Building Certifications. The Applicant shall design and construct each residential building to achieve either LEED v4 New Construction or Multifamily Midrise certification from U.S. Green Building Council, Multifamily Building certification from National Green Building Standard (NGBS), EarthCraft Multifamily certification, or an equivalent green building program as determined by the Applicant and the Town.
- b. Office Building Certifications. The Applicant shall design and construct the office base building to achieve either LEED v4 Core and Shell Development or New Construction Silver certification from U.S. Green Building Council, or an equivalent green building program as determined by the Applicant and the Town.
- c. The Applicant shall include, at the time of application for a building permit for each building, a list of specific credits or design elements incorporated into the building using the then current documentation of the selected green building program for each multifamily building and the office building.
- d. The Applicant shall meet with the Town following application for each site plan to coordinate green building strategies and priority credits, such priorities shall include evaluating green infrastructure for stormwater management and potential bird-friendly design features, and the installation of at least 2 electric vehicle charging stations per garage.

6. CONTRIBUTIONS.

- a. Sanitary Sewer. The Applicant shall make a contribution to the Town in the amount

of \$120,000.00 for the construction of a new sewer sanitary line along the Project's Herndon Parkway frontage which shall be paid prior to the issuance of a building permit for the first phase of the project.

- b. Recreation/Community Amenities/Civic Facilities. Prior to the issuance of the first certificate of occupancy for each phase, the Applicant shall demonstrate that the value of any proposed recreational on-site amenities/community amenities/civic facilities are equivalent to a minimum of \$1,900.00 per residential unit. The value calculation shall include the cost of amenities such as, but not limited to, benches and seating, outdoor seating and gathering areas, fitness centers, community rooms, swimming pools, decks, artwork, fire pits, trellises, etc. Project building materials are not included in the calculation. The Applicant shall submit the verification of the cost of these improvements to the Town as provided by its general contractor. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall provide the remainder in a cash contribution to the Town of Herndon for use on recreational facilities in the Town of Herndon.
- c. Offsite Recreation Contribution. The Applicant shall make a per GFA square foot contribution payment of \$0.35 to the Town for offsite recreation improvements for residential GFA and \$0.15 for offsite recreation improvements for non-residential GFA prior to the issuance of the first certificate of occupancy for each phase based on the actual GFA of the building. Such funds shall be used for the improvements of Town recreational facilities in locations that logically serve the approved development and the HTOC area.
- d. School Contribution.
 - i. Per the Residential Development Criteria Implementation Motion adopted by the Fairfax County Board of Supervisors on January 7, 2003, as amended prior to the issuance of the first certificate of occupancy for each residential phase, the Applicant will contribute funds at an assumed rate of 0.062 students per units for elementary school, 0.019 for middle school, 0.031 students per high school multiplied by \$12,262.00 per student generated to the Board of Supervisors for transfer to the Fairfax County School Board to be used for capital improvements and capacity enhancements to schools that serve the Town of Herndon. The contributions will be based on the actual number of residential units constructed, as the total amount may vary. Following approval of this Development Plan and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should modify the ratio of students per units of the amount of the contribution per

student, the Applicant will pay the modified contribution amount for that phase of development to reflect the then current ratio and/or contribution.

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

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

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

- 8. MAINTENANCE. The Applicant shall maintain and replace in-kind all elements within the Development Plan that are shown on Sheet 8.1 as Public Accessible Space and Street Utility Easement Areas. Maintenance commitments include, but are not limited to:

- a. All plantings including trees, shrubs, perennials, and annuals;
- b. All associated irrigation elements;
- c. All hard surfaces;
- d. All streetscape furnishings including benches, bike racks, trash and recycling receptacles and non-standard structures;

- e. All lighting fixtures, poles and brackets;
 - f. All sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes;
 - g. Snow removal;
 - h. Leaf removal;
 - i. Trash, recycling and litter removal;
 - j. Decorative and structural retaining walls;
 - k. Special drainage features, such a Low Impact Design facilities; and
 - l. All urban park amenities including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, and art.
9. METRORAIL TAX DISTRICT BUYOUT FOR CERTAIN RESIDENTIAL USES. At least sixty days prior to registration with the Common Interest Community Board of any residential condominium documents that would change the use of all or any portion of the Property to a use that is not subject to the Phase II Dulles Rail Transportation Improvement District (the “Phase II District”) tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to register such condominium documents for that portion of the Property. Prior to registering the condominium documents, the Applicant shall pay to Fairfax County a sum equal to the then-present value of Phase II District taxes estimated by the County to be lost as a result of that change in use.
10. ESCALATION. All monetary contributions required by these proffers, with the exception of the proffer relating to the public school contribution, shall escalate on a yearly basis from the base year of 2022 and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the “CPI”), as permitted by Virginia State Code Section 15.2-2303.3.3.
11. SUCCESSORS AND ASSIGNS. These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns
12. COUNTERPARTS. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

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

555 Herndon, LLC

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

By: _____

Name: _____

Title: _____

COMMONWEALTH OF _____

CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 2019
by _____ as _____ of and on behalf of _____.

Notary Public

Notary Registration No: _____

My Commission Expires: _____



MEMORANDUM

To: Chairman Jonas and Members of the Planning Commission

From: David Stromberg, AICP, Zoning Administrator DS

Date: February 25, 2019

Subject: SE #19-03 – 281 Sunset Park Drive Fitness Facility Update

During the Planning Commission work session on February 11, 2019 the Commission had some questions regarding the submittal requirements to satisfy condition “D” “Record of Attendance”. The purpose of this condition is to ensure compliance with condition “C” which limits the total number of clients, to six, between the hours of 8 a.m. through 6 p.m. on weekdays.

Condition “D” explicitly states that the owner is not to provide any information to the Town that contains personally identifiable information of the gym members.

Koko FitClub provides all of its members a key fob so that they can access the gym 24 hours a day, 7 days a week. The applicant has provided an example of the spreadsheet that they use to track the number of people who are attending the gym at different hours during the day (Attachment #1). This spreadsheet is from their former location at the Fox Mill Shopping Center. The only information on this spreadsheet is the date, time, and number of people who accessed the facility.

Attachment:

1. Koko FitClub Member Access Spreadsheet



STAFF REPORT

Planning Commission

February 11, 2019

Title: SPECIAL EXCEPTION – SE #19-03, 281 Sunset Park Drive

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

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

Summary Information:

Applicant Request	This application is for a special exception to permit a fitness facility within the Sunset Business Park. The site is zoned PD-B, Planned Development – Business. As with all planned development zoning districts, this site is governed by proffers. One of the proffers requires that any exercise or recreation facility be approved for a special exception prior to being permitted to operate.
Address	281 Sunset Park Drive
Fairfax County Tax Map #	0164 21 0281
Owner	Skyvish Square, LLC
Applicants	Yogender Rakasi & Kavitha Maddi
Zoning	PD-B: Planned Development Business
Adjacent Zoning	North: PD-B, Sunset Business Park South: PD-B, Sunset Business Park East: Fairfax County Parkway West: O&LI, Hyatt House Hotel
Land Use Designation	Regional Corridor Mixed Use
Adjacent Land Use Designation	North: Regional Corridor Mixed Use South: Regional Corridor Mixed Use East: Fairfax County Parkway (outside town boundary) West: Regional Corridor Mixed Use
Total Tenant Area	1,400 Square Feet
Existing Use	Restaurant

Background & Site Description:

Sunset Business Park is subject to the proffered rezoning of ZMA #82-102, approved by the Town Council on April 27, 1982, and a Proffered Condition Amendment approved by the Town Council on September 9, 1989. These proffers listed wholesale, warehousing, and limited retail uses by right. Exercise, gymnastics, and recreational sports like racquetball facilities are listed as permitted with a special exception (formerly called Conditional Use Permits).

Sunset Business Park consists of three multi-tenant flex space buildings, a two-tenant space building located at 141 Spring Street, a small, one-tenant space building at 311 Sunset Park Drive, and a vacant parcel at 149 Spring Street. The proposed use is located in one of the front tenant condominium units in building 3A. Building 3A is at the rear of the site in between the Hyatt House and undeveloped land.

Parking has historically been a concern in this park and remains a concern for current businesses, clients, and the town. Based on previous parking counts, Sunset Business Park contains 276 standard parking spaces and 11 compact car parking spaces.

The previous business operating out of this space was Saigon Pho, which was a restaurant. The zoning ordinance requirement for restaurant seating is one space per every four chairs plus one space per each two employees on peak shift. The Certificate of Occupancy issued in 2006 for Saigon Pho limited the maximum occupancy to 20 people. Based on the number of employees, the minimum parking requirements per the zoning ordinance for the restaurant would have been five or six parking spaces.

Staff Analysis:

Proposed Impact

Staff is recommending a condition on maximum number of clients at any one time to ensure that the use of this space as a fitness facility does not create a burden on parking that is any greater than the by-right use of a restaurant. Although the zoning ordinance requirement for this use is one parking space per every two clients, the business model as described by the applicant states that this facility is focused on individualized training. Sometimes the individualized training is performed by a staff member who is present, sometimes it is performed digitally. Therefore, staff is recommending a condition that the maximum number of clients between the hours of 8 a.m. and 6 p.m. on weekdays be limited to six. This is equal to the number of spaces that were required for the by-right restaurant use.

The business model for this facility is that it is available to clients 24 hours a day, 7 days a week. Clients have individual key fob access to the facility and it is not necessary for facility employees to be there when clients are present. Staff is not proposing any conditions to limit the hours of operation when the business can be open as the flexibility provided in 24/7 availability is likely to reduce the chances of people using the facility during peak parking demand times.

Planning Commission Recommendation Alternatives:

The following alternatives are available to the Planning Commission for its decision on Special Exception SE #19-03.

1. Recommendation for approval.
2. Recommendation for approval with conditions.
3. Recommendation for denial.
4. Continuance of the application to the February Planning Commission meetings.

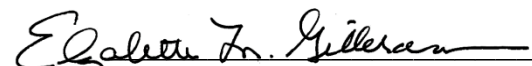
Staff Recommendation:

Staff recommends the Commission recommend approval with the proposed conditions in accordance with **alternative 2**.

The zoning ordinance lists uses permitted in a zoning district as by-right, by special exception, or not permitted. Special exceptions differ from by-right uses in that they have the potential to have a greater impact on neighboring properties and therefore are subject to more thorough review as specified in Section 78-155.3(e). Staff believes this proposal meets the conditions for approval of a special exception and recommends approval with the attached conditions.

Attachments:

1. Draft Conditions
2. Location Map
3. Applicant's Narrative Statement
4. Proposed Floor Plan
5. Zoning Ordinance Section 78-155.3(e)


Elizabeth M. Gilleran, AICP
Director of Community Development


David Stromberg, AICP
Zoning Administrator

TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION DRAFT CONDITIONS

SE#19-03, 281 Sunset Park Drive

February 11, 2019

- a. **Substantial conformity.** The site shall be operated in substantial conformance with the special exception application submitted January 25, 2019, except where modified by these conditions.
- b. **Permitted use.** The use shall be limited to a fitness facility.
- c. **Number of clients.** The total number of clients at the facility shall not exceed 6 during the hours of 8 a.m. through 6 p.m., Monday through Friday. The total number of clients shall not be limited outside of those hours provided the total number of occupants does not exceed that listed on the Certificate of Occupancy as determined by the Building Official.
- d. **Record of attendance.** The property owner shall, upon reasonable notice by the town, provide a record of attendance or access to the property in order for enforcement staff to determine compliance with condition C above. Any record provided shall not include any personally identifiable information of clients.
- e. **Inspection.** The property owner shall, during hours of operation, make provisions to allow town officials to inspect the property upon reasonable notice by the town.
- f. **Expiration.** This Special Exception shall not run with the land and shall expire under the following condition(s):
 - i. A discontinuation of the use for which the special exception was granted for a continuous twelve-month period;
 - ii. Failure to commence operation of the use within twelve months of approval of the special exception;
 - iii. A change in substantial ownership of possession of the subject land.
- g. **Revocation.** Any violation of the aforementioned conditions or other sections of the Herndon Town Code shall be grounds for revoking the special exception pursuant to the manner described in Section 78-155.3(h) of the zoning ordinance.



SITE LOCATION – AERIAL PHOTO

Case: SE #19-03 – 281 Sunset Park Road



TOWN OF
Herndon

Photo prepared by Town of Herndon
Department of Community Development
Image source: Fairfax County GIS

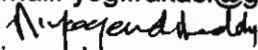
Town of Herndon
Department of Community Development 777
Lynn Street Herndon,
Virginia 20172-4602

To whom it may concern,

I, Yogender Reddy Rakasi, residing at 2445 Arctic Fox Way, Reston, VA, 20191, do hereby consent to allow to have Special exception for moving my business Koko FitClub Herndon to my facility at 281 Sunset Park Drive, Herndon, VA, 20170. If you have any questions concerning this matter, please contact me using the information provided below.

Koko FitClub is Digital Gym that helps members to get individual personal training with individualized fitness solutions. Whether members are new to fitness, or are just starting over, our tech-driven systems are designed to individualize the experience especially for members. Each time efficient Koko workout lasts 15-45 minutes, just 2-3 times a week and with security the club can be accessed 24/7.

Koko Offers Individualized Coaching, 30 Minute Strength Conditioning, 15-Minute HIIT Cardio training, Personalized Nutrition to Koko members.

Yogender Reddy Rakasi
Phone: 703-349-5179
Mobile: 571-246-3789
Email: yogi.rakasi@gmail.com

Sincerely,
Yogender Reddy Rakasi.

REV. DATE	DESCRIPTION	BY



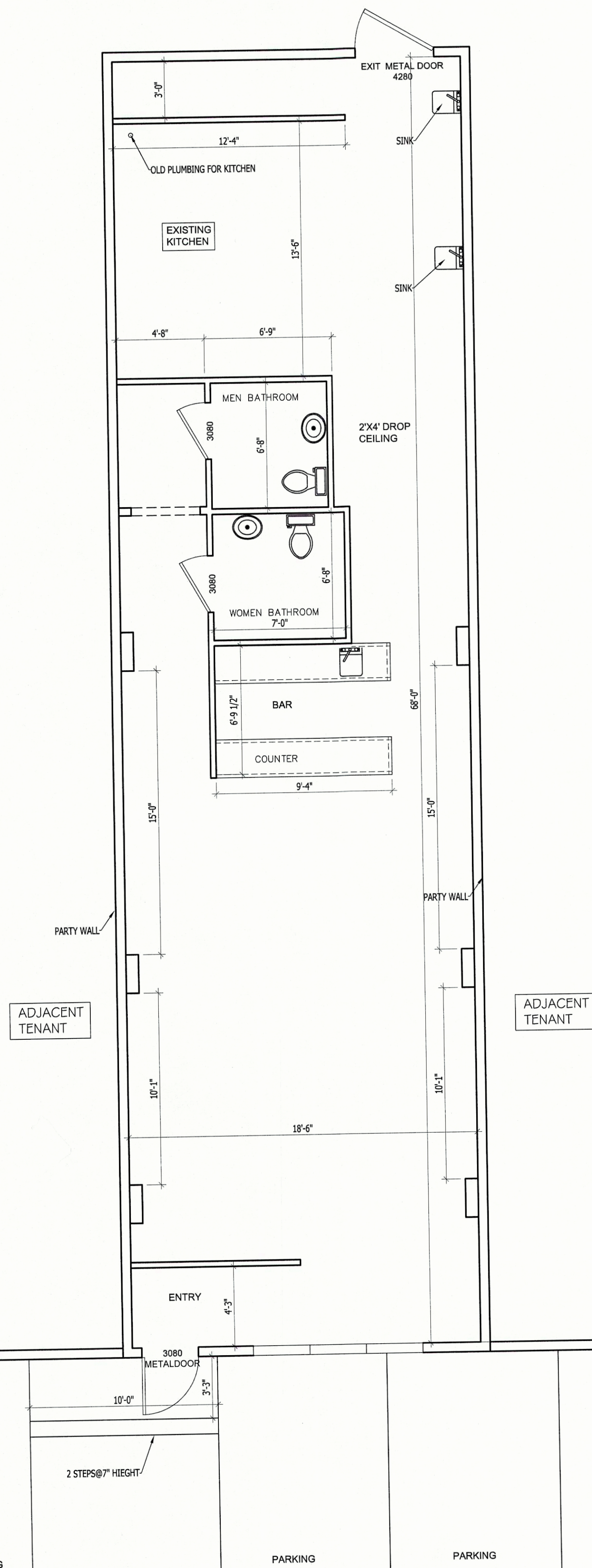
PROPOSED FITNESS CENTER

281 SUNSET PARK CIRCLE
HERNDON, VIRGINIA 20170

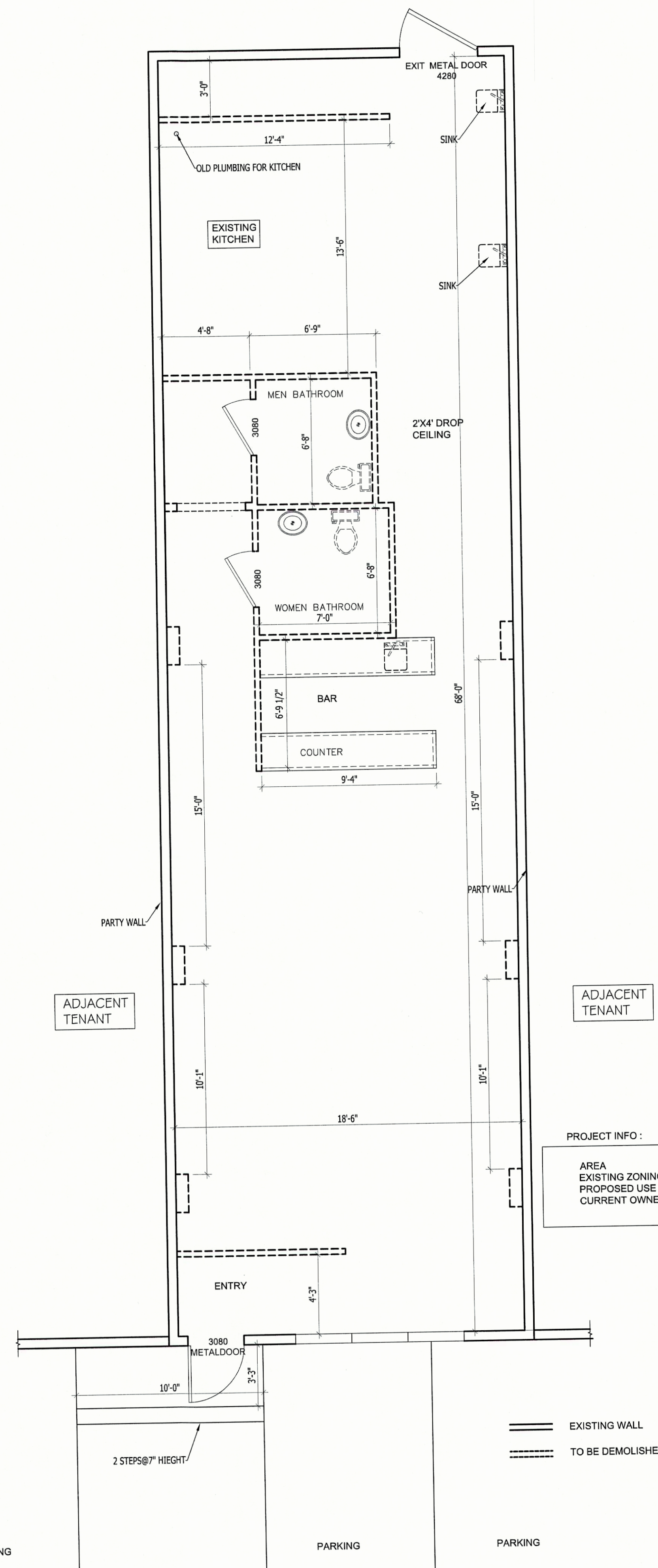
TAX MAP #:	16-4-(21)-281
DATE:	11/12/2018
PREPARED BY:	J.K.
CHECKED BY:	I.C.
PROJECT #:	2018-4133

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

SHEET NO: A-1.0



EXISTING CONDITION PLAN
SCALE: 1/4" = 1'-0"

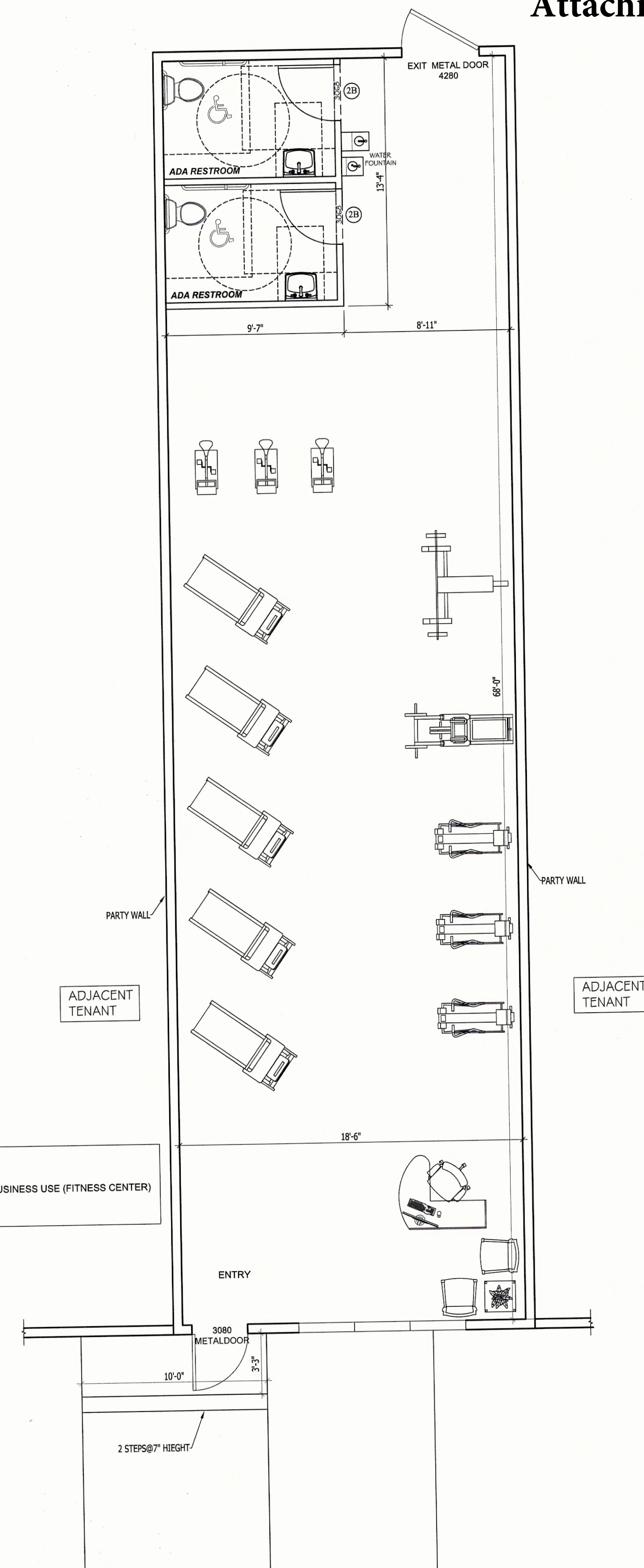


DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

PROJECT INFO:

AREA : 1,400 S.F.
EXISTING ZONING : PD-B
PROPOSED USE : PERSONAL BUSINESS USE (FITNESS CENTER)
CURRENT OWNER : YOGI RAKASI

— EXISTING WALL
--- TO BE DEMOLISHED



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

Sec. 78-155.3. - Special exception.

(e) *Review standards for special exceptions .*

- (1) *General standards for all special exceptions uses .* A special exception may be approved upon a determination by the planning commission and town council, respectively, as to whether, and the extent to which, the proposed use(s) meet the following standards:
 - a. Is consistent with the comprehensive plan.
 - b. Is free of conflict with any provision of this chapter and related town regulations or any other applicable local, state, or federal laws and regulations.
 - c. Does not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.
 - d. Consistent with the purpose and intent of the zoning district in which it is located, or will improve compatibility among uses and will ensure efficient development within the town.
 - e. Minimizes adverse visual impact of the proposed use on adjacent lands.
 - f. Contributes to a logical and orderly development pattern consistent with accepted or emerging planning practices.
 - g. Minimizes adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and should not create a nuisance.
 - h. Avoids significant adverse impacts on the property values of surrounding lands or substantially and permanently injures the use of neighboring property for those uses that are permitted in the zoning district.
 - i. Does not significantly and adversely impact the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
 - j. 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 and whether or not the proposed use is designed to ensure safe ingress and egress onto the site and safe road conditions on and around the site.
 - k. Results in development that is adequately served by public facilities (roads, potable water and sewage, schools, parks, police, and fire and emergency medical facilities).
 - l. If 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.
 - m. If located in the floodplain overlay district, meets floodplain overlay standards.
 - f. Additional common recreation space (developed) above that required by section 78-113.3, privately provided recreation areas, is provided in proportion to the requested increase in dwelling unit density.



STAFF REPORT

Planning Commission
February 11, 2019

Title:

Town of Herndon FY 2020 - FY 2025 Capital Improvement Program

Staff Contact:

Dana E. Heiberg, Senior Planner
(703) 787-7380
dana.heiberg@herndon-va.gov

Description:

The Planning Commission will consider the town's Capital Improvement Program (CIP). The CIP is a financial planning document that establishes a six-year schedule for public improvements and serves as a companion policy document to the Town of Herndon 2030 Comprehensive Plan, as well as the town's annual operating budget. As allowed by the Code of Virginia, the Planning Commission will make a recommendation to the Town Manager regarding the CIP. This allows the manager to consider the commission's recommendation prior to recommending the budget and CIP to the Town Council.

<u>Total Recommended CIP:</u>	<u>FY 2020</u>	<u>FY 2020 - FY2025*</u>
1. General Fund Projects:	\$6,261,000	\$58,106,000
2. Golf Course Fund Projects:	\$ 0	\$ 1,108,000
3. Water and Sewer Fund Projects:	\$3,305,000	\$53,305,000
4. Downtown Parking Fund Projects:	\$1,000,000	\$ 3,600,000

*these totals include amounts in the Estimated Reserves column

Fiscal Impact:

The proposed program of capital improvements is integrated into the overall financial planning of the town. The program will plan for the prudent use of General Fund, Bond Proceeds, General Fund Undesignated Fund Balance, and Enterprise Fund (Golf Course, Water and Sewer, Downtown Parking, Cemetery) monies within specific policy guidelines established within the town's Operating Budget and Comprehensive Annual Financial Report.

The proposed CIP makes use of \$26,777,000 in grant funding from several sources in support of 18 different projects. This figure does not include two major VDOT projects for the eastern portions of Elden Street and Spring Street. These projects are currently estimated at \$46,245,000 and \$11,478,000, respectively. Most of the funding for these two projects does not carry over to the General Fund Summary, the exception being small General Fund commitments and HB2313 30% local share funding.

Major debt financing includes General Obligation bond funding for larger projects such as the Community Center Phase V, Runnymede Park Nature Center and Downtown Utility Relocation. The interior build-out portion of the Arts Center as part of the Downtown Redevelopment is also funded in FY 2021 with \$1.3 million in General Obligation bond funding combined with an anticipated grant from Fairfax County at \$1.2 million. The staff will include information on bonding capacity for the commission's work session and public hearing. Over \$7M of the bond funding is scheduled for the last two years of the proposed CIP.

Additional debt financing within the Water and Sewer Fund includes Water Utility Master Plan Improvements, Sewer Capacity Purchase and Sewer System Conveyance. The other Water and Sewer projects are supported mainly by operating revenues and availability fees which support project costs totaling \$9,912,000.

Attachment #2 provides the CIP funding by source, listing each type of funding source separately with the amounts for each project and each year that are covered by a particular funding source. All project costs are covered with an identified source for the funding proposed.

Alternatives:

1. Recommend the FY 2020 - FY 2025 CIP to the Town Manager, with the anticipation of some minor refinement by the manager during the final stages of the budget process.
2. Recommend the FY 2020 – FY 2025 CIP to the Town Manager with adjustments.

Staff Recommendation:

Recommend the draft CIP to the Town Manager.

Staff Comments:

The proposed CIP contains 50 projects for Fiscal Year 2010 through Fiscal Year 2025, consisting of 38 General Fund projects and 12 Enterprise Fund Projects. The

three largest funding sources for General Fund projects are grants (\$26,777,000), General Obligation bond funding (\$17,210,000) and General Fund revenue (\$12,100,000).

Transportation project funding continues to be diverse and includes significant Virginia HB2313 funding. Two large street improvement projects are being designed and constructed by VDOT; the town is providing a small percentage of funding as shown on the General Fund summary sheet. The bulk of the project costs are detailed on the project sheets in coordination with the latest information from VDOT.

As in previous years, the proposed CIP as recommended to the Planning Commission may be subject to some adjustment when the Town Manager finalizes his annual budget and CIP recommendations to Town Council. The FY 2019 - FY 2024 CIP is available on the town website for comparison. It is generally similar; new General Fund projects are #34, Police Exterior Garage and #38, Traffic Signal at Herndon Centre.

Attached Documents:

1. Cover Page – Draft CIP Recommendation to the Planning Commission for February 11, 2019.
2. Draft FY 2020 – FY 2025 Capital Improvement Program
3. Draft FY 2020 – FY 2025 CIP Funding Sources

Staff:

Dana E. Heiberg

Dana E. Heiberg
Senior Planner

Elizabeth M. Gilleran

Elizabeth M. Gilleran, AICP
Director of Community Development



**FY 2020 - FY 2025
Capital Improvement
Program**

DRAFT

**STAFF RECOMMENDATION TO THE
PLANNING COMMISSION
FEBRUARY 11, 2018**

**Prepared by the Department of Community
Development**

III. CIP PROGRAM SUMMARY SPREADSHEETS

Town of Herndon FY 2020 - FY 2025 Capital Improvement Program

FY 2020 - FY 2025 CIP SUMMARY: GENERAL FUND PROJECTS

Consecutive numbering corresponds to page numbers in Section III-CIP Project Descriptions

All figures represent dollars in thousands

	Project No.	Dept.	Project Title	Estimated Reserves	Budget Year							Est. Total Cost
					FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	
A. Proposed General Fund Projects												
1	11-PR-90-003	Parks & Rec.	Sports Field and Park Improvements	0	265	215	0	1,115	0	0	0	1,595
2	11-PR-00-002	Parks & Rec.	Folly Lick/Spring Branch Regional Trail	17	577	300	0	0	0	0	0	894
3	11-PR-07-001	Parks & Rec.	Bready Park Tennis Court Renovation	0	345	0	0	0	0	0	0	345
4	11-PR-06-001	Parks & Rec.	W&OD Trail Lighting - Downtown	0	0	75	0	608	0	0	0	683
5	11-PR-07-003	Parks & Rec.	Park Equipment Replacement Program	0	75	0	0	0	0	150		225
6	09-BD-08-003	Parks & Rec.	Herndon Community Center - Phase 5		0	0	0	450	3,775	150	0	4,375
7	11-PR-13-001	Parks & Rec.	Trailside Skate Park Expansion	0	35	175	0	0	0	0	0	210
8	11-PR-15001	Parks & Rec.	Runnymede Park Nature Center	0	0	0	25	100	0	2,650	260	3,035
9	11-PR15-002	Parks & Rec.	Town Hall Square Improvements	0	0	0	50	0	0	0	0	50
10	03-ST-12-001	Comm. Dev.	Trails to Herndon Metrorail	1,065	0	0	0	0	0	0	0	1,065
11	10-CD-98-002	Comm. Dev.	Wayfinding Signs and Historic Markers	125	0	140	0	0	0	0	0	265
12	03-ST-97-001	Comm. Dev.	East Elden St. -Van Buren St. to Fairfax Co. Pkwy*	72	0	0	0	0	0	0	0	72
13	03-ST-08-002	Comm. Dev.	Vehicular/Pedestrian Access to H. Metrorail	2,850	75	307	0	50	0	100	0	3,382
14	03-ST-12-001	Comm. Dev.	Van Buren St -Herndon Pkwy north to Old Spring	4,158	0	0	0	0	0	0	0	4,158
15	03-ST-18-001	Comm. Dev.	Van Buren St -Herndon Pkwy to South Town Line	2,630	0		0	0	0	0	0	2,630
16	03-ST-14-001	Comm. Dev.	Worldgate Drive Extension	0	0	0	0	0	0	0	0	0
17	11-CD-14-002	Comm. Dev.	Sterling Road Improvements	148	0	400	1,000	1,000	0	0	0	2,548
18	03-CD-15-001	Comm. Dev.	Bicycle Facilities & Accommodations	62	17	189	0	0	0	0	0	268
19	03-ST-96-001A	Public Works	Downtown Streets	600	0	0	0	0	0	0	0	600
20	03-ST-00-001	Public Works	Elden - Center Streets Intersection Improvements	1,830	0	0	0	0	0	0	0	1,830
21	15-TS-96-001	Public Works	GSA - Major Vehicle/Equipment Replacement	0	1,200	1,200	1,200	1,200	900	0	0	5,700
22	03-ST-94-003	Public Works	Streetlights	120	0	120	75	40	0		0	355
23	05-SM-96-001	Public Works	Storm Drainage Improvements	220	300	300	300	300	0	0	0	1,420
24	09-BD-04-001	Public Works	Buildings - Major Maintenance	145	580	570	365	445	350	450	0	2,905
25	03-ST-08-001	Public Works	Sidewalk and Minor Trails	555	250	275	285	235	250	0	120	1,970
26	02-CD08-001	Public Works	Herndon Parkway/ Van Buren St. Intersection	2,600	0	0	0	0	0	0	0	2,600
27	03-ST-15-004	Public Works	Herndon Pkwy/ Spring St. Intersection to Fairfax Co. Pkwy	1,121	152	0	0	0	0	0	0	1,273
28	03-ST-11-003	Public Works	Downtown Utility Relocation	2,925	0	0	0	0	0	0	0	2,925
29	03-ST-12-004	Public Works	Major Road Repaving Projects	250	350	350	350	350	0	0	0	1,650
30	03-ST-15-002	Public Works	Elden -Monroe Intersection Improvements	1,250	750	0	0	0	0	0	0	2,000
31	03-ST-15-003	Public Works	Monroe Street Improvements	0	275	699	0	0	0	0	0	974
32	16-IT-97-001	Info. Tech.	Information Technology	109	0	0	0	0	0	0	0	109
33	15-PO-15-001	Police	Police Radio Equipment	630	0	0	0	0	0	0	0	630
34	09-PO-20-001	Police	Police Exterior Garage	0	700	0	0	0	0	0	0	700
35	05-SM-18-002	Public Works	Stream Restoration	200	0	1000	0	0	0	0	0	1200
36	09-CD-17-10	Town Mgr	Downtown Redevelopment-Art Center Interior	500	0	2500	0	0	0	0	0	3000
37	02-ST-18-003	Public Works	Traffic Signal Uninterruptable Power Supply	150	150	0	0	0	0	0	0	300
38	02-ST-20-001	Public Works	Traffic Signal -Elden St at Herndon Centre (K-Mart)	0	165	0	0	0	0	0	0	165
			TOTAL- GENERAL FUND	24,332	6,261	8,815	3,650	5,893	5,275	3,500	380	58,106

58,106

Estimated Reserves reflects funding expected to be available at July 1, 2019; may include prior reserve amounts and FY2019 allocations that are not encumbered.
VDOT projects not included are East Elden (\$45.545M except \$72,000 from Gen. F.) & HP/Spring St. (\$11.478M except Gen. F. & HB2313 30% funding). See Project Sheets.

Town of Herndon FY 2020 - FY 2025 Capital Improvement Program

FY 2020 - FY 2025 CIP SUMMARY: ENTERPRISE FUND PROJECTS

Consecutive numbering corresponds to page numbers in Section V-CIP Project Descriptions

All figures represent dollars in thousands

				Estimated	Budget							Estimated
	Project No.	Dept.	Project Title	Reserves	Year							Total
					FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	Cost \b
B. Proposed Golf Course Fund Projects												
39	09-GC-96-003	Golf Course	Clubhouse Expansion - Phase Three	133	0	0	0	25	0	25	0	183
40	10-GC-96-005	Golf Course	Golf Course Master Plan Improvements	0	0	0	0	0	0	0	925	925
			TOTAL- GOLF COURSE FUND	133	0	0	0	25	0	25	925	1,108
C. Proposed Water and Sewer Fund Projects												
41	12-WS-96-001	Public Works	General Water Maint. & Replacement	0	750	845	495	495	700	795	450	4,530
42	12-WS-15-003	Public Works	Water Utility Master Plan Improvements	50	600	1,600	1,900	0	135	1,175	2,250	7,710
43	12-WS-15-004	Public Works	Sewer Conveyance	0	600	5,500	7,500	0	0	0	TBD	13,600
44	15-WS-15-002	Public Works	Water - Major Vehicles/Equipment	0	140	0	0	0	0	0	200	340
45	06-SS-13-001	Public Works	Sewer Main Relining and Manhole Rehab Program	0	575	500	500	250	250	250	0	2,325
46	06-SS-15-02	Public Works	Sewer Utility Master Plan Improvements	0	640	1,485	0	0	0	0	0	2,125
47	06-SS-15-003	Public Works	Sewer Capacity Purchase	0	0	22,000	0	0	0	0	TBD	22,000
48	15-SS-15-001	Public Works	Sewer - Major Vehicles/Equipment	0	0	50	0	450	0	175	0	675
			TOTAL- WATER AND SEWER FUND	50	3,305	31,980	10,395	1,195	1,085	2,395	2,900	53,305
D. Proposed Downtown Parking Fund Projects												
49			Downtown Parking Capital Contribution	0	1,000	2,600	0	0	0	0	0	3,600
			TOTAL- DOWNTOWN PARKING FUND	0	1,000	2,600	0	0	0	0		3,600
E. Proposed Cemetery Fund Projects												
50	11-PR-15-001	Parks & Rec.	Chestnut Grove Cemetery	0	0	0	0	0	0	0	0	0
			TOTAL- CEMETERY FUND	0	0	0	0	0	0	0	0	0

(May include prior Reserve amounts and FY2019 budget allocations that are not yet encumbered.)

IV. CIP PROJECT DESCRIPTIONS

A. GENERAL FUND PROJECTS

Sports Field and Park Improvements

Project Number: 11-PR-90-003Project Class: Parks and PlaygroundsDepartment: Parks and Recreation

Project Description: FY20: The increase in use of Bready Park and the Community Center warrant the expansion of the parking lot by adding 30 spaces between Ferndale Ave. and the tennis courts. This section would be connected to both the softball drive and the community center drive to improve traffic flow.

FY21: The tennis court lights in Bready Park are nearing their end of life value. The poles were originally installed in the 1980's and the light fixtures were updated in 1999. Replacement with LED fixtures and new poles will enhance efficiency and output significantly. This estimate includes pre-cast concrete bases, galvanized steel poles, remote electrical component enclosures, pole length wire harnesses and factory-aimed and assembled luminaries, plus estimated installation costs. It does not include the cost of a new electrical transformer. It assumes standard soil conditions.

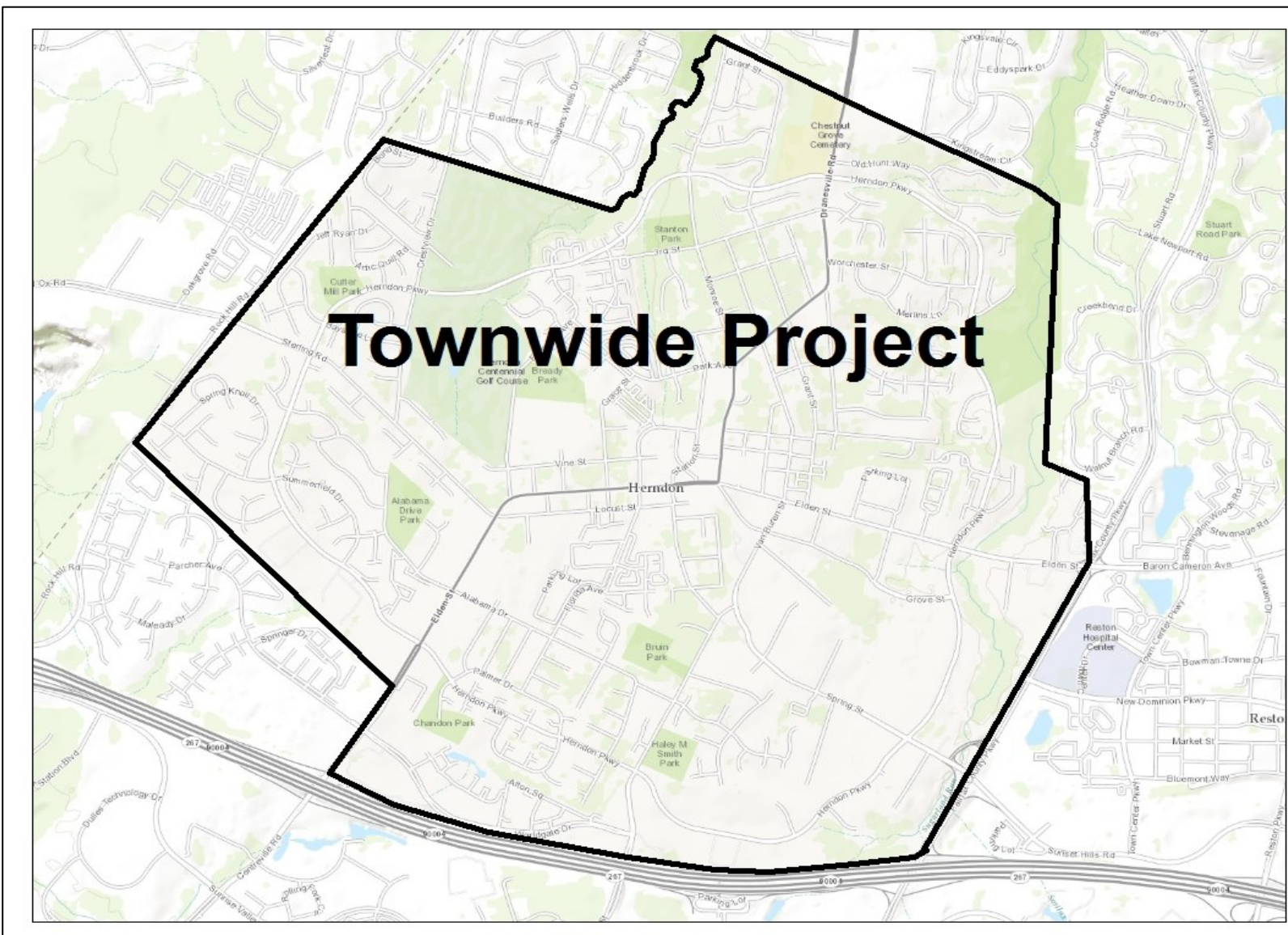
FY23: Haley Smith Park is located on the east side of Van Buren Street, north of Herndon Parkway. This proposal is to replace the Haley Smith natural turf with synthetic grass to increase playability and help offset the need for rectangular fields following the redevelopment of the Herndon Transit-Oriented Core (HTOC). Operating costs include purchasing a grooming machine and the appropriate goals, corner flags, etc. at \$10-20,000, plus an equipment storage shed. This project includes the necessary irrigation and storm sewer modifications, as well as adding lights to the field which is estimated at \$185,000 at current pricing. Funding is proposed to come from HTOC proffers. Increasing use will also increase demand for parking.

FY24: playground equipment replacement

Adopted Goals and Objectives:

Cultivating A Sustainable Environment:

- 1. Develop and implement an environmental sustainability plan for the town. Sustain and enhance our parks.
- Town of Herndon Parks and Recreation Department Strategic Plan 2013-2017:
- 2. Provide a balanced system of parks, trails, open space and recreational facilities which are equitably distributed and accessible to all residents.
- 3. Improve and enhance sports fields.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.					40				40
Construction and related services		265	215		1035	TBD			1515
Equipment/Furniture					40				40
TOTAL	0	265	215	0	1115	0	0	0	1595

FINANCING SOURCES:									
General Fund		265	215			TBD			480
G.O. Bonds									0
Intergovernmental Aid									0
Sports Contribution/Grants									0
Recreational Cash Proffers					1115				1115
TOTAL	0	265	215	0	1115	0	0	0	1595

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations							18	11	29
TOTAL	0	0	0	0	0	0	0	0	29

Folly Lick/Spring Branch Regional Trail

Project Number: 11-PR-00-002

Project Class: Parks and Playgrounds

Department: Parks and Recreation

Project Description: The Folly Lick/Spring Branch Trail begins at the existing regional trail located at the town's northern boundary near Monroe Street continuing southward to Center Street. The town's project will develop a 3,000 foot segment of the Folly Lick/Spring Branch Trail between Herndon Parkway and Park Avenue, utilizing the signalized crossing at Herndon Parkway and Monroe Streets.

In FY2010, concept design was completed and construction information was gathered to apply for construction grants. Easement acquisition is necessary. HB2313 funds are reflected according to the current allocation schedule.

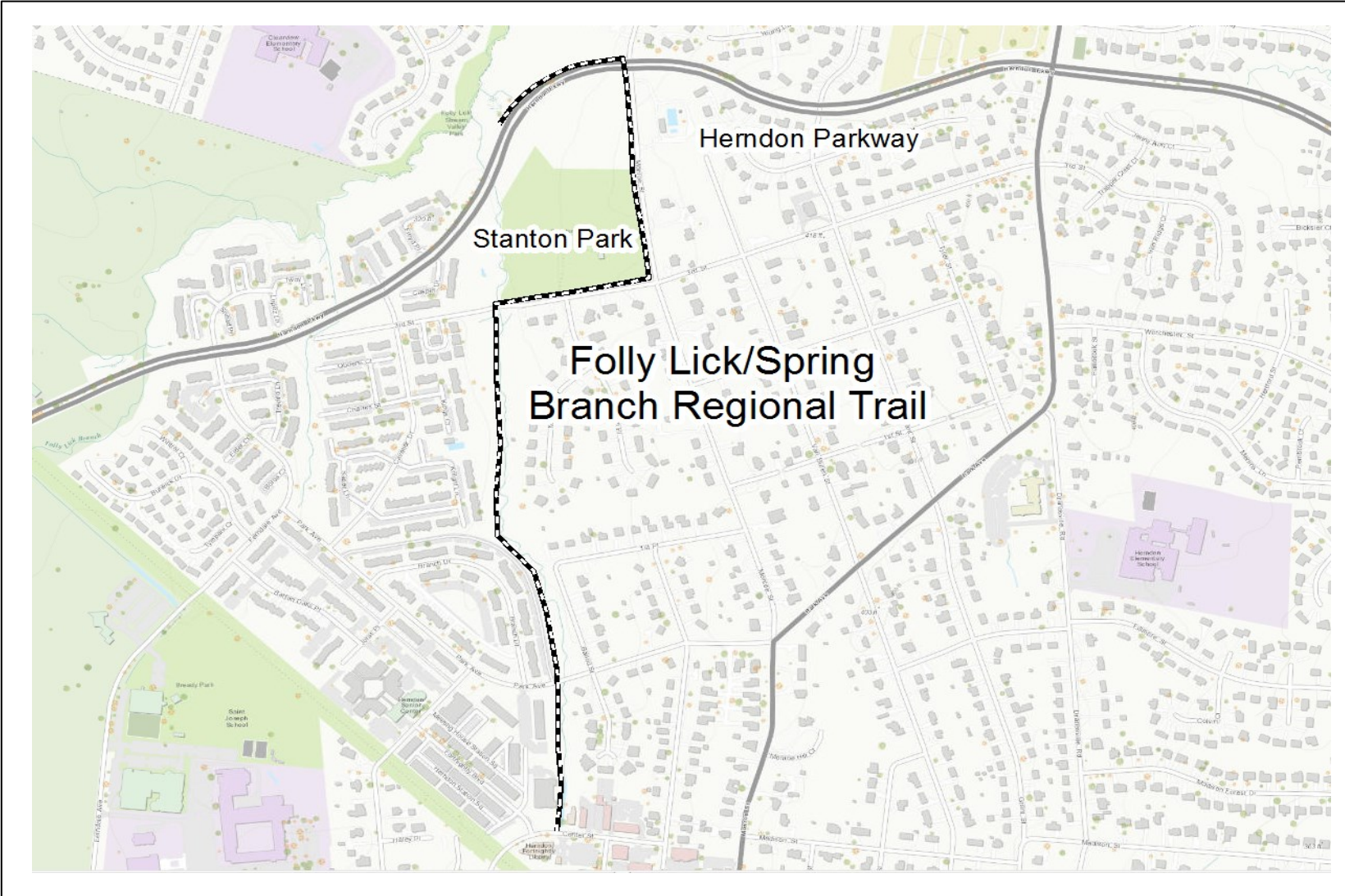
Adopted Goals and Objectives:

Cultivating a sustainable environment:

- 1. Develop long-range plan for multi-modal methods to move people in and around town.
- 2. Implement the Master Trails Plan to expand pedestrian and bicycle routes, to include the north/south bike route.

*Town of Herndon Parks & Recreation
Department Strategic Plan 2013 – 2017:*

- 3. Provide a balanced system of parks, trails, open space and recreational facilities which are equitably distributed and accessible to all residents. C. Increase opportunity for pedestrian and bike use for transportation and recreation.



amounts indicated = dollars in thousands

ESTIMATED COST:	Estimated Reserves	Fiscal Year							TOTAL
		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	
Land Acquisition		150							150
Architecture/Engin./Admin.		250							250
Construction and related services	17	177	300						494
Equipment/Furniture									0
TOTAL	17	577	300	0	0	0	0	0	894

FINANCING SOURCES:									
General Fund		377							377
G.O. Bonds									0
Intergovernmental Aid									0
Recreational Cash Proffers	17								17
HB2313 Local share 30% funding		200	300						500
TOTAL	17	577	300	0	0	0	0		894

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0			0

Bready Park Tennis Court Renovation

Project Number: 11-PR-07-001 Project Class: Parks and Playgrounds Department: Parks and Recreation

Project Description: The project his project replaces the inner membrane of the air structure as well as the lighting system (including conversion to LED's for improved efficiency and longevity, thus meeting our sustainability objectives), mechanical system and other identified repairs. Pricing is based on 2016 estimates, plus a 15% contingency amount. The air structure is 20 years old in calendar year 2019, and has exceeded its expected lifespan by five years. The tennis center is a revenue positive operation, netting over \$415,000 through FY 2018.

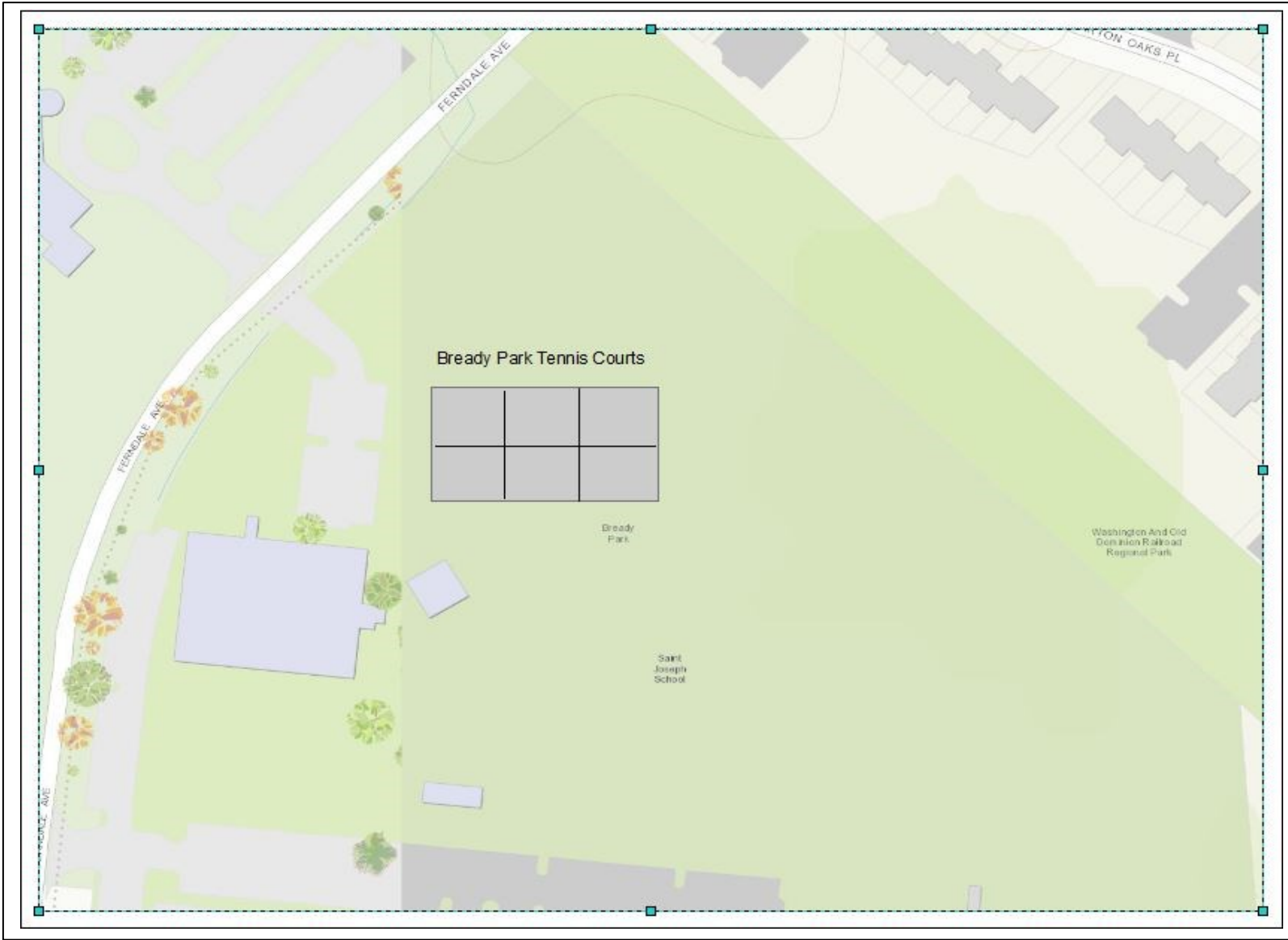
Adopted Goals and Objectives:

Cultivating A Sustainable Environment:

1. Develop and implement an environmental sustainability plan for the town. Sustain and enhance our parks.

Town of Herndon Parks & Recreation Department Strategic Plan 2013 – 2017:

•2. Provide a balanced system of parks, trails, open space and recreational facilities which are equitably distributed and accessible to all residents.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services		345							345
Equipment/Furniture									0
TOTAL	0	345	0	0	0	0	0	0	345

FINANCING SOURCES:									
General Fund		345							345
G.O. Bonds									0
Intergovernmental Aid									0
Recreation Cash Proffers									0
Other									0
TOTAL	0	345	0		0	0	0	0	345

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

W&OD Trail Lighting

Project Number: 11-PR-06-001

Project Class: Parks and Playgrounds

Department: Parks and Recreation

Project Description: Final phase to illuminate the length of the trail through the town, from Van Buren to the connection with the Sugarland Run Trail, east of the Herndon Parkway bridge, totalling approximately 3,800 linear feet. Costs are estimated from Phase 2 (completed January 2019) costs at \$137 per foot based on pole spacing every 100 feet, escalated to FY23 or \$160 per linear foot. This section has not yet been designed.

Funding relies on General Fund and the potential for a \$250,000 Trails Grant from the Virginia Department of Conservation and Recreation (DCR).

Adopted Goals and Objectives:

Cultivating a Sustainable Environment:

- 1. Develop long-range plan for multi-modal methods to move people in and around town.
- 2. Implement the Master Trails Plan to expand pedestrian and bicycle routes, to include the north/south bike route.

Town of Herndon Parks & Recreation Department Strategic Plan 2013 – 2017:

- 3. Provide a balanced system of parks, trails, open space and recreational facilities which are equitably distributed and accessible to all residents. C. Increase opportunity for pedestrian and bike use for transportation and recreation.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.			75						75
Construction and related services					608				608
Equipment/Furniture									0
TOTAL	0	0	75	0	608	0	0	0	683
FINANCING SOURCES:									
General Fund			75		358				433
G.O. Bonds									0
Intergovernmental Aid									0
Recreational Cash Proffers									0
Recreational Trails Grant (DCR)					250				250
TOTAL	0	0	75	0	608	0	0	0	683
GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations					3	5	5		13
TOTAL	0	0	0	0	3	5	5	0	13

Park Equipment Replacement Program

Project Number: 11-PR-07-003 Project Class: Parks and Playgrounds Department: Parks and Recreation

Project Description This project accounts for any playground replacement or significant improvements in Town parks.

With the loss of a large, mature shade tree at Haley Smith Park, the picnic experience needs enhancement with installation of a pavilion. The proposed 30' x 36' shelter would be made available for fee-based rentals and walk-up use. Kit costs range from \$25,000-\$32,000 and installation (including minor site grading, concrete footings, gravel subbase, concrete slab, shelter erection, provision and installation of shingle roof, and wood stain) ranges from \$32,000-\$44,000.

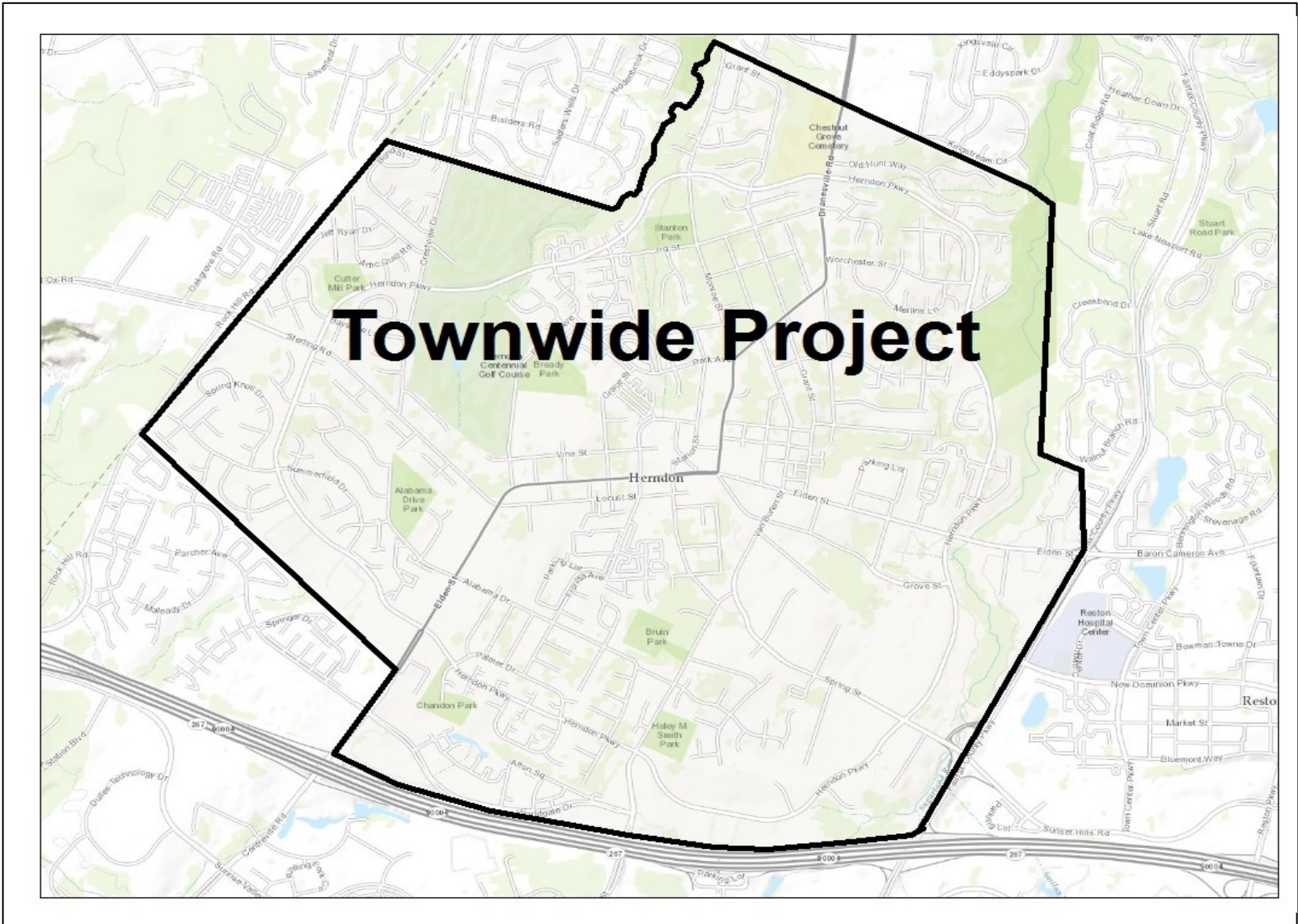
Adopted Goals and Objectives:

Cultivating A Sustainable Environment:

1. Develop and implement an environmental sustainability plan for the town. Sustain and enhance our parks.

2019-2023 Town of Herndon Parks & Recreation Department Strategic Plan:

4. Improve quality of life by providing engaging, accessible and valued parks, facilities and programs.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services		75							75
Equipment/Furniture							150		150
TOTAL	0	75	0	0	0	0	150		225

FINANCING SOURCES:									
General Fund		75					150		225
G.O. Bonds									0
Intergovernmental Aid									0
Other									0
Other									0
TOTAL	0	75	0	0	0	0	150	0	225

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL									0

Herndon Community Center - Phase 5

Project Number: 09-BD-08-003

Project Class: Buildings

Department: Parks and Recreation

Project Description: The phase five expansion project is proposed as an under 10,000 square foot second story addition to the Herndon Community Center. This expansion will enhance the quality of existing operations by improving the fitness and instructional areas, multi-purpose space and storage space. The project also includes improvements to the locker room areas. It will reconfigure the entrance and address HVAC shortcomings in the lobby. Project planning includes improvements to the parking lot. The previous expansion included foundation support, locations for stairwells, elevators and floor structures.

Operating impacts include select new fitness equipment and supplies, one new office space and personnel expenses are anticipated to increase by one full-time custodial position and associated seasonal staff. These impacts are offset by revenue. Previously allocated design funds (\$325k) were transferred to Building Major Maintenance for Community Center maintenance projects.

Adopted Goals and Objectives:

Town of Herndon Parks & Recreation Department Strategic Plan 2013 – 2017:

1. Provide a balanced system of parks, trails, open space and recreational facilities which are equitably distributed and accessible to all residents. Provide safe, clean, and attractive facilities in a customer-friendly environment.

2035 Vision Plan:

2. Enriching Lives Through Arts and Entertainment.



amounts indicated = dollars in thousands

Fiscal Year

ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.					450				450
Construction and related services						3775			3775
Equipment/Furniture							150		150
TOTAL		0	0	0	450	3775	150	0	4375

FINANCING SOURCES:

General Fund							150		150
G.O. Bonds					450	3775			4225
Intergovernmental Aid									0
Other									0
Other									0
TOTAL		0	0	0	450	3775	150	0	4375

GENERAL FUND OPERATING IMPACT:

Capital Costs									0
Debt Service									0
Personnel/Operations							200		
TOTAL	0	0	0	0	0	0	200	0	0

Trailside Skate Park Expansion

Project Number: 11-PR-13-001 Project Class: Parks and Playgrounds Department: Parks and Recreation

Project Description: The skate park at Trailside was completed in September 2010. The current 4,200 square foot park could be enhanced with an additional 5,000 square foot area that would allow for separation of beginner skaters and instructional programs and include updating street components adjacent to the existing skate areas. Further enhancements may include spectator areas, benches and access pathways.

Adopted Goals and Objectives:

Cultivating A Sustainable Environment:

1. Develop and implement an environmental sustainability plan for the town. Sustain and enhance our parks.

Town of Herndon Parks & Recreation Department Strategic Plan 2013 – 2017:

2. Provide a balanced system of parks, trails, open space and recreational facilities which are equitably distributed and accessible to all residents.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.		35							35
Construction and related services			175						175
Equipment/Furniture									0
TOTAL	0	35	175	0	0	0	0	0	210

FINANCING SOURCES:									
General Fund		35	175						210
G.O. Bonds									0
Intergovernmental Aid									0
Other									0
Other									0
TOTAL	0	35	175	0	0	0	0	0	210

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations				3	3	3	3	3	15
TOTAL	0	0	0	3	3	3	3	3	15

Town Hall Square Improvements

Project Number: 11-PR-15-002

Project Class: Grounds

Department: Community Development

Project Description: Enhancements to the town green area near the Old Town Hall at Elden, Station and Lynn Streets. Improvements to enhance the use of the Town Hall Square to include replacement of the existing parking area between the Depot and the Town Hall with an additional gathering space, various seating options, and one or more activity options. The project will also create a space for temporary interactive art installations and possibly a space for a permanent art installation. Existing spaces such as Depot stage and lawn/audience areas to be preserved with potential upgrades to landscaping and surface treatments.

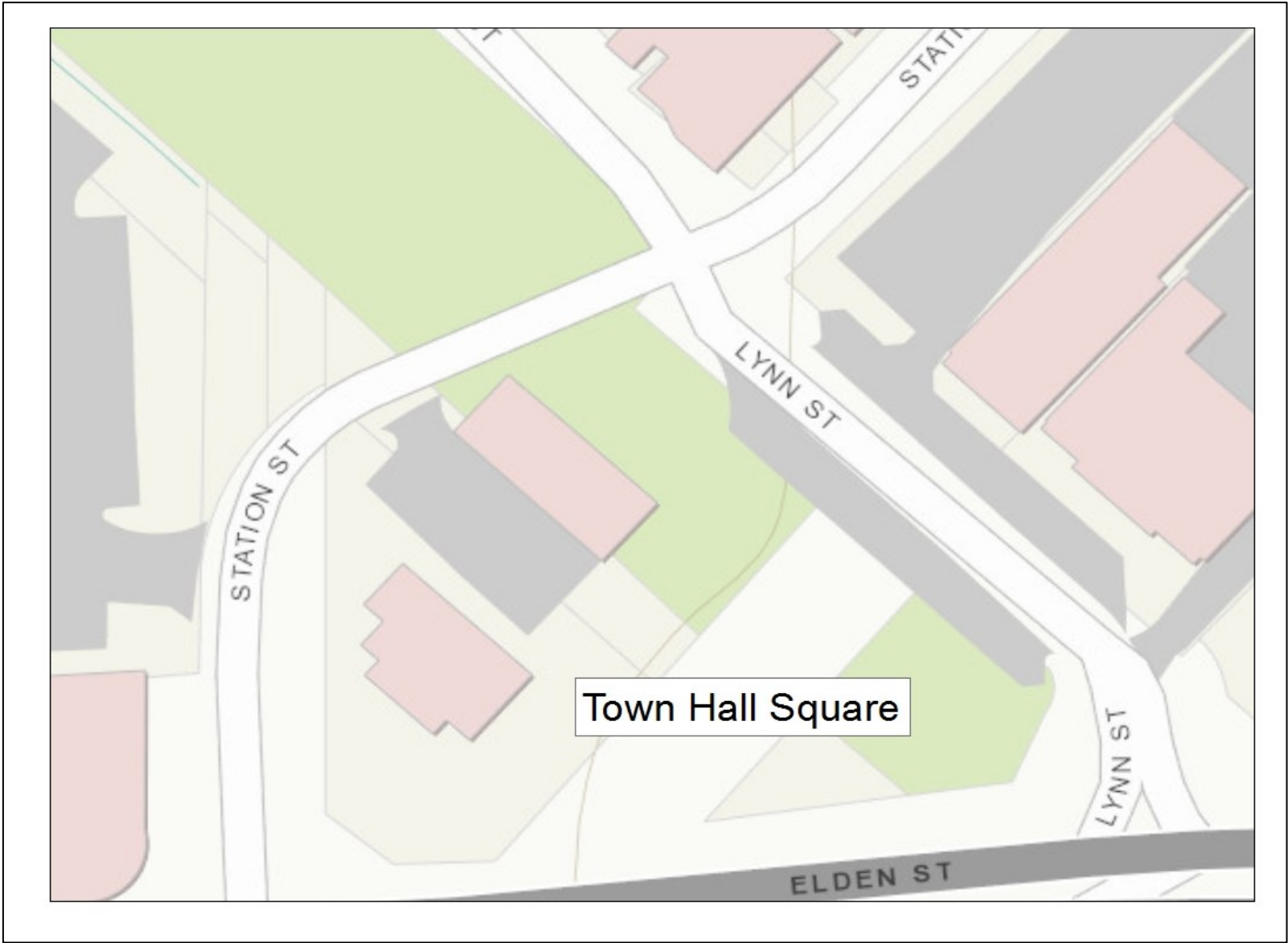
Adopted Goals and Objectives:

Cultivating A Sustainable Environment:

1. Develop and implement an environmental sustainability plan for the town. Sustain and enhance our parks.

Town of Herndon Parks & Recreation Department Strategic Plan 2013 – 2017:

2. Provide a balanced system of parks, trails, open space and recreational facilities which are equitably distributed and accessible to all residents.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.				50	TBD				50
Construction and related services									0
Equipment/Furniture									0
TOTAL	0	0	0	50	0	0	0	0	50

FINANCING SOURCES:									
General Fund				50	TBD				50
G.O. Bonds									0
Intergovernmental Aid									0
Recreation Cash Proffers									0
Other									0
TOTAL	0	0	0	50	0	0	0	0	50

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Trails to Herndon Metrorail

Project Number: 03-ST-12-001

Project Class: Streets

Department: Community Development

Project Description: This project will provide improvements to create better pedestrian and bicycle access to the Metro entrance pavilion that will be located just to the north of the Herndon Metrorail Station. Pedestrian and bicycle improvements include improved sidewalk and asphalt trail facilities connecting the intersection of Van Buren Street and Worldgate Drive with the entrance pavilion, making use of an existing easement. Depending on the position and coverage of adjacent lighting fixtures, the trail may require lighting. Reserves as shown are HB2313 funding and also include the following Fairfax County Herndon Metrorail Station Access Management Study (HMSAMS) funding as approved by Fairfax County: Crosswalk at Van Buren St. and Worldgate Dr. (\$250,000); Chandon Park Connector Trail to Worldgate Trail (\$500,000, supporting design to occur in FY18 with funding at \$200,000 and construction for FY19 with \$300,000.) Fairfax County to reimburse town per design agreement followed by construction agreement.

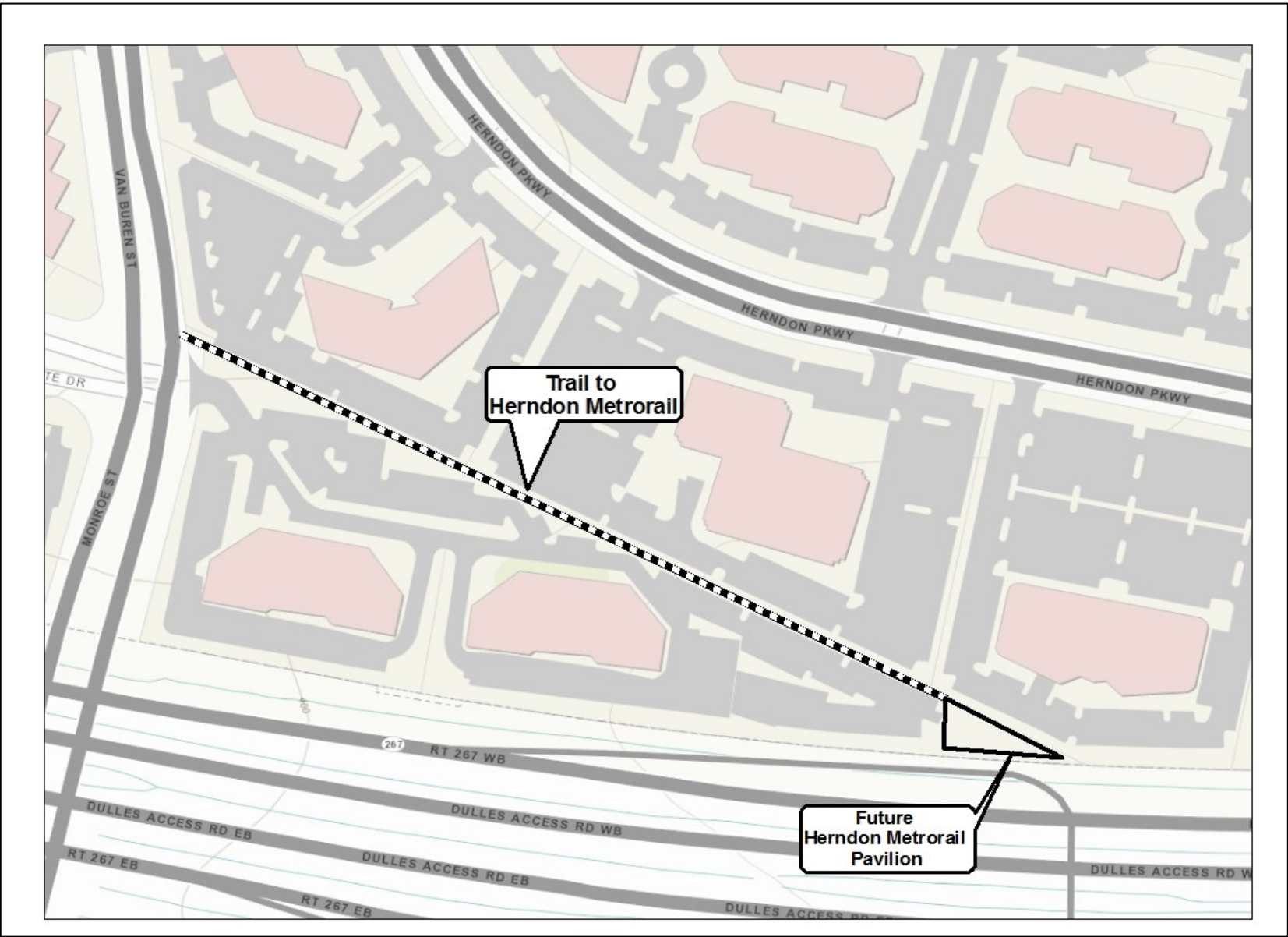
Adopted Goals and Objectives:

From 2035 Vision Plan and Goals:

- 1. Project implements multi-modal methods to move people in and around town.
- 2. Expand pedestrian and bicycle routes.

From 2030 Comprehensive Plan :

- 3. To facilitate alternative modes of transportation within the town.
- 4. Continue to integrate pedestrian and bicycle facilities with the street and transit network through the trail and sidewalk program.
- 5. Implement the Master Trails Plan to expand pedestrian and bicycle routes to include the north/south pedestrian and bike route.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Previous Allocations	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									
Construction and related services	1065								1065
Equipment/Furniture									0
TOTAL	1065	0	0	0	0	0	0	0	1065

FINANCING SOURCES:									
General Fund									0
G.O. Bonds									0
Intergovernmental Aid -F.Co. HMSAMS	750								750
Approved CMAQ funding									0
HB2313-local/30% share	315								315
TOTAL	1065	0	0	0	0	0	0	0	1065

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Wayfinding Signs and Historic Markers

Project Number: 10-CD-16-001 Project Class: Grounds Department: Community Development

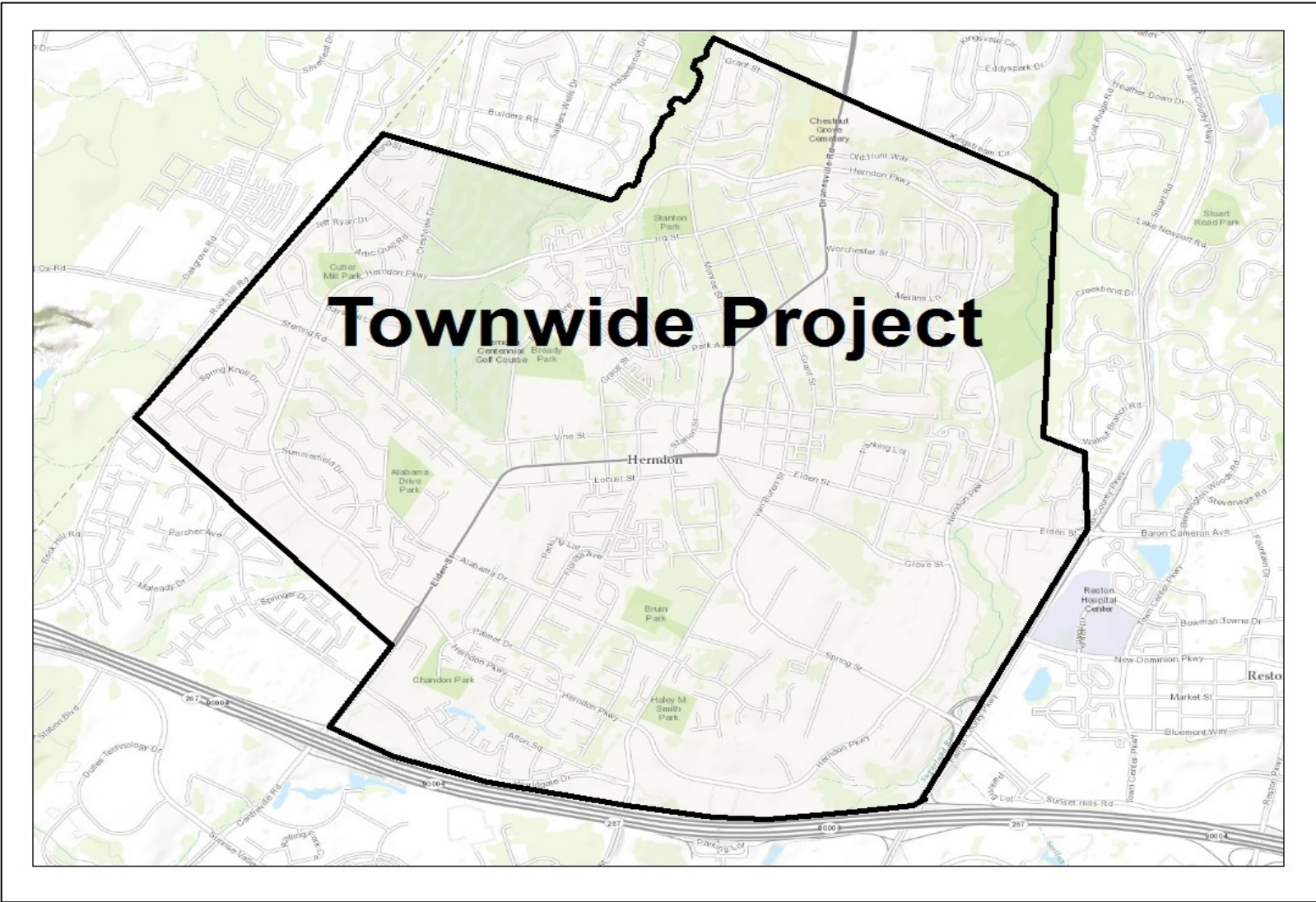
Project Description: The historic marker program has been established with most of the markers installed. Approximately seven remaining markers will be fabricated and installed in FY 2018. Program completion is expected within the first quarter of FY 2019. In FY2016, design was finalized and the manufacturer chosen.

A town-wide coordinated wayfinding sign program is planned with focus on the downtown and the metro station area. This program would direct pedestrian, bicyclists, and motorists to specific transportation facilities such as the W&OD trail and the metro station, to civic and community buildings such as the library or HMC, and in mixed-use activity centers may provide wayfinding for certain businesses or commercial developments. Funding will be required for the design, construction, and installation of these signs. Funding is programmed with design the first year and construction subsequent years with an anticipated completion coordinated with the opening of the Herndon Metrorail Station.

Adopted Goals and Objectives:

From 2035 Vision Plan and Goals:

- 1. Develop and implement a strategy to identify distinctive features/locations of Herndon and use signage, streetscaping, and beautification efforts.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin. 70+40	110		20						130
Construction and related services	15		120						135
Equipment/Furniture									0
TOTAL	125	0	140	0	0	0	0	0	265

FINANCING SOURCES:									
General Fund	125		140						265
G.O. Bonds									0
Intergovernmental Aid									0
Other									0
TOTAL	125	0	140	0	0	0	0	0	265

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

East Elden Street (from west of Van Buren St to Fairfax Co. Parkway)

Project Number: 03-ST-97-001 Project Class: Street Department: Community Development (VDOT Project)

Project Description: This VDOT project will improve Elden Street, from Fairfax County Parkway to Van Buren Street, in accord with the Town Council resolution of October 13, 1998. Project elements include streetscape and median enhancements. Elden Street will be widened to a six-lane divided section with a vegetated median strip between the Herndon and Fairfax County Parkways. From Herndon Parkway to Van Buren Street, the project will include a four-lane section with vegetated median strip with dedicated turning lanes. The project will make a transition down to two travel lanes west of Van Buren Street and approaching Monroe Street.

VDOT's Six-Year Improvement Program (SYIP) is the source for the figures below. The project is currently using federal surface transportation (RSTP) funding for the engineering design phase. The project is being designed and constructed by VDOT, in cooperation with the Town of Herndon.

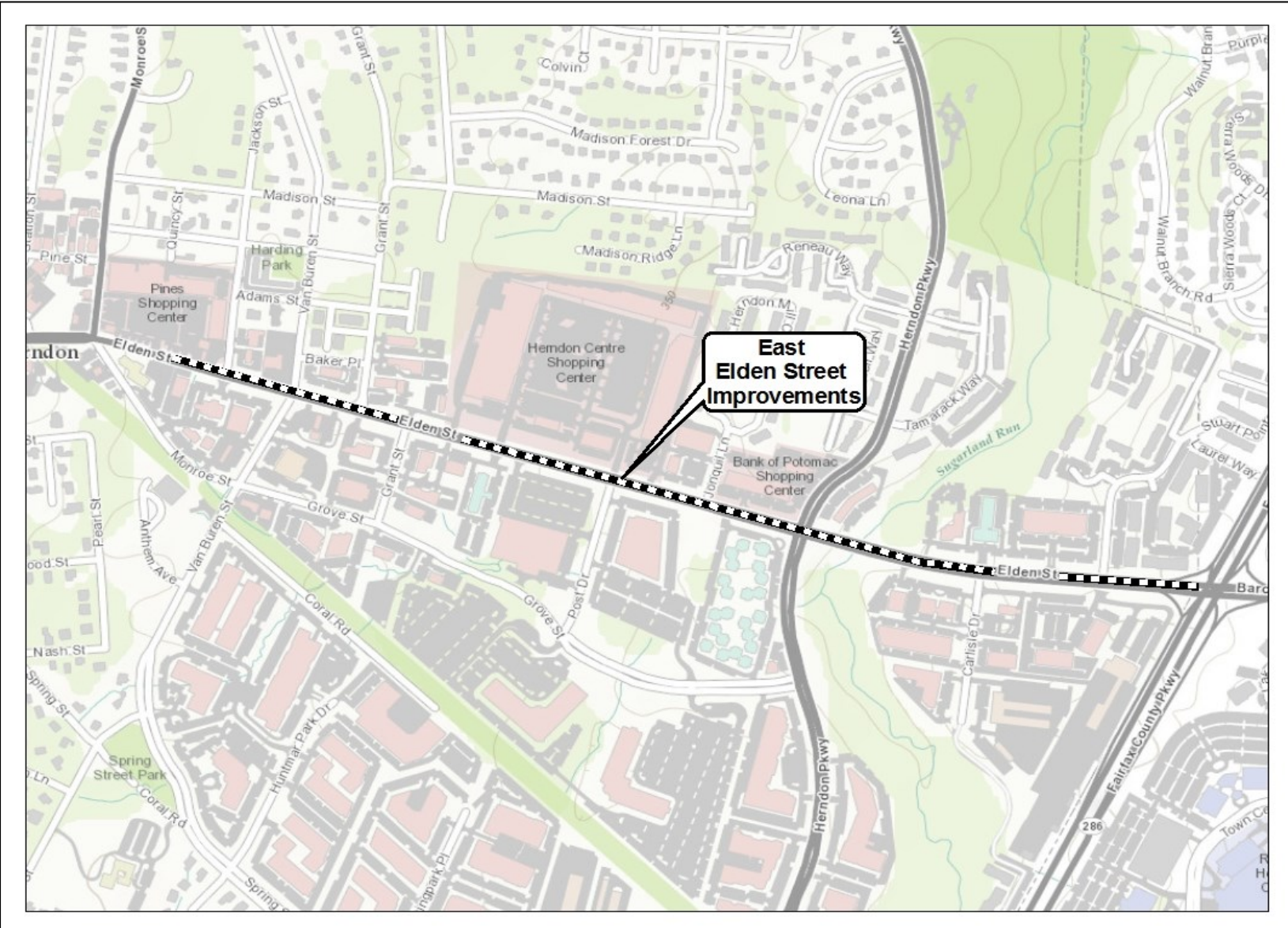
Adopted Goals and Objectives:

From 2035 Vision Plan and Goals :

- 1. Project implements multi-modal methods to move people in and around town.
- 2. Expand pedestrian and bicycle routes.

From 2030 Comprehensive Plan :

- 3. Identify and program sufficient resources to complete major elements or upgrades to the planned road network.
- 4. To facilitate alternative modes of transportation within the town.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Previous Allocations	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services									0
Equipment/Furniture									0
TOTAL	0	0	0	0	0	0	0	0	0

FINANCING SOURCES:									
General Fund (local match)	72								72
Legacy CN Formula, other	577								577
RSTP	4736	699	109	600	650	725	800		8319
Specialized State and Federal	781								781
HB2313-Regional (70%)	10400								10400
VDOT Smartscale				12287	13809			0	26096
TOTAL	16566	699	109	12887	14459	725	800	0	46245

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Vehicular and Pedestrian Access to Herndon Metrorail

Project Number: 3-CD-08-002

Project Class: Street

Department: Community Development

Project Description: This project will provide improvements to create better vehicular and pedestrian access in the vicinity of the north side of the Herndon Metrorail Station. A drop-off lane for both directions along Herndon Parkway is proposed to accommodate Fairfax Connector buses and for drivers to pull off of Herndon Parkway to drop off Metrorail passengers in a safe manner. The town was allocated previous CMAQ funding, with an additional \$300,000 in FY2022 approved by the Northern Virginia Transportation Authority for enhancements, signalization, etc. that will be needed beyond the initial improvements. The project will be using \$250,000 of HMSAMS funding for a mid-block signalized crosswalk at Herndon Parkway and the sidewalk extending from the station entrance. The town anticipates that additional enhanced pedestrian and vehicle facilities beyond this project will be funded through developer commitments associated with rezoning for redevelopment. Metrorail service in Phase 2 of the Silver Line may be available by 2020, extending the line from Wiehle Ave Station through Dulles Airport to Route 772 in Loudoun County. Construction of the town access project is anticipated during FY19 and will need to be coordinated with construction of the entrance pavilion and sidewalk by Metrorail.

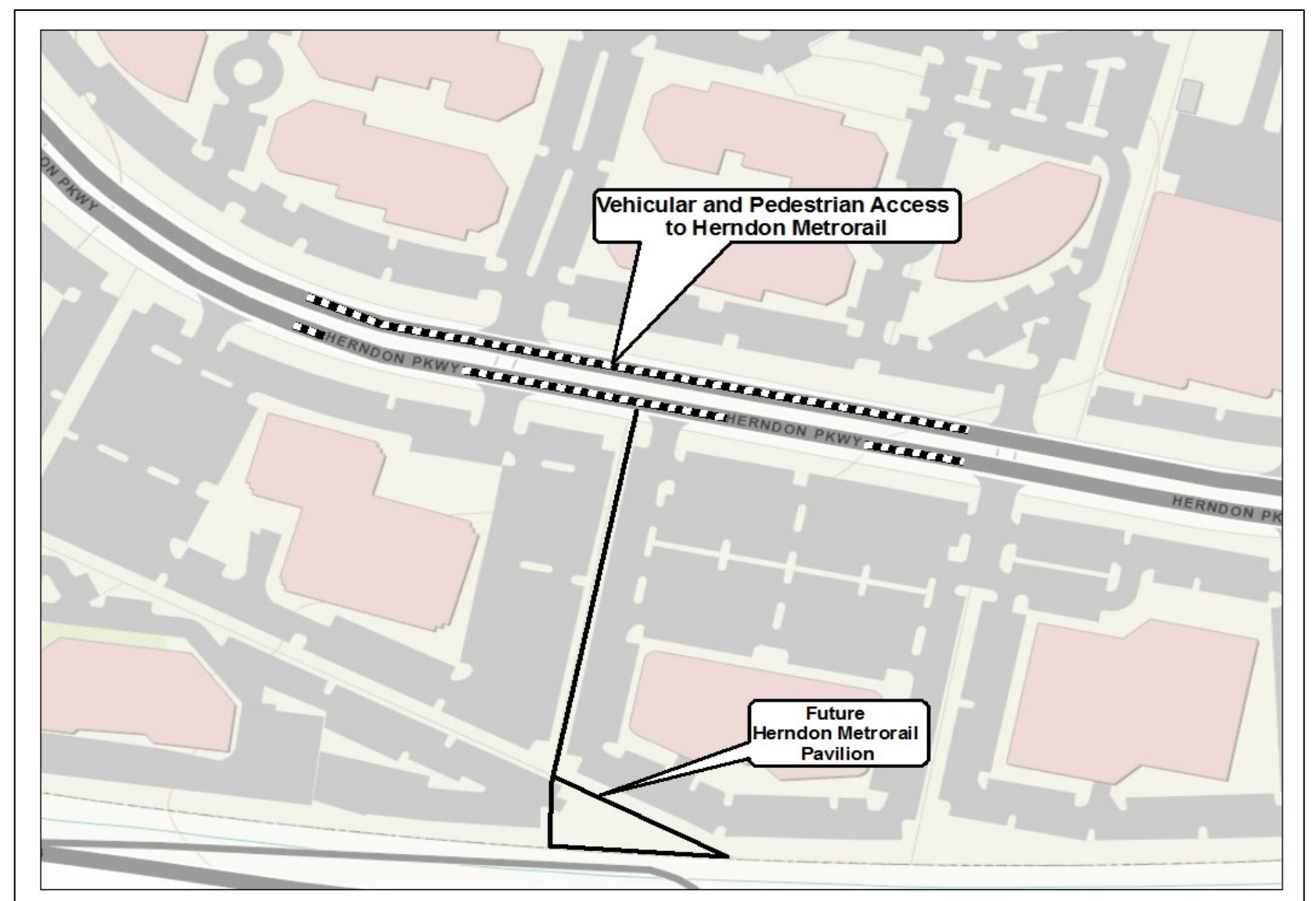
Adopted Goals and Objectives:

From 2035 Vision Plan and Goals :

1. Advocate appropriate access improvements for the opening of the Herndon Station.
2. Project implements multi-modal methods to move people in and around town.

From 2030 Comprehensive Plan :

3. Provide enhanced access facilities at the north side of the Herndon Metrorail Station.
4. Continue to support the Herndon Metrorail Station and develop plans for surrounding access to the station.
5. To facilitate alternative modes of transportation within the town.



amounts indicated = dollars in thousands

ESTIMATED COST:	Previous Allocation	Fiscal Year							
		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition	200								200
Architecture/Engin./Admin.	600								600
Construction and related services	2050	75	307		50		100		2582
Equipment/Furniture									0
TOTAL	2850	75	307	0	50	0	100	0	3382

FINANCING SOURCES:									
Regional Surface Trans. Program							100		100
G.O. Bonds									0
Intergovernmental Aid (HMSAMS)	250								250
HB2313 Regional 70% share	1100								1100
CMAQ Funding	1500	75	307		50				1932
TOTAL	2850	75	307	0	50	0	0	0	3382

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Van Buren Street Improvements (Spring Street to Herndon Parkway)

Project Number: 03-ST-13-001

Project Class: Street

Department: Community Development

Project Description: This project will rebuild a portion of Van Buren Street to create a “complete street” with emphasis on vehicle mobility and pedestrian/bicycle facilities. This section of street provides a key linkage for multi-modal movements between the W&OD Trail and Downtown Herndon to the Herndon Metro Station. Van Buren Street curb lines and drainage features will likely be relocated to provide dedicated space for enhanced bicycle and pedestrian facilities. The general approach is to work within existing right of way, as much as possible, which varies in width. Surveys, concept designs, and preliminary cost estimates have been completed using \$150,000 of previous HB2313 funds (not shown). Remaining engineering and construction will use Fairfax County HMSAMS funding and Transportation Alternatives Set Aside funds. Design began in FY18. Construction of the project may occur in two phases: from Alabama north to Spring Street and from Alabama south to the Herndon Parkway.

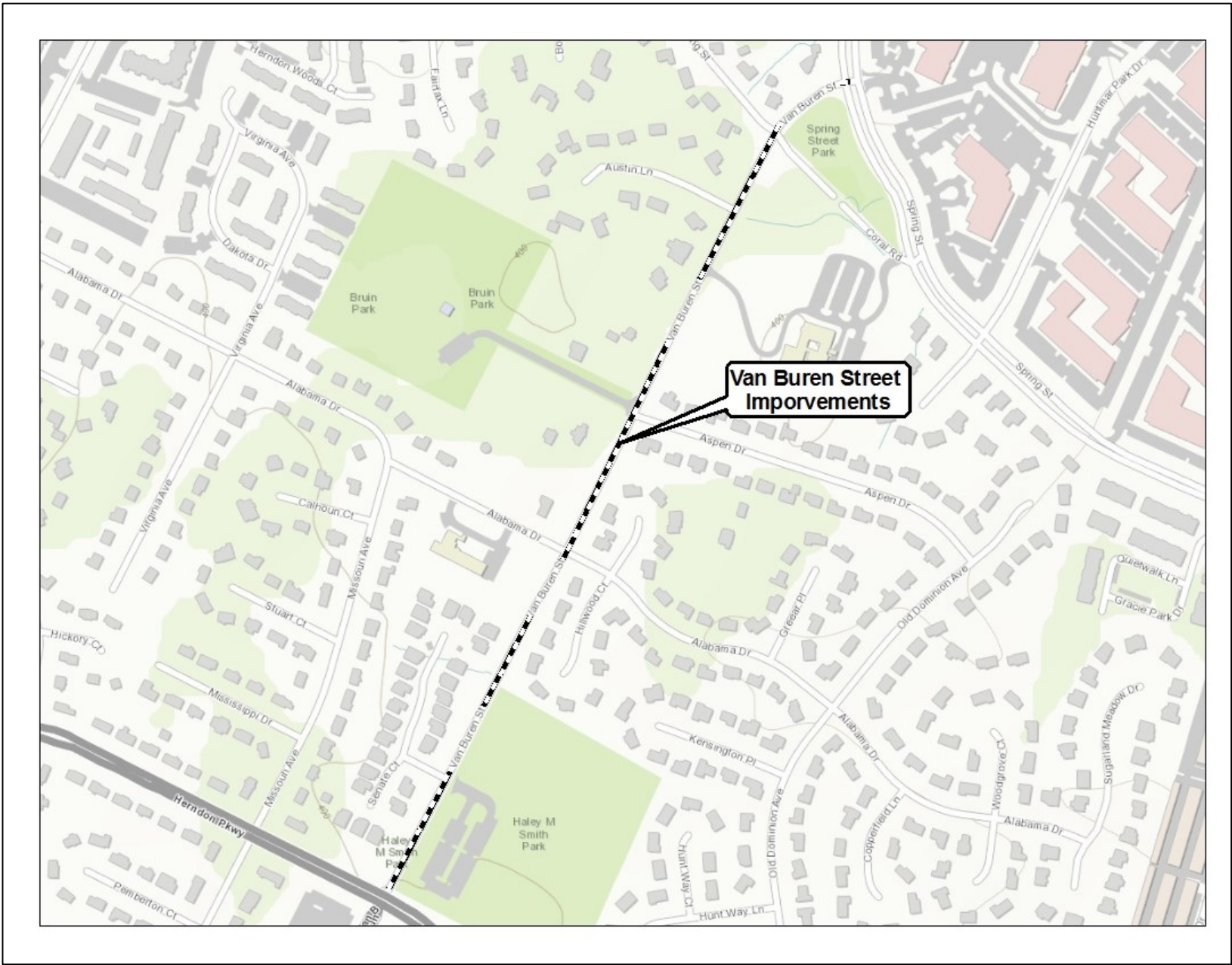
Adopted Goals and Objectives:

From 2035 Vision Plan and Goals:

- 1. Develop long-range plan for multi-modal methods to move people in and around town.
- 2. Advocate appropriate access improvements for the opening of the metro station.
- 3. Implement the Master Trails Plan to expand pedestrian and bicycle routes, to include he north/south bike route.

From 2030 Comprehensive Plan:

- 4. Facilitate alternative modes of transportation in town.
- 5. Provide safe street that are friendly to pedestrians and bicyclists.
- 6. Continue to integrate pedestrian and bicycle facilities with the street and transit network.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Previous Allocations	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition	240								240
Architecture/Engin./Admin.	580								580
Construction and related services	3338								3338
Equipment/Furniture									0
TOTAL	4158	0	0	0	0	0	0	0	4158

FINANCING SOURCES:									
General Fund	70								70
Fairfax Co. HMSAMS funding-PENDING	2200								2200
Transportation Alternatives Program	1110								1110
HB2313 local 30%	778								778
TOTAL	4158	0	0	0	0	0	0	0	4158

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Van Buren Street Improvements (Herndon Parkway to South Town Line plus north segment)

Project Number: 03-ST-18-001 Project Class: Street Department: Community Development

Project Description: This project will retrofit the character and composition of Van Buren Street between Herndon Parkway and the Monroe Street bridge at the South Town line as a continuation of the complete street design of Van Buren Street to the north of Herndon Parkway. Its primary purpose is to provide a continuous facility for multi-modal movement especially pedestrian and bicycle activity that links with the County dedicated pedestrian and bicycle facilities at the bridge. This improvement would serve as the final link of the Folly Lick -Spring Branch Regional Trail and enhance multi-modal level of service and access in and around the Herndon Metro Station area. Herndon Metro Station Access Management Study (HMSAMS) initiated funding from Fairfax County will be used for the planning study and concept design and also for design and construction when approved through agreements with Fairfax County and the Town of Herndon. The scope also includes bicycle facility improvements on the short segment between Spring Street and the W&OD Trail.

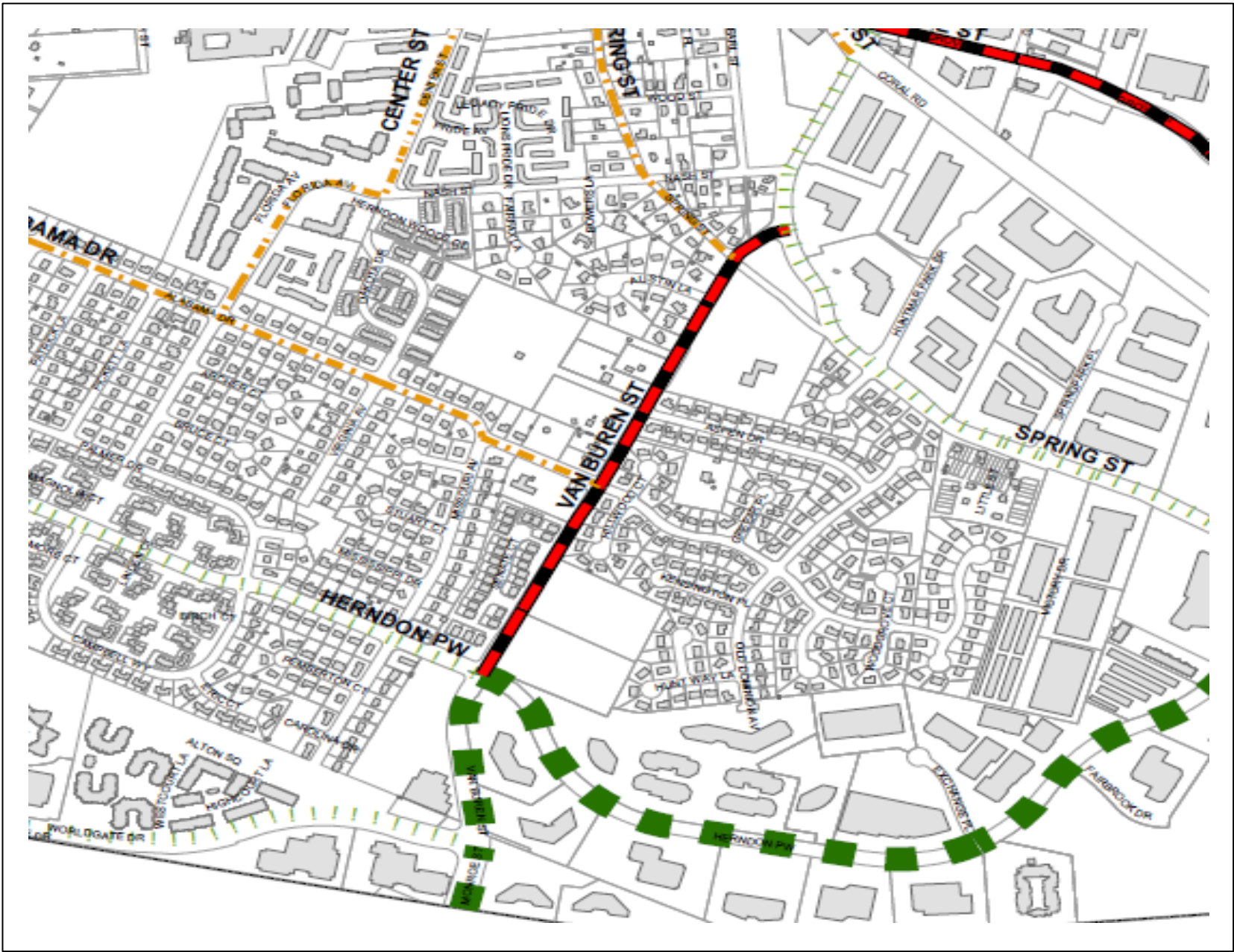
Adopted Goals and Objectives:

From 2035 Vision Plan and Goals:

- 1. Develop long-range plan for multi-modal methods to move people in and around town.
- 2. Advocate appropriate access improvements for the opening of the metro station.
- 3. Implement the Master Trails Plan to expand pedestrian and bicycle routes, to include the north/south bike route.

From 2030 Comprehensive Plan:

- 4. Facilitate alternative modes of transportation in town.
- 5. Provide safe street that are friendly to pedestrians and bicyclists.
- 6. Continue to integrate pedestrian and bicycle facilities with the street and transit network.



amounts indicated = dollars in thousands

ESTIMATED COST:	Previous Allocations	Fiscal Year							TOTAL
		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	
Land Acquisition									0
Architecture/Engin./Admin.	500								500
Construction and related services	2130	TBD							2130
Equipment/Furniture									0
TOTAL	2630	0		0	0	0	0	0	2630

FINANCING SOURCES:									
General Fund									0
Fairfax Co. HMSAMS funding -PENDING	1780	TBD	TBD						1780
Transportation Alternatives Program									0
HB2313 local 30%	850								850
TOTAL	2630	0	0	0	0	0	0	0	2630

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Worldgate Drive Extension

Project Number: 03-ST-97-001

Project Class: Street

Department: Community Development

Project Description: The Worldgate Drive Extension is a keystone infrastructure improvement for the Herndon Transit Oriented Core as included in the Metrorail Station Area Plan. Per the area plan adopted as part of the town's comprehensive plan by the Town Council on February 28, 2012, Worldgate Drive will be extended from Van Buren Street to the Herndon Parkway, providing additional capacity to the street network for Metrorail redevelopment. A concept and preliminary engineering has been completed to provide private developers with cost estimates and a detailed concept for right of way dedications. The town is anticipating private development to complete final engineering and construction of the project through redevelopment. A previous allocation of Northern Virginia Transportation Authority HB2313 local 30% share funding covered creation of base engineering and concept plan.

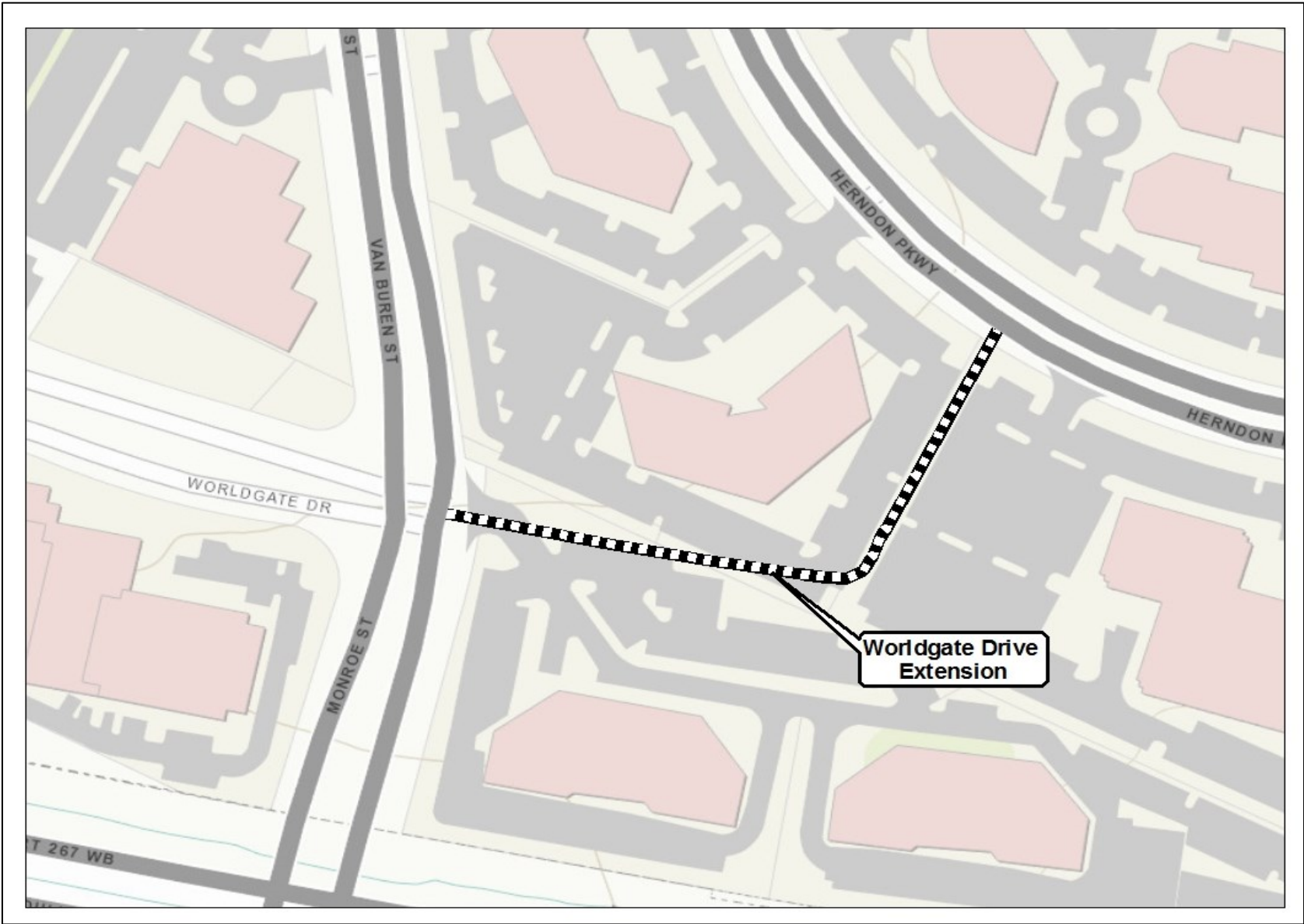
Adopted Goals and Objectives:

From 2035 Vision Plan and Goals :

1. Advocate appropriate access improvements for the opening of the Herndon Station.

From 2030 Comprehensive Plan :

2. Provide enhanced access facilities at the north side of the Herndon Metorail Station.
3. Continue to support the Herndon Metrotrail Station and develop plans for surrounding access to the station.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services		TBD	TBD						0
Equipment/Furniture									0
TOTAL	0	0	0	0	0	0	0	0	0

FINANCING SOURCES:									
General Fund									0
G.O. Bonds									0
Private Developers to fund		TBD	TBD						0
TOTAL	0	0	0	0	0	0	0	0	0

GENERAL FUND OPERATING IMPACT:									
Capital Costs									
Debt Service									
Personnel/Operations									
TOTAL									

Sterling Road Multi-Modal Improvements

Project Number: 03-CD-16-002

Project Class: Streets

Department: Community Development

Project Description: This project envisions the reconfiguration of Sterling Road, from Elden Street to Herndon Parkway, to reflect the town's current plans for traffic management and circulation in residential areas. This project is to begin with a study to include a concept design and traffic impact analysis. As part of the study, a warrant analysis will be prepared to determine the need for a signalized intersection with Crestview Drive. The study is also to include the feasibility of a bike facility between Elden Street and the town limits. The general guidance for the concept design is to convert the existing, undivided, three-lane section to a two-lane roadway with a middle lane for turning movements and where appropriate a landscaped median. Proposed improvements will function to enhance traffic mobility, while providing for safer pedestrian and bike accommodations. The project could be eligible for future transportation funding under the Federal roadway surface program, VDOT's revenue sharing program and state HB-2313 allocations as well as a potential candidate through VDOT's Transportation Alternatives Program.

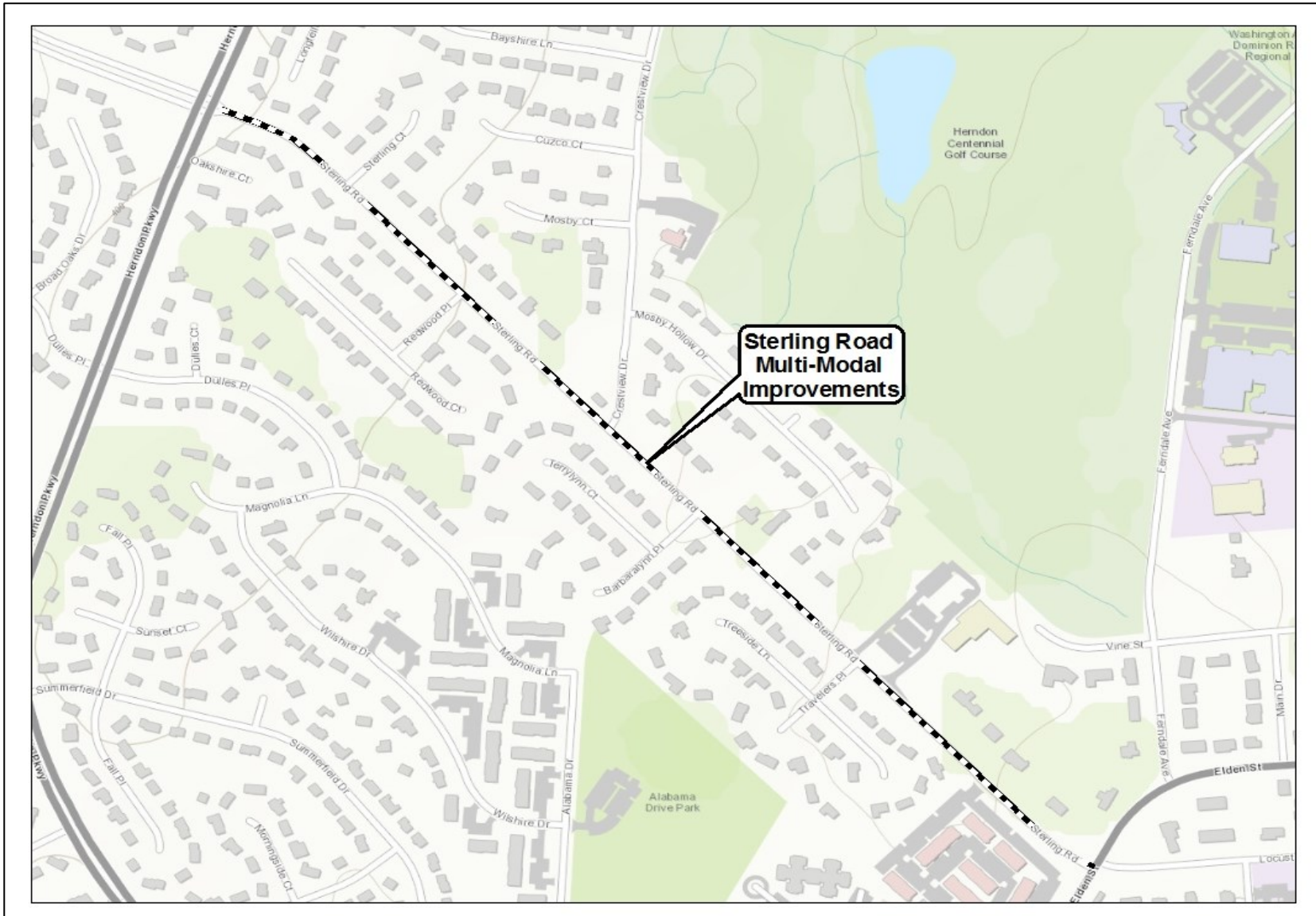
Adopted Goals and Objectives:

From 2035 Vision Plan and Goals

- 1. Develop long-range plan for multi-modal methods to move people in and around town.
- 2. Implement the Master Trails Plan to expand pedestrian and bicycle routes, to include the north/south bike route.

From 2030 Comprehensive Plan

- 3. Facilitate alternative modes of transportation in town.
- 4. Provide safe streets that are friendly to pedestrians and bicyclists.
- 5. Continue to integrate pedestrian and bicycle facilities with the street and transit network.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.	148		400						548
Construction and related services				1000	1000				2000
Equipment/Furniture									0
TOTAL	148	0	400	1000	1000	0	0	0	2548
FINANCING SOURCES:									
General Fund									0
G.O. Bonds									0
Intergovernmental Aid (TBD)									0
HB2313 Local 30%	148		400	1000	1000				2548
TOTAL	148	0	400	1000	1000	0	0	0	2548
GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									
Total	0	0	0	0	0	0	0	0	0

Bicycle Facilities & Accommodations

Project Number: 03-CD-16-001Project Class: StreetsDepartment: Community Development

Project Description: This project will provide funding for bicycle facilities to connect missing links in the Town's bicycle facility network, in compliance with and to advance the Town Council endorsed Fairfax County Bicycle Master Plan. Facilities may include on-street bicycle lane and sharrow markings, on-street bicycle racks and other amenities, and may be used to support a bicycle sharing service in town. Multiple bicycle improvements included in the Bicycle Master Plan are designed and funded as part of other CIP projects such as East Elden Street and Van Buren Street. This project will implement the bicycle facility improvements that are not included in those major roadway improvement projects. These connections are intended to be completed with little to no adjustments to curb lines. The principal bicycle network connections to be made include:

- Center Street (Station St - Alabama Dr)

- Dranesville Road (Park Ave - Madison St)

- Locust Street (Elden St - Center St)
- Station Street (Center St - Park Ave)

- Dranesville Road (Herndon Pkwy - North town line)

- Van Buren Street (W&OD - Park Ave)

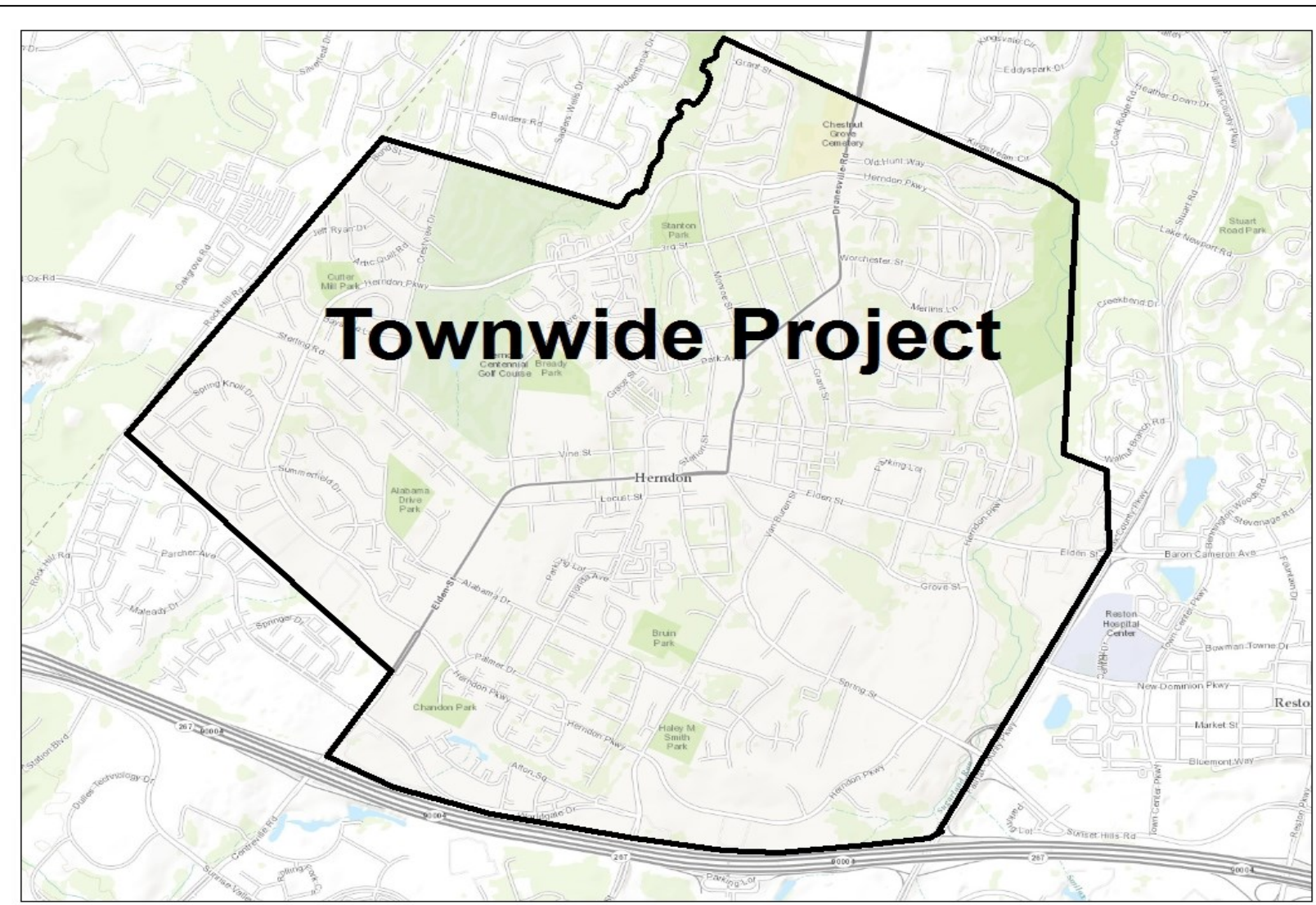
Adopted Goals and Objectives:

From 2035 Vision Plan and Goals

1. Develop long-range plan for multi-modal methods to move people in and around town.
2. Advocate appropriate access improvements for the opening of the metro station.
3. Implement the Master Trails Plan to expand pedestrian and bicycle routes, to include the north/south bike route.

From 2030 Comprehensive Plan

4. Facilitate alternative modes of transportation in town.
5. Provide safe streets that are friendly to pedestrians and bicyclists.
6. Continue to integrate pedestrian and bicycle facilities with the street and transit network.



amounts indicated = dollars in thousands

ESTIMATED COST:	Fiscal Year								
	Previous Allocations	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.			50						50
Construction and related services	48	17	139						204
Equipment/Furniture	14								14
TOTAL	62	17	189	0	0	0	0	0	268

FINANCING SOURCES:									
General Fund	62	17							79
G.O. Bonds									0
Grant - TBD (VDOT Enhancement/other)			189						189
Downtown Parking Fund									0
Other -Developer									0
TOTAL	62	17	189	0	0	0	0	0	268

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Downtown Streets-Phase 3

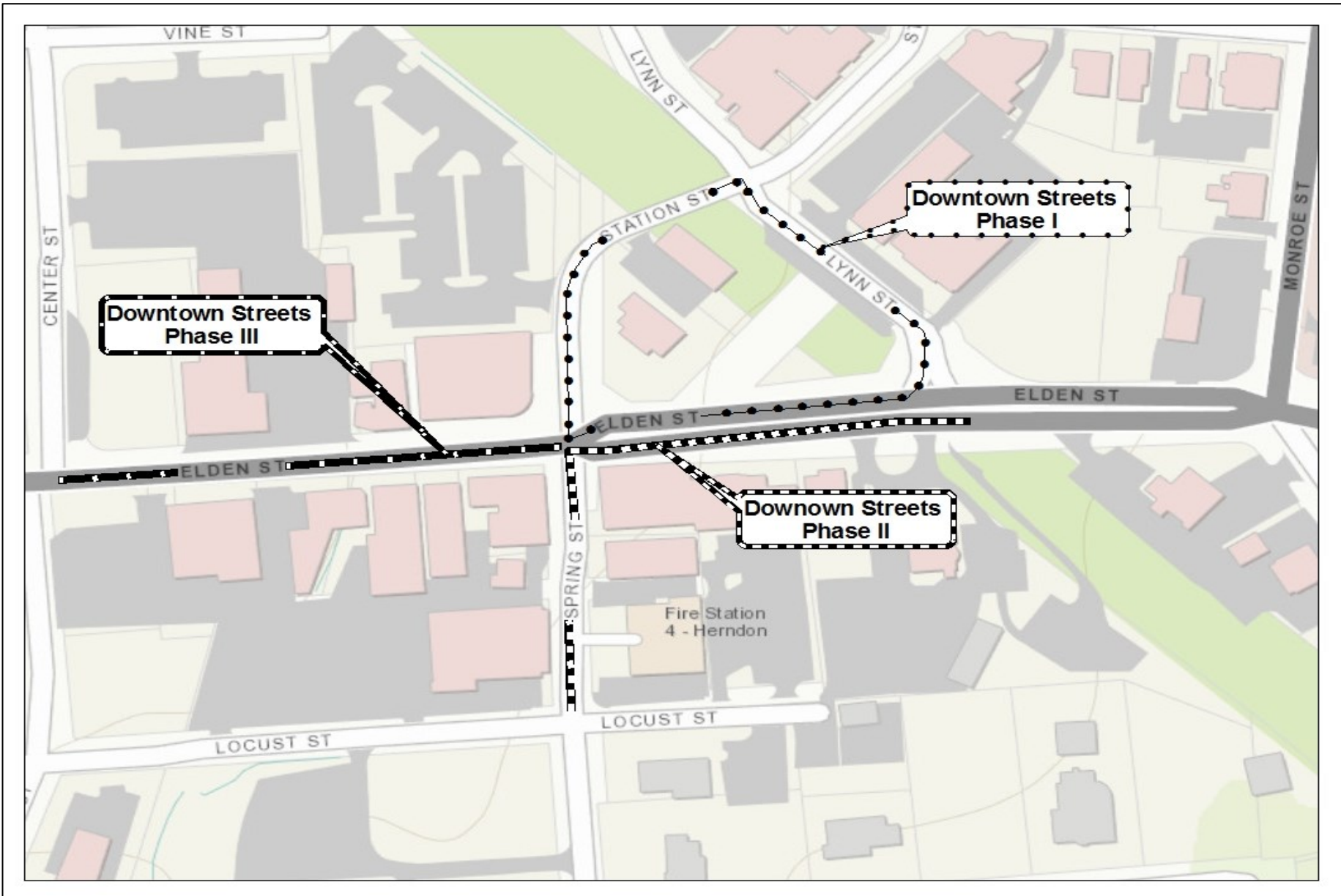
Project Number: 03-ST-96-001A

Project Class: Street

Department: Public Works

Project Description: This is a VDOT Transportation Alternatives Program (TAP-formerly Enhancement) grant project to widen and enhance streetscapes with brick sidewalks, grated tree wells and other features consistent with the "Downtown Streetscape" standards. This project is divided into three phases. Phases 1 and 2 are complete. Phase 3 funding is approved and is shown in Reserves. The Downtown Redevelopment project by Comstock will install a portion of the streetscape on the north side of Elden Street, east of Center Street. Additional dedication or right-of-way acquisition is required for Phase 3 for the south side of Elden Street.

Adopted Goals and Objectives:
Enriching Lives Through Arts and Entertainment:
1. Complete downtown streetscape improvements.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition	50								50
Architecture/Engin./Admin.									0
Construction and related services	550								550
Equipment/Furniture									0
TOTAL	600	0	0	0	0	0	0	0	600

FINANCING SOURCES:									
General Fund	120								120
G.O. Bonds									0
VDOT Enhancement Award	480								480
									0
TOTAL	600	0	0	0	0	0	0	0	600

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Elden-Center Streets Intersection Improvements

Project Number: 03-ST-00-001

Project Class: Street

Department: Public Works

Project Description: This project supports the reconstruction and signalization of the Elden Street/Center Street intersection (the traffic signal at Elden/Grace Street will be retained). Enhancements include brick sidewalks and storm drainage improvements. Existing and future mixed use residential development on Center Street places greater traffic volumes in this project area. Additional revenue sharing funds were obtained in the FY2013 program to support construction of duct banks for future undergrounding of utilities. Construction is being coordinated with the town's PPEA redevelopment project on the northeast corner. The town has an agreement with Comstock relative to development of the property that was formerly town parking property and a car dealer. Right of way acquisition has begun and construction will follow in 2020.

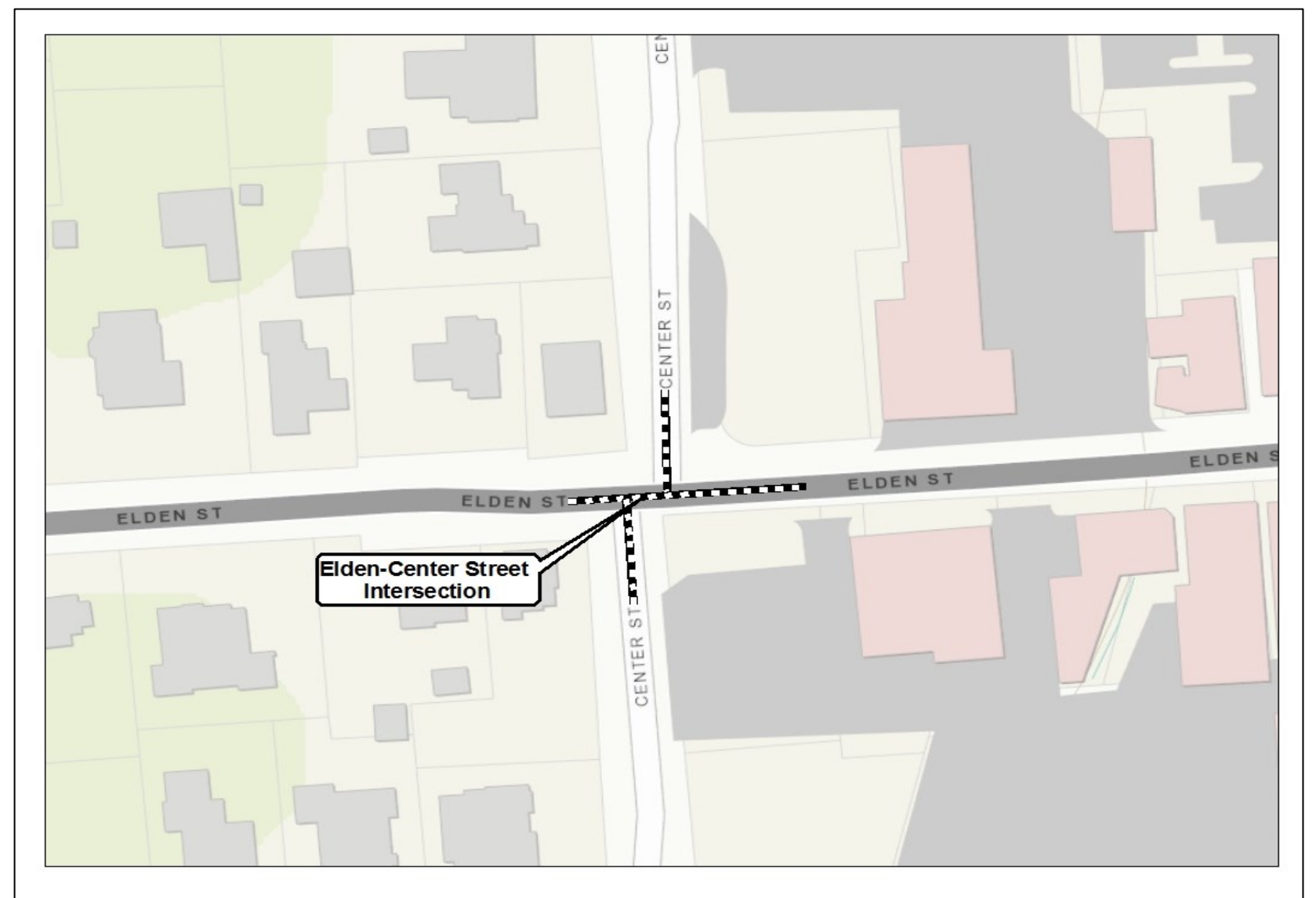
Adopted Goals and Objectives:

Celebrating Community Spirit:

Continue to implement stormwater, sidewalk and street lighting projects in town neighborhoods.

Enriching Lives Through Arts and Entertainment:

Complete downtown streetscape improvements.



amounts indicated = dollars in thousands

Fiscal Year

ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition	300								300
Architecture/Engin./Admin.	30								30
Construction and related services	1500								1500
Equipment/Furniture									0
TOTAL	1830	0	0	0	0	0	0	0	1830

FINANCING SOURCES:									
General Fund	25								25
HB2313 Local -30% shared- projected FY15	850								850
G.O. Bonds	180								180
VDOT Revenue Sharing	775								775
TOTAL	1830	0	0	0	0	0	0	0	1830

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

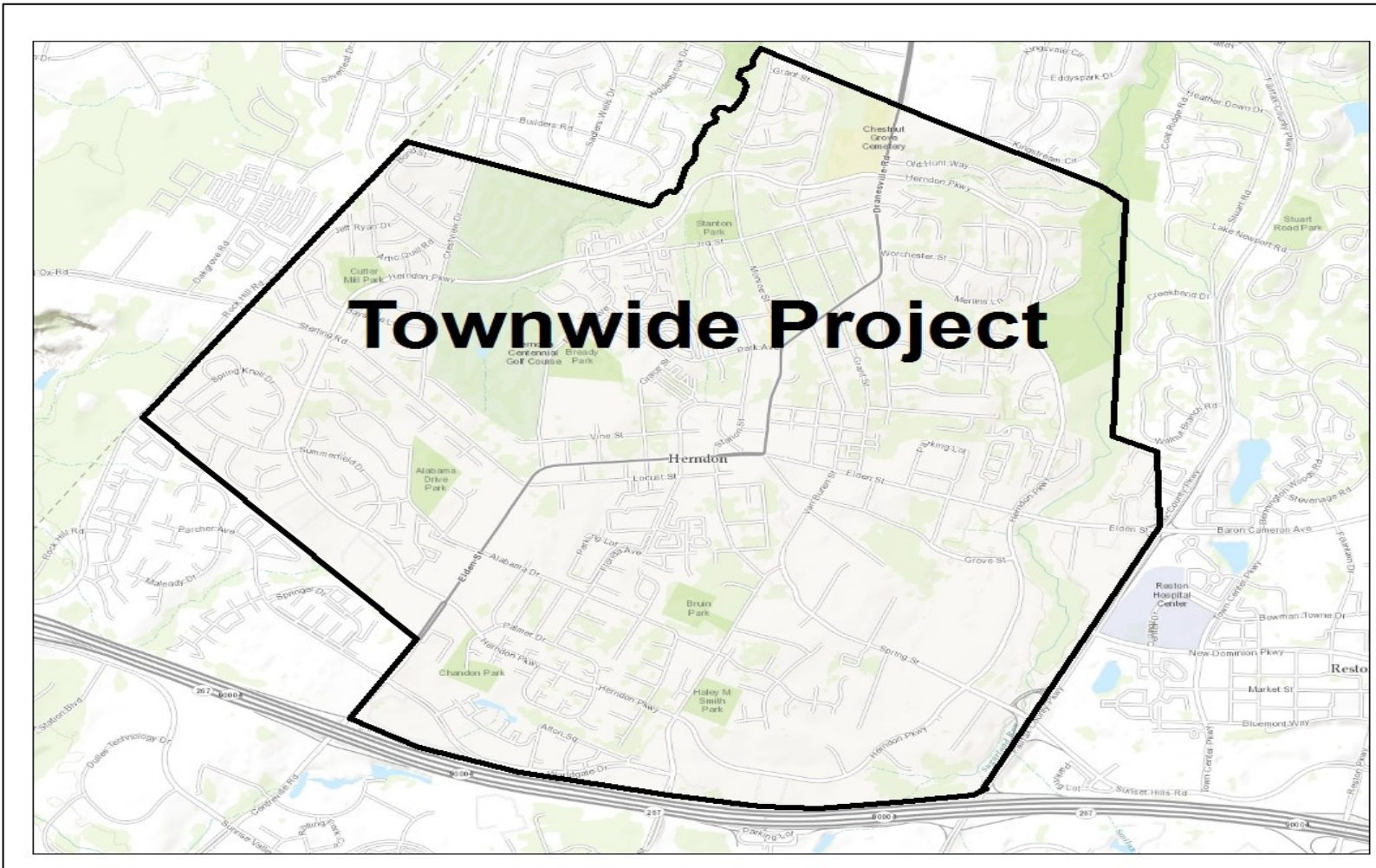
GSA-Major Vehicle/Equipment Replacement

Project Number: 15-TS-96-001 Project Class: Vehicles/Equipment Department: Public Works

Project Description: This program replaces older town vehicles and major equipment over \$50K on a phased basis in concert with their expected useful life. Timely replacement of vehicles and equipment avoids excessive repair costs, unacceptable down time and unsafe levels of operation. Procurement of vehicles and equipment is performed by Invitation for Bid or use of state or local contracts. The following vehicles will be replaced.

Adopted Goals and Objectives:

- 1. Develop and implement an environmental sustainability plan for the town.
- 2. Identify best management practices, evaluate what will work best for the town.
- 3. Maintain and improve our Go-Green status.
- 4. Ensure modern technologies and incorporated in



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services									0
Equipment/Vehicles	0	1200	1200	1200	1200	900	TBD	TBD	5700
TOTAL	0	1200	1200	1200	1200	900	0	0	5700

FINANCING SOURCES:									
General Fund									0
G.O. Bonds		1200	1200	1200	1200	900	TBD	TBD	5700
Intergovernmental Aid									0
Capital Leases									0
TOTAL	0	1200	1200	1200	1200	900	0	0	5700

GENERAL FUND OPERATING IMPACT:									
Capital Costs									
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

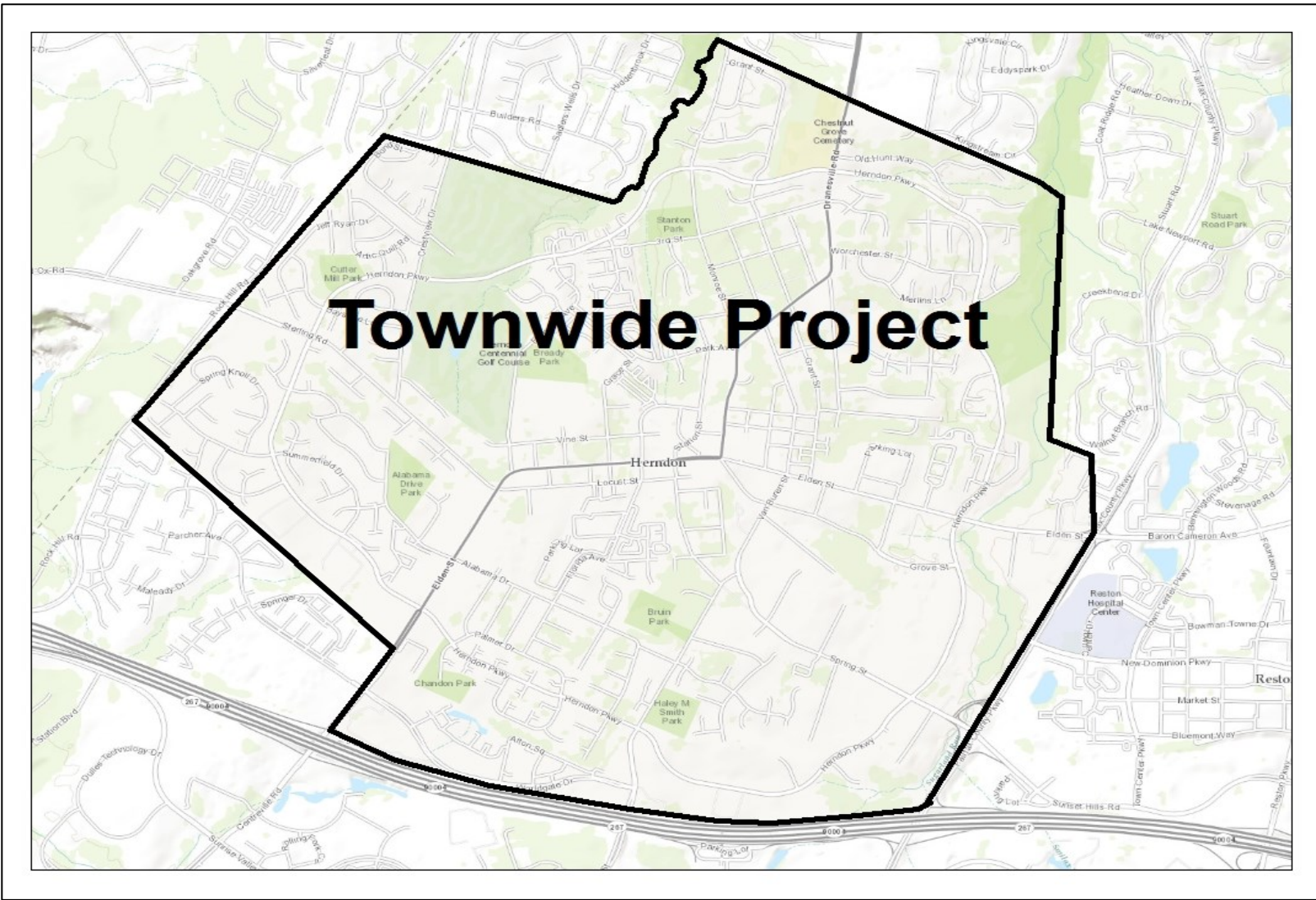
Streetlights

Project Number: 03-ST-94-003Project Class: StreetDepartment: Public Works

Project Description: This project supports the installation of streetlights in the older areas of town as well as between and adjacent to developments that lack street lighting. Streetlights increase traffic safety, provide additional safety for pedestrians and deter crime. A process for the project selection was developed in FY2009 with an emphasis on safety, police reports, HOA and citizen requests as priority elements. Projects may be reprioritized each year as the program is re-evaluated.

	Reserves	FY 2020	FY 2021	FY2022	FY2023
Upgrades to Existing Street Lights - various locations	40				
Elden St. - 1000 to 1100 Block (cobras)	80				
Grace Street (acorns)			70		
H Pkwy - Cavendish-Worchester(cobras)			50		
Spring St-VB to Adele Grdn Way(cobras)				75	
H Pkwy -Palmer to Van Buren(cobras)					40

Adopted Goals and Objectives:
Celebrating Community Spirit:
Continue to implement storm water, sidewalk, and street lighting projects in town neighborhoods.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services	120		120	75	40				355
Equipment/Furniture									0
TOTAL	120	0	120	75	40	0	0	0	355
FINANCING SOURCES:									
General Fund	120	0	120	75	40				355
G.O. Bonds									0
Intergovernmental Aid									0
									0
Other									0
TOTAL	120	0	120	75	40	0	0	0	355
GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Storm Drainage Improvements

Project Number: 05-SM-96-001 Project Class: Storm Drainage Department: Public Works

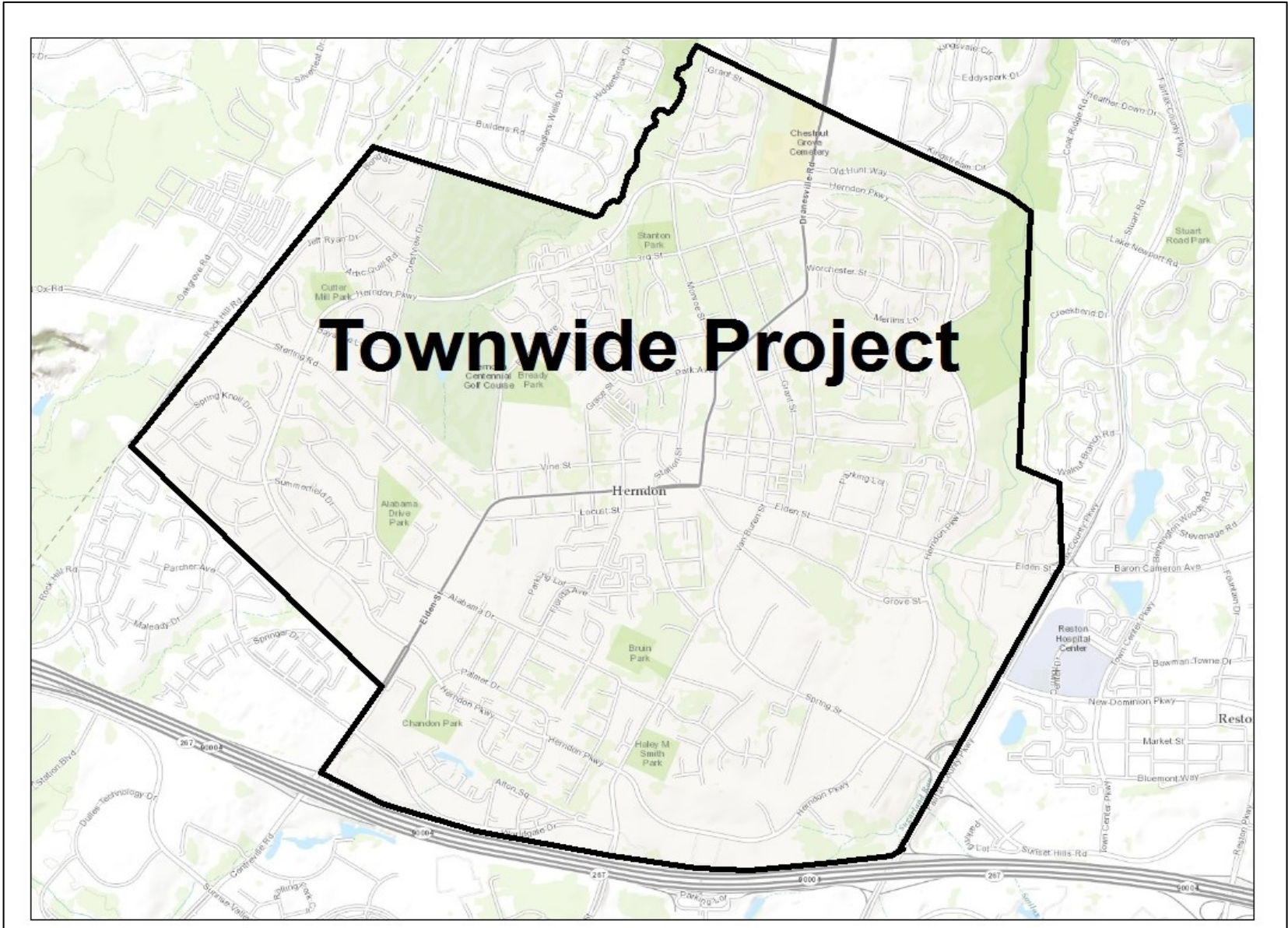
Project Description: This CIP program addresses local area drainage problems. This program may also fund drainage elements of town projects. A portion of the Fairfax County Stormwater Tax Revenues will be assigned to this program each year.

	Reserves	FY 2020	FY 2021	FY 2022	FY 2023
Spring Street, Nash to Van Buren		0		250	
Van Buren, Park to First Street	50	0	300		
Van Buren/Fillmore Area Study	100	0			
Small Area Drainage Improvements	70	0		50	300
Total	220	0	300	300	300

Adopted Goals and Objectives:

Celebrating Community Spirit:

1. Continue to implement storm water, sidewalk, and street lighting project in town neighborhoods.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.	150								150
Construction and related services	70	300	300	300	300				1270
Equipment/Furniture									0
TOTAL	220	300	300	300	300	0	0	0	1420

FINANCING SOURCES:									
Fairfax Co. Stormwater Tax Revenue		300	300	300	300				1200
Pro Rata and General Funds	220								220
Intergovernmental Aid									0
TOTAL	220	300	300	300	300	0	0	0	1420

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Buildings - Major Maintenance

Project Number: 09-BD-04-001Project Class: BuildingsDepartment: Public Works

Project Description: This project supports large maintenance and repair projects for town-owned facilities. Planned projects are listed below for the next two fiscal years. Out-year project funding amounts are estimated costs for a building maintenance and repair program that will include HVAC replacements, roof replacements and other

FY 2020 Projects

- Energy Audit Upgrades (Design) - \$75K
- Comm. Ctr. Pool Lighting System-\$75K (Constructi
- 397 Herndon Parkway Lintel Painting - \$60K
- 397 Herndon Parkway Brick Restoration -\$70K
- 1481 Sterling Road Roof Replacement -\$175K
- 1481 Sterling Road HVAC Replacement - \$125K

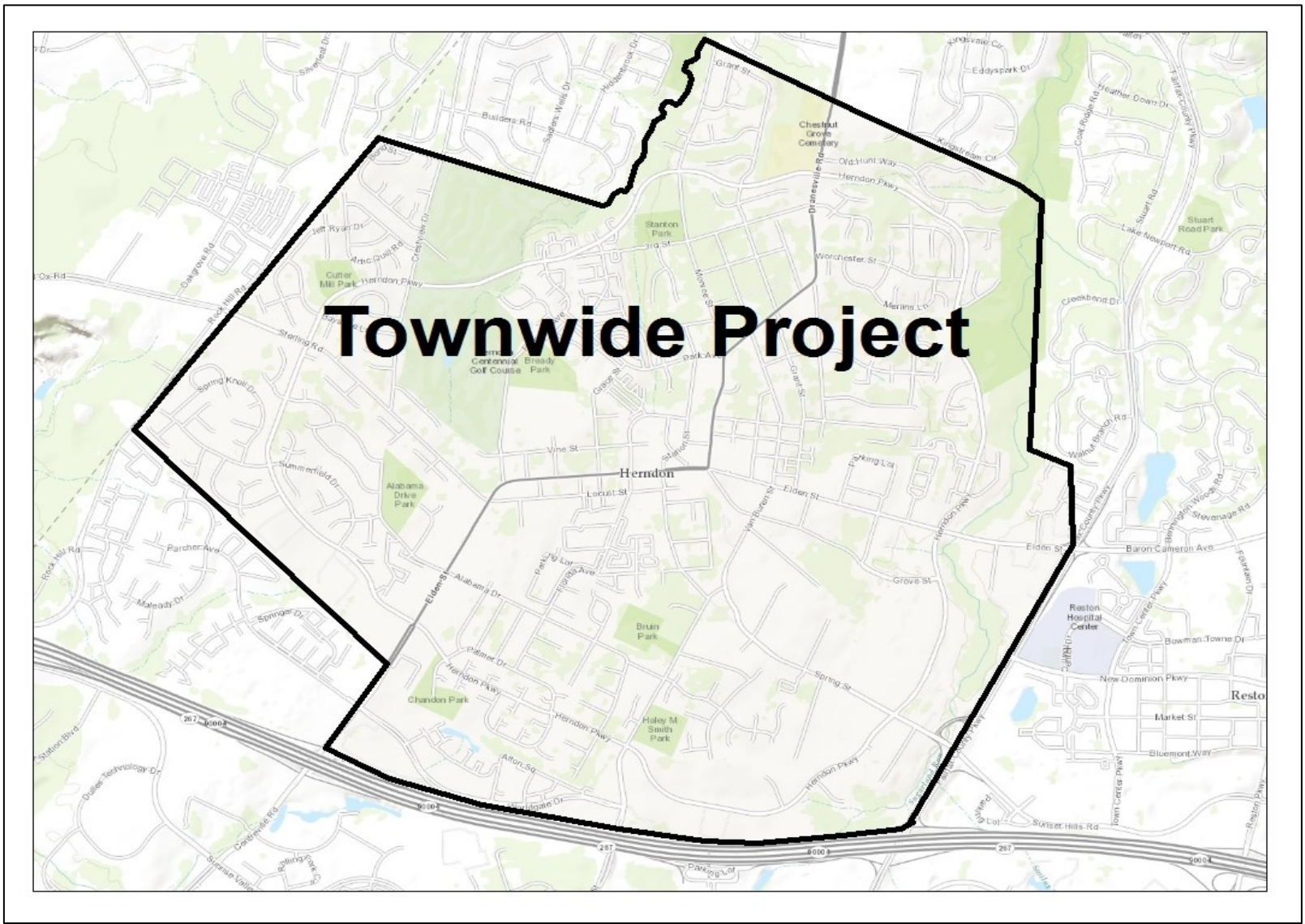
FY 2021 Projects

- Energy Audit Upgrades (Construction)- \$200K
- Paint Aquatic Center Ceiling (Metal deck, spot paint) - \$50K
- HMC Vertical Planers - \$120K
- HMC Brick Paver Replacement and Drainage Repairs-\$200K

Adopted Goals and Objectives:

2030 Comprehensive Plan:

- 1. Public Services- Ensure that adequate public facilities exist to support the needs of town residents and businesses.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services	145	580	570	365	445	350	450		2905
Equipment/Furniture									0
TOTAL	145	580	570	365	445	350	450	0	2905
FINANCING SOURCES:									
General Fund	145	580	570	365	445	350	450		2905
G.O. Bonds									0
Intergovernmental Aid									0
Capital Leases									0
Other									0
TOTAL	145	580	570	365	445	350	450	0	2905
GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Sidewalks and Minor Trails

Project Number: 03-CD-08-001

Project Class: Street

Department: Public Works

Project Description: This project provides funding for the replacement of brick sidewalks and for trail and sidewalk segments that are planned per the Master Trails Plan in the town's 2030 Comprehensive Plan. This project does not address trails designated as Regional (Folly Lick, Sugarland Run, Van Buren Street). Funding for projects is determined based upon a continuing project assessment and the need for trail easements on private properties. Future applications for Transportation Alternatives Program may be a factor in determining project funding and scheduling.

Sidewalks	
FY2020-Downtown Brick sidewalks - Center Street	250k
FY2021-Downtown Brick sidewalks-Fortnightly Ph1	275k
FY2022-Downtown Brick sidewalks-Fortnightly Ph 2	200k
FY2022 - Dranesville Road at Madison St. corner	85k
FY2023 - Locust St. - North segment (#910-#906)	45k
FY2023 - Locust St. -Fifth to Elden Street	190k
FY2024 - H Pkwy south side Crestview to Ferndale	250k
FY2026 - Madison - Monroe St. to Quincy St	20k
FY2027 - Monroe St - Elden to Van Buren St.	100k

Trails	
Third St. (east of Dranesville Rd) to Herndon Pkwy	75k
Need Easement - Vine St. to Sterling Rd.	30k
Need Easement - Florida Ave. to H. Pkwy	15k
Need Easement - Spring Park Place to W&OD Trail	15k
Need Easement - Palmer Drive to Campbell Way	45k
Need Easement - 200 Spring St. to W&OD Trail	10k
Need Easement - Spring St. to Quadrangle Dev.	100k
Need Easement - Huntsman Place Trail Connection	100k
Nash - Spring St. to Pearl St.	TBD

Adopted Goals and Objectives:

Celebrating Community Spirit:

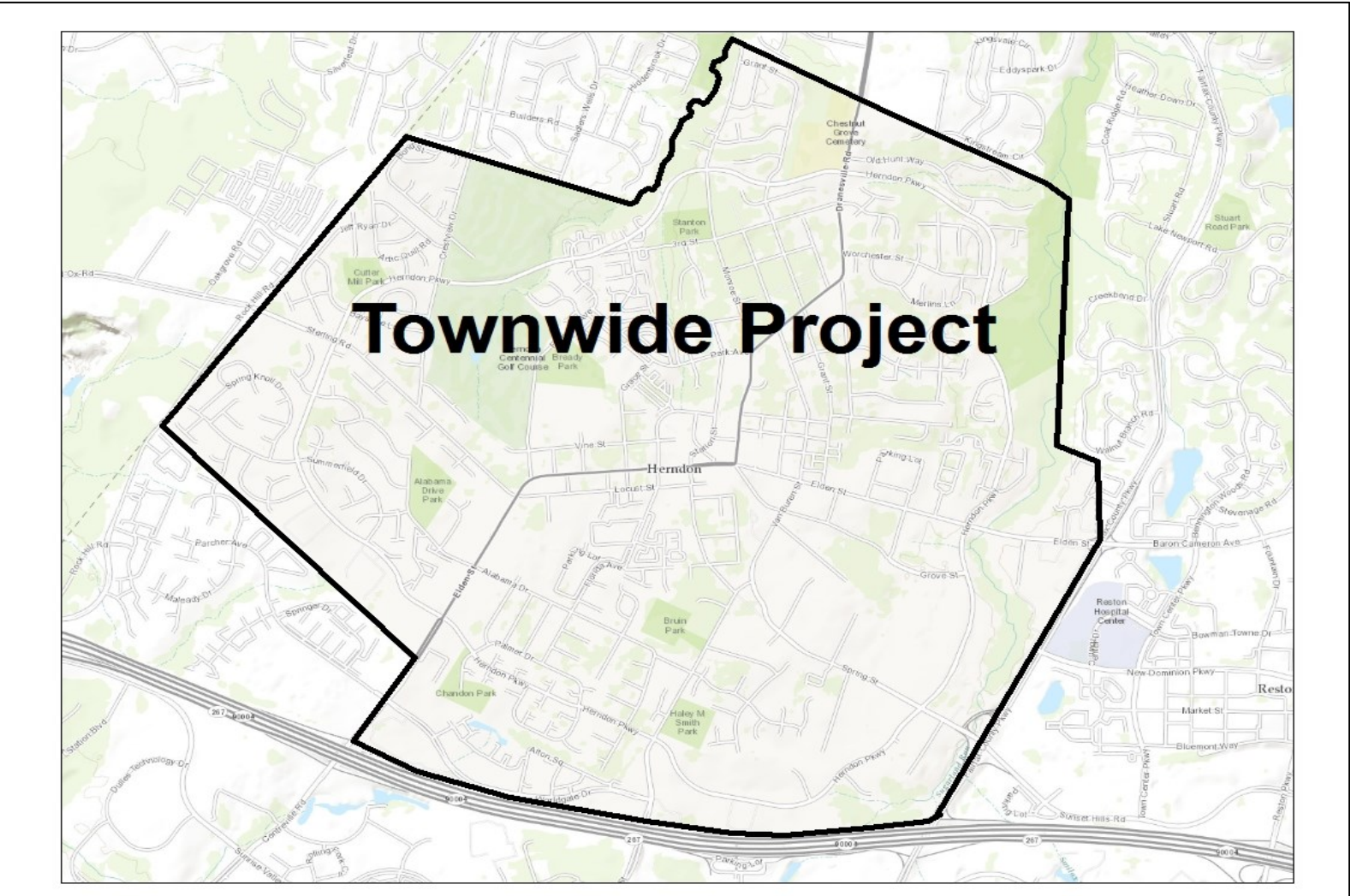
1. Continue to implement stormwater, sidewalk, and street lighting projects in town neighborhoods.

2030 Comprehensive Plan:

Master Trails Plan.

Cultivating A Sustainable Environment:

3. Implement the Master Trails Plan to expand pedestrian and bicycle routes, to include the north/south bike route.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services	555	250	275	285	235	250		120	1970
Equipment/Furniture									0
TOTAL	555	250	275	285	235	250	0	120	1970

FINANCING SOURCES:									
General Fund		250	275	285	235	250		120	1415
G.O. Bonds	555								555
Safe Routes To School Program									0
Fairfax Co. Funding									0
TOTAL	555	250	275	285	235	250	0	120	1970

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Herndon Parkway/Van Buren St. Intersection

Project Number: 02-CD-08-001

Project Class: Traffic Control

Department: Public Works

Project Description: This project provides for significant transportation improvements in order to relieve congestion and improve safety. This project focuses on the Herndon Parkway intersection with South Van Buren Street. Sterling Road/Herndon Parkway has separate funding and is shown as the next general fund project in the CIP. A concept study was completed in FY2014, resulting in Town Council adopting a preliminary plan for the intersection. Funding to date includes Regional Surface Transportation Program monies as well as HB2313 Regional 70% share funding. The intersection connects two Urban Minor Arterials that provide linkage to Fairfax County and access to redevelopment areas of the Herndon Transit Oriented Core as well as the future Herndon Metrorail station.

The project schedule anticipates design in finalization in FY2018, utility relocation and right of way acquisition in FY2019 and construction in FY2020.

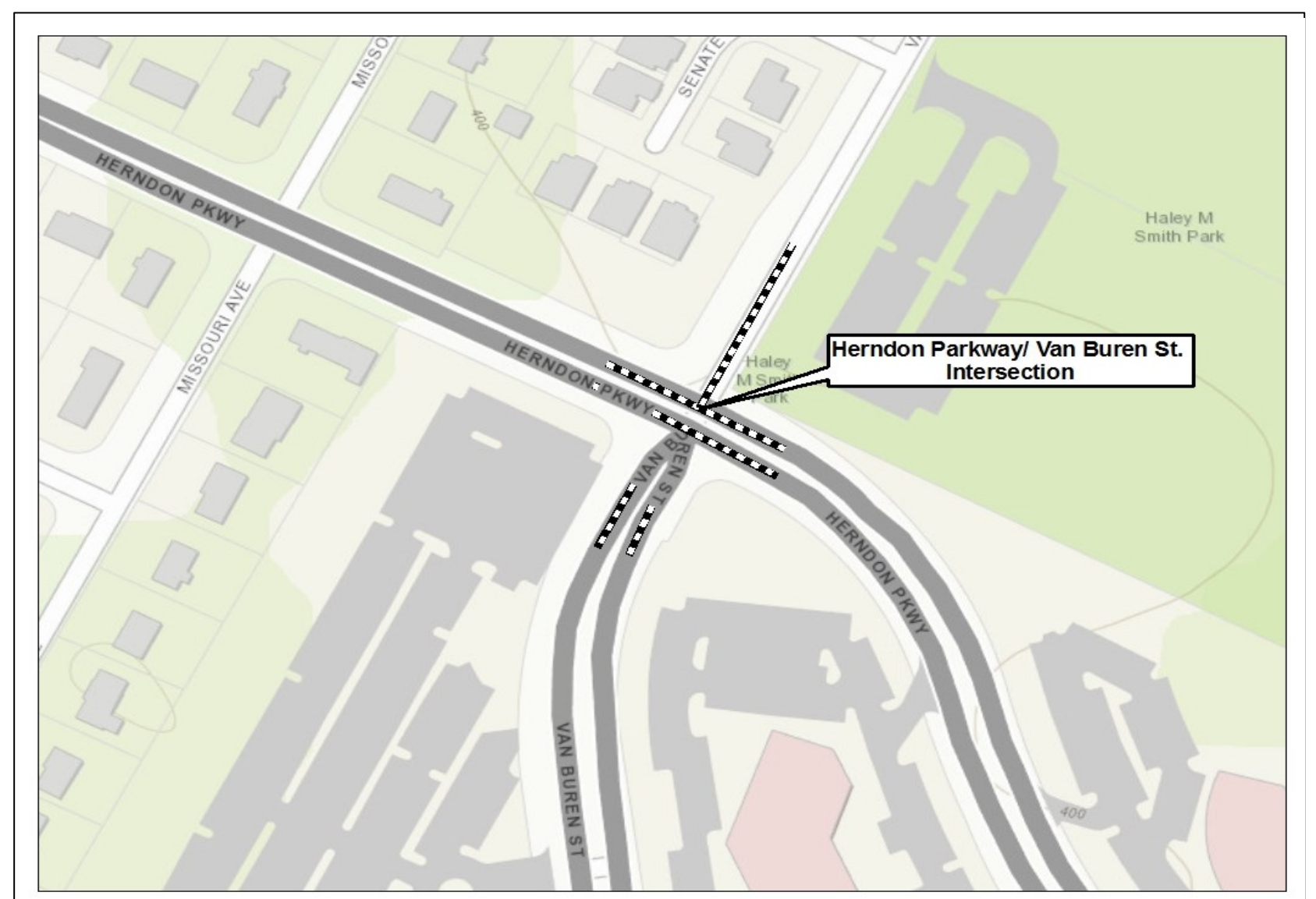
Adopted Goals and Objectives:

Cultivating a Sustainable Environment:

1. Advocate appropriate access improvements for the opening of Herndon Station.

Cultivating a Sustainable Environment:

2. Continue initiatives to have through traffic use the Herndon Parkway instead of internal streets.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition	500								500
Architecture/Engin./Admin.									0
Construction and related services	2100								2100
Equipment/Furniture									0
TOTAL	2600	0	0	0	0	0	0	0	2600

FINANCING SOURCES:									
General Fund									0
G.O. Bonds									0
RSTP	2100								2100
HB2313 Regional funding ("70% funding")	500								500
TOTAL	2600	0	0	0	0	0	0	0	2600

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Herndon Pkwy/Spring St Intersection to F. Co. Pkwy

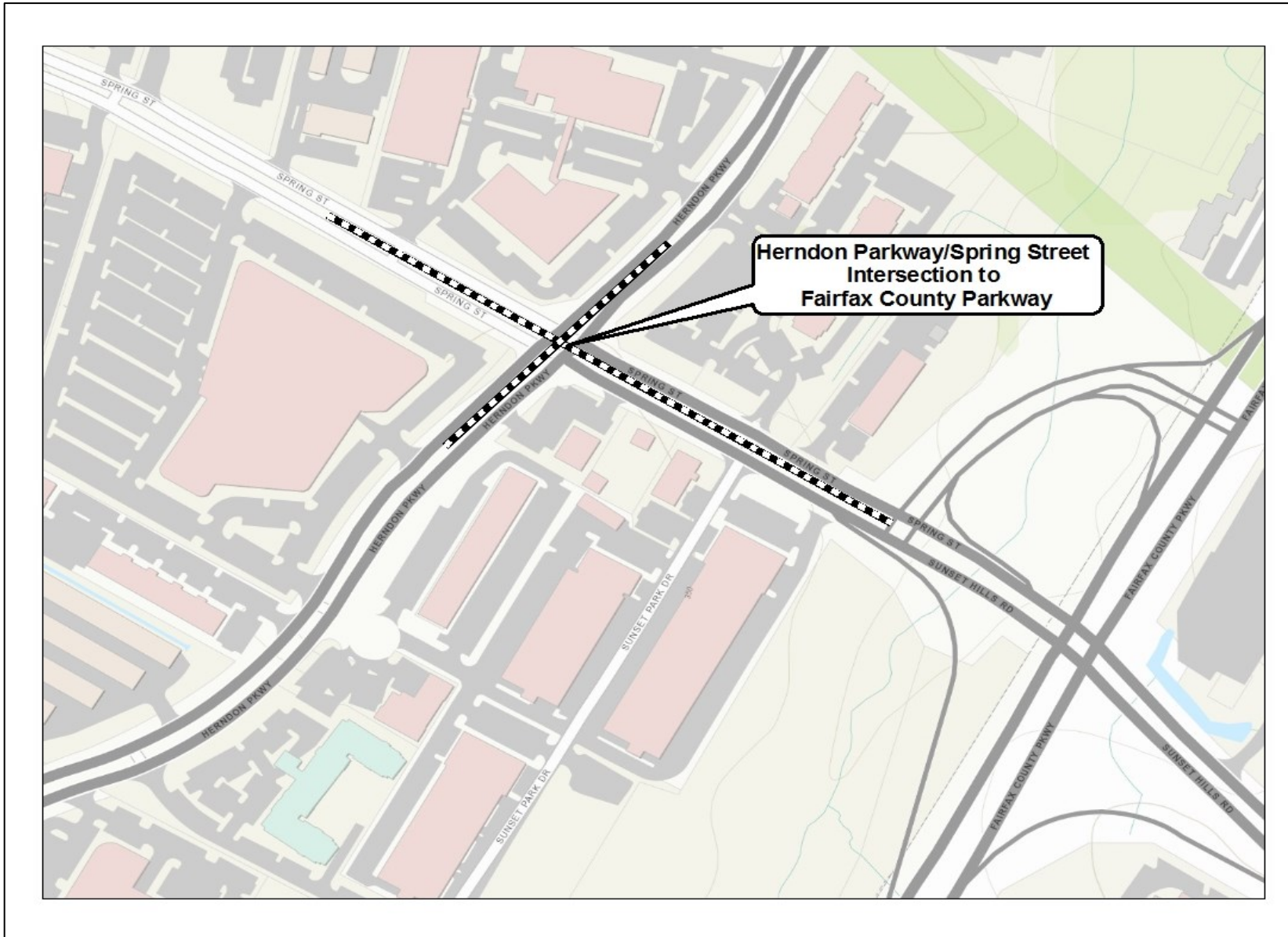
Project Number: 15-DPW-15-002 Project Class: Traffic Control Department: Public Works

Project Description: Widen and reconstruct Spring Street from 4 to 6 lanes between Fairfax County Parkway and Herndon Parkway; project limits extend westward approximately 650 feet west of Herndon Parkway; add turning lanes on approaches to the intersection of Herndon Parkway and Spring Street; reconfigure the Fairfax County Parkway off-ramp at Spring Street to accommodate an exclusive southbound left turn lane; add dedicated northbound right turn lanes on Herndon Parkway at Spring Street; add a second left turn lane on southbound Herndon Parkway at Spring Street; reconfigure existing traffic signals. Create a safe pedestrian crossing of the ramp to southbound Fairfax County Parkway along the southern side of Spring Street and connect the crossing to nearby sidewalks. Enhance safety facilities for pedestrians, cyclists and transit users. VDOT will administer this project and will design and build the project based on the funding shown. Funding from VDOT Revenue Sharing is PENDING APPROVAL by VDOT. The VDOT project name is East Spring Street Improvements.

Adopted Goals and Objectives:

Cultivating a Sustainable Environment:

- 1. Continue the initiative to have through traffic use the Herndon Parkway instead of internal streets.
- 2. Through thoughtful planning the town has a network of sidewalks, trails, streets and connections to public transportation that provides residents the opportunity for one-car or no-car living.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services	4916	3223	3039	200	100				11478
Equipment/Furniture									0
	4916	3223	3039	200	100	0	0	0	11478
FINANCING SOURCES:									
HB2313 30% local share	968								968
VDOT Rev. Sharing	926	926							1852
Revenue Sharing match -HMSAMS	774	774							1548
Gen. Fund match for Rev. Sharing	153	152							305
RSTP		90	415	200	100				805
VDOT Smartscale Funding	2095	1281	2624						6000
TOTAL	4916	3223	3039	200	100	0	0	0	11478
GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Downtown Utility Relocation

Project Number: 03-ST-11-001

Project Class: Street

Department: Public Works

Project Description: A significant cost element of downtown redevelopment is the undergrounding/relocation of utilities. For an initial phase, the town installed underground duct bank for future relocation of overhead utilities through the Federal American Recovery and Reinvestment Act of 2009 (ARRA stimulus program). The project installed duct banks in Elden Street (from Spring/Station to east of Lynn Street) and through the intersection of Elden and Spring/Station. Duct bank installation along Spring Street, not completed with the ARRA project, was completed in 2014 prior to Phase 2 of the Downtown Streetscape project. Duct bank in Station Street from Elden to the W&OD is the next segment to be constructed. The FY2012 Adopted Budget increased the town's meals tax rate to 2.5 percent, and \$150,000 of the additional collections is dedicated toward downtown utility relocation. This revenue will support debt service on G.O. bonds to fund construction. Future proffer contributions may also assist with funding this project. Proffers from approved projects include \$50,000 from the Herndon Fire Station and \$75,000 from the Vinehaven residential project (\$75,000 not shown in reserves-expected to be encumbered in FY16). In Estimated Reserves, an order of magnitude estimate is noted to underground wires on Elden Street, from Monroe to possibly Center Street. New conduit has been installed and the overhead wires will be relocated into the conduit.

Adopted Goals and Objectives:

Enriching lives through Arts and Entertainment:

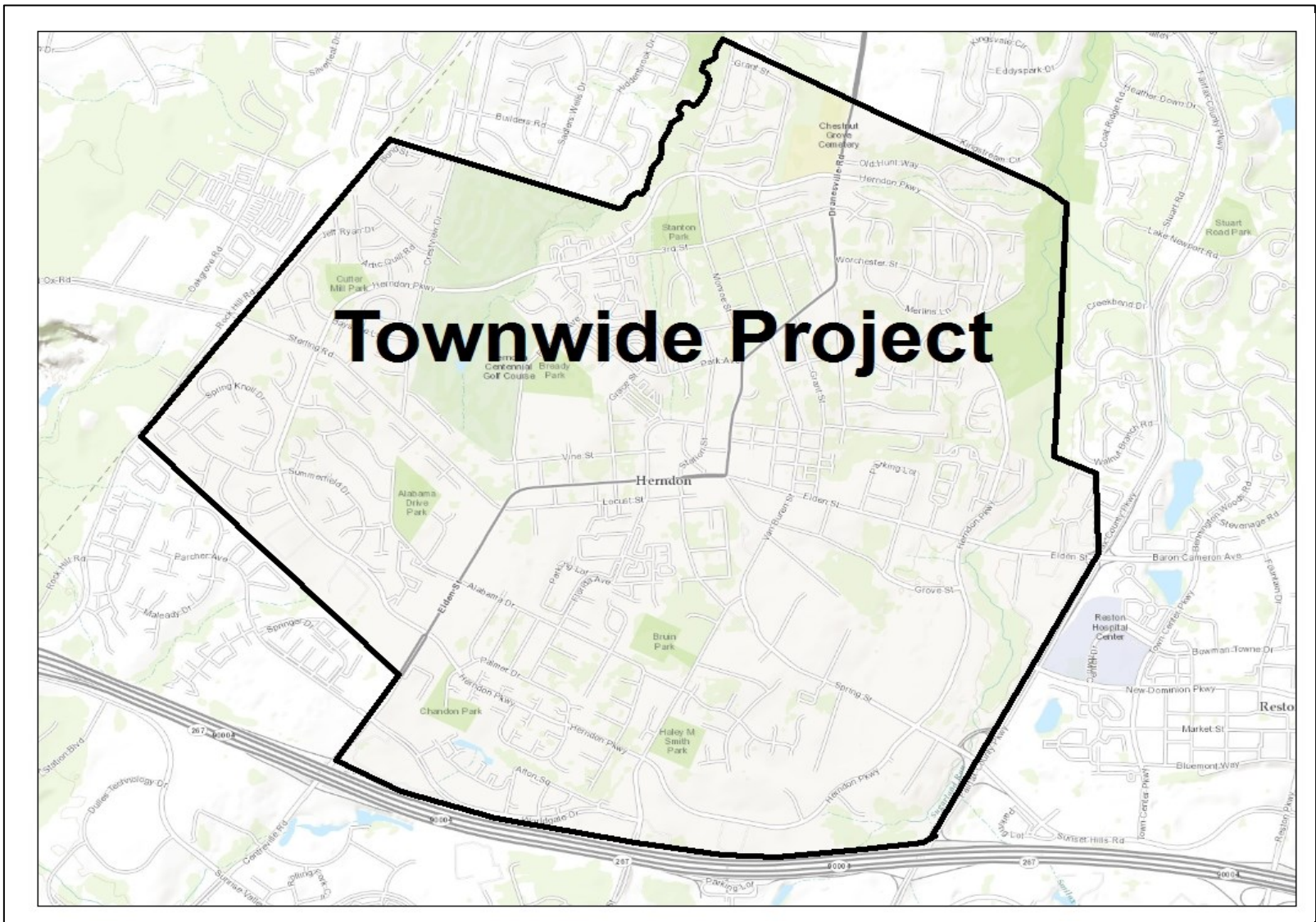
1. Complete downtown streetscape improvements.

2030 Comprehensive Plan:

2. Goals for downtown - Create a safe, pedestrian-friendly environment.

3. Goals for downtown - Create a singularly attractive downtown.

4. Public Facilities - Continue to place new and existing lines underground.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services	2925								2925
Equipment/Furniture									0
TOTAL	2925	0	0	0	0	0	0	0	2925

FINANCING SOURCES:									
General Fund	150								150
G.O. Bonds	2600								2600
Intergovernmental Aid									0
Proffer + \$125K developer contribution	175								175
TOTAL	2925	0	0	0	0	0	0	0	2925

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service		175	175	175	175	175	175	1875	2925
Personnel/Operations									0
TOTAL	0	175	175	175	175	175	175	1875	2925

Major Road Repaving Projects

Project Number: 03-ST-12-003Project Class: StreetDepartment: Public Works

Project Description: This project supports major maintenance of the town's arterial street network. Significant increases in asphalt costs over the past several years has resulted in a back log and delay in keeping up with scheduled resurfacing of the major road ways. These costs are so high, they take up the majority of resurfacing funds reimbursed by the state. By creating a CIP fund for the major roads, more funds can be dedicated to secondary roads and subdivision streets that are starting to fail.

The proposed paving program has been structured to complete segments that were previously delayed for maintenance. Funding will be used to complete the projects listed below. Asphalt milling, concrete curb and gutter replacement, repaving, restriping and traffic loop replacement are the major project elements to be completed. The FY2012 adopted Budget increased the town's meals tax rate to 2.5 percent. A portion of the additional collections (\$250,000) is dedicated toward major road repaving.

FY2020 - Herndon Parkway from Sterling Road to Elden Street (inner loop)
FY2021 - Herndon Parkway from Sterling Road to Elden Street (outer loop)
FY2022 - Elden St, Grace St. to Sterling Rd.(replace bomanite-new streetscape design)
FY2023 - Worldgate Drive (Elden St. to Van Buren St.)Replace Elden Street Bomanite
FY2024 - Monroe St., from Herndon Parkway to South Town Line

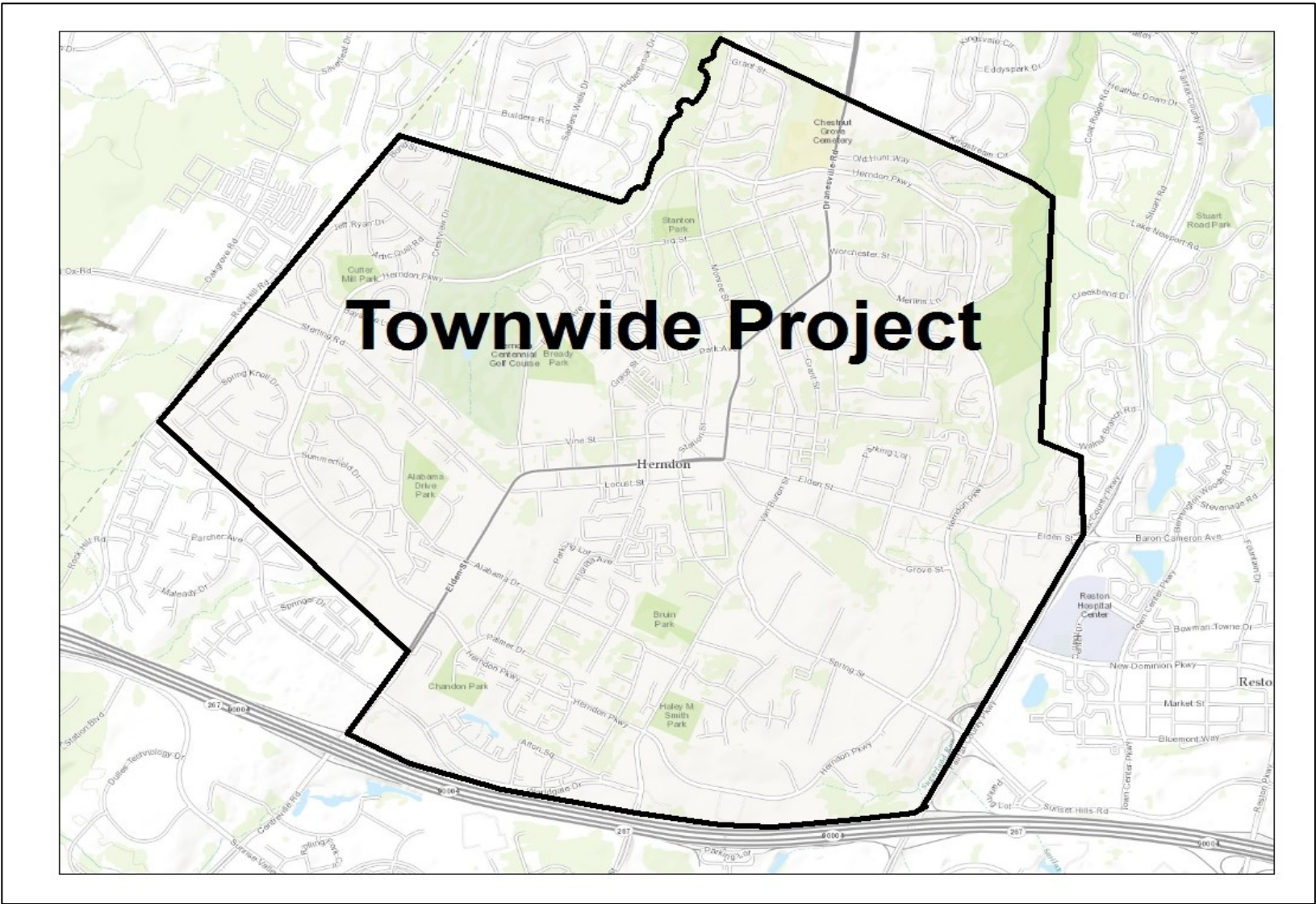
Adopted Goals and Objectives:

2030 Comprehensive Plan:

1. To provide a transportation system that safely accommodates local traffic

2030 Comprehensive Plan:

2. Provide safe streets that are friendly to pedestrians and bicyclists



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services	250	350	350	350	350	TBD	TBD	TBD	1650
Equipment/Furniture									0
TOTAL	250	350	350	350	350	0	0	0	1650

FINANCING SOURCES:									
General Fund	250	350	350	350	350	TBD	TBD	TBD	1650
G.O. Bonds									0
Intergovernmental Aid									0
Other - VDOT Revenue Grant									0
Other									0
TOTAL	250	350	350	350	350	0	0	0	1650

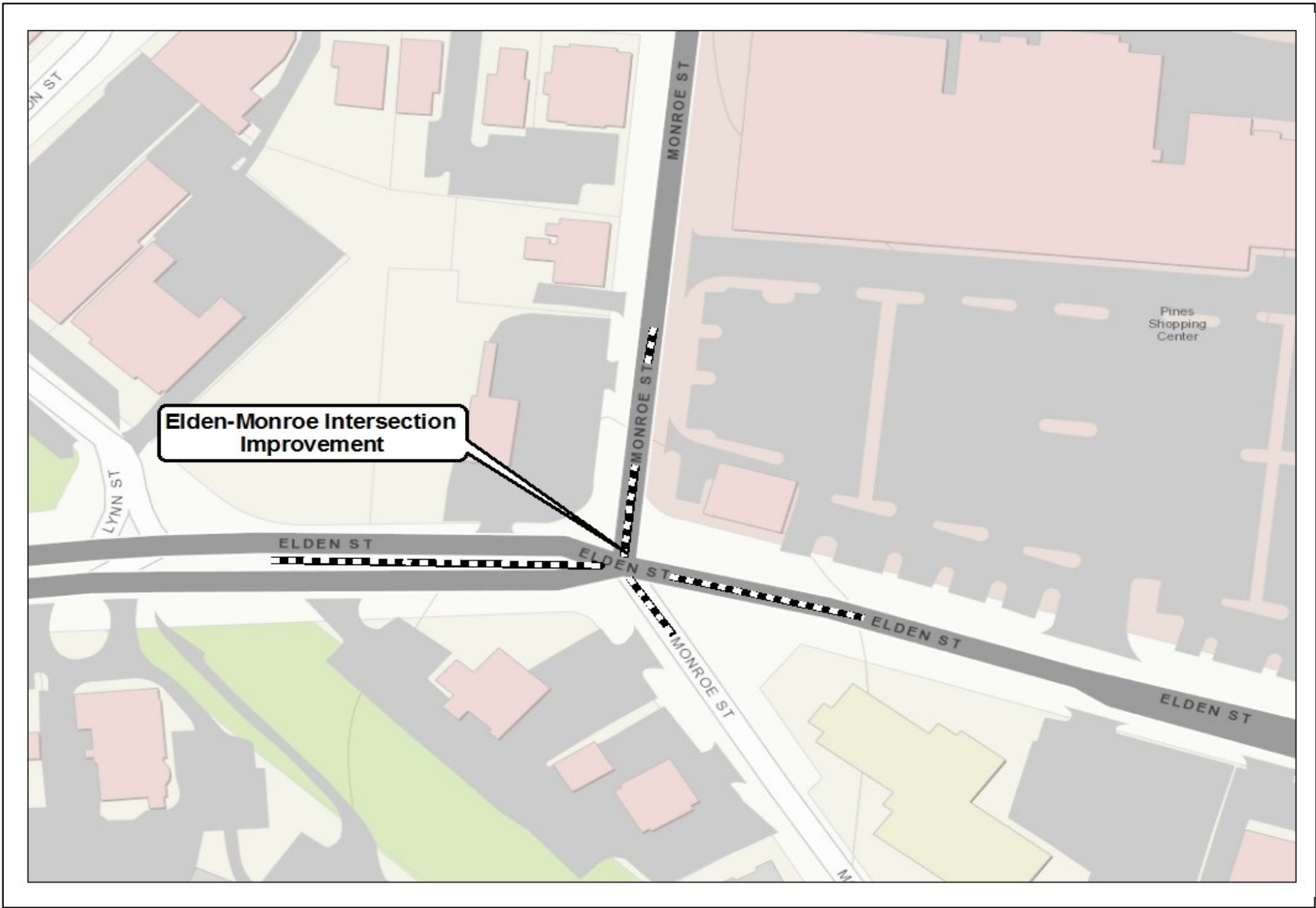
GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Elden-Monroe Intersection Improvements

Project Number: Project Class: Street Department: Public Works

Project Description: This project redesigns and reconstructs the intersection of Monroe-Elden Streets. This project will link the East Elden Project, the Downtown Streetscape Project, and the Elden-Monroe private development project. Enhancements include a new traffic signal, brick crosswalks, sidewalks and storm drainage improvements. A state revenue sharing grant will support the project.

- Adopted Goals and Objectives:
Enriching Lives Through Arts and Entertainment:
1. Complete downtown streetscape improvements.
- Celebrating Community Spirit:*
2. Continue to implement stormwater, sidewalk, and streetlighting projects in town neighborhoods.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition	200								200
Architecture/Engin./Admin.	150								150
Construction and related services	900	750							1650
Equipment/Furniture									0
TOTAL	1250	750	0	0	0	0	0	0	2000

FINANCING SOURCES:									
General Fund									0
G.O. Bonds									0
HB2313 Local 30%	602	375							977
Revenue Sharing Grants - (Approved)	625	375							1000
CIP Reallocation	23								23
TOTAL	1250	750	0	0	0	0	0	0	2000

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Monroe Street Improvements

Project Number: Project Class: Street Department: Public Works

Project Description: This project adds curb and gutter and new sidewalk to the west side of Monroe Street from 761 Monroe to 815 Monroe, and on the east side of Monroe Street from 760 Monroe to approximately 170 feet north of Monroe Hill Court. Monroe Street will be widened to match improvements that have been constructed on both ends of the project. Storm drainage, lighting, and paving are included in the project. Grant funding may be pursued for the project in future grant applications. Potential sources include VDOT revenue sharing, HB2313 local funding and other sources.

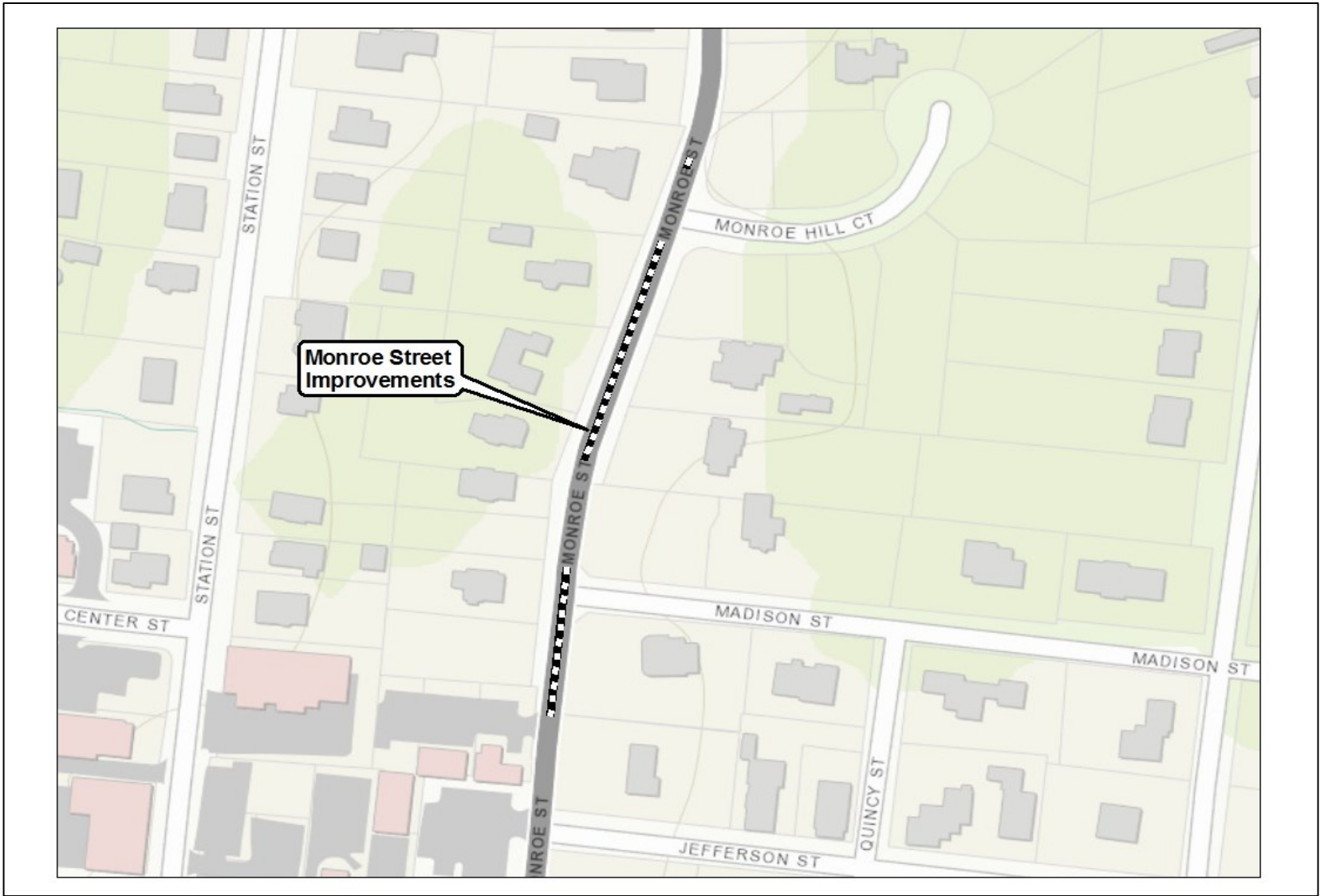
Adopted Goals and Objectives:

Celebrating Community Spirit:

- 1. Continue to implement stormwater, sidewalk, and street lighting projects in town neighborhoods.

Comprehensive Plan:

- 2. Provide safe streets that are friendly to pedestrians and bicyclists.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition			300						300
Architecture/Engin./Admin.		275							275
Construction and related services			399	TBD					399
Equipment/Furniture									0
TOTAL	0	275	699	0	0	0	0	0	974

FINANCING SOURCES:									
General Fund			375						375
HB2313 30% local funding		275	300	TBD					575
Proffer- Madison Single Lot Development			24						24
TOTAL	0	275	699	0	0	0	0	0	974

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Information Technology

Project Number: 16-IT-97-001

Project Class: Information Technology

Department: Information Technology

Project Description: FY 2019 - Next generation zoning and permitting application software with electronic plan review – Tyler technologies EnerGov.

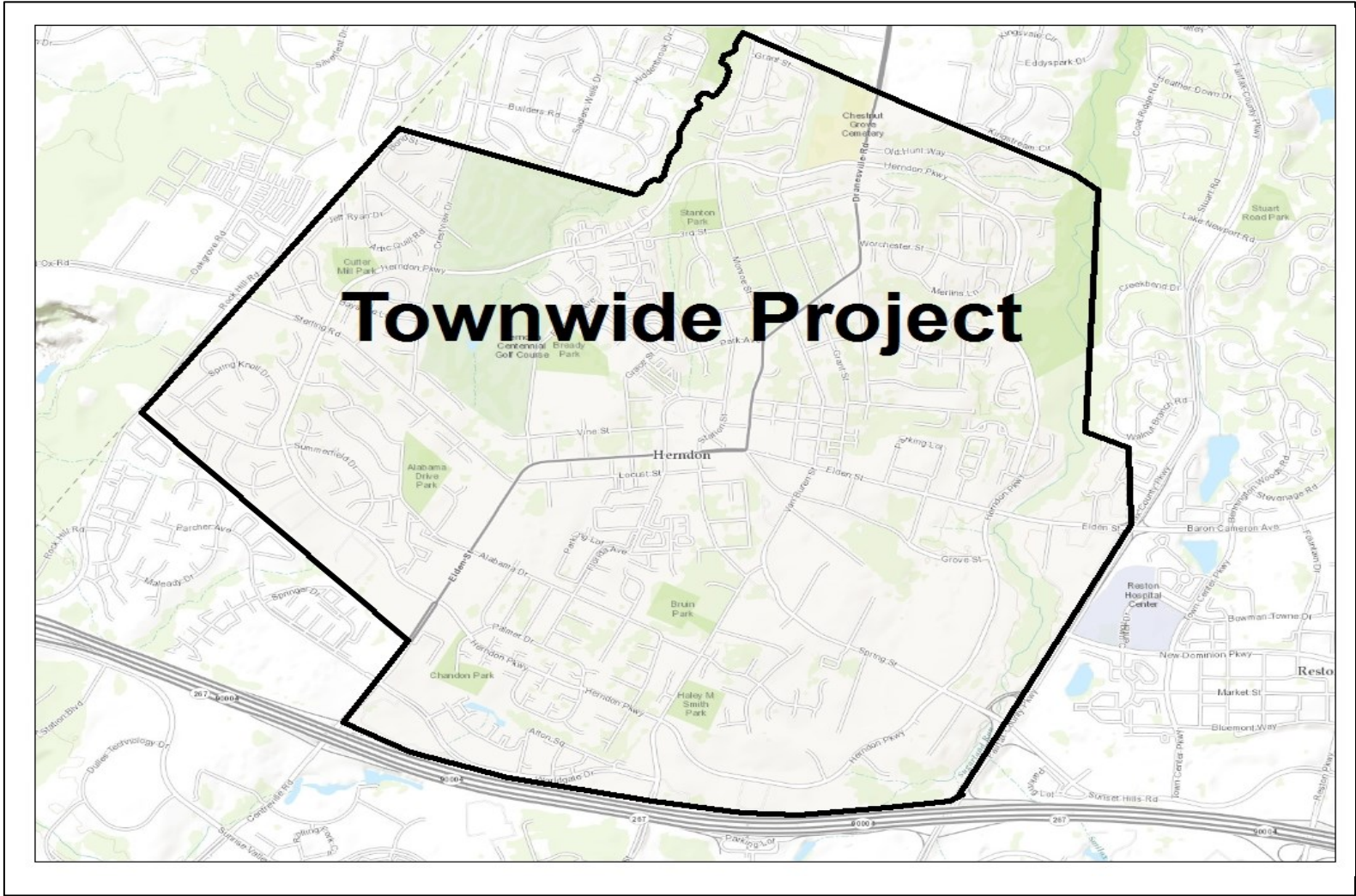
Adopted Goals and Objectives:

2035 Vision Plan Goals:

1. Provide robust online access for all town services and customer relationship management.

Championing Business and Technology:

2. Identify and evaluate opportunities to increase connectivity in the town.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.	109								109
Construction and related services									0
Equipment/Furniture									0
TOTAL	109	0	0	0	0	0	0	0	109
FINANCING SOURCES:									
General Fund	109								109
G.O. Bonds									0
Intergovernmental Aid									0
Capital Leases									0
Other									0
TOTAL	109	0	0	0	0	0	0	0	109
GENERAL FUND OPERATING IMPACT:									
Capital Costs	0	0	0	0	0	0			0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0			0

Police Radio Equipment

Project Number: 15-PO-15-01 Project Class: Special Equipment Department: Police

Project Description:

Police radios with associated equipment must be replaced due to obsolescence, interoperability, and encryption requirements. The project coordinates with Fairfax County as the lead communications point, and is largely driven by county timeframes and operational requirements. The expenditures are tentatively expected in FY 2019. The FY 2019 commitment of \$211,000 is not shown here; this will be funded from reserves at the first FY19 Budget Amendment cycle. The overall project expense and CIP allocation for the Town of Herndon was decreased due to Fairfax County's agreement to purchase \$372,000 worth of necessary equipment.

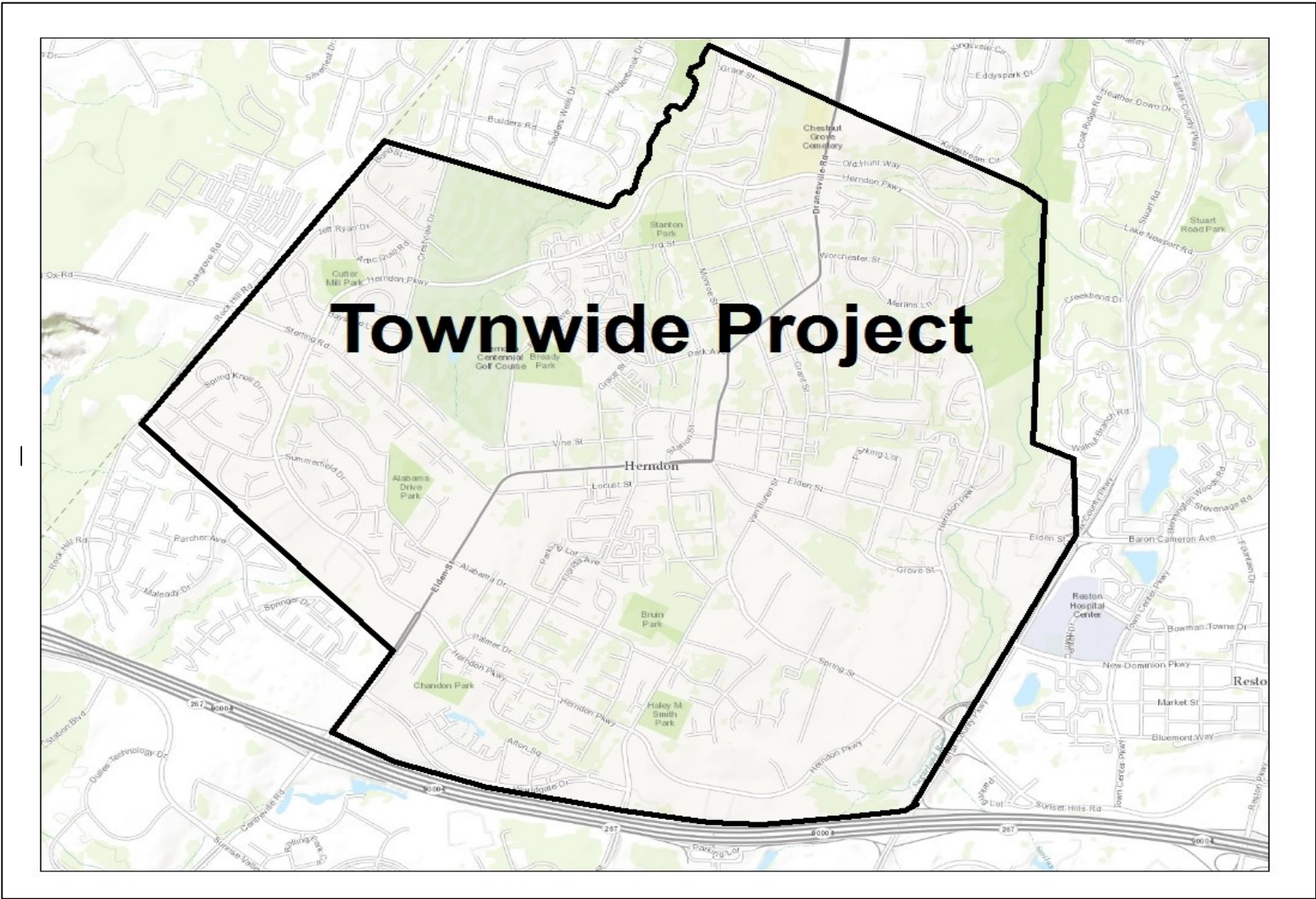
Adopted Goals and Objectives:

Accreditation Standard 81.3.4:

1. This communications capability among law enforcement and public service agencies, such as fire departments, ambulance services, public utilities, etc., is necessary to provide proper coordination and deployment of forces in emergencies. The capability may range from simple car-to-car arrangements to interagency and statewide networks.

Accreditation Standard 81.2.2

2. Immediate communications capability provides a measure of safety and security to law enforcement officers and the public.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Previous Allocations	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services									0
Equipment/Furniture	630								630
TOTAL	630	0	0	0	0	0	0	0	630

FINANCING SOURCES:									
General Fund	630								630
G.O. Bonds									0
Intergovernmental Aid									0
Other									0
Other									0
TOTAL	630	0	0	0	0	0	0	0	630

GOLF COURSE FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Police Exterior Garage

Project Number: 09-PO-20-01

Project Class: Buildings

Department: Police

Project Description: Construction of a permanent exterior garage facility (30' x 40') is needed to expand storage capacity for police bicycles, bulky emergency readiness equipment and supplies, adverse weather equipment and other agency property where space is not available nor suitable for storage inside the police facility. The garage will also support an area to perform technology maintenance associated with police vehicles and equipment. Adding an exterior garage will alleviate haphazard storage of bulky operational equipment inside and around the police facility and provide defined workspace to properly access, maintain, utilize and store the property and equipment.

Adopted Goals and Objectives:

FY 2020 Budget

1. Providing adequate storage for bulky operational equipment and supplies, police bicycles and other readiness equipment meets the department's objective to maintain readiness for emergencies and other operational needs.

National Accreditation Standard 17.5.3:

2. Maintaining stored agency property in a state of operational readiness promotes effective response to incidents and proper protection and accountability of property.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Previous Allocations	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services		700							700
Equipment/Furniture									0
TOTAL	0	700	0	0	0	0	0	0	700
FINANCING SOURCES:									
General Fund		700							700
Fairfax County									0
Intergovernmental aid									0
Capital Lease/Purchase									0
TOTAL	0	700	0	0	0	0	0	0	700
GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

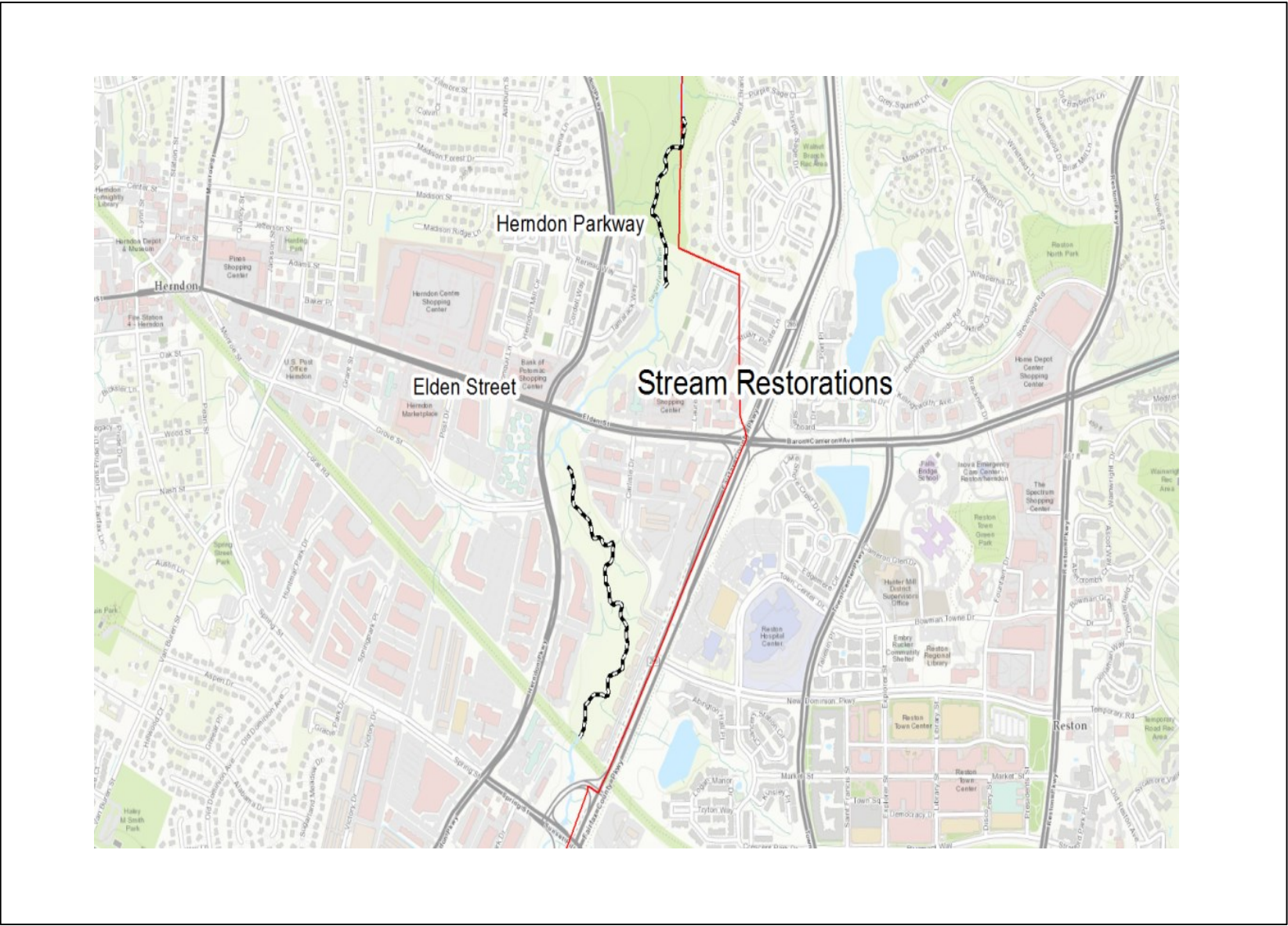
Stream Restoration

Project Number: 5-SM-18-002 Project Class: Storm Drainage Department: Public Works

Project Description: These projects are designed to address the quality of the town's stream banks and stream valley conditions. This project addresses a regional mandate to improve the Chesapeake Bay with reduction to the Total Maximum Daily Load of nutrients. TMDL targets have been set for the jurisdictions by Virginia DEQ. Urbanization and storm water have contributed to erosion and damage to the stream areas. These projects will use Fairfax County stormwater tax funding and possible grant funding to implement the projects. Stream restoration areas are identified as:

- Sugarland Run (behind Herndon Police Department) - Design FY19, Construct FY21
- Sugarland Run (south of Elden Street) - Construct - beyond
- Sugarland Run (along Runnymede Park) - Construct - beyond

Adopted Goals and Objectives:
Cultivating a Sustainable Environment
1. Sustain and enhance our parks



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.	200		1000					TBD	1200
Construction and related services								TBD	0
Equipment/Furniture									0
TOTAL	200	0	1000	0	0	0	0	0	1200
FINANCING SOURCES:									
General Fund									0
G.O. Bonds									0
Intergovernmental Aid									0
Fairfax County Stormwater Tax	200		1000					TBD	1200
Other									0
TOTAL	200	0	1000	0	0	0	0	0	1200
GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Downtown Redevelopment - Arts Center

Project Number: 09-CD-17-10

Project Class: Buildings

Department: Town Manager

Project Description: This project provides for the development of public parking as well as an arts center in the downtown in accord with the comprehensive plan. During 2017 a Comprehensive Agreement was negotiated between the town and Comstock and approved by Town Council. By the terms of the agreement Comstock provides permanent structured parking (339 spaces), the shell arts center facilities as well as temporary facilities during construction, other public space improvements and a \$500,000 recreation proffer. The total public improvements are valued at \$13.6M, while the town had invested \$5.8M previously in land acquisition and the town funds \$3.6M towards core facilities plus environmental clean-up, culvert repair, easements and other items. The town will also cover interior build-out for the arts center with all of the shell construction costs covered by Comstock. This project sheet displays the costs to be undertaken by the Town of Herndon for design and construction of the arts center interior build-out.

Adopted Goals and Objectives:

FY2016 Budget:

Enriching Lives Through Arts and Entertainment
-Goal 1: Make downtown a vibrant and year-round activity-based draw.

2030 Comprehensive Plan, Page III-25

2. Encourage Complementary Redevelopment



amounts indicated = dollars in thousands

ESTIMATED COST:	Estimated Reserves	Fiscal Year							TOTAL
		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	
Contribution to core facilities per CA									0
Architecture/Engin./Admin.	500								500
Construction by town -Art Ctr. interior			2500						2500
Equipment/Furniture									0
TOTAL	500	0	2500	0	0	0	0	0	3000

FINANCING SOURCES:									
General Fund									0
G.O. Bonds			1300						1300
Fairfax Co. grant per town/county MOU			1200						1200
Other -proffer from Comstock	500								500
Other									0
	500	0	2500	0	0	0	0	0	3000

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Traffic Signal Uninterruptable Power Supply

Project Number: 02-ST-18-003

Project Class: Traffic

Department: Public Works

Project Description: Install uninterruptable power supplies for the town's traffic signals at higher volume intersections to enhance performance and limit traffic signal interruptions during power outages, and lower emissions during interruptions to traffic signal operations. Intersections identified include 25 intersections on Elden Street and Herndon Parkway. Installation is programmed over time using available grant funding.

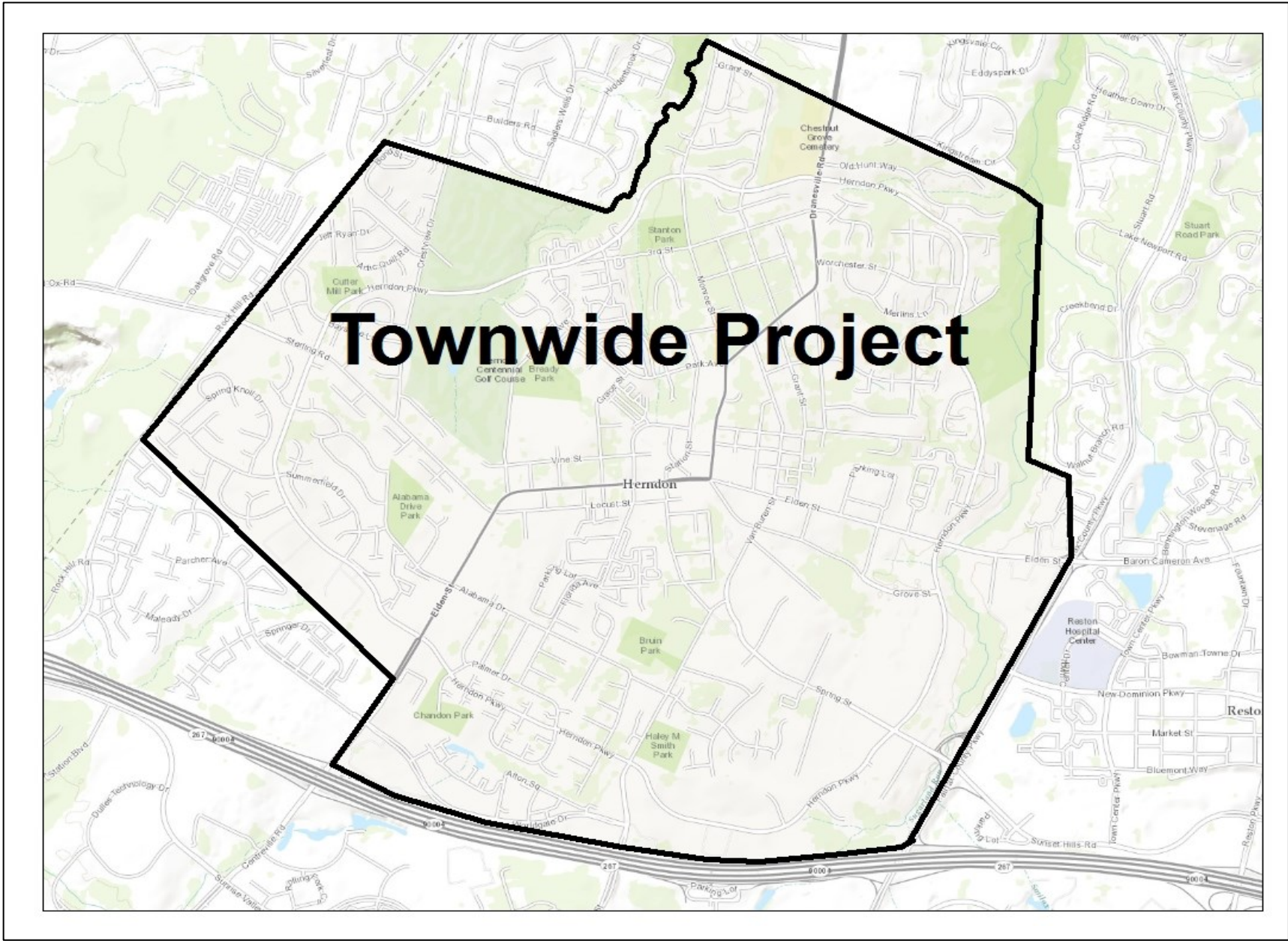
Adopted Goals and Objectives:

2030 Comprehensive Plan:

1. To provide a transportation system that safely accommodates local traffic

2030 Comprehensive Plan:

2. Provide safe streets that are friendly to pedestrians and bicyclists.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services	150	150							300
Equipment/Furniture									0
TOTAL	150	150	0	0	0	0	0	0	300
FINANCING SOURCES:									
General Fund									0
G.O. Bonds									0
Intergovernmental Aid									0
HB2313 Local 30%	150	150							300
Other									0
TOTAL	150	150	0	0	0	0	0	0	300
GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Traffic Signal at Herndon Centre (former K-Mart)

Project Number: 02-ST-18-003

Project Class: Traffic

Department: Public Works

Project Description: Install traffic signal to include pedestrian facilities and design in coordination with VDOT street improvement project. Developer proffer from redevelopment of part of the Herndon Centre property on Elden Street supports portion of cost. The approved Proffered Condition Amendment PCA 18-101 included within the development proffers a contribution of \$165,000 from the developer for the signal.

Adopted Goals and Objectives:

2030 Comprehensive Plan:

1. To provide a transportation system that safely accommodates local traffic

2030 Comprehensive Plan:

2. Provide safe streets that are friendly to pedestrians and bicyclists.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services		165							165
Equipment/Furniture									0
TOTAL	0	165	0	0	0	0	0	0	165
FINANCING SOURCES:									
General Fund									0
G.O. Bonds									0
Intergovernmental Aid									0
HB2313 Local 30%									0
Other - Proffer		165							165
TOTAL	0	165	0	0	0	0	0	0	165
GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

B. GOLF COURSE FUND PROJECTS

Clubhouse Expansion - Phase Three

Project Number: 09-GC-96-003

Project Class: Buildings

Department: Golf Course

Project Description: This project will provide for renovation of the golf course clubhouse, constructed in 1980. The project will include a new architectural image and replacement of the building exterior with a more modern material. Within financial limits, project planning will also refresh or potentially expand components of the existing structure, to include the pro shop, office, food service and golf cart storage areas.

Development of preliminary concept plans and budgetary cost estimates were completed in FY 2017. Based on these estimates, it will be necessary to prioritize options that can be addressed in the order of need and perceived value. A feasibility study is scheduled to be completed in FY 2023 before design commences. The current fiscal capacity of the Golf Course Enterprise Fund is not capable of assuming additional debt service until 2024.

Adopted Goals and Objectives:

FY 2016 Budget:

- 1. Promote Herndon Centennial Golf Course to help establish the town as a desirable destination throughout the region.

FY 2016 Budget:

- 2. Provide programs and services of exceptional quality.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Previous Allocations	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.	133				25	TBD			158
Construction and related services							TBD		0
Equipment/Furniture									0
TOTAL	133	0	0	0	25	0	0	0	158

FINANCING SOURCES:									
General Fund									0
G.O. Bonds									0
Intergovernmental Aid									0
Golf Course Fund	133				25	TBD	TBD		158
Other									0
TOTAL	133	0	0	0	25	0	0	0	158

GOLF COURSE FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service							TBD		0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	TBD	0	0

Golf Course Master Plan Improvements

Project Number: 10-GC-96-005

Project Class: Grounds

Department: Golf Course

Project Description: The Herndon Centennial Golf Course Master Plan provides for improvements to include course playability, aesthetics, and maintainability. Phase Two improvements included fairway bunker renovations, reconstruction of selected tee complexes, cart path and curbing renovations. Future improvements, to include enhancements to the remaining tee complexes, are scheduled to be completed after FY 2025.

Additional materials and supplies required for turf maintenance of the enlarged teeing areas is anticipated to cost \$3,000 annually.

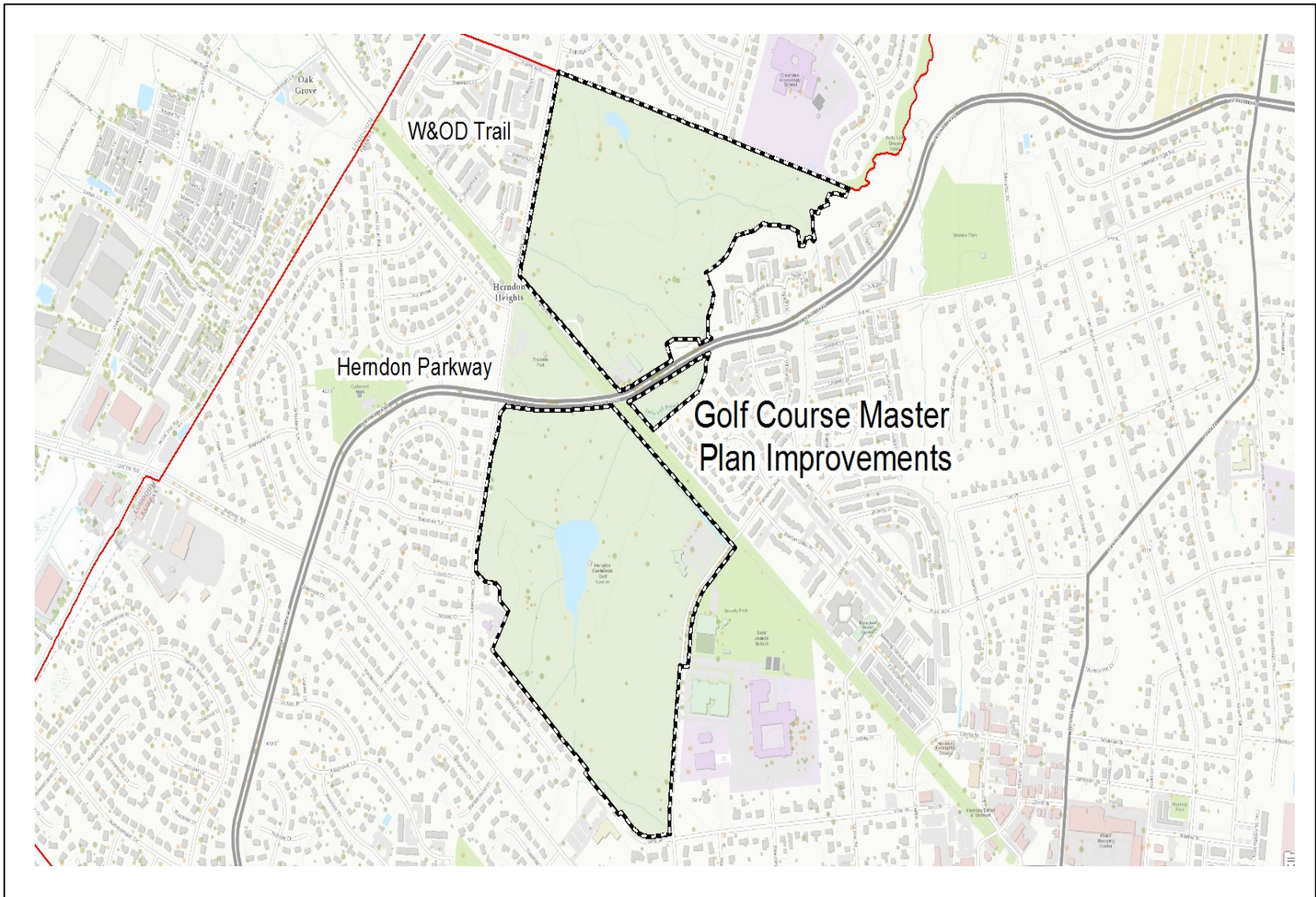
Adopted Goals and Objectives:

FY 2016 Budget:

- 1. Provide impeccably manicured playing conditions and an attractive setting in which to play.

2035 Vision Plan and Goals:

- 2. Develop and implement an environmental sustainability plan for the town.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Previous Allocations	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.								85	85
Construction and related services								840	840
Equipment/Furniture									0
TOTAL	0	0	0	0	0	0	0	925	925

FINANCING SOURCES:									
General Fund									0
G.O. Bonds									0
Intergovernmental Aid									0
Golf Course Fund								925	925
Other									0
TOTAL	0	0	0	0	0	0	0	925	925

GOLF COURSE FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations								3	0
TOTAL	0	0	0	0	0	0	0	3	

C. WATER AND SEWER FUND PROJECTS

General Water Maintenance and Replacement

Project Number: 12-WS-96-001Project Class: WaterDepartment: Public Works

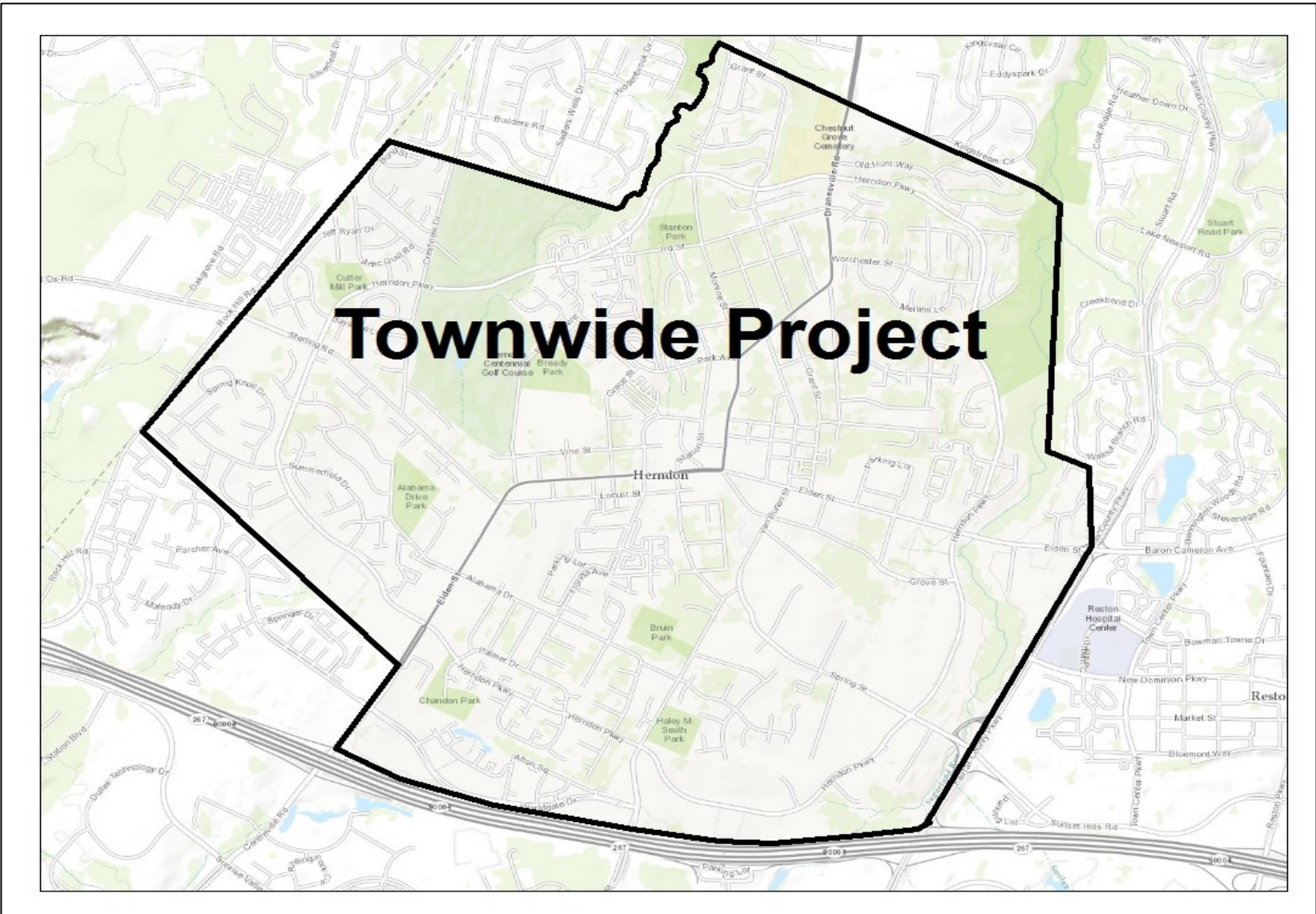
Project Description: This program provides for major component replacement of the water distribution system. Major maintenance and replacement of system mains and facilities will be phased and prioritized based on pipe age, material, and localized General Fund projects, thus reducing the adverse impacts caused by frequent outages and the cost premiums experienced from system failure repairs. Increased frequency in water main breaks, funding, and re-prioritization of nearby General Fund projects may cause the replacement order to change as needed.

Fiscal Year	2020	2021	2022	2023	2024	2025	Beyond	TOTAL
Center Street - Locust Street to Nash Street	650							650
Wilshire Dr - Alabama Dr to Magnolia Lane	100	790						890
Dranesville Road -Park Ave. to Fillmore St.		55	440					495
Monroe Street - Elden Street to Oak Street			15	100				115
Nash St.- Fairfax Ln to Spring St with Bowers Ln			40	290				330
Florida Ave - Bruce Court -Archer Court				105	600			705
Patrick Dr/Pickett Ln & Palmer Dr to Alabama					100	720		820
Miss/Calhoun/Stuart to Missouri						75	450	525
TOTAL	750	845	495	495	700	795	450	4,530

Adopted Goals and Objectives:
Comprehensive Plan Goals for Public Service:
1. Ensure there is sufficient drinking water and sewer capacity to meet the needs of the town residential and commercial residents.

FY 18 adopted Budget:
2. Implement efficient and cost effective improvements of the water supply system. Maintain the water supply system with the highest standard.

FY 18 adopted Budget:
3. Maintain compliance with state and federal safe drinking water standards.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.		100	55	55	105	100	75	TBD	490
Construction and related services		650	790	440	390	600	720	450	4040
Equipment/Furniture									0
TOTAL	0	750	845	495	495	700	795	450	4530

FINANCING SOURCES:									
Water and Sewer Fund		570	845	495	465	700	795	450	4320
Bonds/Municipal Loans									0
Availability Fee Fund		180			30				210
Other Funding Sources									0
TOTAL	0	750	845	495	495	700	795	450	4530

Funding Note: Projects that provide for increased sizing of existing mains or the construction of infrastructure where it did not previously exist are partially funded from availability fees. The proportion of funding is based on the age of existing infrastructure to be replaced, and premium to increase pipe size.

WATER / SEWER FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Water Utility Master Plan Improvements

Project Number: 12-WS-13-001Project Class: WaterDepartment: Public Works

Project Description: This program provides for major construction and upgrades to the water distribution system. As a result of Herndon Transit-Oriented Core (HTOC), Downtown Master Plan (DTMP), Overlay Districts, and rezoning cases, water system construction and upgrades will be targeted to provide sufficient domestic and fire flow to new developments. The Town will be changing its source of supply from three existing meter vaults to vaults connected to the 24-inch water main in the W&OD Trail, now owned and operated by Fairfax Water. Improvements to three existing control vaults that deliver water to the town willl allow the water levels to be raised while cycling the water to maintain water quality. In addition the town will share in the cost of a new pump station located behind the police station that will provide the needed flow for the town and a redundant feed for a community north of town served by Fairfax Water. A new storage tank at the Alabama tank site and a new 16-inch water main from the W&OD trail to the Alabama Tank and the Herndon Parkway will also be needed to meet future demands.

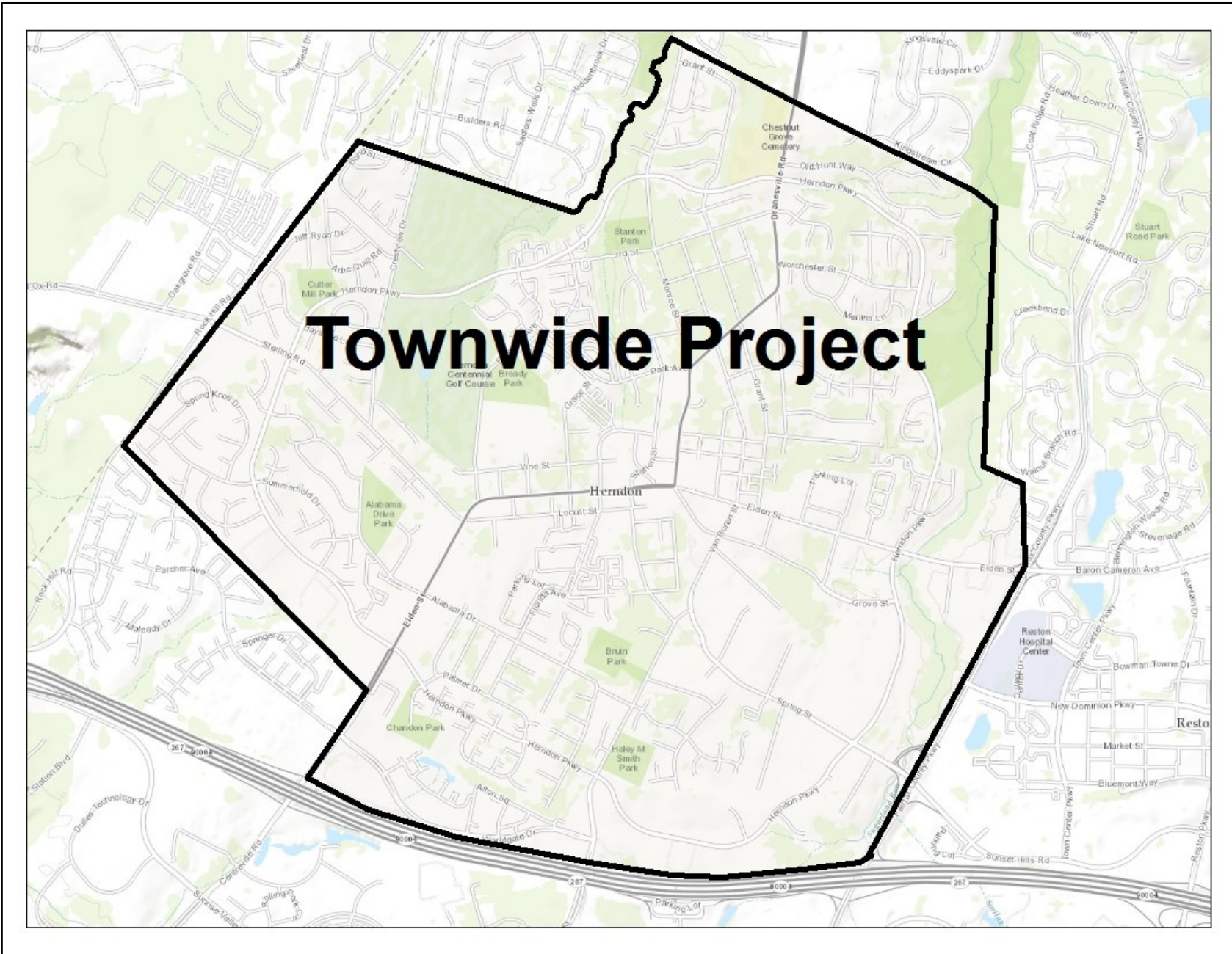
Adopted Goals and Objectives:

Comprehensive Plan Goals for Public Service:

1. Ensure there is sufficient drinking water and sewer capacity to meet the needs of the town residential and commercial residents.

2035 Vision Plans and Goals:

2. Strengthen the bonds with Fairfax and Loudoun Counties to advance common interests, including transportation planning, access to Innovation Metro Station, and the adjacent development impacts to the Town of Herndon.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.	50	600	100			135	275		1110
Construction and related services			1500	1900			900	2250	6550
Equipment/Furniture									
TOTAL	50	600	1600	1900	0	135	1175	2250	7710

FINANCING SOURCES:									
Water and Sewer Fund	50								
Bonds/Municipal Loans			1600	1900			900	2250	6650
Availability Fee Fund		600				135	275		1010
Other Funding Sources									
TOTAL	50	600	1600	1900	0	135	1175	2250	7710

Funding Note: Improvements made to, or replacement of, existing infrastucture that is either obsolete or nearing the end of its service life will be partially funded out of O&M.

WATER AND SEWER FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Fiscal Year Detail		2020	2021	2022	2023	2024	2025	Beyond	TOTAL
Fairfax Water/Herndon Pump Station		600	1500	1500					3,600

Sewer System Conveyance

Project Number: 06-SS-13-001

Project Class: Sewer

Department: Public Works

Project Description: This project will provide for conveying most of the future growth in wastewater flows to the Fairfax County or Loudoun Water sewer systems, or a combination of both. The design concept consists of a new pumping station near the Sugarland Run Interceptor, along with a force main heading west along the Herndon Parkway. In Phase One there would be a connection to the Fairfax system at the Town's Worldgate connection to Fairfax County, and then Phase Two would be a continuation of the force main west to a Loudoun County interceptor that would transport wastewater to their treatment plant. The Town's consultant is currently performing a study to determine how much flow the Fairfax system can absorb. Future flows beyond that would need to be sent to Loudoun Water for treatment. The consultant has estimated the total cost of the project at \$13,600,000.

Sewer Pump Station - \$600,000 in FY20, \$4,700,000 in FY21; total \$5,300,000

Sewer Force Main (16-inch) - \$800,000 in FY21; \$7,500,000 in FY22; total \$8,300,000

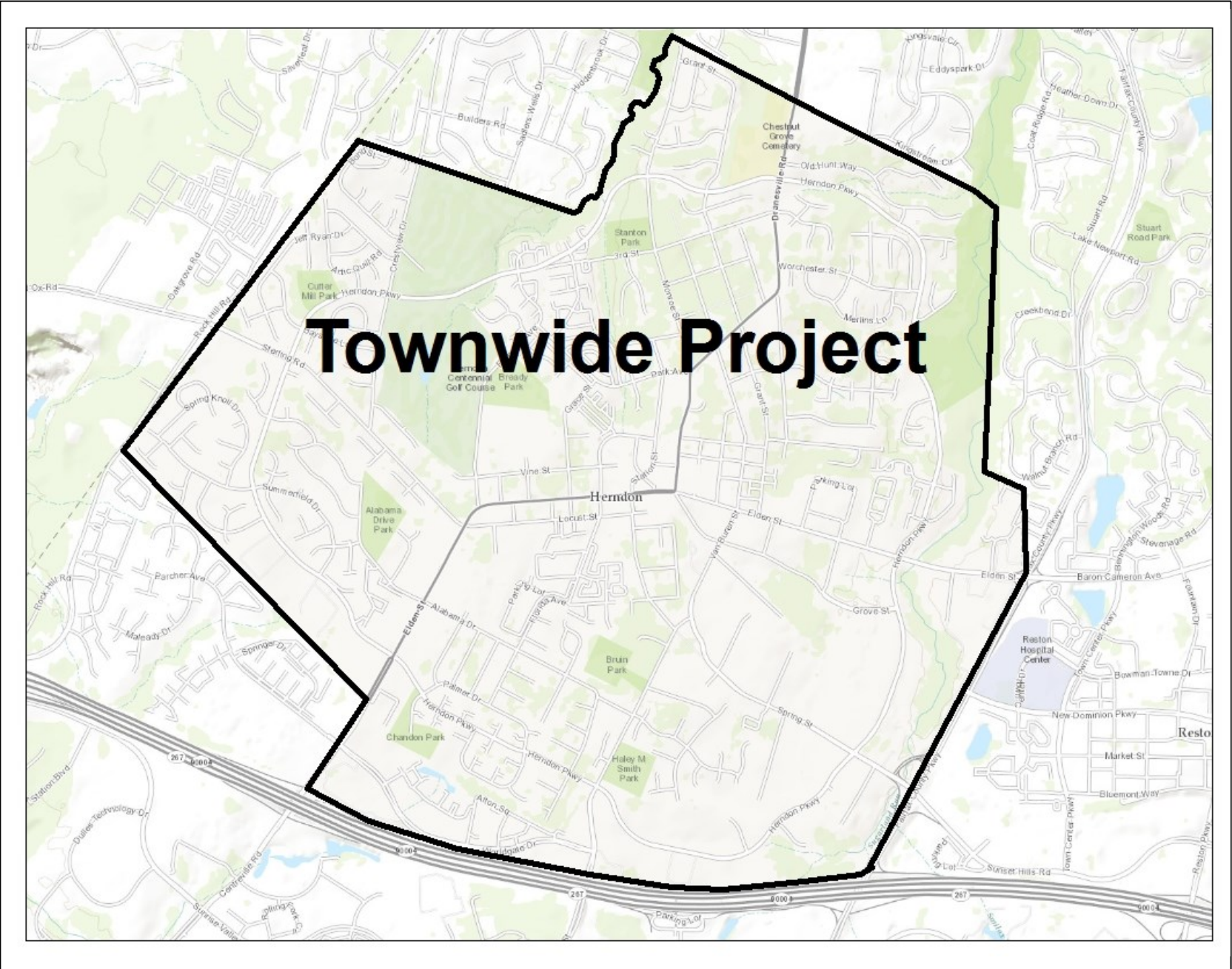
Adopted Goals and Objectives:

Comprehensive Plan Goals for Public Service:

1. Ensure there is sufficient drinking water and sewer capacity to meet the needs of the town residential and commercial residents.

2035 Vision Plan and Goals:

2. Strengthen the bonds with Fairfax and Loudoun counties to advance common interests, including transportation planning, access to Innovation Metro Station, and the adjacent development impacts to the Town of Herndon.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.		600	800						1400
Construction and related services			4700	7500					12200
Equipment/Furniture									0
TOTAL	0	600	5500	7500	0	0	0	0	13600

FINANCING SOURCES:									
Water and Sewer Fund									0
W and S Fund Revenue Bonds		600	5500	7500					13600
Availability Fee Fund									0
Other Funding Sources-Fairfax Water Agrmnt									0
TOTAL		600	5500	7500	0	0	0	0	13600

WATER AND SEWER FUND OPERATING IMPACT:									
Capital Costs									
Debt Service		871	871	871	871	871	871	TBD	
Personnel/Operations									
TOTAL	0	871	871	871	871	871	871	TBD	

Water - Major Vehicles/Equipment

Project Number: 15-WS-12-002

Project Class: Water

Department: Public Works

Project Description: This program replaces older town vehicles and major equipment over \$50,000 on a phased basis in concert with their expected useful life. Timely replacement of vehicles and equipment avoids excessive repair costs, unacceptable down time and unsafe levels of operation. Procurement of vehicles and equipment is performed by IFB (Invitation for Bid) or use of state or local contracts. The following vehicles are scheduled for replacement:

Vehicle	Year	Cost
#443 -2002 Single Axle Dump Truck	FY20	140
Backhoe	Beyond	200

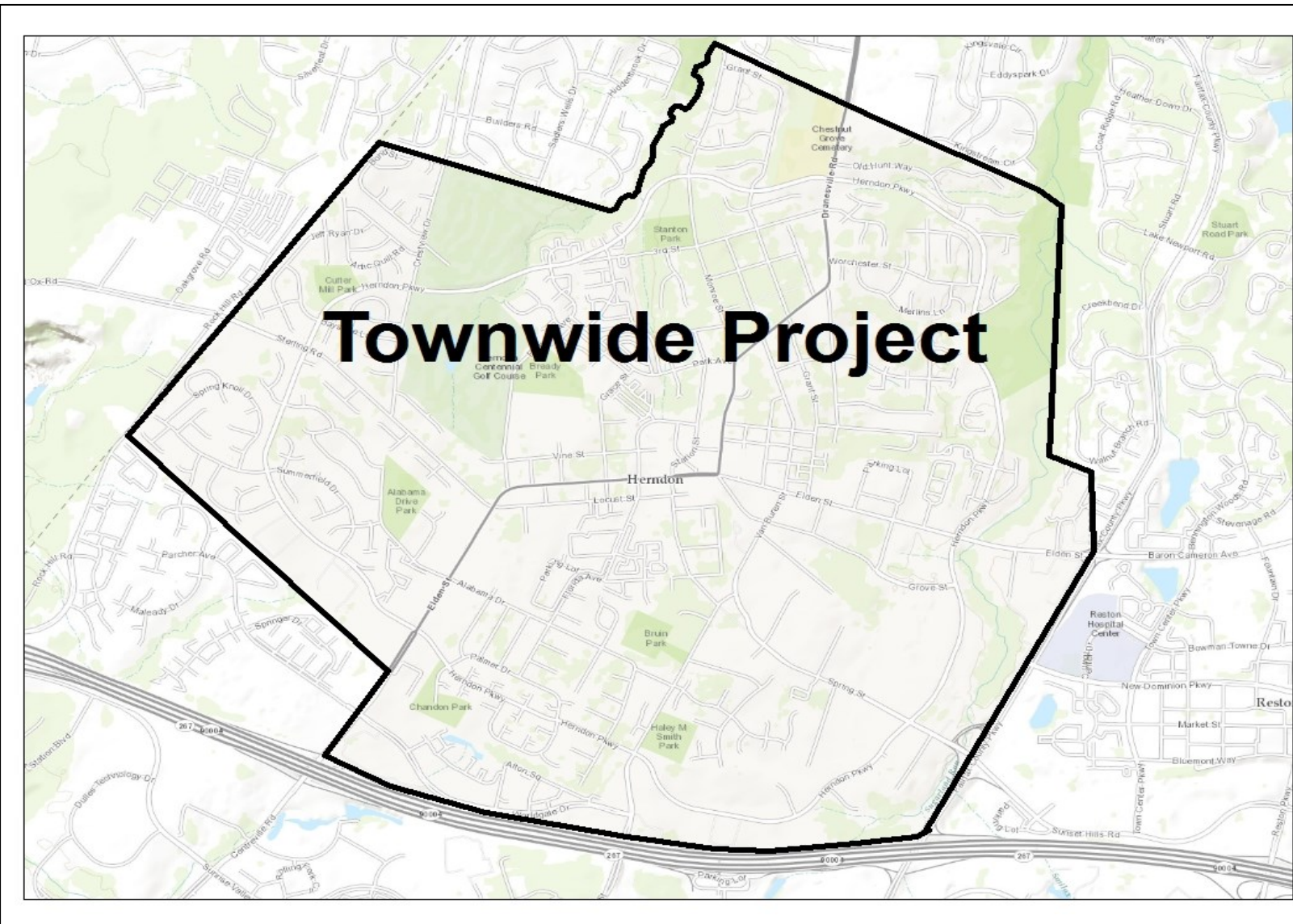
Adopted Goals and Objectives:

FY 18 adopted Budget:

1. Improve maintenance of the water system.

Comprehensive Plan Goals for Public Service:

2. Ensure there is sufficient drinking water and sewer capacity to meet the needs of the Town of Herndon residential and commercial residents.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services									0
Equipment/Furniture		140						200	340
TOTAL	0	140	0	0	0	0	0	200	340

FINANCING SOURCES:									
General Fund									0
Revenue Bonds/Water & Sewer									0
Intergovernmental Aid									0
Water and Sewer Fund		140						200	340
Other									0
TOTAL	0	140	0	0	0	0	0	200	340

WATER AND SEWER FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Sewer Main Relining and Manhole Rehab Program

Project Number: 06-SS-13-001 Project Class: Sanitary Sewer Department: Public Works

Project Description: The sewer conveyance system requires constant maintenance to prevent costly, unnecessary repairs and sanitation hazards due to infrastructure failures and sewer main deterioration. Fiscal year savings are generated from the infiltration and inflow (I&I) reduction, which reduce sewer conveyance and treatment costs. After surveying our largest trunk line, sections were identified to be in less than favorable condition; I&I, tree roots, deterioration, etc. This will be the focus of our program over the next few years. Other sewer main and manhole rehabilitation may be added to the list when identified in future sewer system surveys. Future efforts will focus on other trunk lines and collector pipelines. An additional project is upsizing a sewer main in Locust Street from 6 to 8 inch pipe.

Project Area	Year	Cost
Locust Street - Grace to Center St	FY20	75
Sugarland Trunk North of Elden (lining)	FY20	500
"	FY21	500
"	FY22	500
"	FY23	250
TBD	FY24	250
TBD	FY25	250

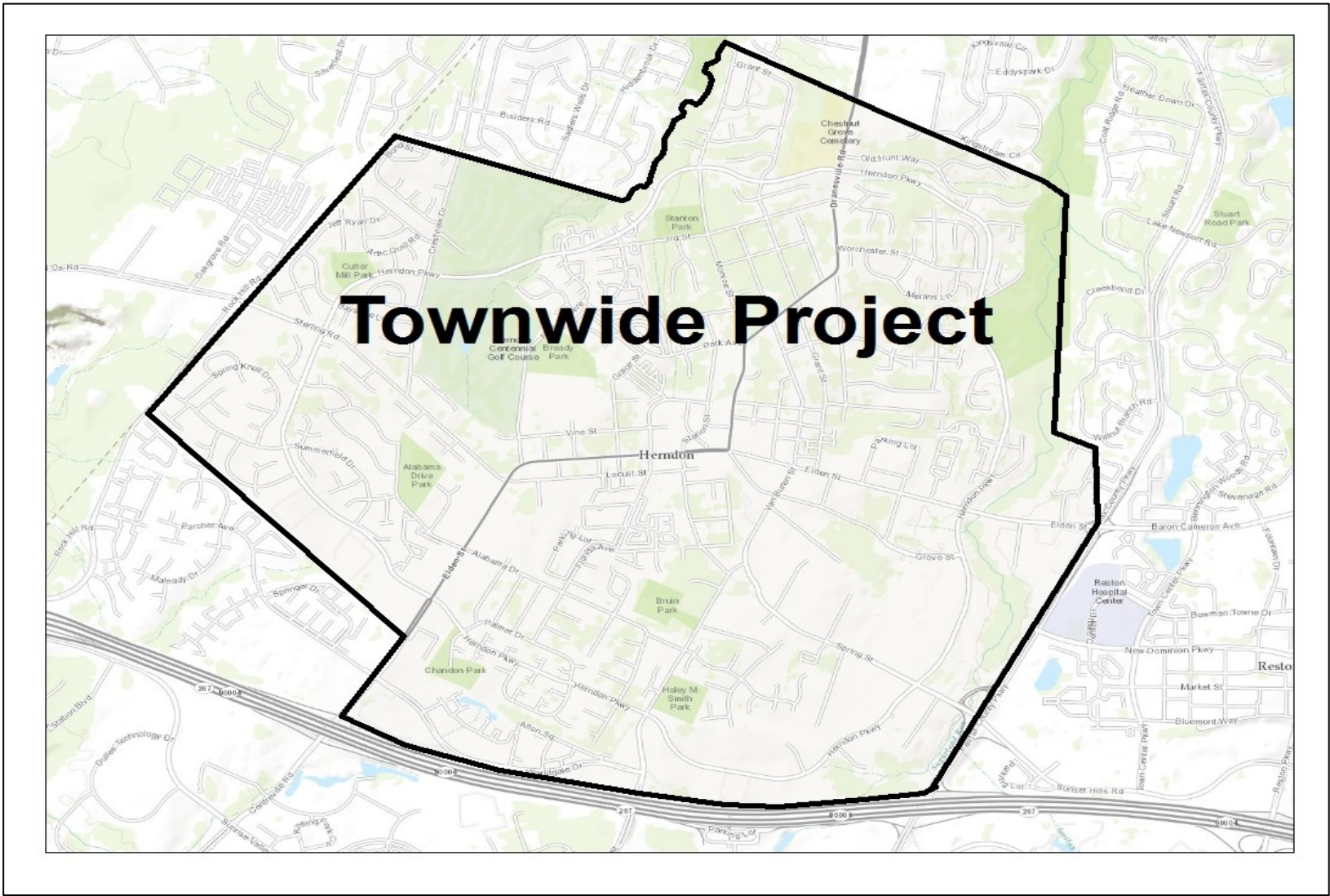
Adopted Goals and Objectives:

Comprehensive Plan: Goals for Public Service:

1. Ensure that the installation of new or retrofitted utilities have adequate capacity to meet the demands of the businesses and residents of Herndon while reducing the land disturbance and visual impact that such improvements and installations may cause

Comprehensive Plan Goals for Public Service:

2. Ensure there is sufficient drinking water and sewer capacity to meet the needs of the town residential and commercial residents;
3. Develop and implement an inspection and maintenance program of all sewer lines that ensures no leaking to or from the groundwater



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.		15							15
Construction and related services		560	500	500	250	250	250	TBD	2310
Equipment/Furniture									0
TOTAL	0	575	500	500	250	250	250	0	2325

FINANCING SOURCES:									
General Fund									0
Revenue Bonds/Water & Sewer									0
Intergovernmental Aid									0
Water and Sewer Fund		194	119	119	250	250	250	TBD	1182
Fairfax Co. per Agreement (Estimated share)		381	381	381	0	0	0	TBD	1143
TOTAL	0	575	500	500	250	250	250	0	2325

WATER AND SEWER FUND OPERATING IMPACT:									
Capital Costs									
Debt Service									
Personnel/Operations									
TOTAL	0	0	0	0	0	0	0	0	0

Sewer Utility Master Plan Improvements

Project Number: 06-SS-15-002

Project Class: Sanitary Sewer

Department: Public Works

Project Description: This program provides for major component construction and upgrades to the sewer conveyance system. As a result of the Herndon Transit-Oriented Core (HTOC), Downtown Master Plan (DTMP), Overlay Districts, and rezoning cases, sewer system construction and upgrades will be targeted to provide sufficient capacity within the Town's sewer mains and trunk lines. The majority of improvements will be localized to the Herndon Parkway area near the proposed Metrorail Station and the Folly Lick trunk line, while additional improvements may be required elsewhere. The town's engineering consultant submitted a Utility Master Plan (UMP) with an extended outlook (2040) for expected improvements needed to meet current and future needs.

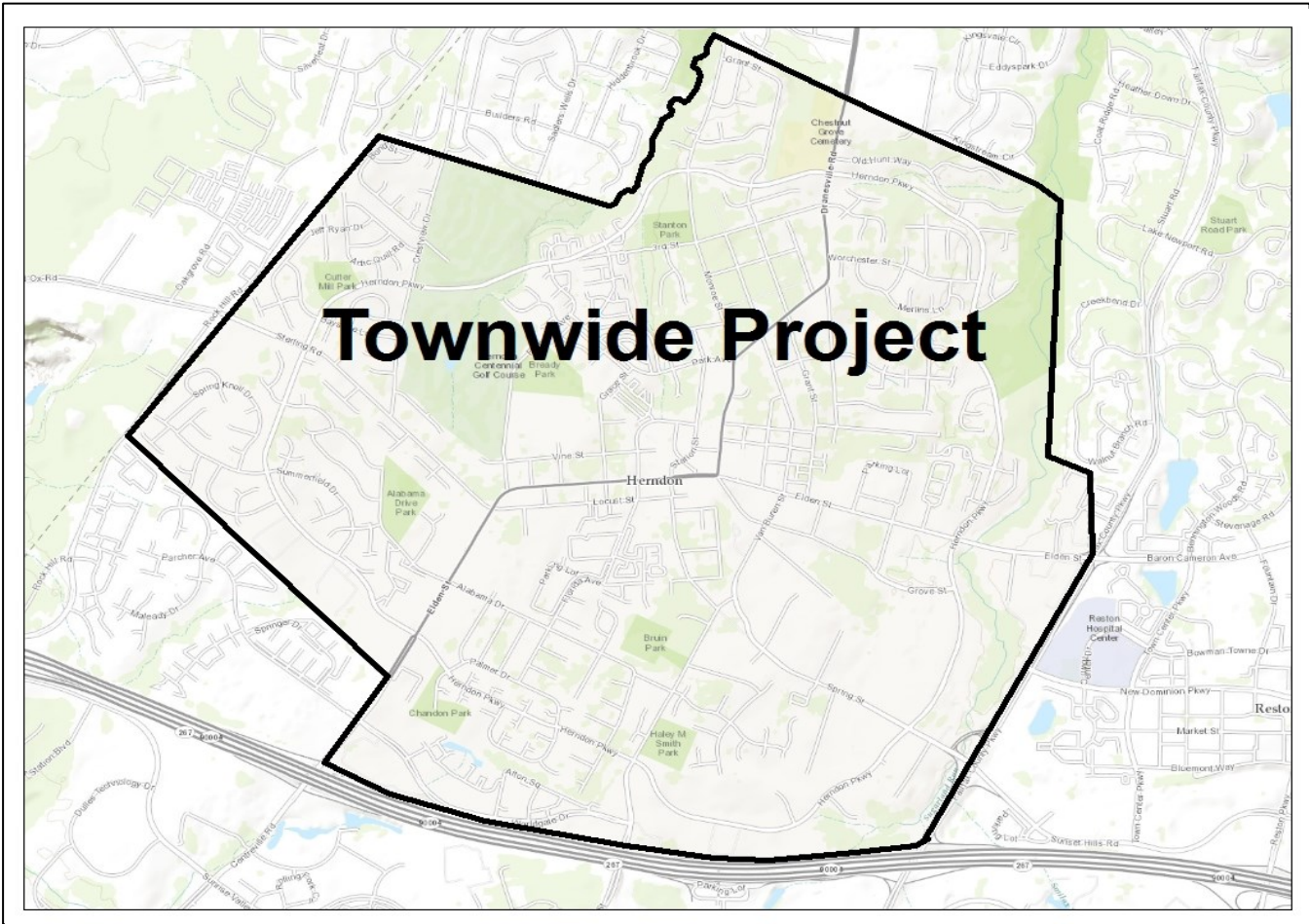
Adopted Goals and Objectives:

Comprehensive Plan Goals for Public Facilities and Services:

1. Ensure there is sufficient drinking water and sewer capacity to meet the needs of the town residential and commercial residents.

2035 Vision Plans and Goals:

2. Strengthen the bonds with Fairfax and Loudoun Counties to advance common interests, including transportation planning, access to Innovation Metro Station, and the adjacent development impacts to the Town of Herndon.



Location & Total Cost	Manholes	Design	Design FY	Construction	Con FY
Folly Lick near Young Ave. 300' 24-inch FY 21	2110 -2112	\$ 35,000	FY18	\$210,000	FY18
Folly Lick near Young Ave. 600' 24-inch FY21	2109-2112	\$ 65,000	FY19	\$420,000	FY20
Spring Down 1000' 18-inch pipe FY21	781-728	\$ 75,000	FY20	\$510,000	FY21
Spring Down 100' 21-inch pipe FY22	728-meter	\$ 10,000	FY20	\$75,000	FY21
Spring Down 2250' 18-inch pipe FY22	789-781	\$ 135,000	FY20	\$900,000	FY21

amounts indicated = dollars in thousands

ESTIMATED COST:	Estimated Reserves	Fiscal Year							TOTAL
		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	
Land Acquisition									0
Architecture/Engin./Admin.		220		TBD	TBD	TBD	TBD	TBD	220
Construction and related services		420	1485		TBD	TBD	TBD		1905
Equipment/Furniture									0
TOTAL	0	640	1485	0	0	0	0	0	2125

FINANCING SOURCES:									
Water and Sewer Fund									0
Bonds/Municipal Loans									0
Availability Fee Fund		640	1485	0	TBD	TBD	TBD	TBD	2125
Other Funding Sources		TBD	TBD						0
TOTAL	0	640	1485	0	0	0	0	0	2125

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

Sewer Capacity Purchase

Project Number: 06-SS-13-001 Project Class: Sanitary Sewer Department: Public Works

Project Description: This program provides for additional treatment capacity allocations at the Blue Plains Wastewater Treatment Plant. The Town has indicated a desire to have the necessary capacity allotments ahead of forthcoming development and redevelopment. The exact cost and timing of the purchase will be dependent on the precise source of the capacity allotment. The Utility Master Plan prepared by the town's consultant recommends acquiring additional capacity. The town's consultant will develop and analyze options for obtaining the needed capacity from either Loudoun or Fairfax County. Both options will likely require construction of new facilities. The current cost estimate for 1.0 million gallons per day of treatment capacity is \$22 million.

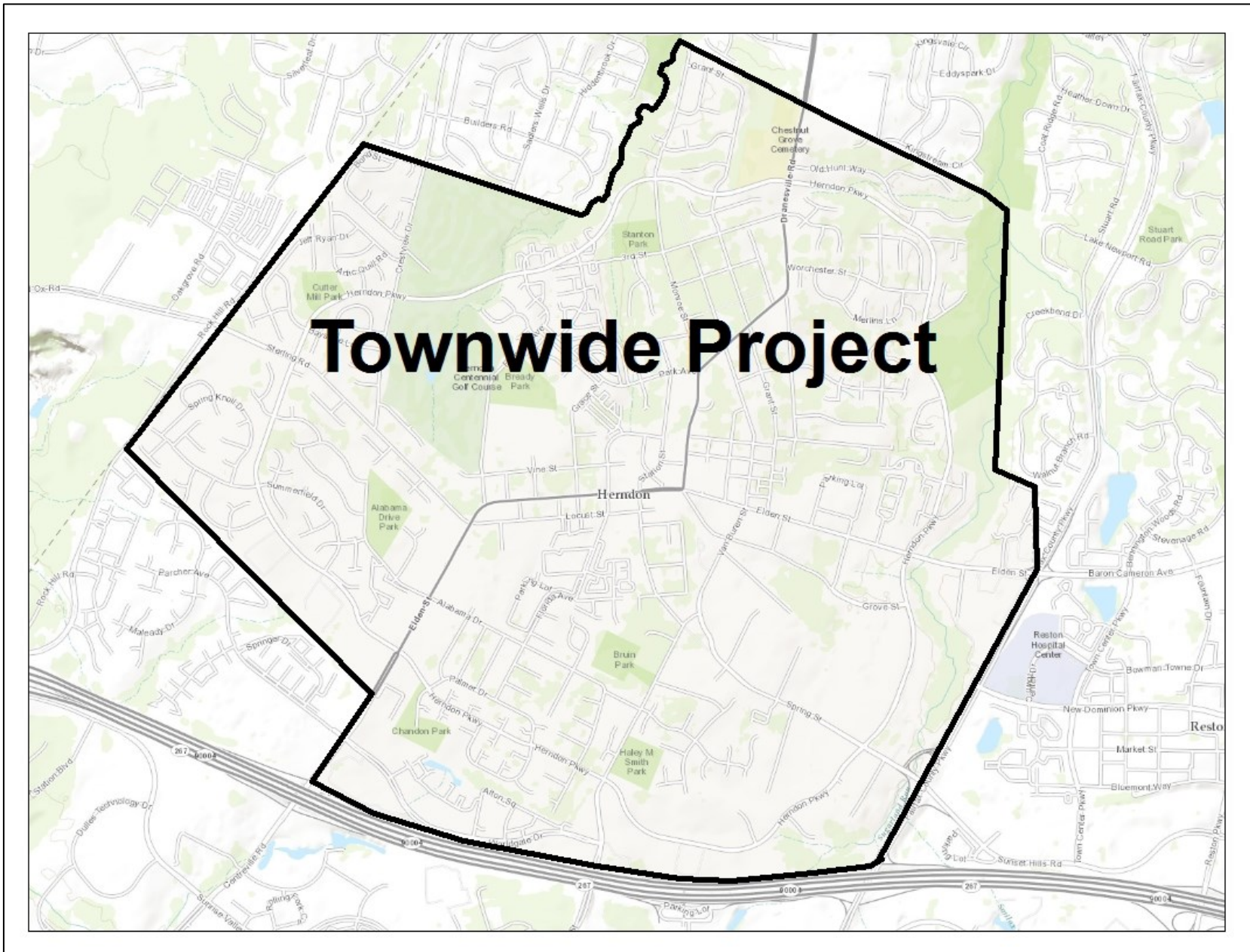
Adopted Goals and Objectives:

Comprehensive Plan Goals for Public Service:

1. Ensure there is sufficient drinking water and sewer capacity to meet the needs of the town residential and commercial residents.

Comprehensive Plan Goals for Public Service:

2. Strengthen the bonds with Fairfax and Loudoun Counties to advance common interests, including transportation planning, access to Innovation Metro Station, and the adjacent development impacts to the Town of Herndon.



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services			22000						22000
Equipment/Furniture									0
TOTAL	0	0	22000	0	0	0	0	0	22000

FINANCING SOURCES:									
Water and Sewer Fund									0
Revenue Bonds-Water and Sewer Fund			22000						22000
Availability Fee Fund									0
Other Funding Sources									0
TOTAL	0	0	22000	0	0	0	0	0	22000

WATER AND SEWER FUND OPERATING IMPACT:									
Capital Costs	80								80
Debt Service			1408	1408	1408	1408	1408	TBD	TBD
Personnel/Operations								TBD	TBD
TOTAL	80		1408	1408	1408	1408	1408	TBD	TBD

Sewer - Major Vehicles/Equipment

Project Number: 15-WS-12-002

Project Class: Sanitary Sewer

Department: Public Works

Project Description: This program replaces older town vehicles and major equipment over \$50,000 on a phased basis in concert with their expected useful life. Timely replacement of vehicles and equipment avoids excessive repair costs, unacceptable down time and unsafe levels of operation. Procurement of vehicles and equipment is performed by IFB (Invitation for Bid) or use of state or local contracts. The following vehicles are scheduled for replacement:

Vehicle	Year	Cost
#453 - 2004 Crew Pickup Truck	FY21	50
#448 -2004 Sewer Flush Truck	FY23	450
#440 -2006 Crew Pickup Truck	FY25	50
#456 - 2007 Small Dump Truck w Liftgate	FY25	125

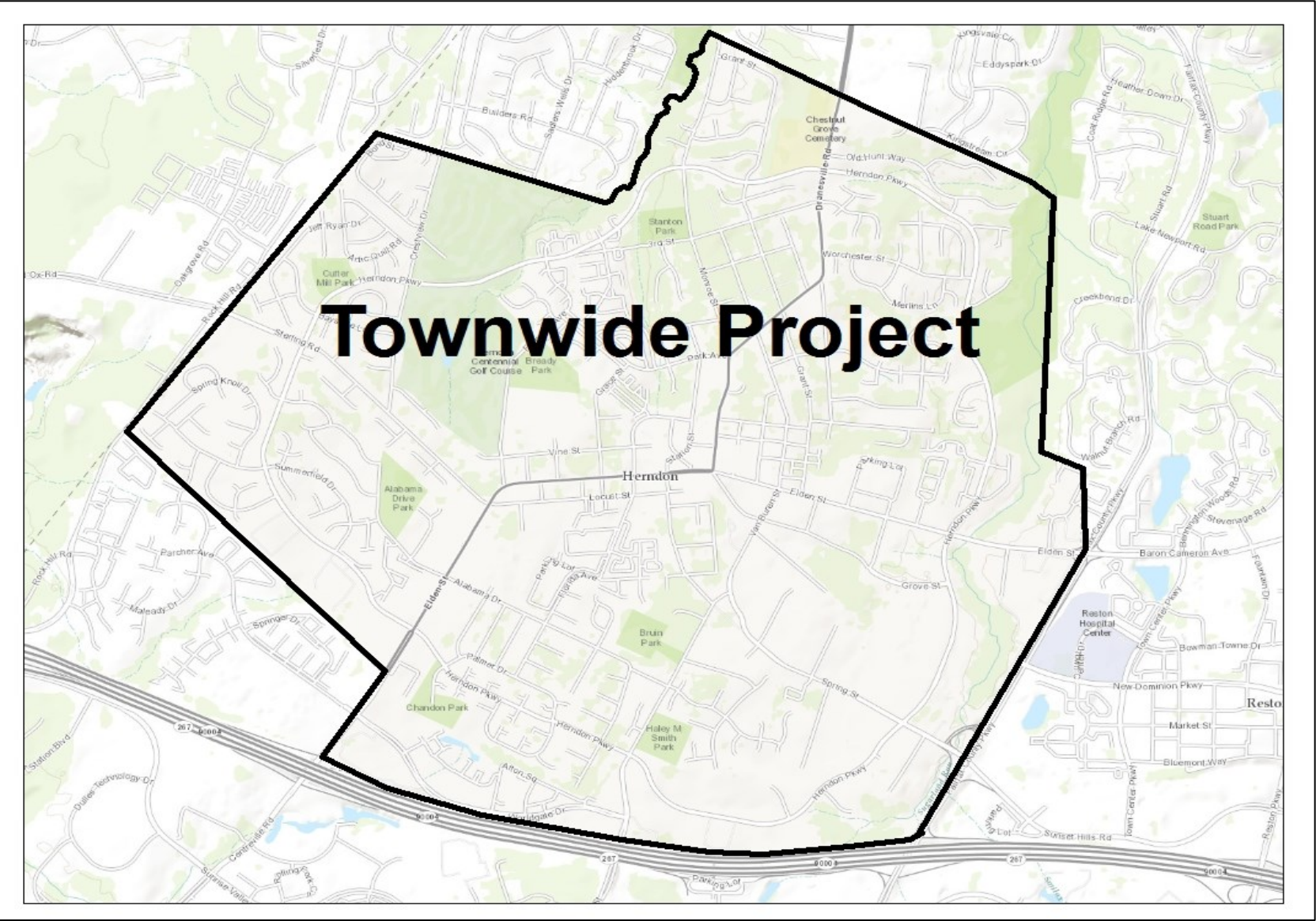
Adopted Goals and Objectives:

FY 17 adopted Budget:

1. Ensure a healthy and safe conveyance of sanitary sewer effluent with zero sanitary sewer overflows in the best possible cost effective manner.

Comprehensive Plan Goals for Public Service:

2. Develop and implement an inspection and maintenance program of all sewer lines that ensures no leaking to or from the groundwater.



amounts indicated = dollars in thousands

ESTIMATED COST:	Estimated Reserves	Fiscal Year							TOTAL
		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services									0
Equipment/Furniture			50		450		175		675
TOTAL	0	0	50	0	450	0	175	0	675

FINANCING SOURCES:									
General Fund									0
Reveue Bonds/Water & Sewer									0
Intergovernmental Aid									0
Water and Sewer Fund			50		450		175		675
Other									0
TOTAL	0	0	50	0	450	0	175	0	675

GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

D. DOWNTOWN PARKING FUND PROJECT

Downtown Parking Capital Contribution

Project Number: 09-CD-17-10

Project Class: Buildings

Department: Town Manager

Project Description: Capital contribution per the 2017 Comprehensive Agreement with Comstock for Downtown Development on Blocks D and E. This project sheet addresses the commitment to a share of the capital cost for structured parking. Arts Center costs are addressed separately on a General Fund project sheet. By the terms of the agreement Comstock provides 339 spaces of permanent structured parking to the town for public parking. This provides for 220 Public Shared Parking spaces, 60 spaces for the Arts Center and 59 spaces for retail uses. These spaces are located within a public/private parking structure containing a total of 761 spaces. The Comprehensive Agreement was negotiated and executed in accord with the Virginia Public Private Educational Facilities and Infrastructure Act. The agreement also addresses temporary public shared parking during construction.

Adopted Goals and Objectives:

FY2016 Budget:

Enriching Lives Through Arts and Entertainment
-Goal 1: Make downtown a vibrant and year-round activity-based draw.

2030 Comprehensive Plan, Page III-25

2. Encourage Complementary Redevelopment



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Previous Allocations	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.									0
Construction and related services									0
Equipment/Furniture									0
TOTAL	0	0	0	0	0	0	0	0	0
FINANCING SOURCES:									
General Fund									0
G.O. Bonds	1000	2600							3600
Intergovernmental Aid									0
Other									0
Other									0
TOTAL	1000	2600	0	0	0	0	0	0	3600
GENERAL FUND OPERATING IMPACT:									
Capital Costs									0
Debt Service									0
Personnel/Operations									0
TOTAL	0	0	0	0	0	0	0	0	0

E. CEMETERY FUND PROJECT

Chestnut Grove Cemetery

Project Number: 11-PR-15-001

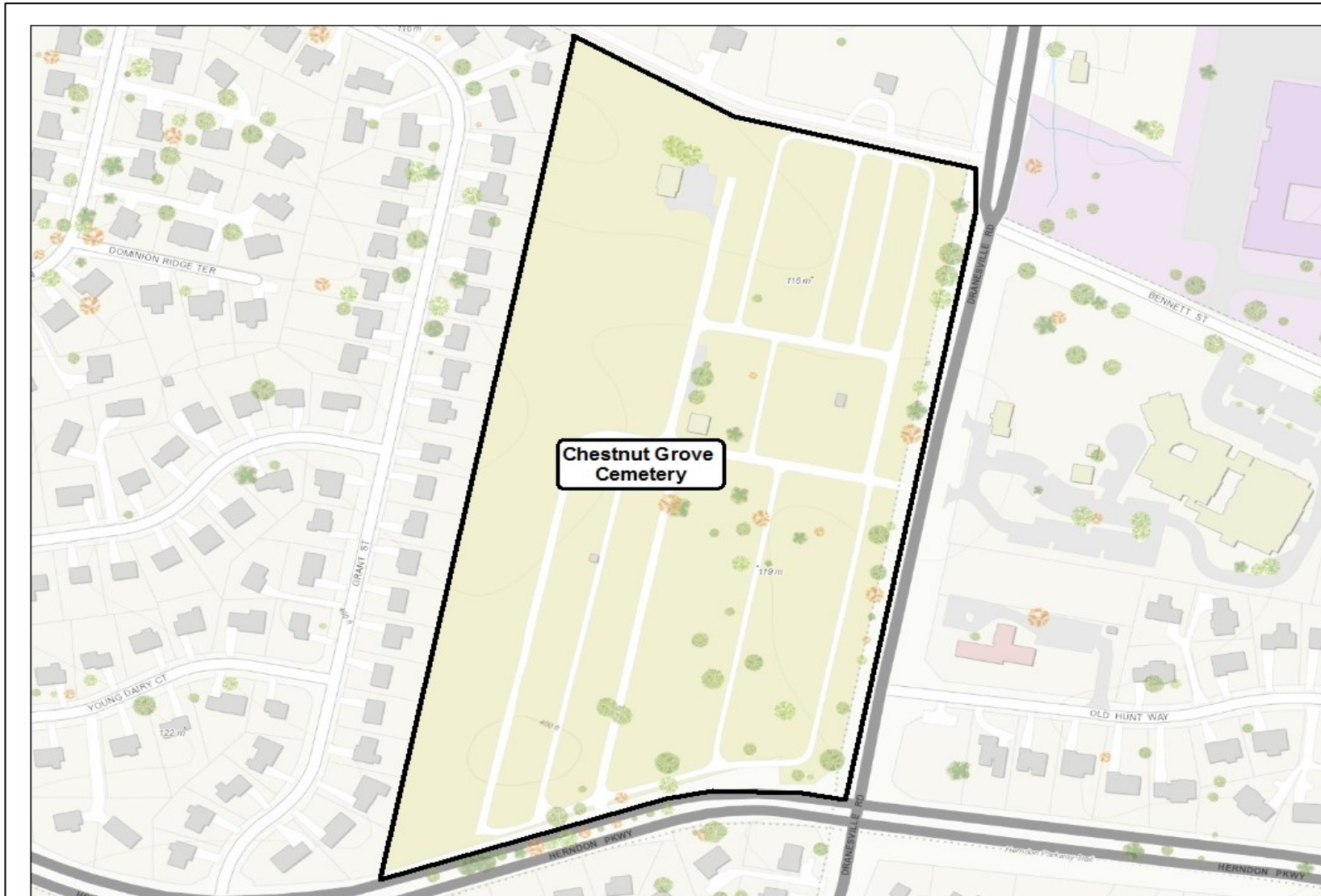
Project Class: Cemetery

Department: Park and Recreation

Project Description: This project provides for the development of approximately 3,000 burial sites. The funding is intended for the design, engineering and construction of this area. The site has to be cleared of trees, stumps and other vegetation. In addition, there will be approximately 272 feet of 18" diameter storm drain to be installed prior to importing clean fill to bring the area up to the grade specified in the site plan. A street with a cul de sac will be constructed and water lines will be installed according to the plans. The site will be landscaped to be compatible with the present landscape and the overall usage of the area yet to be determined. The area has to be surveyed, mapped and burial lots marked off with site pins and numbered posts. To support the maintenance and upkeep of this area, a full-time position will be added and additional lawn maintenance equipment (such as mowers) and supplies purchased.

Adopted Goals and Objectives:

- 1. Chestnut Grove Cemetery Master Plan



amounts indicated = dollars in thousands

Fiscal Year									
ESTIMATED COST:	Estimated Reserves	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond	TOTAL
Land Acquisition									0
Architecture/Engin./Admin.					TBD				0
Construction and related services						TBD			0
Equipment/Furniture									0
TOTAL									0
FINANCING SOURCES:									
General Fund					TBD	TBD			0
G.O. Bonds					TBD				0
Intergovernmental Aid									0
Other									0
Proffers									0
TOTAL									0
GENERAL FUND OPERATING IMPACT:									
Capital Costs									
Debt Service						TBD	TBD		TBD
Personnel/Operations						TBD	TBD		TBD
TOTAL						TBD	TBD		TBD

V. PROJECTS SCHEDULED AFTER FY2025

VDOT projects: East Elden \$45,445,000 not included except \$72,000 from GF; HP/Spring St. \$11,478,000 not included except \$305,000 from GF and \$968,000 HB23
Estimated Reserves column includes Previous Allocations from grant source; funds may not be with Town of Herndon

FY 2020 - FY 2025 CIP Funding Sources

all amounts shown represent dollars in thousands

Projects with General Fund, showing only GF \$:		FISCAL YEAR							
Project:	Estimated Reserves	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Beyond	Total
1 Sports Field and Park Improvements		265	215				0		480
3 Bready Park Tennis Court Renovation		345							345
4 W&OD Trail Lighting	0		75		358				433
5 Park Equipment Replacement		75					150		225
6 Herndon Community Center - Phase 5							150		150
7 Trailside Skate Park Expansion		35	175						210
8 Runnymede Park Nature Center				25	100			260	385
9 Town Hall Square Improvements				50					50
11 Wayfinding Signs and Historic Markers	125		140						265
12 East Elden - Van Buren Street to Fairfax County Parkway	72								72
14 Van Buren St. Improvements (Old Spring St. to STL)	70								70
18 Bicycle Facilities and Accommodations	62	17							79
19 Downtown Streets Phase 3	120								120
21 GSA-Major Vehicles/Equipment Replacement	0	0	0	0	0	0			0
20 Elden-Center Intersection	25								25
22 Streetlights	120		120	75	40				355
23 Storm Drainage Improvements (pro rata and g.f.)	220								220
23 Buildings Major Maintenance	145	580	570	365	445	350	450		2905
24 Sidewalk and Minor Trails	0	250	275	285	235	250		120	1,415
27 Herndon Parkway/Spring St. Int. to Fairfax Co. Pkwy	153	152							305
29 Downtown Utility Relocation	150								150
30 Major Road Repaving	250	350	350	350	350				1650
31 Monroe Street Improvements			375						375
32 Information Technology	109								109
33 Police Radio	630	0							630
34 Police Exterior Garage		700							700
2 Folly Lick Trail		377							377
Total	2,251	3,146	2,295	1,150	1,528	600	750	380	12,100

Projects with grant funding (grant amounts only):

(may combine multiple grant sources)

Project:	Estimated Reserves	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Beyond	Total
1 Sports Field and Park Improvements									0
2 Folly Lick/Spring Branch Regional Trail HB2313 30%		200	300						500
4 W&OD Trail Lighting - Downtown					250				250
10 Trails to H. Metrorail-HMSAMS\$750k+HB2313\$315k	1,065								1,065
13 Vehicular and Ped. Access to H. Metrorail- 3 sources	2,850	75	307		50		100		3,382
14 Van Buren St. Improvements (Old Spring St. to HP) 3 sources	4,088								4,088
15 Van Buren St -Herndon Pkwy to STL-HMSAMS; HB2313 30%	2,630								2,630
17 Sterling Road Multi-Modal Improvments; HB2313 30%	148		400	1,000	1,000				2,548
18 Bicycle Facilities and Accommodations			189						189
19 Downtown Streets Ph. 3 -VDOT Enhancement Grant	480								480
20 Elden-Center Street Intersection Improvements	1,625								1,625
23 Storm Drainage Improvements (F. Co. storm water tax)		300	300	300	300				1,200
26 Herndon Pkwy/Van Buren Int. -RSTP; HB2313 70%	2,600								2,600
27 H. Pkwy/Spring St. to FC Pkwy-HB2313 30% only	968								968
30 Elden-Monroe Int.-Rev Sharing and HB2313 30% funds	1,227	750							1,977
31 Monroe Street Improvements		275	300						575
35 Stream Restoration (Ffx Co. Stormwater Tax)	200		1,000						1,200
36 Downtown Redev-Arts Ctr (pending-Ffx Co grant)			1,200						1,200
37 Traffic Signal UPS -HB2313 30%	150	150							300
Total	18,031	1,750	3,996	1,300	1,600	0	100	0	26,777

Projects Funded by Proffers/ Other contributions:

Project:		Estimated Reserves	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Beyond	Total
2	Sports Field and Park Improvements					1,115				1,115
1	Folly Lick/Spring Branch Regional Trail	17								17
28	Downtown Utility Relocation	175								175
16	Monroe Street Improvements			24						24
36	Downtown Redevelopment-Arts Center proffer	500								500
38	Traffic Signal-Elden St. at Herndon Centre		165							165
16	Worldgate Drive - TBD by developers									0
Total		692	165	24	0	1,115	0	0	0	1,996

Projects Funded by General Obligation Bonds: (see also project #48 below, Downtown Parking Fund)

Project:		Estimated Reserves	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Beyond	Total
21	GSA -Major Vehicles/Equipment Replacement		1,200	1,200	1,200	1,200	900			5,700
6	Herndon Community Center - Phase 5					450	3,775			4,225
8	Runnymede Park							2,650		2,650
19	Downtown Streets Improvements									0
20	Elden-Center Streets Intersection Improvements	180								180
25	Sidewalks and Minor Trails	555								555
28	Downtown Utility Relocation	2,600								2,600
36	Downtown Redevelopment - Arts Center			1,300						1,300
Total		3,335	1,200	2,500	1,200	1,650	4,675	2,650	0	17,210

Projects Funded by CIP Reallocations:

Project:		Estimated Reserves	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Beyond	Total
30	Elden-Monroe Intersection Improvements	23	0	0	0	0	0	0	0	23
Total		23	0	0	0	0	0	0	0	23

Projects Funded by Golf Course Fund:

Project:		Estimated Reserves	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Beyond	Total
38	Clubhouse Expansion - Phase Three	133	0	0	0	25	0	25	0	183
39	Golf Course Master Plan Improvements	0	0	0	0	0		0	925	925
Total		133	0	0	0	25	0	25	925	1,108

Projects Funded by Water and Sewer Fund - Operating Revenues & Availability Fees:

Project:		Estimated Reserves	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Beyond	Total
40	General Water Maintenance and Replacement	0	750	845	495	495	700	795	450	4,530
41	Water - Major Vehicle/Equipment	0	140	0	0	0	0	0	200	340
42	Sewer - Major Vehicle/Equipment	0	0	50	0	450	0	175	0	675
43	Sewer Utility Master Plan (UMP) Improvements	0	640	1,485	0	0	0	0	0	2,125
45	Sewer Main Relining and Manhole Rehabilitation Program	0	194	119	119	250	250	250	0	1,182
46	Water Utility Master Plan (UMP) Improvements	50	600	0	0	0	135	275	0	1,060
Total		50	2,324	2,499	614	1,195	1,085	1,495	650	9,912

Project Funded by Water and Sewer Fund - Revenue Bonds:

Project:		Estimated Reserves	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Beyond	Total
42	Water Utility Master Plan Improvements			1,600	1,900			900	2,250	6,650
47	Sewer Capacity Purchase	0	0	22,000	0	0	0	0	0	22,000
Total		0	0	23,600	1,900	0	0	900	2,250	28,650

Project Funded by Water and Sewer Fund - Revenue Bonds:

Project:		Estimated Reserves	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Beyond	Total
43	Sewer System Conveyance		600	5,500	7,500	0	0	0	TBD	13,600

Projects Funded by Water and Sewer Fund - Fairfax County Portion:

Project:		Estimated Reserves	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Beyond	Total
45	Sewer Main Relining and Manhole Rehabilitation Program	0	381	381	381	0	0	0	TBD	1,143
Total		0	381	381	381	0	0	0	TBD	1,143

Projects Funded by Downtown Parking General Obligation Bond:

Project:		Estimated Reserves	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Beyond	Total
48	Downtown Parking Capital Contribution	0	1,000	2,600	0	0	0	0	0	3,600
Total		0	1,000	2,600	0	0	0	0	0	3,600

Projects Funded by Cemetery Fund:

Project:		Estimated Reserves	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Beyond	Total
49		0	0	0	TBD	TBD	0	0	0	0
Total		0		0	0	0	0	0	0	0

Project Summary Sheet Totals:

	Estimated Reserves	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Beyond	Total
General Fund	24,332	6,261	8,815	3,650	5,893	5,275	3,500	380	58,106
Golf Course Fund	133	0	0	0	25	0	25	925	1,108
W/S Fund	50	3,305	31,980	10,395	1,195	1,085	2,395	2,900	53,305
DT Parking Fund	0	1,000	2,600	0	0	0	0	0	3,600
Cemetery Fund	0	0	0	0	0	0	0	0	0
TOTAL	24,515	10,566	43,395	14,045	7,113	6,360	5,920	4,205	116,119

Funding Source Sheet Totals:

	Estimated Reserves	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Beyond	Total
General Fund	2,251	3,146	2,295	1,150	1,528	600	750	380	12,100
Grants	18,031	1,750	3,996	1,300	1,600	0	100	0	26,777
Proffers	692	165	24	0	1,115	0	0	0	1,996
GO Bonds	3,335	1,200	2,500	1,200	1,650	4,675	2,650	0	17,210
Capital Leases	0	0	0	0	0	0	0	0	0
Reallocation of CIP	23	0	0	0	0	0	0	0	23
Golf Course Fund	133	0	0	0	25	0	25	925	1,108
W/S all sources: 53,305	50	2,324	2,499	614	1,195	1,085	1,495	650	9,912
W/S Rev Bond	0	600	29,100	9,400	0	0	900	2,250	42,250
W/S FFX. Co. portion	0	381	381	381	0	0	0	0	1,143
DT Parking -G.O. bond	0	1,000	2,600	0	0	0	0	0	3,600
Cemetery	0	0	0	0	0	0	0	0	0
TOTAL	24,515	10,566	43,395	14,045	7,113	6,360	5,920	4,205	116,119

DIFFERENCE:	0	0	0	0	0	0	0	0	0
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MEMORANDUM

To: Chair Jonas & Members of the Planning Commission

From: Bryce A. Perry, Deputy Director of Community Development 
Elizabeth M. Gilleran, Director of Community Development 

Date: February 22, 2019

Subject: Proffer Condition Amendment Application, PCA#19-01, 525 Grove Street

This memo serves as an addendum to the Planning Commission staff report, dated February 11, 2019, which was considered by the Planning Commission in its review of the above referenced case at its February work session.

The applicant has been actively addressing the issues raised in the staff report and amending the application accordingly. The applicant notified staff that zoning modifications will be requested for both the landscape buffer requirements and the masonry wall screening requirements. The application will need to be re-advertised to include those modification requests. The applicant has not yet submitted revised application materials however staff was notified that a re-submission is expected prior to the deadline for the March Planning Commission meetings.

Given the additional time required for the applicant to prepare and re-submit revised application materials and the need to re-advertise the application, staff recommends the application be continued to the March 25, 2019 Planning Commission public hearing.



STAFF REPORT

Planning Commission

February 11, 2019

Title: PROFFER CONDITION AMENDMENT - PCA #19-01, 525 Grove Street.

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

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

Summary Information:

Applicant Request	An application to amend the proffer statements for the previously approved rezoning applications, ZMA #02-102 and ZMA #02-103. The amendment would permit the construction of a telecommunications monopole and associated ground equipment compound within a landscape buffer required and built as part of the original rezoning of the site. Telecommunications facilities are permitted with approval of a special exception, which will be reviewed concurrently with this PCA application as application SE#19-02.
Address	525 Grove Street
FFX CO Tax Map #	0162 02 0190E
Owner	Virginia Electric & Power Company
Applicant	Tessia Knight, Network Building & Consulting, LLC
Zoning	O&LI (Office & Light Industrial) CS (Commercial Service)
Adjacent Zoning	North: CS (Commercial Service) South: O&LI (Office & Light Industrial) East: O&LI (Office & Light Industrial) West: CS (Commercial Service)
Land Use Designation	Community Facilities
Adjacent Land Use Designation	North: Business Corridor South: Office Parks & Flexible Space East: Office Parks & Flexible Space West: Business Corridor
Total Site Area	1.4621 acres / 63,688 square feet
Existing Use	Dominion Energy electrical substation

Background:

The subject property was first re-zoned from residential to commercial in 1987 through Zoning Map Amendment (ZMA) # 87-102. It was further re-zoned with ZMA #01-002 along with abutting properties as part of an effort to develop the properties with commercial uses and build Grove Street through to Herndon Parkway. The subject property was not developed as part of either rezoning case and both were voided when in 2002, the property was again re-zoned with ZMA#02-102 and ZMA# 02-103 to permit the construction of an electric utility substation and subsequently developed with that use as approved by the two Zoning Map Amendments with its associated Generalized Development Plan and Proffers.

Site Description:

The site lies between the W&OD trail and Grove Street, immediately south of the southern terminus of Grant Street. It is surrounded mostly by office buildings with surface parking lots. Access to the site is gained via a private driveway off Grove Street. The substation compound is screened by fencing and landscaping. Its western boundary abuts a public off-street trail that connects Grove Street to the W&OD trail.

Proposal Details:

This application would amend the proffer statements of both ZMA#02-102 and ZMA#02-103 as written in Attachment #3. The only change proposed is an addition of a reference to a new Generalized Development Plan included as Attachment #4, which proposes to construct a telecommunications monopole, associated ground equipment compound screened by fencing and landscaping, and on-site access driveway on-site to the compound. The amendment is necessary because the original proffer statements only reference a prior plan for the development of the substation which did not include a monopole or other telecommunications facilities. That prior plan included a 30' wide landscape buffer along the property's western boundary between the substation and the abutting trail. The proposed telecommunications facility would be built within that landscape buffer.

As proposed, the monopole is 125' high with up to 3 racks of 4 antennas each. The associated compound is 100' long and 15' wide and secured by a 7' tall chain-link fence topped with 1' of barbed wire. Some existing landscaping will be remain to help screen the compound, and additional trees will be planted to add further screening. In total 25 existing trees would be removed to accommodate the facility.

Staff Analysis:

Proffer Statement

The following comments are provided by staff to strengthen and clarify the proffers as proposed:

1. Proffers need to reference ZMA #02-103 in addition to ZMA #02-102 as both are the current zoning of the property now identified as Fairfax County Tax Map # 0162-02-0190 E.
2. “The first group of the prior Proffers are hereby amended as follows:” is not a sufficient description. Section heading should reference ZMA #02-102, approved September 10, 2002, by Ordinance 02-O-18.
3. The reference to the zoning ordinance section regulating zoning map amendments is now Section 78-155.1.
4. The proposed modifications to proffer condition #1 could lead to confusion since it references two different plans that have overlapping yet diverging site features. To enhance clarity and understanding in the zoning of the property for future zoning interpretations and enforcement, an additional sheet should be prepared and included in the plan set that clearly delineates the portions of the site that are governed by the two previous ZMAs and the areas of the site that would be now governed by this PCA. This sheet should be referenced in the proffers with notations on substantial conformity to the limits of disturbance as shown on the new plan exhibit.
5. “The second group of the prior Proffers are hereby amended as follows:” is not a sufficient description. Section heading should reference ZMA #02-103, approved September 10, 2002 by Ordinance 02-O-19.
6. Proffer should be added stating that access to the telecommunications compound will only be through the substation site and not the existing trail.

Generalized Development Plan

The following comments are provided by staff to address zoning compliance issue related to the plan referenced in the proposed amended proffer statement:

7. Barbed wire fencing is prohibited in the Town of Herndon (Section 78-115.2) and all references and exhibits on the GDP to barbed wire need to be removed.
8. Screening of the telecommunications compound must be done with a masonry wall and opaque metal gates on the fourth side as required in Section 78-114.2 of the zoning ordinance. All references to chain link fencing in the GDP need to be removed and updated drawings showing the masonry screen should be prepared and provided within the plan set.

9. Fence elevation on sheet C-1 indicates two gates. This does not match with the proposed plan on sheets Z-1 and Z-2. It is recommended that only one gate be installed and with direct connection on-site to the internal access road.
10. Final review and approval of screening is subject to approval by the Architectural Review Board. A proffer should be added regarding ARB approval. Examples of previous proffer conditions regarding ARB approval can be provided if requested.
11. The proposed 10' easement for 24/7 ingress/egress located along the western property line near the existing stormwater BMP is within a required perimeter landscape buffer landscape (Section 78-110.4). The plan cannot show improvements not in compliance with the zoning ordinance. A modification may be requested as part of the proposed PCA. If submitted staff will carefully review and consider the loss of landscape screening which is today very effective.
12. The proposed access abuts the existing BMP and the western boundary line. It is unclear whether this access would necessitate changes to the BMP or partial access off-site onto the trail. Staff would not support either condition and recommends inclusion of statements prohibiting access off-site and access over stormwater BMPs into this application.

Other Staff Comments

13. Generally speaking the subject parcel seems a good candidate for a monopole. The nearest residential neighborhood, Darlington Oaks, is approximately one-fifth of a mile away. It is similarly distanced from any arterial or collector street in town and is immediately adjacent to the Virginia Dominion Energy transmission line towers. Photo simulations were provided demonstrate a managed visual impact from various viewsheds around town.
14. The proposed telecommunication facility and access drive will require a Special Exception if this application for a Proffer Condition Amendment is granted. The zoning ordinance, per Section 78-71.13 allows freestanding telecommunications facilities such as monopoles by Special Exception in accordance with specific standards. As part of that process, conditions can be placed upon an approval of the special exception. The applicant has submitted an application for a Special Exception, SE#19-02 which is also on the Planning Commission agenda. If the PCA is continued, the SE will also require a continuance. A denial of the PCA would render the SE application void.
15. A revised plan and revised proffer statement will be necessary to address the above comments. A zoning modification may also be necessary if the project is pursued as proposed since compliance with the required landscape buffer requirements may not

be possible. This will require a formal modification request. Additional time will be necessary for the applicant to prepare the revised materials and for staff to evaluate those materials upon submission. Staff's recommendation for continuance reflects this need for additional time.

Planning Commission Recommendation Alternatives:

The following alternatives are available to the Planning Commission for its decision on this development plan, DP#17-01:

1. Recommendation for approval.
2. Recommendation for approval with revisions.
3. Recommendation for denial.
4. Continuance of the application to the March Planning Commission meetings.

Staff Recommendation:

Staff recommends a continuance of the application in accordance with Alternative #4.

A continuance will allow the applicant additional time to respond to the issues raised in the staff report and provide staff the necessary time to evaluate any revisions and new information submitted.

Attachments:

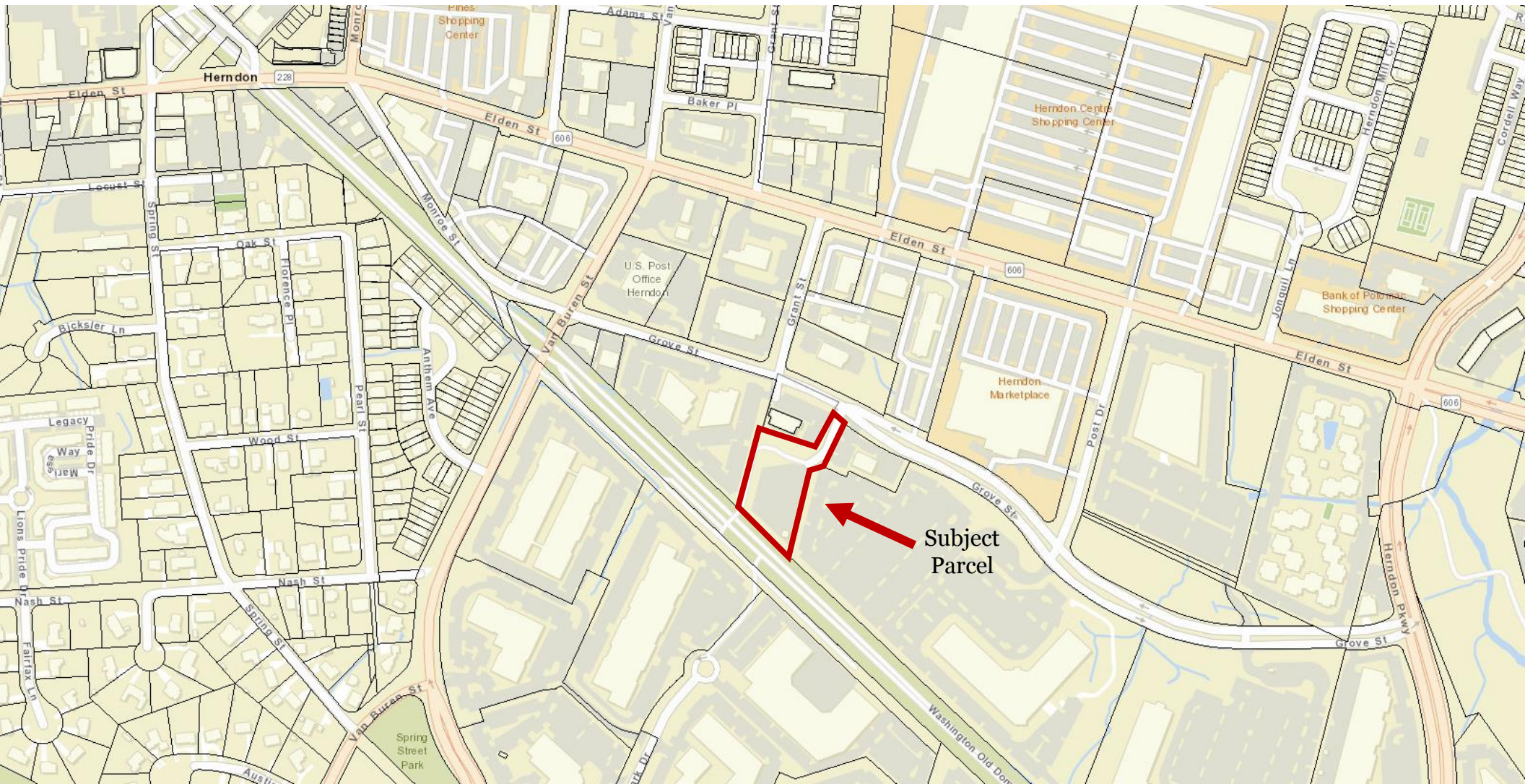
1. Subject Parcel Vicinity Map
2. Applicant Letter, Dated December 11, 2018
3. Proposed Amended Proffer Statement (Redline), Dated January 23, 2019
4. Generalized Development Plan, Dated December 11, 2018
5. Original Generalized Development (ZMA#02-102 & ZMA#02-103), Dated March 20, 2002.



Elizabeth M. Gilleran, AICP
Director of Community Development



Bryce A. Perry
Deputy Director of Community Development



SITE LOCATION – Vicinity Map

Case: PCA #19-01 – 525 Grove Street



TOWN OF
Herndon

Photo prepared by Town of Herndon
Department of Community Development



TOTALLY COMMITTED.

12/11/2018

Town of Herndon
Planning Commission
777 Lynn St
Herndon, VA 20170

RE: Vertical Bridge US-VA-5060
Proffer Condition Amendment

Please accept the enclosed application and materials on behalf of Vertical Bridge in partnership with T-Mobile. Network Building & Consulting is representing Vertical Bridge in its request to amend a proffer required as a condition of approval for the rezoning of 525 Grove Street under Zoning Map Amendment cases #02-102 and #02-103. Vertical Bridge is a wireless infrastructure developer providing communications site solutions to carriers nationwide. T-Mobile is a national provider of wireless telecommunications services. Vertical Bridge plans to construct a 125' monopole at the Dominion substation, onto which T-Mobile will collocate antennas and install equipment within the fenced compound area.

ZMA cases #02-102 and #02-103 were approved with a proffer requiring that the further development of the substation be in accordance with "that certain plan dated March 20th, 2002 and revised August 20th, 2002, made by Dominion entitled 'General Development Plan, Proposed Herndon Substation site.'" For Vertical Bridge to construct a monopole and compound to accommodate telecommunications equipment for T-Mobile, changes to the previously approved site plan and associated landscaping plan must be implemented. Vertical Bridge requests that the board approve an amendment to the prior proffer conditions to require development of the telecommunications tower facility be in compliance with the proposed site plans titled "US-VA-5060 Herndon," prepared by NB+C Engineering Services, LLC.

Please contact me with any questions or concerns relating to this application.

Thank you,

A handwritten signature in blue ink that reads "Tessia Knight".

Tessia Knight

Land Use Associate

NETWORK BUILDING + CONSULTING

6095 Marshalee Dr. | Suite 300 | Elkridge MD | 21075
P 410.712.7092 ex.1086 | M 240.481.8461

PROFFERS

“Generalized Development Plan, US-VA-5060 Herndon Substation”

PCA #19-01

January 23, 2019

Pursuant to Section 15.2-2303 (a) of the Code of Virginia (1950), as amended, and the Town of Herndon Zoning Ordinance, **Virginia Electric and Power Company, d.b.a. Dominion Virginia Power, (the “Applicant”)**, the sole owner of a certain parcel of land identified as Tax Map #0162-02-0190E (the “Property”), hereby proffers that, if the Herndon Town Council approves **PCA #19-01** to revise the proffers (the “Proffers”) previously accepted by the Town in **ZMA #02-102**, the Subject Property shall be developed in substantial accord with those Proffers which are applicable to the Subject Property, except as modified herein.

The first group of the prior Proffers are hereby amended as follows:

The undersigned hereby proffer as owner with respect to the property containing 0.6255 acre shown as Parcel 1 on the plan dated August 14, 2001, revised November 21, 2001, made by Burgess & Niple, entitled “ZONING PLAT, SHOWING A PORTION OF LAND OWNED BY THE HERITAGE EDUCATION TRUST, INC. CONTAINING 0.6255 ACRES”, Town of Herndon, Fairfax County, Virginia (the “Property”), that the development of the Property shall be in substantial conformity with the following conditions pursuant to the Virginia Code, Title 15.2, Chapter 22, Article 7, and the Town of Herndon Zoning Ordinance, Section 78-222:

1. The development of the Property shall be in substantial conformity with that certain plan dated March 20, 2002, and most recently revised August 20, 2002, made by Dominion, entitled “Generalized Development Plan, Proposed Herndon Substation Site”, subject to modifications approved by the Town of Herndon. **Excluding development of a proposed telecommunications tower facility, which shall be in substantial conformity with the proposed site plan titled “US-VA-5060 Herndon,” prepared by NB+C Engineering Services, LLC, dated Nov. 21, 2018.**
2. A portion of the Parcel along the southern boundary of the Property shall be provided to be included with additional property to create a twenty-five foot landscaped open space adjacent to the W&OD Trail Property.
3. These proffers shall be binding upon the heirs, executors, administrators, assigns and successors in interest of the applicant/owner.

The second group of the prior Proffers are hereby amended as follows:

The undersigned hereby proffer for themselves as applicant, and owner, with respect to the property containing 0.83660 acre shown as Parcel B-2 on the plan dated September 27, 2001, made by Urban Engineering & Assoc., Inc., entitled “Rezoning Plan, Dominion Virginia Power, New Dominion Technology Park, Town of Herndon, Fairfax County, Virginia (the “Property”)), that the development of the Property shall be in substantial conformity with the following conditions

pursuant to the Virginia Code, Title 15.2, Chapter 22, Article 7, and the Town of Herndon Zoning Ordinance, Section 78-222.

1. The development of the Property shall be in substantial conformity with that certain plan dated March 20, 2002, and most recently revised August 20, 2002, made by Dominion, entitled "Generalized Development Plan, Proposed Herndon Substation Site", subject to modifications approved by the Town of Herndon. **Excluding development of a proposed telecommunications tower facility, which shall be in substantial conformity with the proposed site plan titled "US-VA-5060 Herndon," prepared by NB+C Engineering Services, LLC, dated Nov. 21, 2018.**
2. A twenty-five foot landscaped open space shall be provided along the southern boundary of the Property adjacent to the W&OD Trail.
3. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.
4. These proffers shall be binding upon the heirs, executors, administrators, assigns and successors in interest of the applicant and owner.
5. These proffers shall be in substitution for all other proffers applicable to the Property including those proffers accepted by the Town in Herndon in ZMA#87-102 and ZMA #001-02.

Owner: VIRGINIA ELECTRIC AND POWER COMPANY

Doing Business As: Dominion Virginia Power

By:_____

Name:_____

Title:_____

Applicant/Developer: VERTICAL BRIDGE DEVELOPMENT, LLC

By:_____

Name:_____

Title:_____

[illegible]

CASH ESCROW BOND ESTIMATE					
ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
1	EROSION/SEDIMENTATION CONTROL (SEE ZONING ORD. FOR APPROPRIATE FEE, MIN. \$1000)				
2	TREE REPLACEMENT				
3	ARBORIST FEE				
4	DAMAGE TO EXISTING PUBLIC UTILITIES (TO BE COMPUTED BY THE TOWN OF HERNDON)	_____	L.S.	_____	
5	LANDSCAPING	_____	L.S.	_____	
				TOTAL:	

APPLICATION FEES (SEE SECTION 78-201.2 OF THE TOWN CODE FOR FEES)			
TYPE OF APPLICATION: _____			
CALCULATION OF APPLICATION FEE: _____			
APPLICATION FEE PAID (Official Use Only): _____ DATE: _____ AMOUNT: _____			

REVIEW AND INSPECTION FEE SCHEDULE (SEE SECTION 78-201.2 AND SECTION 26-335 OF THE TOWN CODE FOR FEES)					
ITEM	QUANTITY	UNIT	FEE PER UNIT		FEE
			FOR SUBDS.	FOR SITE PLANS	
BITUMINOUS SURFACE		SQ. YDS.	.51	.51	
CURB & GUTTER OR HEADER CURB		LN. FT.	.92	.92	
SIDEWALK		LN. FT.	1.35	1.35	
SANITARY SEWER		LN. FT.	2.34	2.34	
T.V. INSPECTION		LN. FT.	2.32	2.32	
WATERLINE		LN. FT.	1.75	1.75	
STORM DRAINAGE		LN. FT.	4.39	4.39	
YSMP STORMWATER MANAGEMENT FEE (see Town Code Section 26-335)		LUMP SUM			
BIORETENTION FACILITIES (RAIN GARDENS)	EACH		250.00	250.00	
STORMWATER DETENTION/YSMP MEASURES (other than rain gardens)	EACH		1000.00	1000.00	
OVERLOT GRADING AND SURFACE DRAINAGE PLAN (per division of land or per disturbed acre, whichever is greater)		LOT/ACRE	200.00	200.00	
STREETLIGHTS		PER LIGHT	50.00	50.00	
MISCELLANY		ACRE	675.00(min.)	675.00(min.)	
SCREENING		LN. FT.	2.34	2.34	
\$ LIN. FEET OF STREET		LN. FT.	1.20		
ESTIMATED FEE - TOTAL					
INITIAL FEE PAYMENT (50% OF ESTIMATED FEE)			(RECEIPT #	DATE	)
BALANCE OF FEE (COMPUTED BY TOWN)			(RECEIPT #	DATE	)

NOTES

1. THE METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT TOWN OF HERNDON STANDARD SPECIFICATIONS, CURRENT FAIRFAX COUNTY DESIGN AND CONSTRUCTION STANDARDS, AND THE CURRENT VDOT ROAD AND BRIDGE SPECIFICATIONS. IN THE EVENT OF CONFLICT BETWEEN THE STANDARDS AND SPECIFICATIONS, PREVAILING GUIDELINES SHALL BE SELECTED BY THE TOWN OF HERNDON.
2. A PERMIT MUST BE OBTAINED FROM THE TOWN OF HERNDON BEFORE ANY CONSTRUCTION IS STARTED IN CONFORMITY WITH THESE PLANS.
3. A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE RESIDENT ENGINEER, VDOT, FAIRFAX, VIRGINIA, BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE HIGHWAY.
4. THE DEVELOPER IS REQUIRED TO NOTIFY THE TOWN OF HERNDON, PRIOR TO THE BEGINNING OF CONSTRUCTION. THE DEVELOPER SHALL REQUIRE THAT ALL OF HIS CONTRACTORS SPECIFICALLY REQUEST INSPECTION AT LEAST TWENTY FOUR (24) HOURS BEFORE BEGINNING:
 - (A) CLEARING AND GRUBBING
 - (B) INSTALLATION OF SILTATION AND EROSION CONTROL MEASURES
 - (C) EARTHWORK
 - (D) INSTALLATION OF ANY UNDERGROUND UTILITY
 - (E) INSTALLATION OF ANY FORMS
 - (F) PLACING ANY CONCRETE
 - (G) BEFORE PLACING SUBBASE, BASE, OR PAVING SURFACEFAILURE TO DO SO FOR ANY REASON SHALL CONSTITUTE REJECTION OF SAID WORK.
5. ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE DEVELOPER OR HIS ENGINEER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES.
6. ALL UTILITIES INSTALLED AS A PART OF THIS DEVELOPMENT SHALL BE PLACED UNDERGROUND.
7. ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT OF WAY AND ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT OF WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
8. ALL UTILITIES TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE PURPOSES, MUST BE INSPECTED, TESTED AND APPROVED BY THE TOWN BEFORE BEING ACCEPTED INTO THE TOWN'S SYSTEM.
9. CUT SHEETS SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF HERNDON PRIOR TO THE START OF CONSTRUCTION OF ANY UNDERGROUND UTILITIES, STREETS, OR CURBS AND GUTTERS.
10. SANITARY SEWERS: ALL SANITARY SEWER MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE CURRENT TOWN OF HERNDON STANDARDS AND SPECIFICATIONS.
11. STORM SEWERS:
 - (A) STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE TO CONFORM TO THE CURRENT A.A.S.H.T.O. DESIGNATION M 170, UNLESS OTHERWISE DESIGNATED ON THE PLANS. CLASS II PIPE WILL BE PERMITTED BEYOND THE LIMITS OF THE STREET RIGHT OF WAY. CLASS III PIPE WILL BE REQUIRED WITHIN THE LIMITS OF THE RIGHT OF WAY.
 - (B) UNDERDRAINS AND/OR CROSSDRAINS SHALL BE INSTALLED BY THE DEVELOPER WHERE DEEMED NECESSARY BY THE TOWN OF HERNDON.
12. STREETS:
 - (A) ALL BASE AND SUBBASE MATERIAL SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-99 METHOD A, WITHIN PLUS OR MINUS 20% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED RIGHT OF WAY AND ALL TOWNHOUSE STREETS, COMMERCIAL AND INDUSTRIAL PARKING LOTS, PRIVATE STREETS, PARKING BAYS, CURB AND GUTTER, AND SIDEWALKS ADJACENT TO STREETS AND PARKING LOTS (NOT INTENDED TO INCLUDE LEAK SIDEWALKS).
 - (B) SOIL REPORTS AND SUBGRADE SPECIFICATIONS SHALL BE SUBMITTED TO THE TOWN OF HERNDON FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION OF ANY SIDEWALKS, CURB AND GUTTER, STREETS OR PARKING AREAS.
 - (C) ROADWAY DESIGN IS BASED ON A CBR OF 10. CBR TESTS OF SUBGRADE SOILS MUST BE CONDUCTED FOR ACTUAL DETERMINATION OF ROADWAY DESIGN. ROADWAY DESIGNATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT VDOT PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS, AND SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL.
 - (D) STANDARD STREET NAME SIGNS SHALL BE APPROVED BY FAIRFAX COUNTY SIGN SHOP AND SHALL BE INSTALLED AT EACH INTERSECTION BY THE DEVELOPER, AS WELL AS REQUIRED TRAFFIC CONTROL SIGNS IN THE DEVELOPMENT. SIGN FASTENERS SHALL BE 5/16" #18 STAINLESS STEEL HEX BOLTS AND NUTS USS-NO RIVETS PERMITTED.
 - (E) WHERE INSTALLATION OF ROADWAY SIGN IS ANYTHING OTHER THAN IN SOIL AREA, A PVC SLEEVE SHALL BE INSTALLED. SLEEVE SHALL BE MINIMUM 18" DEEP. SIZE OF PVC SLEEVE SHALL BE APPROPRIATE TO SIZE OF POST BEING INSTALLED, AND SHALL ALLOW FOR WEDGING TO STABILIZE SIGN POST.
 - (F) WHERE SIGN IS DESIGNED TO BE INSTALLED IN CONCRETE MEDIAN, A 12" X 12" AREA SHALL BE LEFT VOID OF CONCRETE. PVC SLEEVE SHALL BE INSTALLED AS INDICATED ABOVE.
 - (G) SIGN MATERIAL SHALL BE MINIMUM HIGH INTENSITY SHEETING, AND NO ENGINEER GRADE MATERIAL SHALL BE ALLOWED.
 - (H) A MINIMUM OF ONE DRIVEWAY ENTRANCE SHALL BE PROVIDED PER LOT. DRIVEWAY ENTRANCES SHALL BE INSTALLED IN CONFORMITY WITH THE STANDARDS. PIPESTEM LOT DRIVEWAYS ARE SUBJECT TO APPROVAL BY THE TOWN OF HERNDON.
 - (I) SURFACED STREETS SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE AT ALL TIMES, AND ADEQUATE MEANS SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING THE COMPLETED STREETS.
 - (J) PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. A PRE-CONSTRUCTION SURVEY SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS. IF TOWN'S EXISTING PUBLIC INFRASTRUCTURE IS DAMAGED DURING CONSTRUCTION, THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF THE TOWN.
 - (K) ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHTS OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF HERNDON STANDARDS AND SPECIFICATIONS. LIMITS OF ASPHALT OVERLAY TO BE DETERMINED BY TOWN INSPECTOR.
 - (L) STREET LIGHTS SHALL BE INSTALLED ACCORDING TO TOWN OF HERNDON STANDARDS.
 - (M) ALL WORK IN THE RIGHT-OF-WAY SHALL BE CONDUCTED BETWEEN 9AM AND 3PM, MONDAY THROUGH FRIDAY, EXCEPT HOLIDAYS.
 - (N) DEVELOPER SHALL COMPLY WITH STREET CUT PERMIT REQUIREMENTS. COPY OF APPROVED STREET CUT PERMIT MUST BE KEPT ON SITE AT ALL TIMES.
 - (O) DEVELOPER SHALL COORDINATE ALL TRAFFIC CONTROL ACTIVITIES WITH THE STREET CUT PERMIT INSPECTION SECTION (703-435-6860).
13. WATER DISTRIBUTION:
 - (A) ALL WATER MAIN MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE REGULATIONS OF THE STANDARD SPECIFICATIONS AND PLANS OF THE TOWN OF HERNDON AND THE CURRENT WATERWORKS REGULATIONS OF THE VIRGINIA STATE BOARD OF HEALTH.
 - (B) ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4.0 FEET. WATER MAINS SHALL BE INSTALLED EIGHT (8) FEET NORTH OR EAST OF THE CENTERLINE OF THE STREET UNLESS OTHERWISE DESIGNATED ON THE PLANS.
 - (C) WORKING PRESSURE SHALL BE >20.0 PSI.
14. LAND CONSERVATION NOTES:
 - (A) MEASURES TO CONTROL EROSION AND SILTATION SHALL BE PROVIDED PURSUANT TO AND IN COMPLIANCE WITH CURRENT STATE AND LOCAL REGULATIONS. HOWEVER, THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE TOWN OF HERNDON.
 - (B) NO DISTURBED AREA WILL BE DENUEDED FOR MORE THAN 30 CALENDAR DAYS.
 - (C) ALL EROSION AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
 - (D) ALL STORM AND SANITARY SEWER TRENCHES NOT IN STREETS ARE TO BE MULCHED AND SEEDED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET ARE TO BE OPEN AT ANY ONE TIME.
 - (E) ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED, WITHIN 7 DAYS AFTER BACKFILL.
 - (F) ALL TEMPORARY EARTH BERM DIVERSIONS AND SILT DAMS ARE TO BE MULCHED AND SEEDED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED. THE SAME APPLIES FOR ALL STOCKPILES.
 - (G) DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
 - (H) ALL DISTURBED AREAS NOT PAVED, SODDED, OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, IS TO BE SEEDDED WITHIN 7 DAYS WITH OATS, ABERDEEN RYE, OR EQUIVALENT AND MULCHED WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE.
 - (I) PRIOR TO BEGINNING OF ANY WORK ON THIS SITE, THE CONTRACTOR MUST READ AND ADHERE TO THE "VEGETATION PRESERVATION AND PLANTING" GUIDELINES OF FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND SECTION 26, ARTICLE II OF THE TOWN CODE.
 - (J) PRIOR TO ANY LAND DISTURBANCE OF THE SITE THAT IS GREATER THAN, OR EQUAL TO 2500 SQ FT, THE CONTRACTOR MUST SUBMIT GENERAL PERMIT REGISTRATION STATEMENT TO VIRGINIA DEQ AND PROVIDE A COPY TO THE TOWN.
 - (K) IF REQUIRED BY LAW, THE OWNER/DEVELOPER SHALL PROVIDE STATEMENT CERTIFYING THAT ALL WETLANDS PERMITS WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
15. THESE PLANS AND SPECIFICATIONS ARE BASED ON THE MINIMUM REQUIREMENTS FOR _____ ZONING. THIS PLAN CONTAINS _____ DWELLING UNITS.
16. ALL ELEVATIONS MUST BE BASED ON THE U.S.G.S. & OR THE N.G.S. MEAN SEA LEVEL DATUM.
17. PRIOR TO ANY APPROVED CLEARING AND GRADING ON A SITE, TREE PROTECTION FENCE SHALL BE ERRECTED IN ACCORDANCE WITH FENCE DETAIL ON THE APPROVED LANDSCAPE PLAN, AND BE INSPECTED AND APPROVED BY THE URBAN FORESTER.

INDEX		PAGE
T-1	TITLE SHEET	1 OF 7
Z-1	SITE PLAN	2 OF 7
Z-2	ENLARGED SITE PLAN	3 OF 7
C-1	COMPOUND PLAN & ELEVATION	4 OF 7
D-1	CONSTRUCTION DETAILS	5 OF 7
L-1	EXISTING LANDSCAPE PLAN	6 OF 7
L-2	PROPOSED LANDSCAPE PLAN	7 OF 7

WAIVER REQUESTS

(DESIGNATE EACH SECTION OF THE ZONING ORDINANCE, PUBLIC FACILITIES MANUAL OR SUBDIVISION ORDINANCE FROM WHICH A WAIVER IS REQUESTED. PLEASE NOTE THAT A LETTER OF JUSTIFICATION FOR EACH WAIVER MUST ACCOMPANY THE INITIAL PLAN SUBMISSION)

FEE = \$200.00 PER REQUEST

WAIVER FROM SECTION: _____ OF _____ = \$200.00

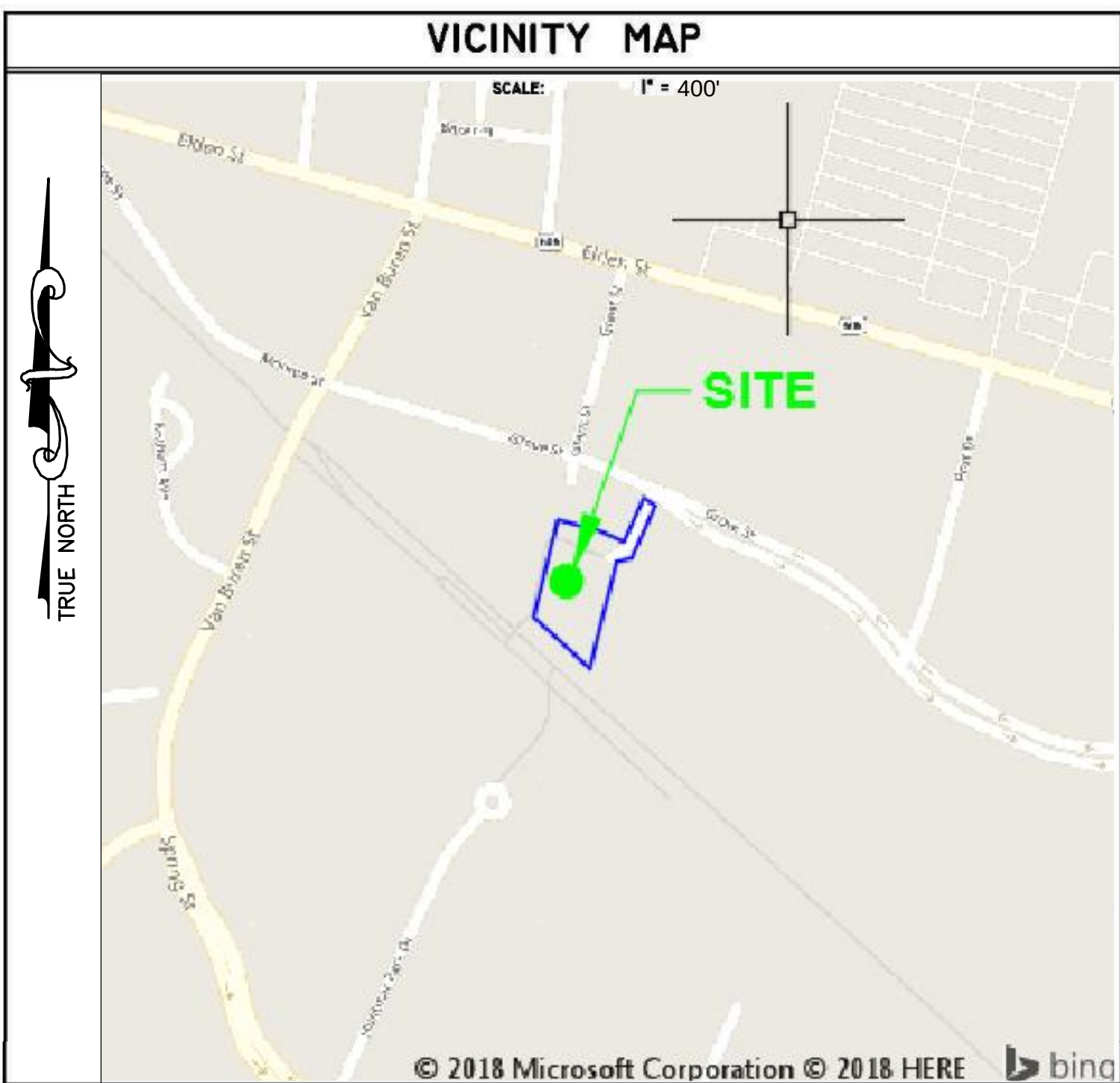
WAIVER FROM SECTION: _____ OF _____ = \$200.00

NUMBER OF REQUESTS: _____ X \$200.00 = _____

DATE FEE COLLECTED (Official Use Only): _____

EXISTING CONDITION SURVEY NOTES

1. HORIZONTAL DATUM _____
VERTICAL DATUM _____
2. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY _____;
DATED _____; AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
3. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.



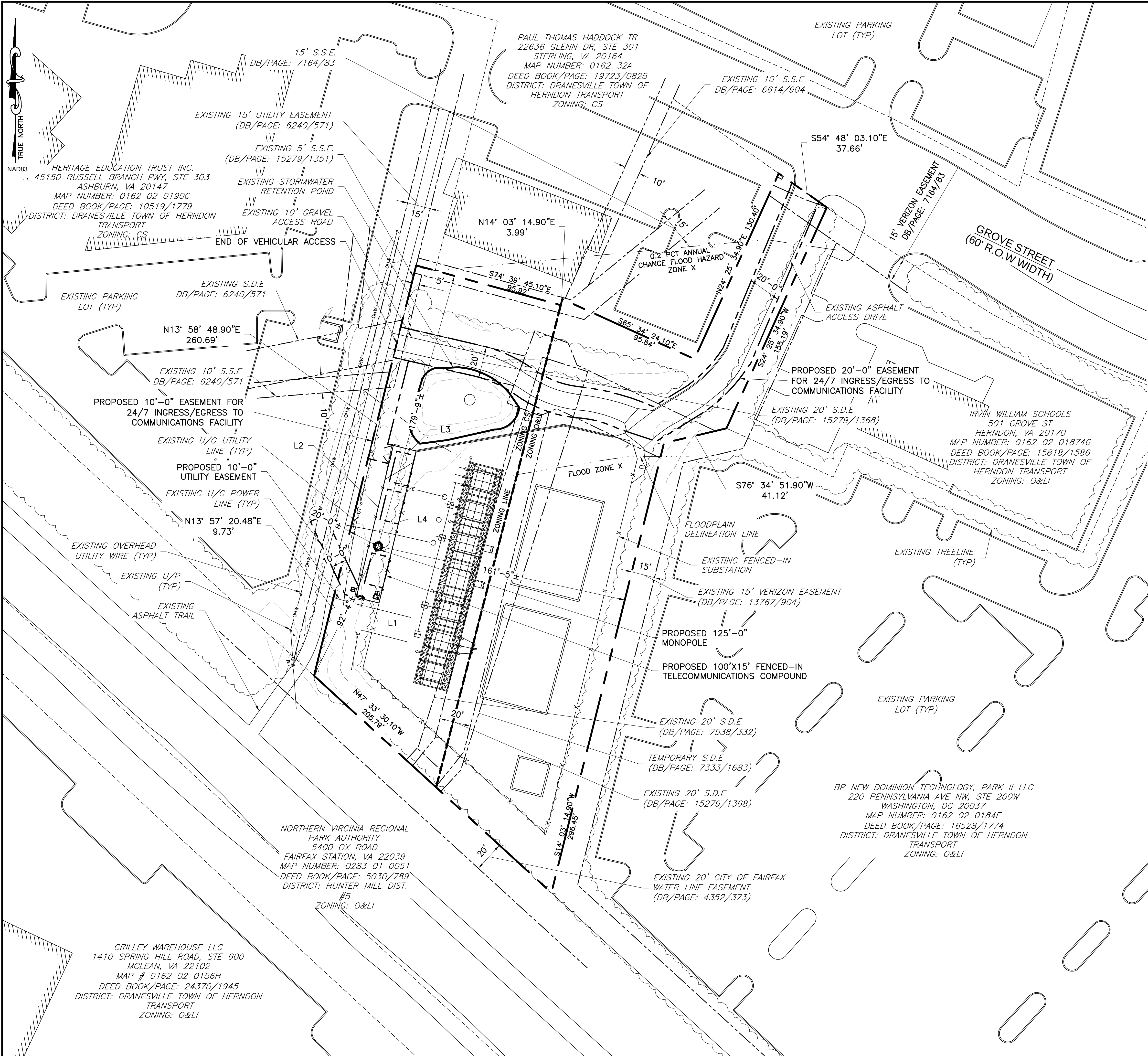
LOCATION OF BENCHMARKS	

APPROVED	
FOR SITE CONSTRUCTION UNDER THIS PLAN. BUILDING PERMITS TO BE ISSUED SEPARATELY.	
DATE	FAIRFAX COUNTY FIRE MARSHAL
DATE	DIRECTOR OF PUBLIC WORKS
DATE	DIRECTOR OF COMMUNITY DEVELOPMENT
DATE	ZONING ADMINISTRATOR

SECTION 70-203(2)(1): SUBDIVISION APPROVAL VOID IF FINAL SUBDIVISION PLAT IS NOT SUBMITTED WITHIN ONE YEAR OF APPROVAL OF A PRELIMINARY SUBDIVISION PLAN.

SECTION 78-202.6(b): SITE PLAN AND SINGLE LOT DEVELOPMENT PLAN APPROVAL SHALL AUTOMATICALLY EXPIRE AT THE END OF A FIVE-YEAR PERIOD FOLLOWING THE DATE OF ITS APPROVAL BY THE ZONING ADMINISTRATOR FOR ANY PHASE OR PART OF AN APPROVED SITE PLAN FOR WHICH A BUILDING PERMIT HAS NOT BEEN APPROVED.

TOWN PLAN #:				
TOWN OF HERNDON, VIRGINIA COVER SHEET				
SUBDIVISION OR SITE PLAN NAME		US-VA 5060 HERNDON		
OWNER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER		VIRGINIA ELECTRIC AND POWER COMPANY 701 E CARY ST RICHMOND, VA 23219		
DEVELOPER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER		VERTICAL BRIDGE, 750 PARK OF COMMERCE DR, STE 200 BOCA RATON, FL 33487 PHONE: 859-494-1600		
CERTIFIED ENGINEER, ARCHITECT OR SURVEYOR SUBMITTING PLAN, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER		NB&C ENGINEERING SERVICES, LLC. 6095 MARSHALEE DR, STE 300 ELKBRIDGE, MD 21075 PHONE: 410-712-7092		
FAIRFAX COUNTY TAX MAP NUMBER		0162 02 0190E		
TOTAL AREA 1.46 AC		PRESENT ZONING		CS(COMM SERVICES DISTRICT)
REVISID:		PAGE 1 OF 7 PAGES		

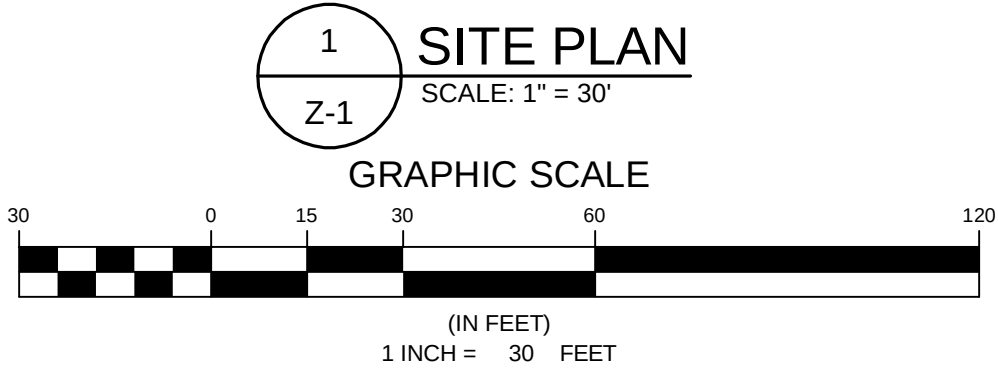


ZONING INFORMATION		
JURISDICTION: THE TOWN OF HERNDON		
ZONING: COMMERCIAL SERVICES DISTRICT		
DIMENSION	REQUIRED ±	PROPOSED ±
FRONT YARD SETBACK:	50'-0"	92'-4"
SIDE YARD SETBACK:	7'-6"	161'-5" / 20'-0"
REAR YARD SETBACK:	7'-6"	179'-9"
LOT AREA: 1.4621 ACRES		
TOTAL DISTURBED AREA: 1.690± SQUARE FEET		
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)		
NOTES:		
1) SITE PLAN IS THE RESULT OF A FIELD SURVEY AND LOCAL GIS INFORMATION COMBINED. SURVEY CONDUCTED BY POINT TO POINT SURVEY COMPANY.		
2) ALL SETBACKS SHOWN ARE FROM PROPOSED EQUIPMENT TO EXISTING PROPERTY LINES.		

LEGEND	
	PROPERTY LINE - SUBJECT PARCEL
	PROPERTY LINE - ABUTTERS
	EXISTING FENCE LINE
	EXISTING ROAD
	EXISTING ZONING BORDER
	EXISTING EASEMENT LINE
	EXISTING FLOODPLAIN BORDER LINE
	EXISTING UNDERGROUND UTILITY LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	EXISTING TREELINE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	EXISTING BUILDING

SITE INFORMATION	
SITE ADDRESS:	525 GROVE STREET HERNDON, VA 20170
PROPERTY OWNER:	VIRGINIA ELECTRIC & POWER COMPANY
ADDRESS:	701 E CARY STREET C/O BLAINE GARRETT RICHMOND, VA 23219
PARCEL ID #:	0162 02 0190E
PARCEL AREA:	1.4621± ACRES
LATITUDE (NGVD29):	38° 57' 58.17" NAD 83
LONGITUDE (NGVD29):	-77° 22' 45.64" NAD 83
JURISDICTION:	THE TOWN OF HERNDON
ZONING:	COMMERCIAL SERVICES DISTRICT (CS + O&LI)
GROUND ELEVATION:	346.7' (AMSL)
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	125.0' (AGL)
LIMITS OF DISTURBANCE:	1.690R±

LINE CHART		
LINE	BEARING	DISTANCE
L1	N76°17'00"W	15.00'
L2	N13°43'00"W	100.00'
L3	S76°17'00"W	15.00'
L4	S13°43'00"W	100.00'



ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 712-7092

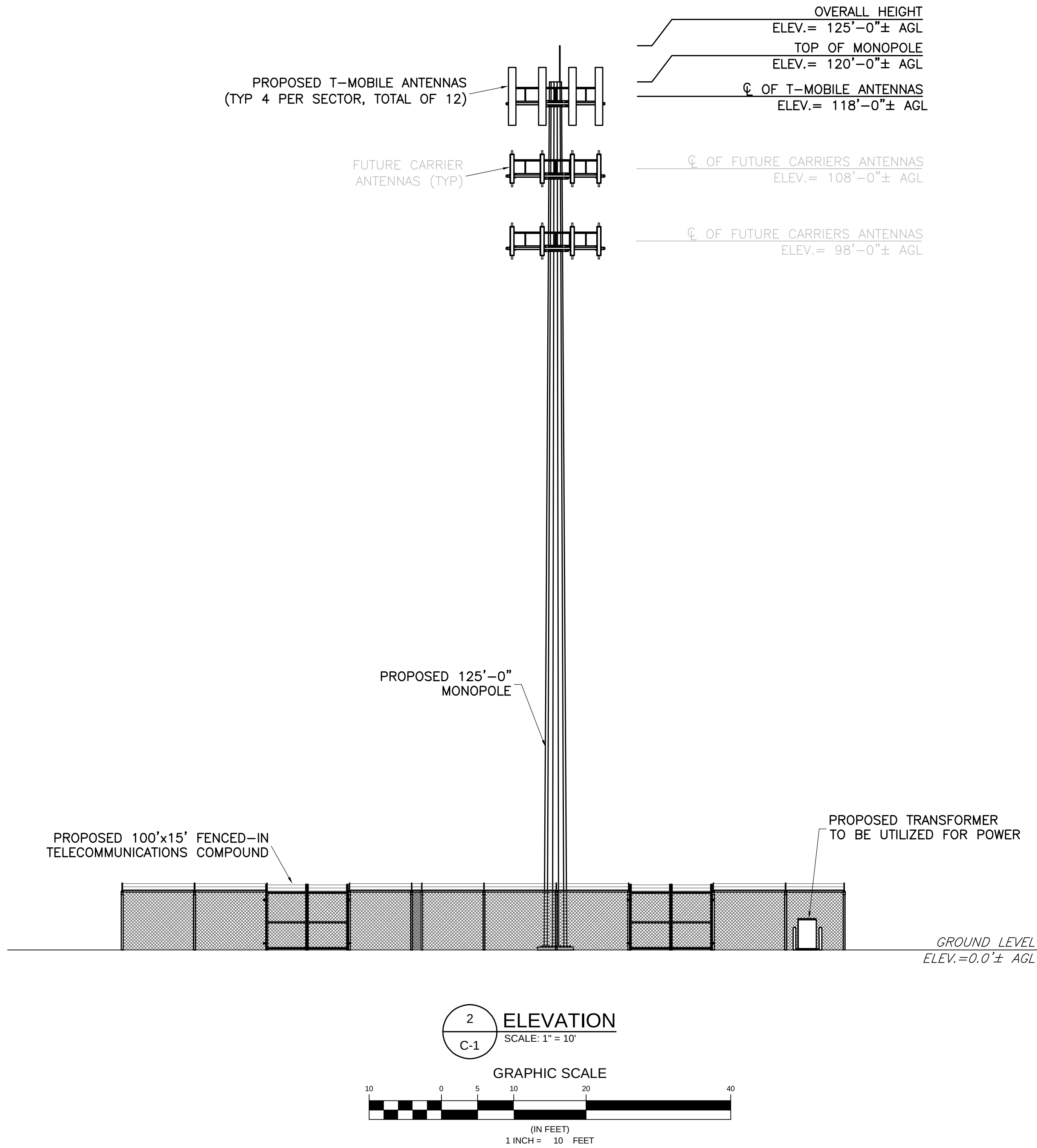
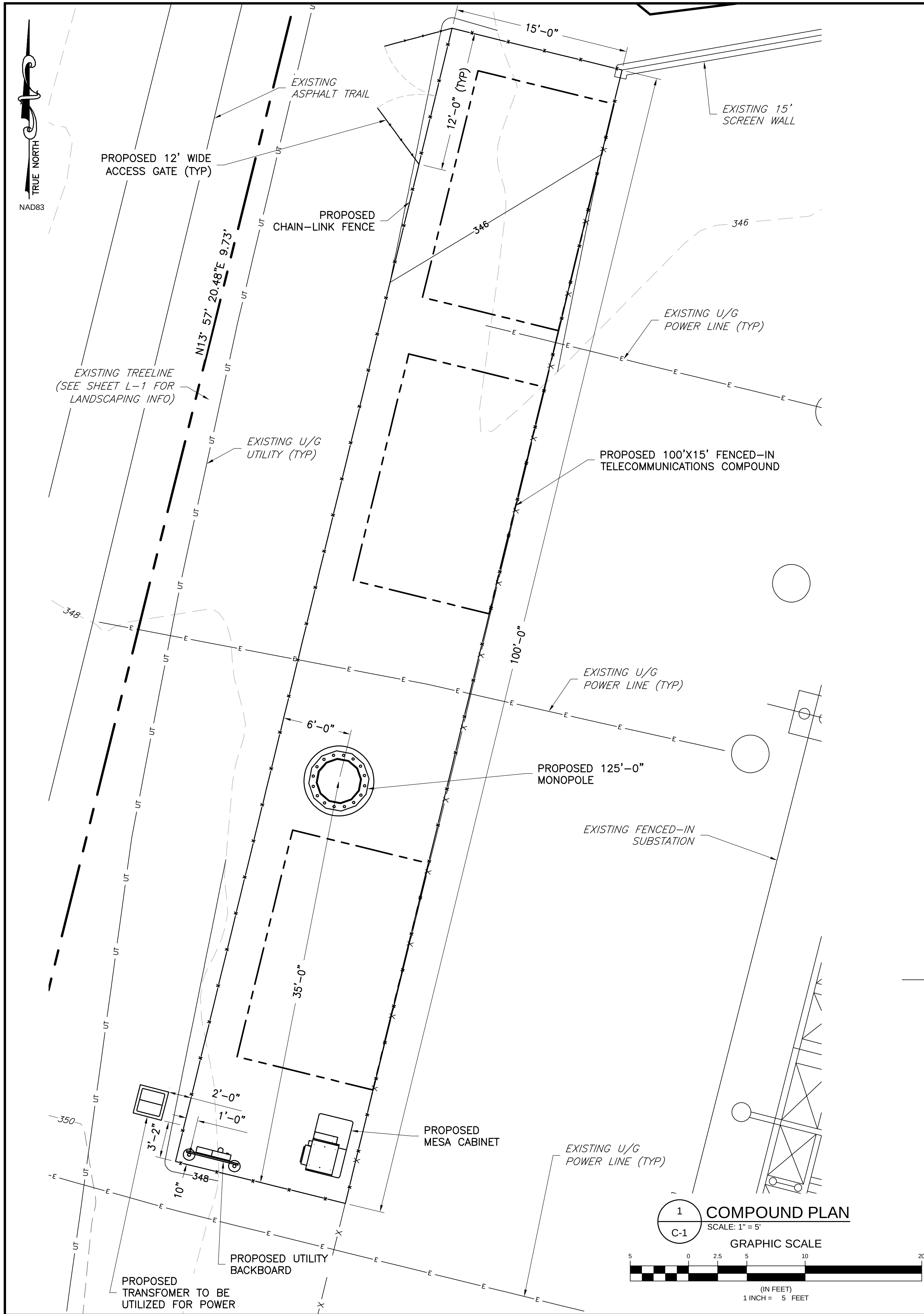
verticalbridge
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA 33487
PHONE: 859-494-1600

US-VA-5060 HERNDON
525 GROVE STREET
HERNDON, VA 20170
THE TOWN OF HERNDON

REV	DATE	DESCRIPTION	BY
B	12/03/18	REV MONOPOLE LOCATION	SDR
A	09/05/18	PRELIMINARY ZD's	CES

SITE PLAN

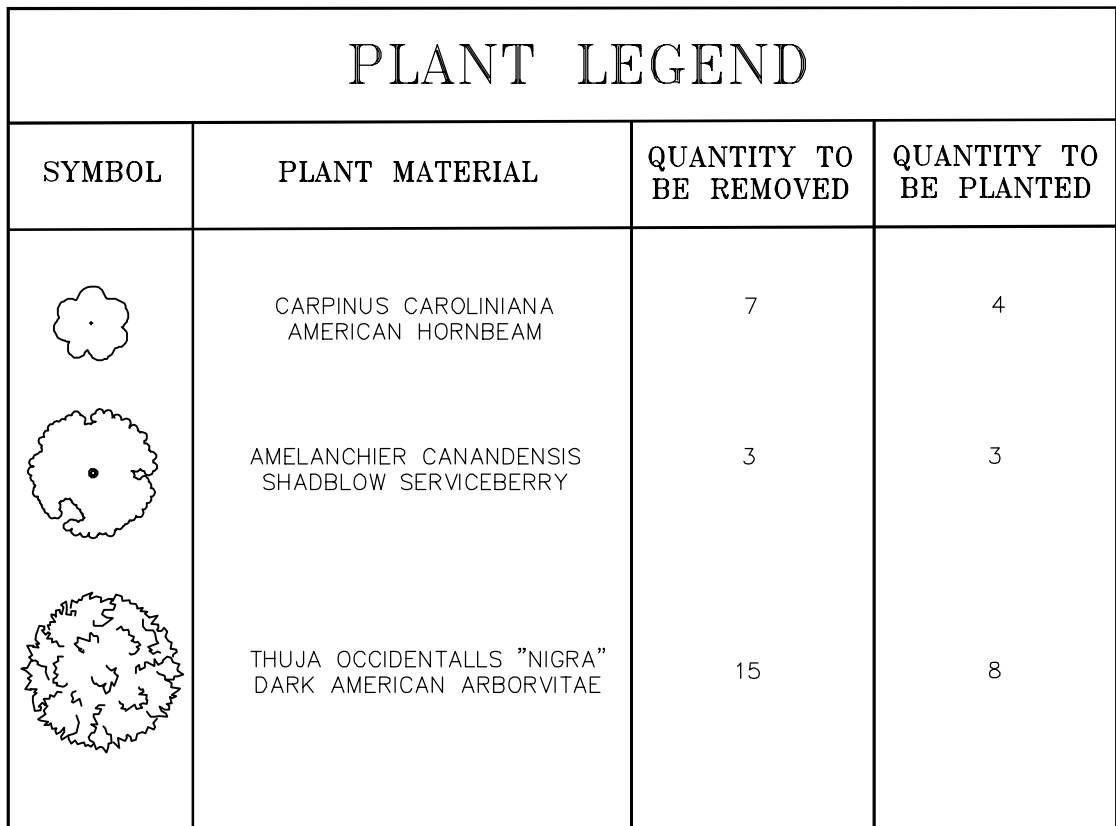
Z-1
SHEET 2 OF 7



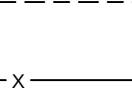
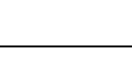
ENGINEER	NB+CTM TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELKRIDGE, MD 21075 (410) 712-7092																																
APPLICANT	verticalbridge 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FLORIDA 33487 PHONE: 859-494-1600																																
SITE INFORMATION	US-VA-5060 HERNDON 525 GROVE STREET HERNDON, VA 20170 THE TOWN OF HERNDON																																
DESIGN RECORD	REVISIONS <table><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td>B</td><td>12/03/18</td><td>REV MONOPOLE LOCATION</td><td>SDR</td></tr><tr><td>A</td><td>09/05/18</td><td>PRELIMINARY ZD's</td><td>CES</td></tr><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td></tr></table>																					B	12/03/18	REV MONOPOLE LOCATION	SDR	A	09/05/18	PRELIMINARY ZD's	CES	REV	DATE	DESCRIPTION	BY
B	12/03/18	REV MONOPOLE LOCATION	SDR																														
A	09/05/18	PRELIMINARY ZD's	CES																														
REV	DATE	DESCRIPTION	BY																														
PROFESSIONAL STAMP																																	
ENGINEER																																	
SHEET TITLE	COMPOUND PLAN & ELEVATION																																
SHEET NUMBER	C-1 SHEET 4 OF 7																																



D-1
SHEET 5 OF 7



LEGEND

	PROPERTY LINE - SUBJECT PARCEL
	PROPERTY LINE - ABUTTERS
	EXISTING FENCE LINE
	EXISTING ROAD
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

ENGINEER

APPLICANT

SITE INFORMATION

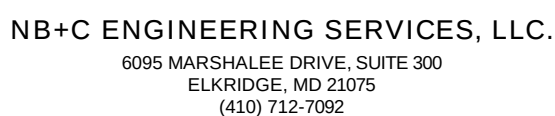
DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER



verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA 33487
PHONE: 859-494-1600

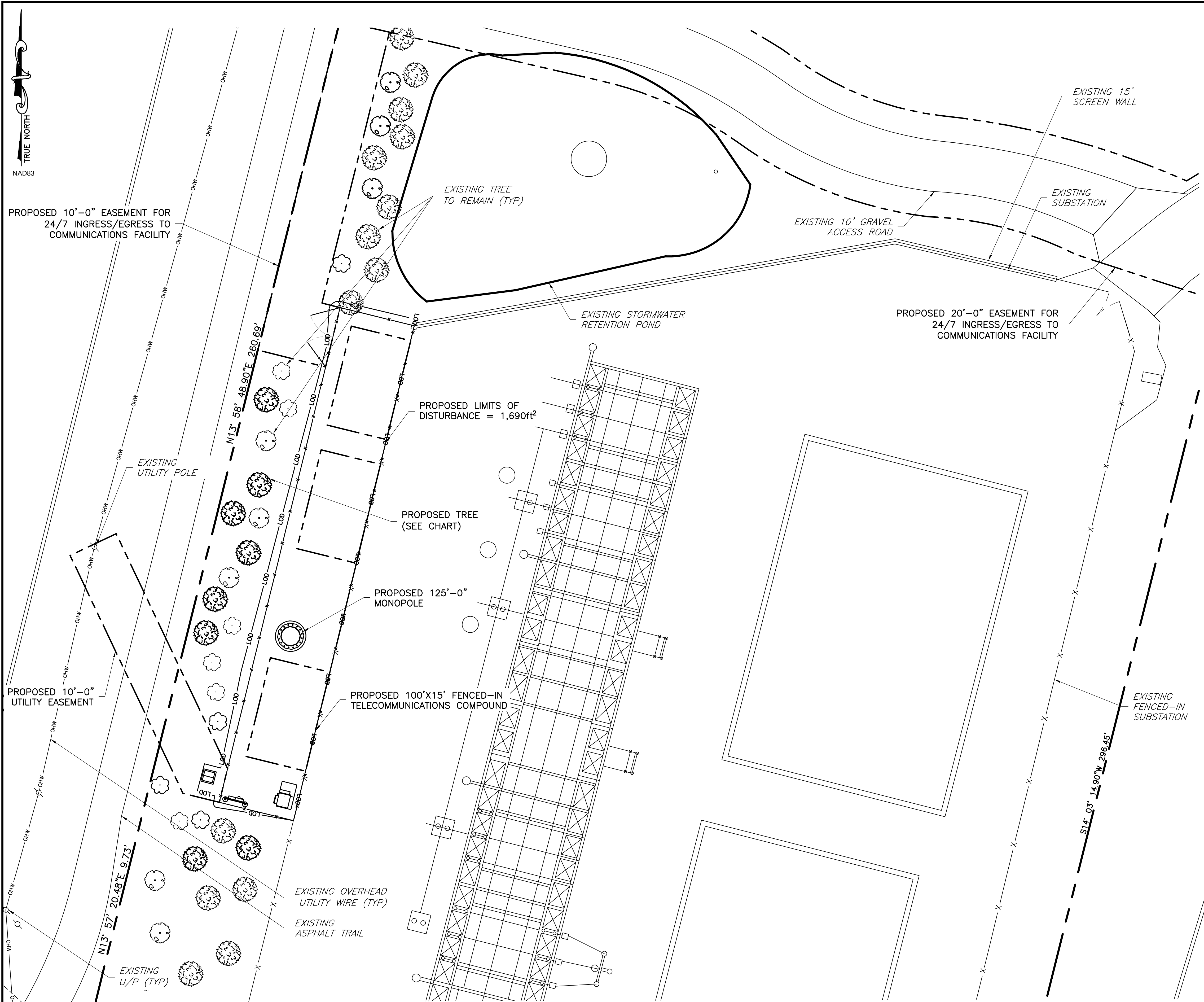
US-VA-5060 HERNDON
525 GROVE STREET
HERNDON, VA 20170
THE TOWN OF HERNDON

REVISIONS

B	12/03/18	REV MONOPOLE LOCATION	SDR
A	09/05/18	PRELIMINARY ZD's	CES
REV	DATE	DESCRIPTION	BY

EXISTING LANDSCAPE PLAN

L-1
SHEET 6 OF 7



LEGEND

PROPERTY LINE - SUBJECT PARCEL

PROPERTY LINE - ABUTTERS

EXISTING FENCE LINE

EXISTING ROAD

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

PLANT LEGEND

SYMBOL	PLANT MATERIAL	QUANTITY TO BE REMOVED	QUANTITY TO BE PLANTED
	CARPINUS CAROLINIANA AMERICAN HORNBEAM	7	4
	AMELANCHIER CANADENSIS SHADBLOW SERVICEBERRY	3	3
	THUJA OCCIDENTALLS "NIGRA" DARK AMERICAN ARBORVITAE	15	8

1

L-2

PROPOSED LANDSCAPE PLAN

SCALE: 1" = 10'

GRAPHIC SCALE

10

0

5

10

20

40

(IN FEET)

1 INCH = 10 FEET

ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER

NB+CTM

TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 712-7092

verticalbridge

750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FLORIDA 33487
PHONE: 859-494-1600

US-VA-5060 HERNDON

525 GROVE STREET
HERNDON, VA 20170
THE TOWN OF HERNDON

REVISIONS

B	12/03/18	REV MONOPOLE LOCATION	SDR
A	09/05/18	PRELIMINARY ZD's	CES
REV	DATE	DESCRIPTION	BY

PROPOSED LANDSCAPE PLAN

L-2

SHEET 7 OF 7

NOTES:

1. PROPOSED LANDSCAPE SCREENING IS APPROXIMATE. FINAL PLANT PLACEMENT TO BE DETERMINED AT SITE PLAN SUBMITTAL.
2. ALL PLANTING TO BE DONE IN ACCORDANCE WITH DOMINION'S LANDSCAPE INSTALLATION SPECIFICATIONS.

2 - R/S

GROVE STREET

"GROVE CORP. PLAZA"
THE HERITAGE EDUCATION TRUST, INC.
D.B. 10519 PG. 1779
ZONED C-2
PART OF TAX MAP #16-S-2-190C

PROPOSED HERNOON SUBSTATION

DRAI MADE NARRATIVE:

EXISTING CONDITIONS:

APPROXIMATELY HALF OF THE EXISTING SITE IS COVERED BY MEDIUM HARD-WOODS WHILE THE REMAINING IS A GRASS LAWN WITH SPORADIC BUSH AREAS. DRAINAGE IS FROM SOUTH TO NORTH INTO A STREAM FLOWING WEST TO EAST ALONG THE NORTHERN PROPERTY BOUNDARY. THERE IS A GRASS-LINED DITCH THROUGH THE CENTER OF THE SITE THAT COLLECTS FLOW FROM CULVERTS UNDERNEATH THE W. & D. D. TRAIL, LOCATED ALONG THE SOUTHERN PROPERTY BOUNDARY. THE APPROXIMATE SLOPE TO THE STREAM IS 4.2 PERCENT.

PROPOSED CONDITIONS

THE SITE WILL BE GRADED WITH A MAXIMUM SLOPE OF 3 PERCENT FROM SOUTH TO NORTH. THE PROPOSED GROUND COVER INSIDE THE FENCE, AND ALONG A 3 FOOT OUTSIDE PERIMETER, WILL BE 4 INCHES OF VDOT NO. 57 COARSE AGGREGATE. THE ROADWAY AREAS INSIDE THE FENCE WILL BE CONSTRUCTED OF COMPACTED VDOT NO. 21A. THE ROAD OUTSIDE THE FENCE WILL BE COVERED WITH ASPHALT AND BORDERED WITH CONCRETE CURB AND GUTTER. OTHER AREAS OUTSIDE THE FENCE WILL BE FERTILIZED, SEEDED AND LANDSCAPED.

THE EXISTING GRASS-LINED DITCH, WITH FLOW SOUTH TO NORTH THROUGH THE CENTER OF THE SITE, WILL BE REPLACED WITH CONCRETE CULVERTS AS A CONTINUATION OF THOSE UNDERNEATH THE W. & O. D. TRAIL. THESE CULVERTS WILL OUT-FALL AT THE STREAM, WHICH TO THE EAST, WILL HAVE BEEN PLACED IN CULVERTS INSTALLED BY BOSTON PROPERTIES AS PART OF THEIR DEVELOPMENT. DOMENION WILL CONNECT TO THEIR STORMWATER SYSTEM BY INSTALL CULVERTS WEST TO THE PROPERTY LINE AND CONNECTING WITH THE EXISTING HERITAGE EDUCATION TRAIL INCORPORATED STORMWATER FACILITIES. THE ENTIRE STORMWATER THROUGH THE PROPERTY WILL FLOW UNDERNEATH PROPERTY GRADE DRAINAGE INLETS WILL BE PROVIDED THROUGHOUT THE SITE, AS NECESSARY.

EXIST. 20' CITY OF FAIRFAX
WATER LINE EASE.
D.B. 4352 PG. 373
(LUMP SUM LOCATION)

**NORTHERN VIRGINIA
REGIONAL PARK AUTHORITY**
D.B. 5030 PG. 789
(OLD W. & D.D. RR 100'R/W)
AND VIRGINIA ELECTRIC &
POWER CO. R/W

SEP 10 2002

JOHN OF MARIANO

GROVE STREET
(PROPOSED

FUTURE R/W
(BY OTHERS)

PART OF TAX MAP # 16-2-2-184
ZONED I-P
BOSTON PROPERTIES
LIMITED PARTNERSHIP
D.B. 10461 PG. 835 & PG. 841
D.B. 11045 PG. 1556
(PHASE II, NEW DOMINION
TECHNOLOGY PARK)

GENERAL SITE NOTES:

1. NO PARKING PROVIDED.
2. WATER AND SEWER
NOT REQUIRED.
(UNMANNED FACILITY)

ALL ZONING ORDINANCE
REQUIREMENTS WILL BE
MET UNLESS A WAIVER IS
GRANTED DURING THE SITE
PLAN REVIEW PROCESS

NOTES:

1. DELINEATED AREA SHOWN IS ON A PORTION OF TAX MAP #16-2-2-190C AND A PORTION OF TAX MAP # 16-2-2-184C.
2. VERTICAL DATUM IS BASED ON THE TOWN OF HERNDON CONTROL MONUMENT # TH#4. ELEVATION = 379.30.
3. CONTOUR INTERVAL = 2'.
4. PROPOSED ZONING IS 1-P (INDUSTRIAL PARK) PER AN APPROVED CONDITIONAL USE PERMIT. SEE SAID PERMIT FOR SETBACKS, BUFFERS AND OTHER SITE REGULATIONS.
5. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
6. A PORTION OF THE PROPERTY SHOWN IS IN FLOOD ZONE B (AREAS BETWEEN LIMITS OF THE 100 YEAR AND 500 YEAR FLOOD), PER THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF HERNDON, VA. COMMUNITY PANEL NUMBER 510052 00018, EFFECTIVE DATE: AUG.1, 1979. SEE SAID MAP FOR ADDITIONAL EXPLANATIONS.
7. PROPERTY LINES L1, L2, L12 AND L13 WERE TAKEN FROM A PLAT OF SUBDIVISION SHOWING A 0.4255 ACRE PARCEL "PARCEL 1" BY BURGESS AND NIPLE, DATED MAY 29, 2001. THIS AREA IS SUBJECT TO THE CONDITIONS AS SET FORTH IN THE TOWN OF HERNDON APPROVING THE SUBDIVISION AND SITE DEVELOPMENT PLAN.
8. PROPOSED PROPERTY LINES L3 THRU L11 WERE TAKEN FROM A GENERALIZED DEVELOPMENT PLAN, PHASE 11, NEW DOWNTOWN TECHNOLOGY PARK, BY URBAN ENGINEERING AND ASSOC. INC., LAST PLAT DATE OF 11-15-00. THIS AREA IS SUBJECT TO THE CONDITIONS AS SET FORTH IN THE TOWN OF HERNDON APPROVING SAID SUBDIVISION AND SITE DEVELOPMENT PLAN.
9. TOPOGRAPHIC SURVEY PERFORMED BY BURGESS AND NIPLE ON 3-06-2001.
10. VARIOUS PLATS AND DEEDS GIVE INDICATION OF A 30' R/W FOR "GRANT STREET" CENTERED ON THE WESTERN PROPERTY LINE. NO PHYSICAL EVIDENCE NOR RECORDS EXIST FOR THIS ROAD.

AREAS:

TOTAL AREA DELINEATED = 1.4620 ACRES (63683 S.F.)

LINE TABLE

L1 N 13°53'25" E, 260.89'	L7 S 24°26'11" W, 155.19'
L2 S 74°39'09" E, 95.92'	L8 S 76°35'28" W, 41.12'
L3 N 14°03'51" E, 3.99'	L9 S 14°03'51" W, 296.45'
L4 S 65°33'49" E, 92.84'	L10 N 47°32'54" W, 205.79'
L5 N 24°26'11" E, 130.40'	L11 N 13°59'07" E, 9.75'
L6 S 54°47'27" E, 37.66'	L12 S 48°16'32" E, 107.89'
	L13 N 14°03'51" E, 308.63'

TRMs:

- # 1 TOP NORTHERN BOLT AT NORTH CORNER OF VEPKO TOWER 274/145
ELEV. = 365.21
- # 2 CHISELED Sq. AT N.W. CORNER OF CONC. HEADWALL
ELEV. = 350.15

GRAPHIC SCALE

Age Group	Total (%)	Male (%)	Female (%)	Unknown (%)
0-10	~15	~10	~10	~5
11-20	~25	~15	~15	~5
21-30	~35	~20	~20	~5
31-40	~45	~25	~25	~5
41-50	~55	~30	~30	~5
51-60	~65	~35	~35	~5
61-70	~75	~40	~40	~5
71+	~80	~45	~45	~5

Seal of the
Professional Engineer
Approval

COMMONWEALTH OF VIRGINIA

THOMAS E. AGRESTI, JR.
No. 19908
Thomas E. Agresti, Jr.
9/4/02
PROFESSIONAL ENGINEER


Dominion

GENERALIZED DEVELOPMENT PLAN
PROPOSED HERNDON SUBSTATION SITE
TOWN OF HERNDON, FAIRFAX COUNTY, VIRGINIA

	Name	Date	Project No.	Sheet No.
Designed by	TER	3-20-02		1 of 1
Approve			Scale	
Approvals			1" = 30'	
		B/M No.	Revisions	
			1	2
			3	4
			5	
End File Name				Drawing No.

Cad File Name	Drawing No.
PLOTTED:	

[illegible]



MEMORANDUM

To: Chair Jonas & Members of the Planning Commission

From: Bryce A. Perry, Deputy Director of Community Development
Elizabeth M. Gilleran, Director of Community Development

Handwritten signatures in blue ink. The top signature appears to be "B. A. Perry" and the bottom signature appears to be "E. M. Gilleran".

Date: February 22, 2019

Subject: Special Exception Application, SE#19-02, 525 Grove Street

This memo serves as an addendum to the Planning Commission staff report, dated February 11, 2019, which was considered by the Planning Commission in its review of the above referenced case at its February work session. At that meeting the Planning Commission also considered the Proffer Condition Amendment, PCA#19-01, which would amend the zoning of the subject parcel to allow for the improvements proposed in SE#19-02. The PCA must be approved before the Planning Commission acts on the Special Exception.

The applicant has been actively addressing the issues raised in the staff report and amending the application accordingly. The applicant notified staff that zoning modifications will be requested for both the landscape buffer requirements and the masonry wall screening requirements as part of PCA#19-01. The PCA application will need to be re-advertised to include those modification requests. The applicant has not yet submitted revised application materials however staff was notified that a re-submission is expected prior to the deadline for the March Planning Commission meetings.

Given the additional time required for the applicant to prepare and re-submit revised application materials and the need to re-advertise the PCA application, staff recommends the Special Exception application be continued to the March 25, 2019 Planning Commission public hearing.



STAFF REPORT

Planning Commission

February 11, 2019

Title: SPECIAL EXCEPTION - SE #19-02, 525 Grove Street.

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

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

Summary Information:

Applicant Request	An application for a special exception to permit the construction of a telecommunications monopole and associated ground equipment compound located within the Office and Light Industrial (O&LI) zoning district. The development is subject to two zoning map amendments with proffers and is the subject of PCA #19-01 which will be reviewed concurrently with this application.
Address	525 Grove Street
FFX CO Tax Map #	0162 02 0190E
Owner	Virginia Electric & Power Company
Applicant	Tessia Knight, Network Building + Consulting LLC
Zoning	O&LI (Office & Light Industrial) CS (Commercial Service)
Adjacent Zoning	North: CS (Commercial Service) South: O&LI (Office & Light Industrial) East: O&LI (Office & Light Industrial) West: CS (Commercial Service)
Land Use Designation	Community Facilities
Adjacent Land Use Designation	North: Business Corridor South: Office Parks & Flexible Space East: Office Parks & Flexible Space West: Business Corridor
Total Site Area	1.4621 acres / 63,688 square feet
Existing Use	Dominion Energy electrical substation

Background:

The subject property was first re-zoned from residential to commercial in 1987 through Zoning Map Amendment (ZMA) # 87-102. It was further re-zoned with ZMA #00-102 along with abutting properties as part of an effort to develop the properties with commercial uses and build Grove Street through to Herndon Parkway. The subject property was not developed as part of either rezoning case and both were voided when in 2002, the property was again re-zoned with ZMA#02-102 and ZMA# 02-103 to permit the construction of an electric utility substation and subsequently developed with that use as approved by the two Zoning Map Amendments with its associated Generalized Development Plan and Proffers, which superseded all previous proffers on the substation property.

Site Description:

The site lies between the W&OD trail and Grove Street, immediately south of the southern terminus of Grant Street. It is surrounded mostly by office buildings with surface parking lots. Access to the site is gained via a private driveway off Grove Street. The substation compound is screened by fencing and landscaping. Its western boundary abuts a public off-street trail that connects Grove Street to the W&OD trail.

Proposal Details:

This application would permit the construction of a telecommunications monopole and associated ground equipment compound located within the Office and Light Industrial (O&LI) zoning district. The structure will be within the property occupied by a Virginia Electric and Power Company (VEPCO) substation located at 525 Grove Street. The proposed monopole will be located within a leased compound placed in the southwest corner of the subject parcel which is located to the rear of the parcel. The changes proposed consists of the installation of a monopole, associated ground equipment compound screened by fencing and landscaping, and an access driveway on-site to the compound.

As proposed, the monopole is 125' high with up to 3 racks at different height levels. Each rack is triangular in shape and is designed to hold 4 antennas each, for a total of 12 antennas at each height level. The compound is 100' long and 15' wide and secured by a 7' tall chain-link fence topped with 1' of barbed wire. Some existing landscaping will remain to help screen the compound, and 15 trees will be planted for screening. In total, 25 existing trees would be removed to accommodate the facility. At its closest point the proposed monopole will be approximately 40 feet from the substation.

Staff Analysis:

1. The Town's fence regulations, found in the Zoning Ordinance, do not permit chain link fences for this type of use. Chain link fences can only be placed around recreational facilities, construction sites, construction staging areas, and schools. Barbed wire fences are not permitted in any zoning district in the Town. Therefore, the proposed chain link fence section shown on sheet D-1 must be revised to show a different screening.
2. The screening of the compound must be accomplished with a masonry wall and opaque metal gates on the fourth side as required in Section 78-114.2 of the Zoning Ordinance. Revised

drawings showing the masonry screen, in compliance with the referenced section, should be included within the plan set. As noted in the proffer condition amendment staff report, only one gate should be installed with direct access to the internal access road. No access to the west from the existing trail should be permitted.

3. The site is significantly screened to the south by existing landscaping and natural wooded area. This is the area between the property and the W & OD Trail. The area between the western property line and the substation is landscaped with various types of trees that have thrived and matured over the years. With this plan, 25 of the existing trees are proposed to be removed, while only 15 are proposed to be replanted. The applicant should provide the caliper inch of each of the trees being removed in table form on Sheet L-1 of the plan. In a column on the same table, the applicant should provide the caliper inch of each tree being replaced. The caliper inches being removed should match the caliper inch of trees being replaced. Deciduous trees should be a minimum of three caliper inches and the evergreen trees should be a minimum of 10 feet in height.
4. The proposed 125-foot monopole has an undetermined amount of available wireless carrier platforms. Each platform will accommodate up to twelve panel style antennas based on the current technology. A T-Mobile platform will be placed at a height of approximately 120 feet above grade. The remaining platforms will be placed below the T-Mobile platform. Concrete slabs will be placed at grade to house the necessary ground related equipment for each carrier. The fenced area will contain a gravel base and will include a meter board and mesa cabinet. Future carriers will also require space to place their individual equipment.
5. The applicant previously noted in the pre-application meeting that the objective of the proposed site is to provide improved wireless services to residences and businesses in the area. According to the applicant, the proposed site is designed to fill coverage gaps. The applicant should provide information on the area to be served and further information explaining other alternative sites that were evaluated in order to supplement attachment #6. The applicant should provide information as to whether or not alternative locations and means have been investigated and determined inadequate, primarily the presence of existing structures within the service area to support the initial tenant's antennas at the required mounting height and with owners willing to allow installation.
6. The applicant should also note if the need for this monopole is due to the current demand for high speed data and whether the existing surrounding cell sites do not support the capacity needs for the area. They also should state if the new site will offload from the existing sites and enhance data speeds in those areas.
7. The applicant states there will be minimal impact by the proposed use on any residential properties within the Town given its distance, screening by other non-residential development, and existing vegetation. From many vantage points, the monopole will blend with other tall electrical transmission poles, roadway lighting poles and the utility substation structure located on the property.
8. The nearest residential neighborhood, Darlington Oaks is approximately one-fifth of a mile away. Photo simulations are provided by the applicant to demonstrate the visual impact from

various viewsheds around Town. Ten viewsheds were analyzed and the applicant has stated that the monopole will not be visible from five of the locations. The applicant has provided images in attachment #4 of the five locations where the monopole will be visible. Staff is requesting the applicant include viewshed images of the other five locations where the monopole will not be visible.

9. According to the applicant, the proposed facility will operate 24 hours a day for 365 days per year. The facility will be unmanned and will have very limited traffic or parking impact. Routine maintenance will be performed by a service technician driving a standard size vehicle. With the exception of the infrequent times when a back-up generator is needed for emergency power, the facility will not generate noise, dust, odors, or vibrations. It will also not interfere with radio, television, or telephone reception.
10. The staff also notes that as with all new construction, review and approval by the Architectural Review Board (ARB) will be necessary. The type and construction of the screening is also subject to review and approval by the ARB.
11. The Zoning Ordinance states that special exceptions may be approved provided they comply with the standards as found in 78-155.3(e) a copy of which is attached.
12. In addition to the standard special exception review criteria noted above, additional review criteria are provided for in Section 78-71.13(d)(2), Communication towers, monopoles other telecommunication facilities, a copy of which is attached.
13. By complying with the above referenced standards, and by providing the additional information and revisions that are required and noted in the staff report, the staff will re-evaluate its recommendation. Given the relatively small size of the proposed facility, the limited need for on-site parking or access for vehicles the staff has no parking or traffic concerns with the proposed use. The proposed use is also consistent with its Comprehensive Plan designation. In previous discussions with the Planning Commission in regard to the monopole that was recently erected on the Dominion Power property on Elden Street, it was suggested that with ever advancing technology, should the use of telecommunication monopoles become obsolete, monopoles, such as the proposed, should be removed if they no longer fulfill their intended use or functionality. The staff agrees with this conclusion and has provided a condition to address this concern.

Alternatives:

The following alternatives are available to the Planning Commission for its decision on this development plan, SE #19-02:

1. Recommendation for approval.
2. Recommendation for approval with conditions.
3. Recommendation for denial.
4. Recommendation for a continuance to the March Planning Commission meetings.

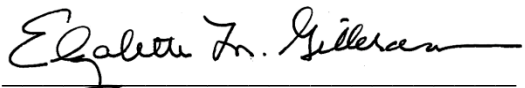
Staff Recommendation:

Staff recommends a continuance of the application in accordance with Alternative #4.

A continuance will allow the applicant additional time to respond to the issues raised in the staff report and provide staff the necessary time to evaluate any revisions and new information submitted.

Attachments:

1. Draft Conditions
2. Location Map
3. Applicant's Narrative Statement
4. Photo Simulations
5. Propagation Coverage Maps
6. Zoning Ordinance Section 78-155.3(e)
7. Zoning Ordinance Section 78-71.13(d)(2)



Elizabeth M. Gilleran, AICP
Director of Community Development



Bryce A. Perry
Deputy Director of Community Development

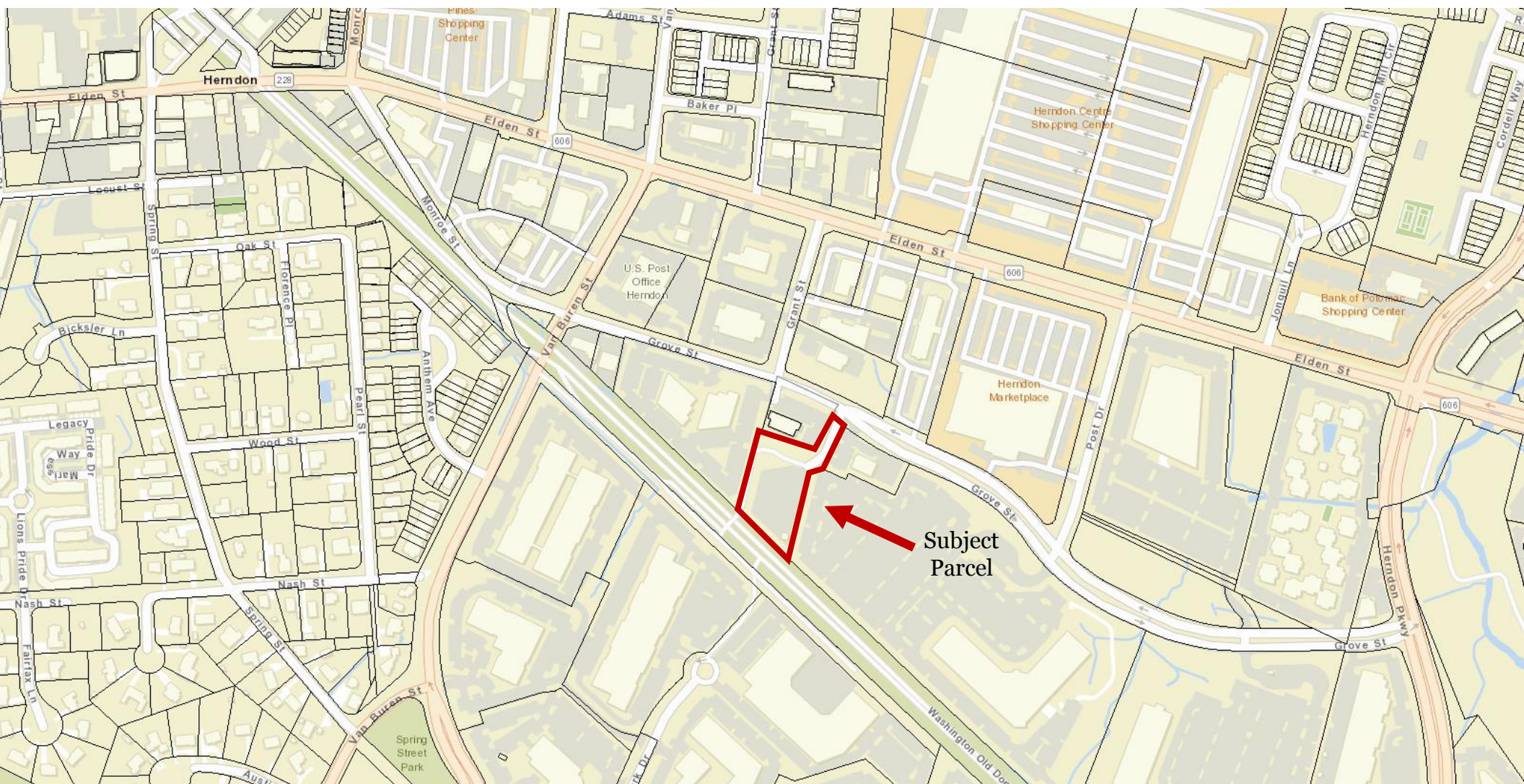
TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION DRAFT CONDITIONS

SE#19-02, 525 Grove Street

February 11, 2019

- A. **Substantial Conformity.** The site shall be developed and maintained in substantial conformance with the special exception plan dated December 11, 2018, except where modified by the following conditions.
- B. **Permitted use.** The use shall be limited to one 125-foot telecommunications monopole and associated ground equipment.
- C. **Site Plan Revision.** A site plan revision indicating all proposed modifications to the site shall be submitted to the Department of Community Development of the Town of Herndon for administrative staff review.
- D. **Stormwater Management.** The proposed improvements shall not negatively impact the existing stormwater BMP. The applicant shall include an analysis with the site plan submission and, if required, associated site improvements demonstrating that the proposed project will not negatively impact the existing stormwater BMP.
- E. **Architectural Review Board (ARB).** An application for the proposed new construction, to include the required screening and guard rail, shall be submitted for review by the Architectural Review Board (ARB.) All permits and construction must comply with the ARB approval.
- F. **Access to the Site.** The telecommunications facility compound shall not be accessed from the existing trail near the western property boundary.
 - i. A guard rail shall be installed preventing any vehicular access from the private access road to the existing trail. The design of the guard rail shall be submitted to the ARB in accordance with Condition E.
- G. **Inspection.** The property owner and tenant shall allow Town officials to inspect the property during reasonable hours upon prior notice
- H. **Expiration.** This Special Exception shall run with the land except under the following condition(s):
 - i. A discontinuance of the use for which the special exception was granted for a continuous 12-month period;

- ii. Failure to obtain a final building inspection for the monopole within twelve (12) months of approval of the special exception.
- I. **Revocation.** Any violation of the aforementioned conditions or other sections of the Herndon Town Code shall be grounds for revoking the special exception pursuant to the manner described in Section 78-155.3(h) of the zoning ordinance.



SITE LOCATION – Vicinity Map

Case: SE #19-02 – 525 Grove Street



TOWN OF
Herndon

Photo prepared by Town of Herndon
Department of Community Development



12/11/2018

Town of Herndon
Planning Commission
777 Lynn St
Herndon, VA 20170

RECEIVED ON

DEC 18 2018

DEPARTMENT OF
COMMUNITY DEVELOPMENT

RE: Vertical Bridge US-VA-5060
Special Exception Application
525 Grove Street

Please accept the enclosed application and materials on behalf of Vertical Bridge in partnership with T-Mobile. Network Building & Consulting is representing Vertical Bridge in its request for a Special Exception to construct a new 125' monopole at 525 Grove Street.

Vertical Bridge is a wireless infrastructure developer providing communications site solutions to carriers nationwide. T-Mobile is a national provider of wireless telecommunications services. Vertical Bridge plans to construct a 125' monopole at the Dominion substation, onto which T-Mobile will collocate antennas and install equipment within the fenced compound area.

Enclosed are justification statements for the Special Exception criteria and Design Standards for new wireless telecommunications facilities.

Please contact me with any questions or concerns relating to this application or the enclosed statement.

Thank you,

A handwritten signature in blue ink, which appears to read 'Tessia Knight', is written below the 'Thank you,' text.

Tessia Knight

Land Use Associate

NETWORK BUILDING + CONSULTING

6095 Marshalee Dr. | Suite 300 | Elkridge MD | 21075
P 410.712.7092 ex.1086 | M 240.481.8461

Vertical Bridge US-VA-5060
525 Grove St
Justification Statement

Section 78-155.3.e.(1) – Review Standards for Special Exceptions

General standards for all special exceptions uses. A special exception may be approved upon a determination by the planning commission and town council, respectively, as to whether, and the extent to which, the proposed use(s) meet the following standards:

a. Is consistent with the comprehensive plan.

Although freestanding communications towers are not specifically mentioned in the comprehensive plan, wireless service is generally recognized as an essential utility service for residents and workers in any zone. The proposed monopole facility is necessary for T-Mobile's network to provide that service to the Town of Herndon.

b. Is free of conflict with any provision of this chapter and related town regulations or any other applicable local, state, or federal laws and regulations.

Vertical Bridge will construct the tower in accordance with all local, state, and federal laws and regulations.

c. Does not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.

T-Mobile, the proposed anchor tenant for the tower will operate in compliance with all FCC standards for RF emissions, and the site will not interfere with any local emergency communications equipment as T-Mobile will only utilize their licensed frequency band. In addition to meeting FCC requirements and ensuring RF emissions will not pose any threat to public health and safety, the monopole is a self-collapsing design and will meet setback requirements, so that in the event of tower failure, the site will pose no danger to the surrounding community.

d. Consistent with the purpose and intent of the zoning district in which it is located, or will improve compatibility among uses and will ensure efficient development within the town.

The proposed monopole will be located within a Commercial Services zoning district where freestanding communications towers are considered a commercial utility and are permitted by special exception. The zoning ordinance outlines a number of objectives for the Commercial Services zoning district, most of which relate to typical office or retail uses, relating to traffic control and architectural design. The proposed monopole facility will not generate traffic and does not involve a typical building. Nevertheless, the facility will provide an important service that is utilized by all businesses and uses in this zone.

e. Minimizes adverse visual impact of the proposed use on adjacent lands.

Enclosed with the application are photosimulations that demonstrate the site to be of minimal visual impact to the surrounding area, which are all nonresidential uses.

f. Contributes to a logical and orderly development pattern consistent with accepted or emerging planning practices.

Not applicable, telecommunications towers are not mentioned in the comprehensive plan.

- g. Minimizes adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and should not create a nuisance.**

Not applicable, the proposed development is an unmanned telecommunications tower.

- h. Avoids significant adverse impacts on the property values of surrounding lands or substantially and permanently injures the use of neighboring property for those uses that are permitted in the zoning district.**

By utilizing the existing substation for the proposed monopole, the selected location will be of minimal impact to values of neighboring properties, and the proposed landscaping plan will further minimize the visibility of the development.

- i. Does not significantly and adversely impact the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.**

The project will fall below the level of disturbance which requires the submission of a storm water management plan, and by utilizing a previously developed lot there will be minimal impact on the natural environment.

- j. 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 and whether or not the proposed use is designed to ensure safe ingress and egress onto the site and safe road conditions on and around the site.**

The site is accessible from Grove Street and a connecting access road along the north side of the substation, in the event emergency access is needed. Additionally, the proposed development does not fall within a floodplain overlay district.

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

Not applicable, but per response to article j. the proposed site will have emergency access available in the event it is necessary. Other requirements do not apply since this is an unmanned telecommunications tower.

- l. If 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.**

Not applicable, telecommunications towers are not mentioned in the comprehensive plan.

- m. If located in the floodplain overlay district, meets floodplain overlay standards.**

Not applicable, the proposed development does not fall within a floodplain overlay district.

Vertical Bridge US-VA-5060
525 Grove St
Justification Statement

General Design Standards

Section 78-71.13.d.(2) – Communication towers, monopoles, and other telecommunication facilities:

Communication towers, monopoles other telecommunication facilities. Communication towers, monopoles, and other mobile or land-based telecommunication facilities including non-staffed equipment cabinets or structures shall meet the following standards:

- a. ***Material and color.*** Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.

The antennas will be gray in color and will closely match the monopole.

- b. ***Advertising.*** No commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.

There will be no commercial advertising or signs on the structure or related equipment cabinets.

- c. ***Additions, changes and modifications.*** If any additions, changes or modifications are to be made to monopoles or towers, the building official shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.

The tower owner and tenant(s) when applicable will submit a structural analysis when modifying the tower.

- d. ***Lighting, signals and illumination.*** No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the town, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the zoning administrator waives the red marker light requirement upon a determination by the Fairfax County Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.

The tower will not include any of the above-mentioned lighting/signals.

- d. ***Location on existing structures as accessory use.*** Antennas may be located on existing buildings or structures, to include existing towers and poles, as an accessory use.

See section 78-80.4(c). Not applicable, this is a proposed new monopole.

Vertical Bridge US-VA-5060
525 Grove St
Justification Statement

6. **Where reasonably practicable and appropriate, as determined by the zoning administrator using recognized standards, antennas attached to towers, monopoles, and other supporting structures shall be constructed in a manner as to reduce their visual impact. This goal shall be achieved through screening or applied stealthing or camouflaging methods.**

Not applicable. The proposed monopole and antennas are not proposed to be stealthed.

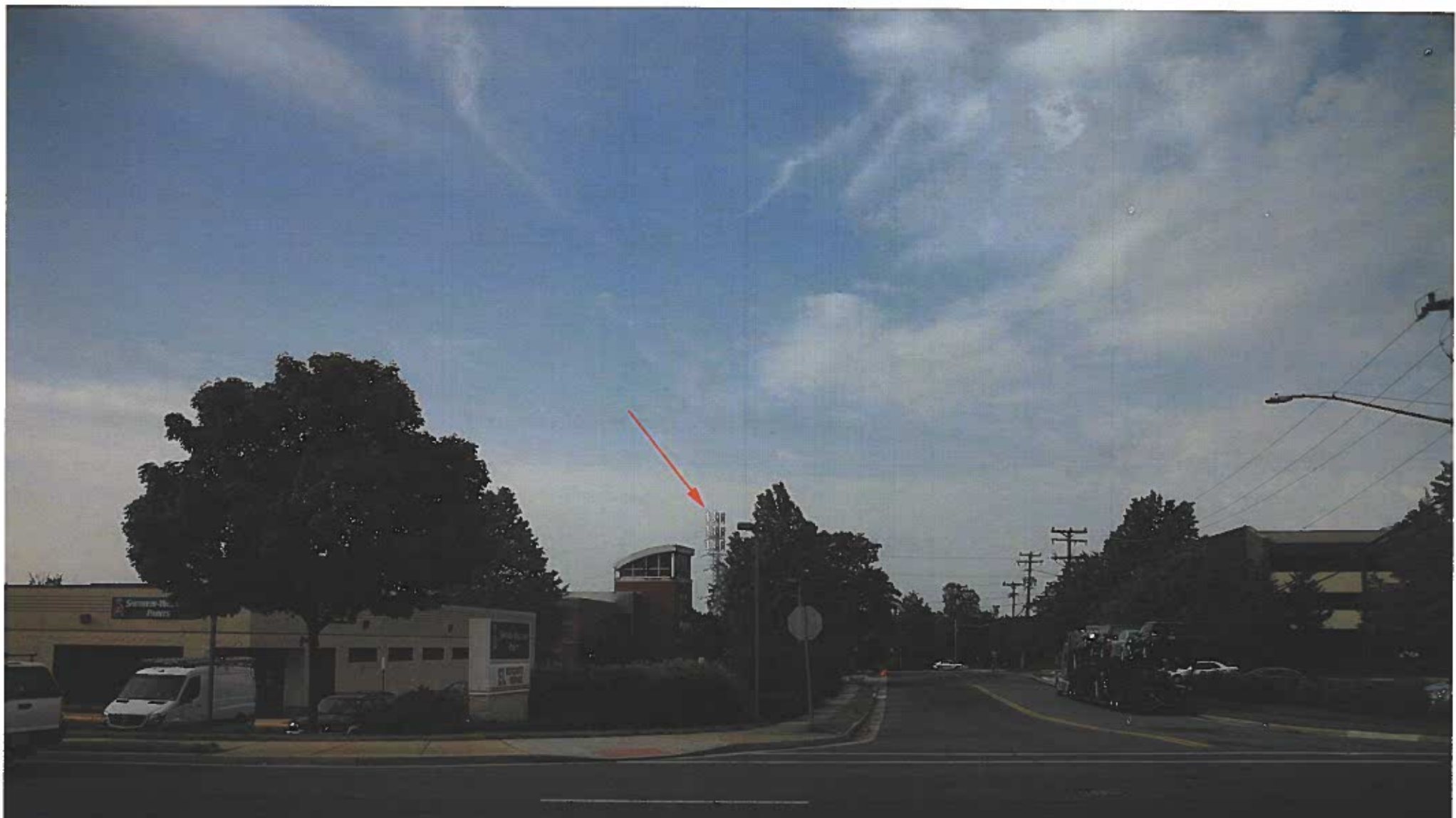
7. **Existing light poles and stanchions may be replaced to allow for collocation of antennas and such replacement structures may be increased in height up to an overall height not to exceed 125 feet over grade.**

Not applicable.

8. **Within all residential zoning districts, towers, monopoles, and other supporting structures with attached antennae or dishes shall be located on parcels of no less than 50,000 square feet in total area. Such structures shall be placed at a distance of no less than one foot for every foot of height from abutting lot lines in residential zoning districts.**

Not applicable, the proposed site is within the Commercial Services zoning district.





Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 1 - Grant St & Elden St
View from the North
Showing the Proposed 125' Tower

NBICTM
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 2 - Herndon Center
View from the Northeast
Showing the Proposed 125' Tower

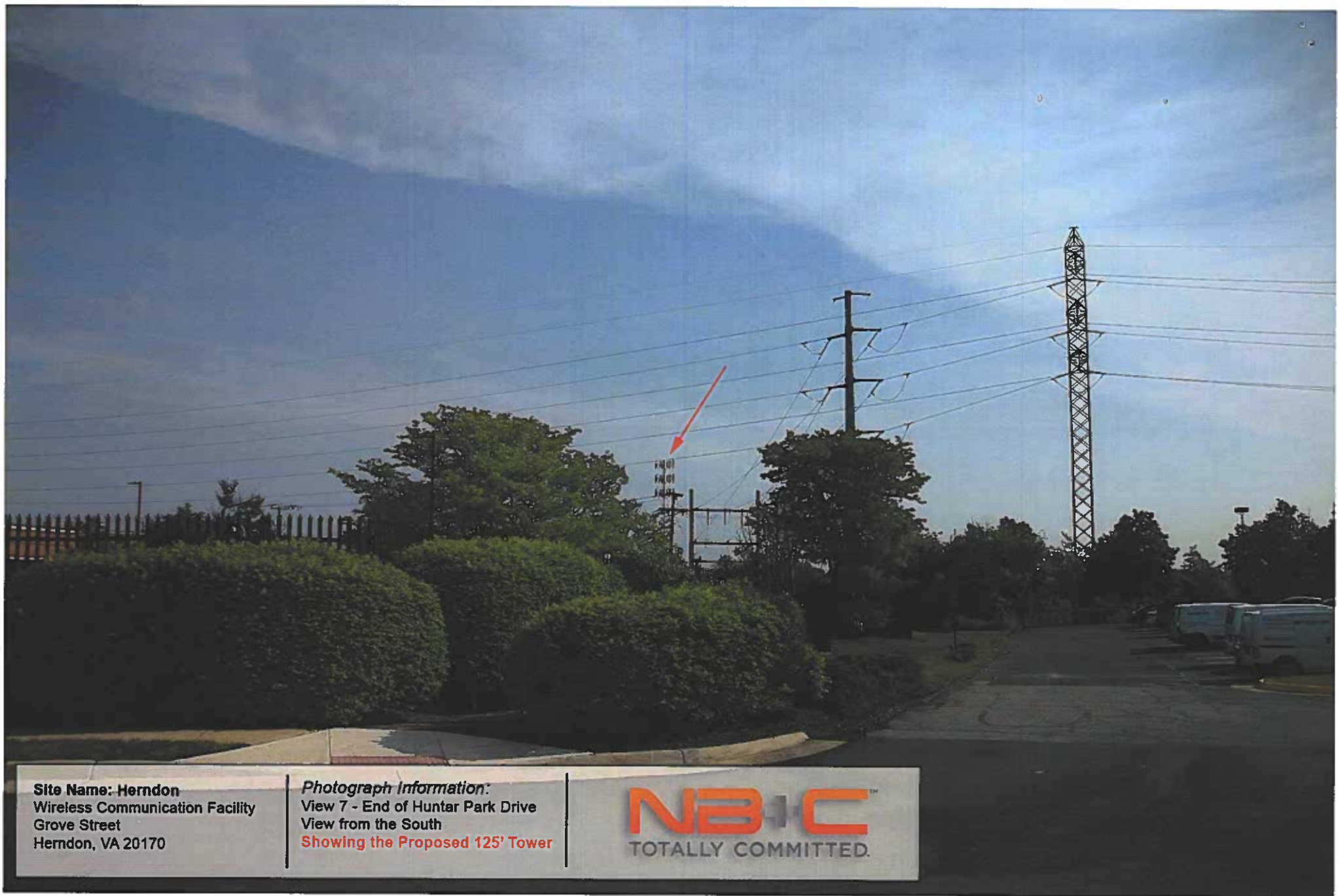
NBC
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 4 - 399 Grove Street
View from the Southeast
Showing the Proposed 125' Tower

NB-C
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 7 - End of Hunter Park Drive
View from the South
Showing the Proposed 125' Tower

NBIC
TOTALLY COMMITTED.



Site Name: Herndon
Wireless Communication Facility
Grove Street
Herndon, VA 20170

Photograph Information:
View 10 - Nash St. & Pearl St
View from the West
Showing the Proposed 125' Tower

NBIC
TOTALLY COMMITTED.

T-Mobile®

T-Mobile Confidential

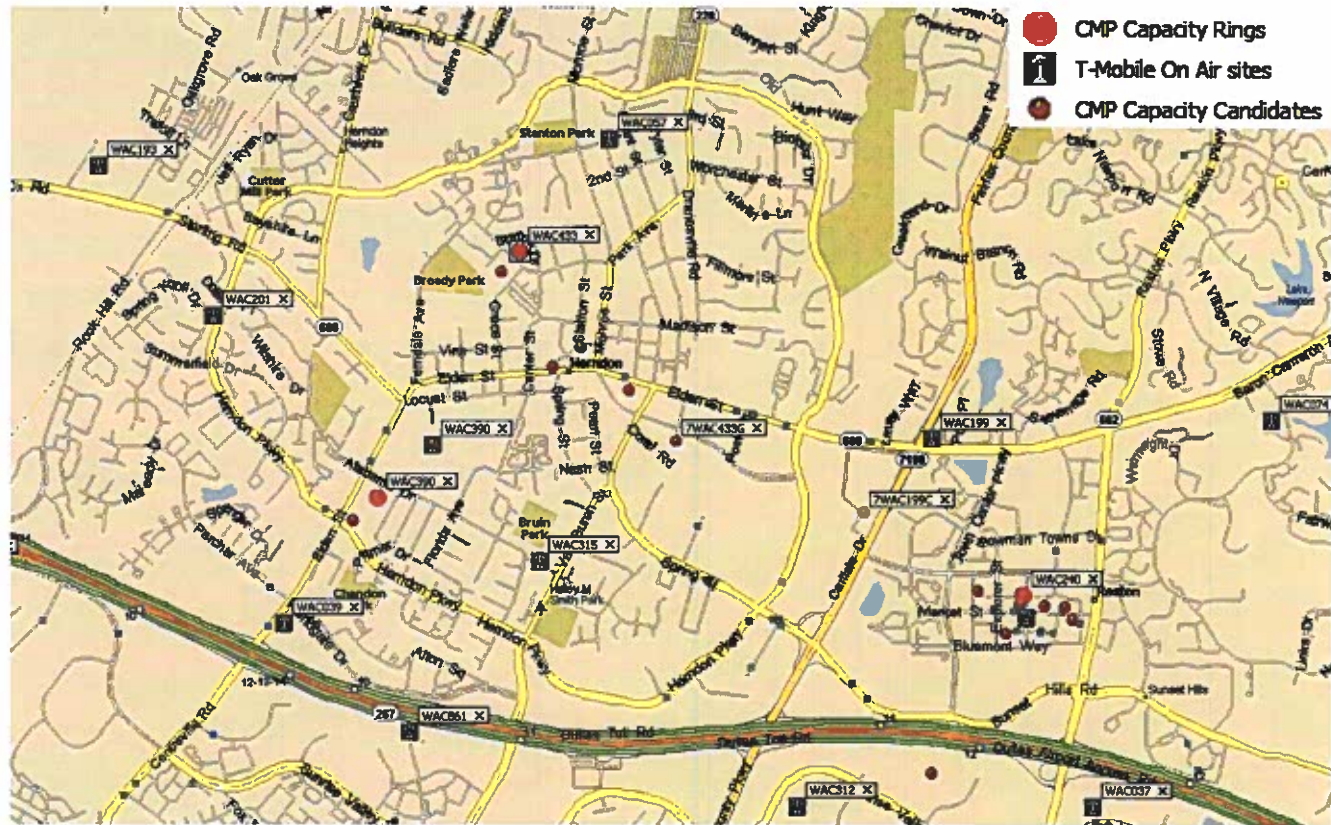
Coverage Objective	Provide congestion relief to Herndon, VA area. Improve in-building coverage to surrounding residential and commercial area.
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Candidate Site Name:	7WAC433G
Candidate Name:	
Candidate Structure Type:	Raw Land
Candidate Height:	100/120 Feet
Candidate Lat/Long:	38.9665, -77.3792
Candidate Proposed Azimuth:	20-120-190-310
Congested Cells:	L7WAC057A21, L7WAC201A21
Budget Year:	

Coverage Type(LTE)	Mid Band (dBm)	Low Band (dBm)
In- Building Residential	-97	-97
In- Building Commercial	-91	-88



7WAC433G Search Ring & Candidate

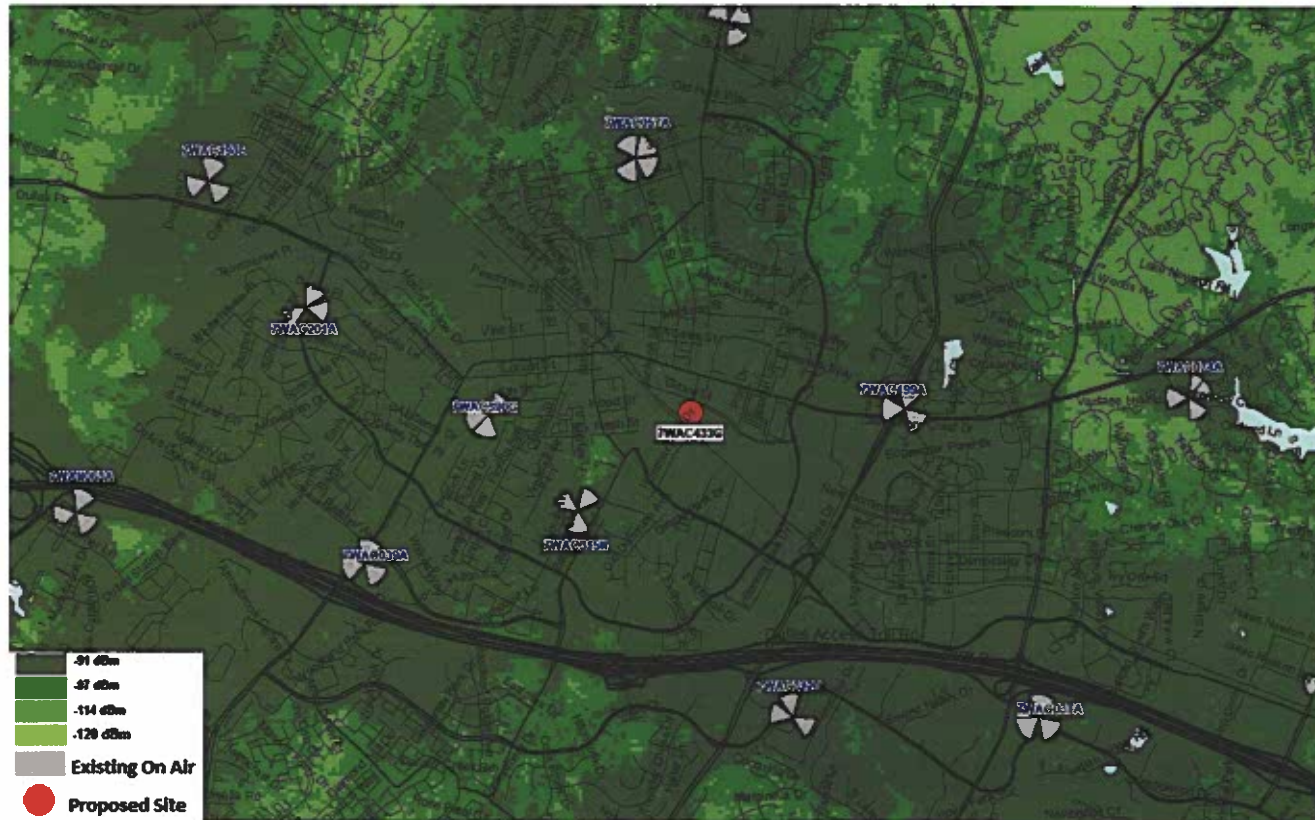






Composite coverage plot With 7WAC433G @120'

5





Sec. 78-155.3. - Special exception.

(e) *Review standards for special exceptions .*

- (1) *General standards for all special exceptions uses .* A special exception may be approved upon a determination by the planning commission and town council, respectively, as to whether, and the extent to which, the proposed use(s) meet the following standards:
 - a. Is consistent with the comprehensive plan.
 - b. Is free of conflict with any provision of this chapter and related town regulations or any other applicable local, state, or federal laws and regulations.
 - c. Does not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.
 - d. Consistent with the purpose and intent of the zoning district in which it is located, or will improve compatibility among uses and will ensure efficient development within the town.
 - e. Minimizes adverse visual impact of the proposed use on adjacent lands.
 - f. Contributes to a logical and orderly development pattern consistent with accepted or emerging planning practices.
 - g. Minimizes adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and should not create a nuisance.
 - h. Avoids significant adverse impacts on the property values of surrounding lands or substantially and permanently injures the use of neighboring property for those uses that are permitted in the zoning district.
 - i. Does not significantly and adversely impact the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
 - j. 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 and whether or not the proposed use is designed to ensure safe ingress and egress onto the site and safe road conditions on and around the site.
 - k. Results in development that is adequately served by public facilities (roads, potable water and sewage, schools, parks, police, and fire and emergency medical facilities).
 - l. If 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.
 - m. If located in the floodplain overlay district, meets floodplain overlay standards.

Sec. 78-71.13. - Commercial utilities use category.

(d) *Commercial utilities category specific use standards* . All uses shall comply with all applicable standards in this chapter, including Article XIII, Performance Standards. In addition, the following standards shall apply:

(2) *Communication towers, monopoles other telecommunication facilities* . Communication towers, monopoles, and other mobile or land-based telecommunication facilities including non-staffed equipment cabinets or structures shall meet the following standards:

- a. *Material and color* . Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.
- b. *Advertising* . No commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.
- c. *Additions, changes and modifications* . If any additions, changes or modifications are to be made to monopoles or towers, the building official shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
- d. *Lighting, signals and illumination* . No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the town, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the zoning administrator waives the red marker light requirement upon a determination by the Fairfax County Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.
- e. *Location on existing structures as accessory use* . Antennas may be located on existing buildings or structures, to include existing towers and poles, as an accessory use. See section 78-80.4(c).
- f. *Removal* . All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.
- g. *Special exception required for freestanding facilities* . Freestanding communication towers, monopoles, and other structures designed to hold telecommunication antennae or microwave dishes (or both) shall be permitted in conjunction with non-staffed equipment cabinets or structures by special exception within all zoning districts and within planned developments when approved initially or by amendment when the land on

which such facility is located is owned or operated by a public entity or governmental authority. Such land includes, but would not be limited to, public parks, public schools, fire stations, police stations, government office and service buildings, public recreational facilities, and cemeteries. Any such use shall comply with the following standards:

1. Towers, monopoles, and other supporting structures with attached antennae or dishes may exceed the maximum permitted building height, but shall not exceed a maximum overall height of 125 feet over grade;
2. Panel style antennas attached to towers, monopoles, or other supporting structures shall not exceed 108 inches in height and 24 inches in width.
3. Dish style antennas attached to towers, monopoles, and other supporting structures shall not exceed three feet in diameter.
4. Related non-staffed equipment cabinets or structures for each telecommunications provider shall not exceed 12 feet in height or a total of 500 square feet in gross floor area per telecommunications provider. Such structures shall be in accordance with the dimensional standards of the zoning district in which they are located.
5. All equipment shall be screened with an opaque constructed solid fence or wall. Such fence or wall shall be in accordance with the standards of this chapter and shall be further screened by an evergreen hedge with a minimum height of no less than 48 inches over grade.
6. Where reasonably practicable and appropriate, as determined by the zoning administrator using recognized standards, antennas attached to towers, monopoles, and other supporting structures shall be constructed in a manner as to reduce their visual impact. This goal shall be achieved through screening or applied stealthing or camouflaging methods.
7. Existing light poles and stanchions may be replaced to allow for collocation of antennas and such replacement structures may be increased in height up to an overall height not to exceed 125 feet over grade.
8. Within all residential zoning districts, towers, monopoles, and other supporting structures with attached antennae or dishes shall be located on parcels of no less than 50,000 square feet in total area. Such structures shall be placed at a distance of no less than one foot for every foot of height from abutting lot lines in residential zoning districts.