ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA

Herndon Police Department - Community Room
397 Herndon Parkway, #300, Herndon, VA 20170

Wednesday, November 12, 2025 | 7:30 PM

1. **Call to Order**

2. **Public Hearings**

   a. **APPLICATION FOR SIGNAGE, ARB #25-003**, to consider an application for freestanding signage for the commercial property located near 139 Spring Street, Herndon, Virginia

3. **New Business**

   a. Discussion Item - Pre-application ARB case, 13100 & 13150 Worldgate Drive

   b. Discussion - Architectural Review for ZMA#24-001, 250 Exchange Place

4. **Comments**

   a. Comments from the Staff Members

   b. Comments from the Board Members

5. **Adjournment**

Architectural Review Board Work Session
Agenda Item 2.a.

Agenda Item: **APPLICATION FOR SIGNAGE, ARB #25-003, to consider an application for freestanding signage for the commercial property located near 139 Spring Street, Herndon, Virginia**

Meeting Date: November 12, 2025

Category: Public Hearings

Prepared by: Angelina Jones, Lead Planner / Design and Development

Description:
This application proposes to install an aluminum monument sign along Spring Street east of the Herndon Parkway set back at least 5'-0" from the right-of-way. The sign stands 7'-8" from grade to top and is 10'-4" wide. The total area of the proposed sign is 50 square feet, and the letter height will be 10". Both the structure and the sign face would be constructed of aluminum. The letters and graphics would be acrylic and the unit would be internally lit similar to a box sign.

This application was first received as a Permanent Sign License request. However, after initial review staff determined that the proposal could not be reviewed administratively due to its failure to adhere to all requirements of the Uniform Sign Standards. For more information, please see the October 1, 2025, staff report and the October 15, 2025, staff memo.

Background:
The property is located near 139 Spring Street and is part of a commercial condominium owned by the Unit Owners Association of Sunset Business Park Condominium established by Declaration of Sunset Business Condominium recorded in Deed Book 5876, page 13, among the Land Records of Fairfax County, Virginia, it features a one-story commercial business park. The property sits on approximately 7 acres. Businesses in the Sunset Business Park have signage applied in white to coordinated maroon storefront awnings. These are consistent with a Master Sign Plan adopted for the property in 2003 (ARB 03-14). Sunset Business Park is within the Transit-Related Growth (TRG) Area with guidance provided by the recently adopted Small Area Plan. The plan points to the opportunities the existing business park affords to create a destination with a distinct character at a prominent gateway into Herndon. This applies to site elements such as signage.

The ARB first considered this case at its October 1, 2025, work session. The applicant requested a continuance at the October 15, 2025, ARB regular meeting in order to have time to work with their client to incorporate the board's feedback. The board passed a

resolution to continue this application to its November meeting cycle.

For more information, please see the October 1, 2025, staff report and the October 15, 2025, staff memo.

Fiscal Impact:
N/A

Staff Recommendation/Next Steps:
Staff recommend approval of the application in accordance with the conditioned draft resolution.

Attachments:
1. Staff Memo
2. Resolution (Proposed)
3. Materials

TOWN OF Herndon VIRGINIA

MEMORANDUM

To: **Chair Blaker-Glass and Members of the Architectural Review Board**

From: **Angelina R. Jones, Lead Planner / Design & Development**

Date: **November 12, 2025**

Subject: **APPLICATION FOR SIGNAGE, ARB #25-003**, to consider an application for freestanding signage for the commercial property located near 139 Spring Street, Herndon, Virginia.

Description:

Project Summary:

This application proposes to install an aluminum monument sign along Spring Street east of the Herndon Parkway set back at least 5'-0" from the right-of-way. The sign stands 7'-8" from grade to top and is 10'-4" wide. The total area of the proposed sign is 50 square feet, and the letter height will be 10". Both the structure and the sign face would be constructed of aluminum. The letters and graphics would be acrylic and the unit would be internally lit similar to a box sign.

This application was first received as a Permanent Sign License request. However, after initial review staff determined that the proposal could not be reviewed administratively due to its failure to adhere to all requirements of the Uniform Sign Standards. For more information, please see the October 1, 2025, staff report.

Prior ARB Review:

The ARB first considered this case at its October 1, 2025, work session. The applicant requested a continuance at the October 15, 2025, ARB regular meeting in order to have time to work with their client to incorporate the board's feedback. The board passed a resolution to continue this application to its November meeting cycle.

During the October 1 work session, the ARB requested the following:

- Documentation related to the planned changes to the business park's design
- Alternative color options for the proposed monument sign
- Design renderings that illustrate the site plantings that would be installed with the monument sign

For a complete summary of the ARB's feedback to the applicant during the October 1 work session, please see the October 15 staff memo.

Updates since the October 1, 2025, Work Session:

The applicant included preliminary designs for updated signage and digital color swatches as part of the updated materials submitted for the November 12, 2025, work session. The initial design proposed for this location had sharp corners. The revised design submitted in materials for the November 12 work session has chamfered corners that reflect the curvilinear form of the business park's buildings. The applicant has also included example vegetation in the elevation drawings to convey a sense of how the signage will look when the plantings required by the associated site plan waiver are installed (MNP 25-08). Note that the applicant has provided three potential color options for the signs with a preference for the blue and orange scheme depicted on page 2 of the exhibit. The option shown on page 3 depicts a color proposal that would match the maroon of the current awnings and the option on page 4 is a neutral gray meant to be compatible with the existing and possible future awning signage colors throughout the business park.

Staff Analysis:

Zoning Ordinance Compliance

Staff finds that this application complies with the applicable standards and requirements of the zoning ordinance, as stated in Section Sec. 78-140 - Signs.

Adherence to the Uniform Sign Standards

The following standards should be carefully considered in the Board's evaluation of this application. Below, staff provide a revised analysis based on the updated sign options provided by the applicant for the November 12, 2025, work session.

- General Sign Standards in the ACD
    - 3. Execution of sign design and placement shall complement the building architecture or landscape architecture of the structure or parcel on which it is placed, the character of the surrounding context, and the character of the Town.
        - The updated shape of the monument sign relates back to the curvilinear form of Sunset Business Park and therefore serves to complement the associated architecture. Furthermore, the updated drawings depict vegetation around the signage. This helps to ground the sign design in the space and situate it within the context of the corner where it will be installed.

- 5. Signs shall be designed, constructed, and installed using high quality and durable materials and practices with proven reputation for longevity in appearance and material integrity.
    - The proposed aluminum sign will be painted using an application method and finish similar to that used to paint vehicles.
- 7. While a diversity of signage types is encouraged for individual businesses, when multiple sign types are used, their designs shall be coordinated and complementary to each other.
    - The applicant has provided preliminary plans and digital color samples for proposed design changes to the buildings and associated signage throughout the business park. This demonstrates that the colors proposed for the monument sign as depicted on page 2 of the exhibit are intended to coordinate with this as yet completed work throughout the rest of the business park. Note that only the monument sign is considered under this application. The ARB cannot require that the changes to other aspects of the business park be completed nor can the ARB place any conditions or limitations on one case that are associated with a potential subsequent and separate case.
- 12. A sign's color and texture are important characteristics to consider and have significant impacts to the overall aesthetic of a sign. Glossy finishes shall not be used, and colors shall not clash with facade colors.
    - The applicant has provided digital color swatches to demonstrate that the proposed blue for the aluminum sign face is an appropriate hue to complement the existing maroon awnings, as well as the renovated building colors if the business park pursues a larger design change in future. While the digital swatches are a helpful reference, staff recommend that the applicant provide physical swatches for the selected colors to be included in the case file. Digital samples are dependent on the resolution and technical specifications of the device on which they are viewed. Physical samples, alternatively, are true to color and a better indicator of the applicant's intended design (please see the related condition in the accompanying draft resolution).

- Freestanding Signs:
    - Material, texture, color, and design coordinated with and/or complementary to the architecture and exterior materials of the building.
        - The updated proposal demonstrates that the proposed colors will be complementary to the existing maroon awnings. The revised design also relates to the overall curvilinear shapes featured in the architecture of the associated business park.
    - Sized appropriately for the space in which it is installed.
        - The revised designs show plantings around the sign, which help to mediate its overall visual impact on the corner leading into the business park from Spring Street. The rounded corners of the

revised design further helps to subordinate its appearance to the surrounding architecture.

Further Considerations

The business park appears to be initiating a re-branding with this new sign, however without any further information regarding if and when further updates may be occurring to the rest of the site, the sign should be evaluated in isolation and in the context of existing conditions. With this sign as the potential brand setting precedent, the language expressed in the TRG small area plan regarding the eclectic atmosphere and creative and innovative architectural expressions intended for the Sunset Business Park should be closely examined and applied to the review of this sign. The revised design and supplemental materials demonstrate that the design as proposed will be complementary to the Sunset Business Park in its current condition.

Staff Recommendation/Next Steps:

Staff recommend approval of the application in accordance with the conditioned draft resolution.

TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD

RESOLUTION

November 19, 2025

Resolution- **to consider an application for freestanding signage for the commercial property located near 139 Spring Street, Herndon, Virginia, on property established by Declaration of Sunset Business Condominium recorded in Deed Book 5876, page 13, among the Land Records of Fairfax County, Virginia.**

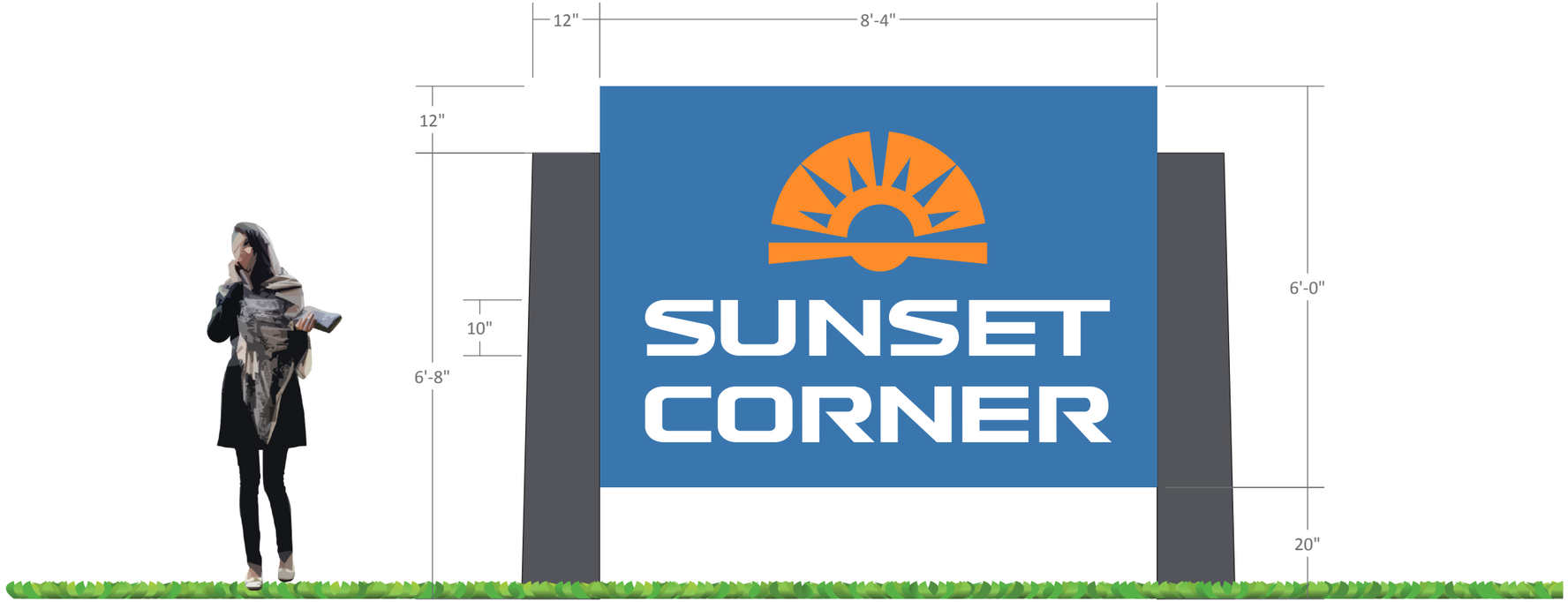
BE IT RESOLVED by the Architectural Review Board of the Town of Herndon, Virginia that:

1. The Architectural Review Board approves ARB #25-003, for a freestanding sign located near 139 Spring Street, Herndon, Virginia, in substantial conformance with the information shown in the case materials reviewed by the ARB at the November 19, 2025, public hearing and with the following conditions:

    a. The color of the sign will be in substantial conformance with Concept ____ shown in the case materials reviewed by the ARB at the November 19, 2025, public hearing.

    b. The landscape area around the sign shall be maintained and contain native perennials and shrubs in accordance with site plan waiver MNP 25-08.

    c. Prior to issuance of a building permit, the applicant shall provide staff with physical color swatches of the approved colors for inclusion in the case file.



Original Concept

ASI North Carolina
600 Irving Parkway, Holly Springs, NC 27540
ph: 919.362.9669

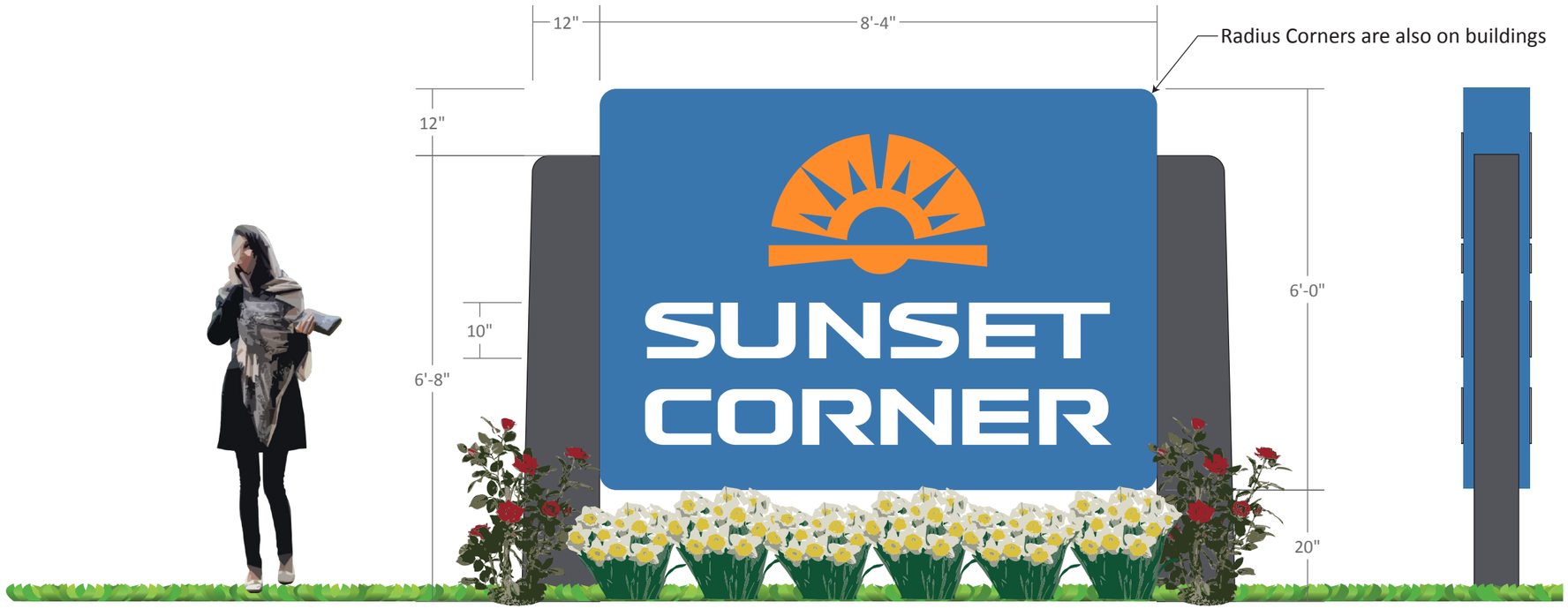
Project Name **Sunset Corner**

Project Address **Herndon, VA**

Date **10.7.25**
Revision # **Original**
Account Executive **R. Goodfred**
Designer **S. Crockett**
Quote Number

Page 1 of 1

Scale 1/2" = 1"



Concept A

Side View

asi Signage Innovations™
ASI North Carolina
600 Irving Parkway, Holly Springs, NC 27540
ph: 919.362.9669

SUNSET CORNER

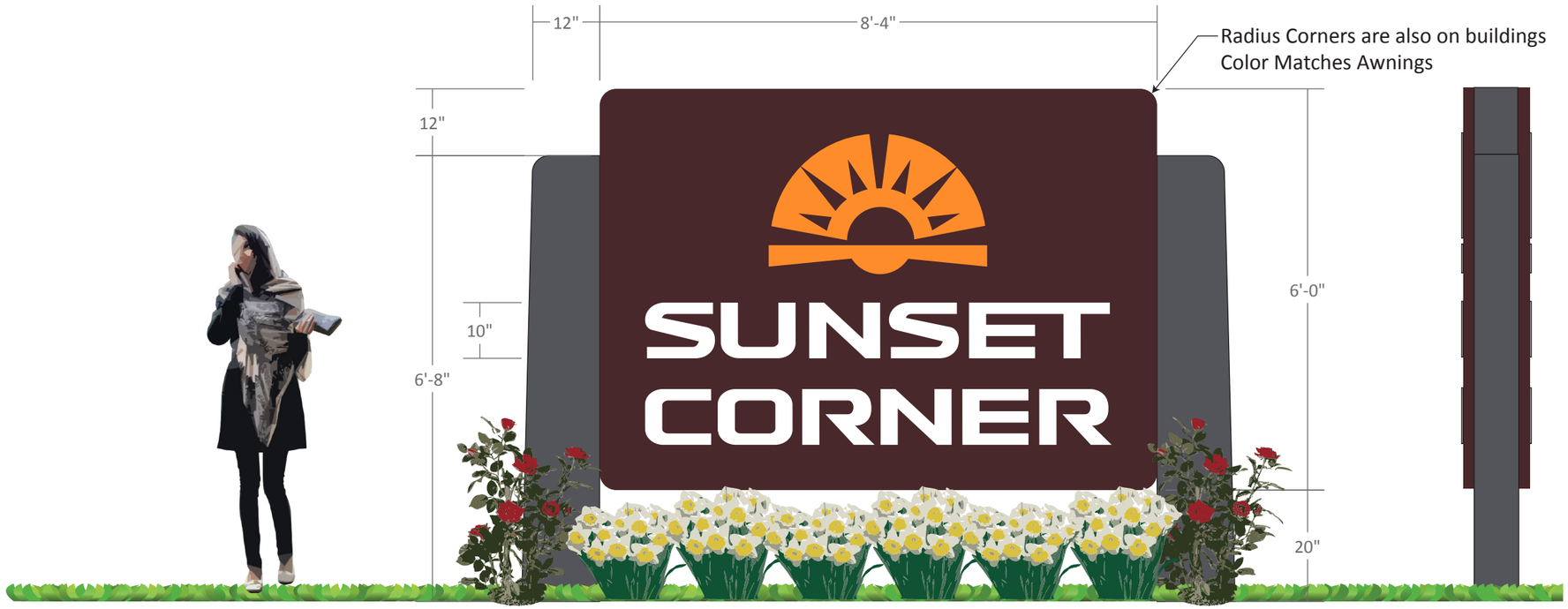
Project Name **Sunset Corner**

Project Address **Herndon, VA**

Date **10.7.25**
Revision # **Original**
Account Executive **R. Goodfred**
Designer **S. Crockett**
Quote Number

SUNSET CORNER

Alternate Logo Color

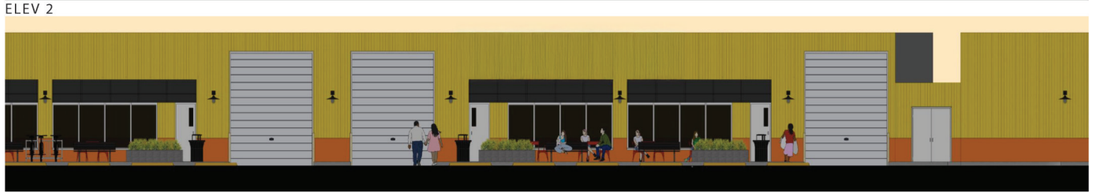


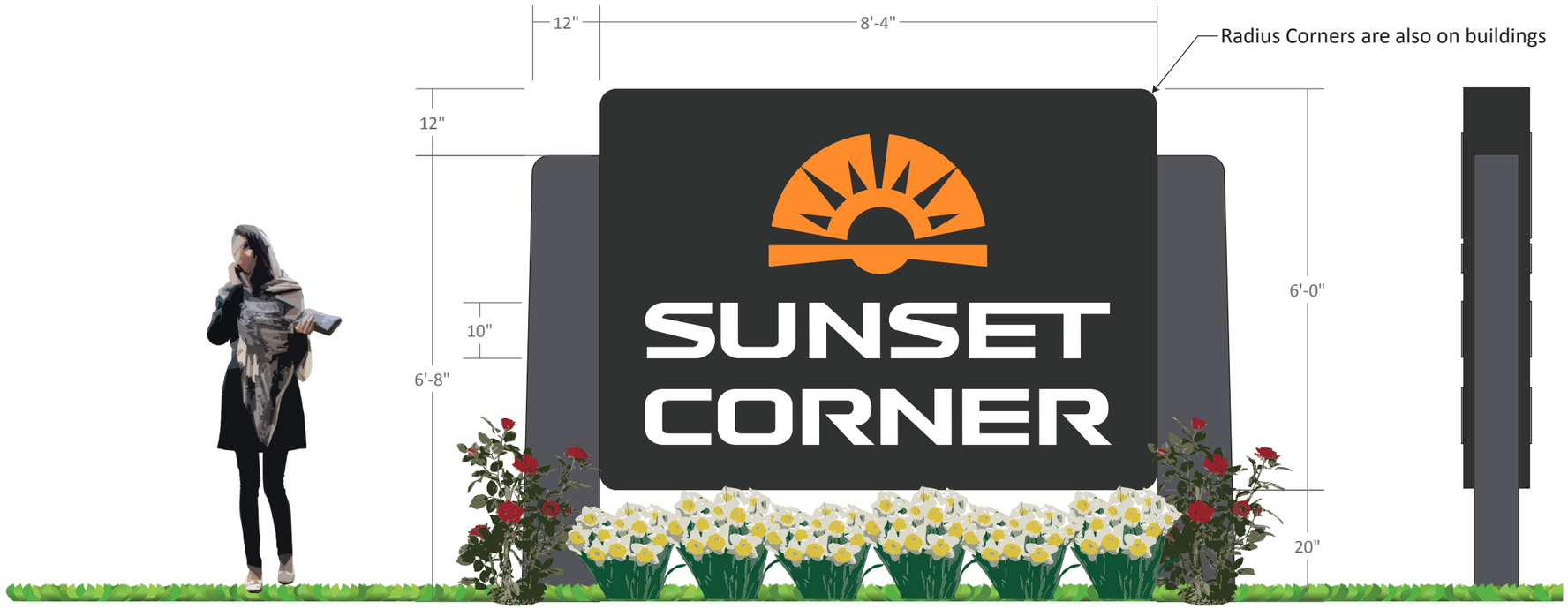
Concept B

Side View

ELEV 1

ELEV 2





Concept C

Side View

asi® Signage Innovations™
ASI North Carolina
600 Irving Parkway, Holly Springs, NC 27540
ph: 919.362.9669

SUNSET CORNER

Project Name **Sunset Corner**

Project Address **Herndon, VA**

Date **10.7.25**
Revision # **Original**
Account Executive **R. Goodfred**
Designer **S. Crockett**
Quote Number

Outlook

Re: Out of Office Re: SIGN PERMIT: Sunset Corner 139 Spring Street/Sunset Corner

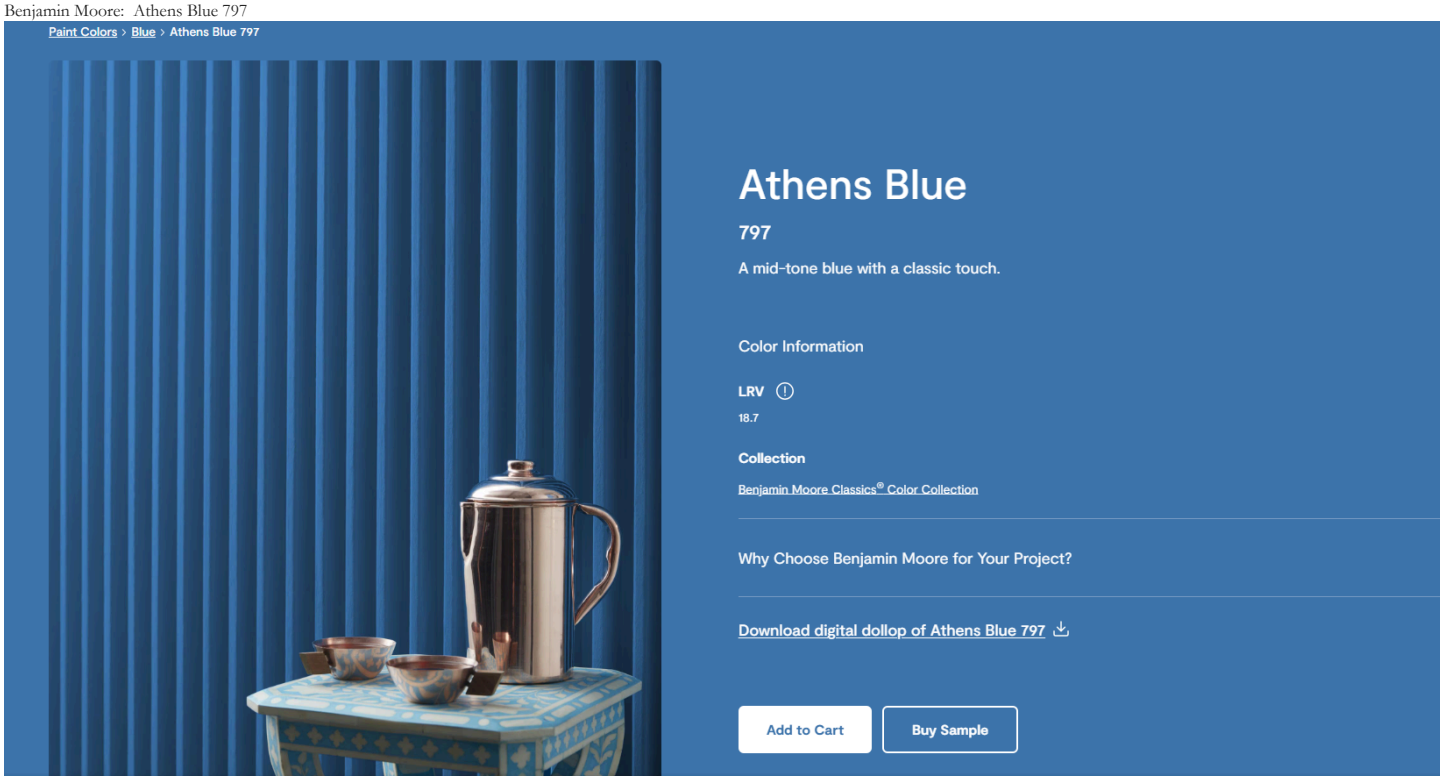
From Elaine Patsos <elaine.patsos@asisignage.com>
Date Wed 10/29/2025 2:38 PM
To Jones, Angelina <angelina.jones@herndon-va.gov>
Cc Jennifer Daniel <jennifer@quailrunsigns.com>; Randy Goodfred <randy.goodfred@asisignage.com>; Sam Crockett <sam.crockett@asisignage.com>; Community Development <community.development@herndon-va.gov>

Food Afternoon Angelina,

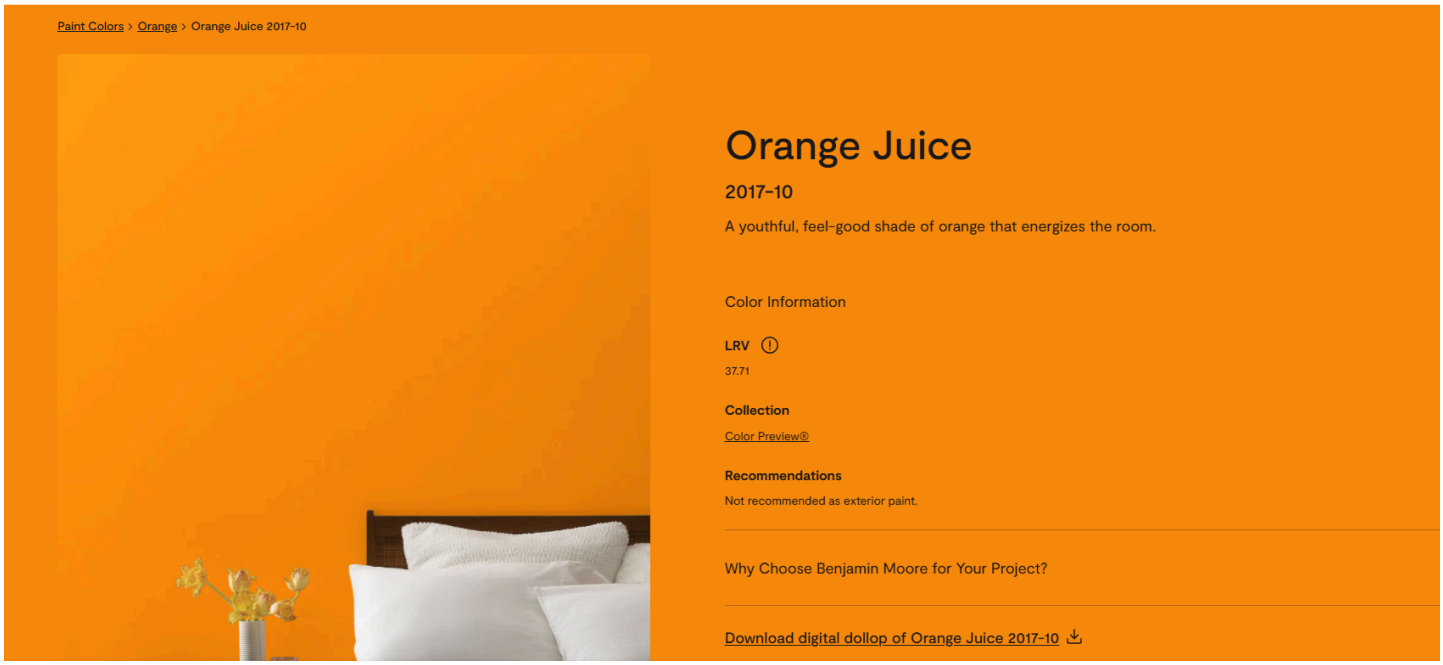
Here is the color for the existing awnings. This color is no longer available to purchase.

Below are the proposed colors for the buildings and the awnings.

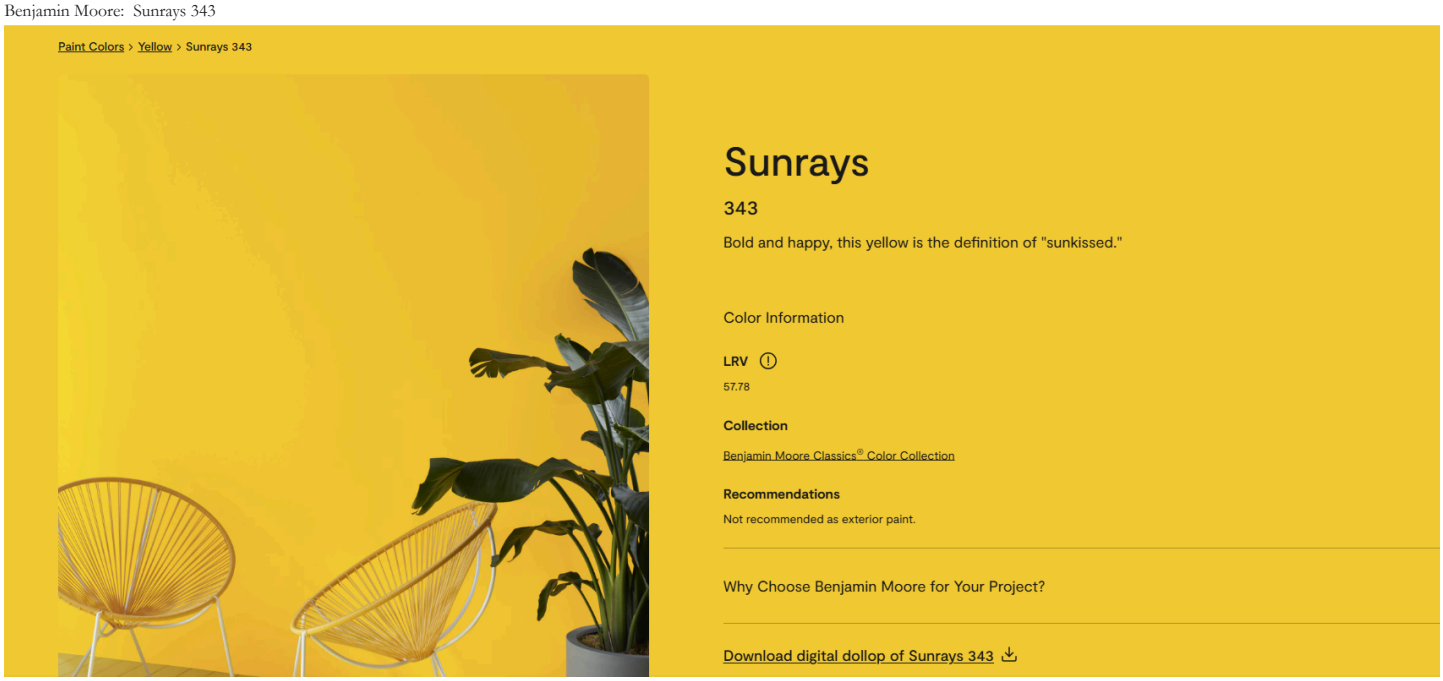
Benjamin Moore: Athens Blue 797



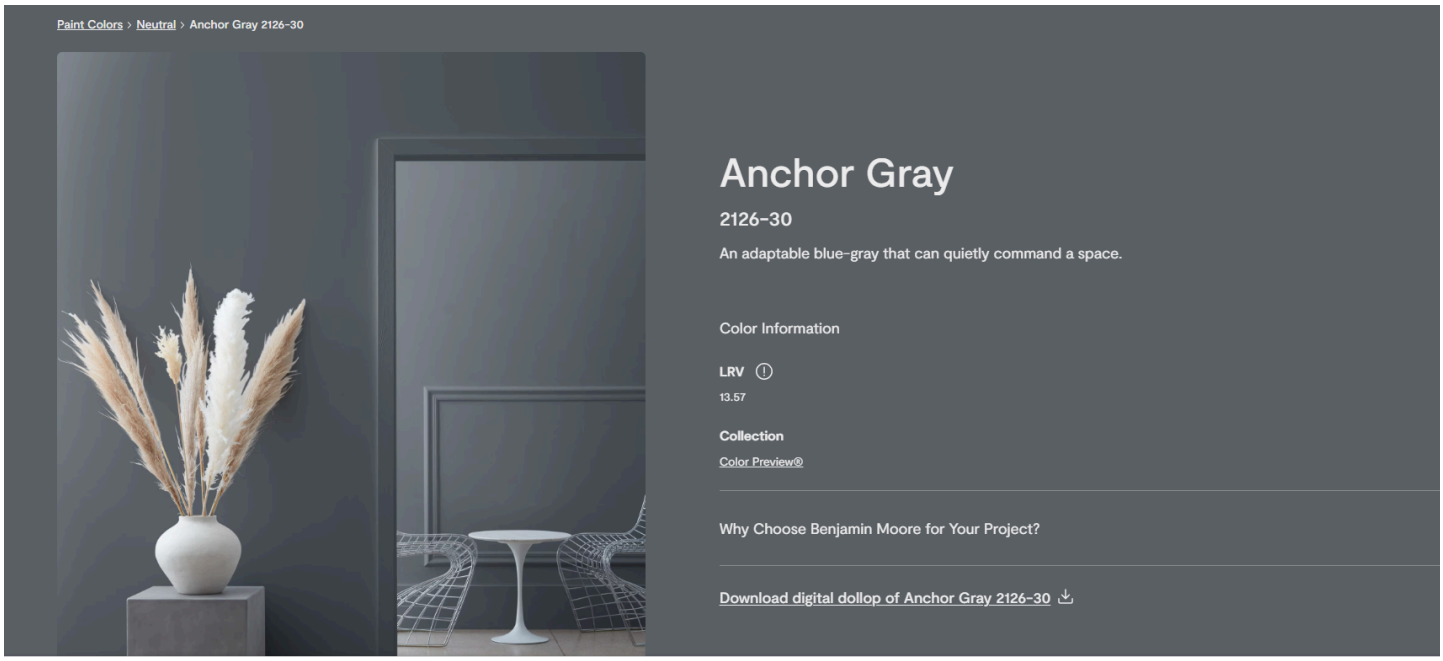
Benjamin Moore: Orange Juice 2017-10



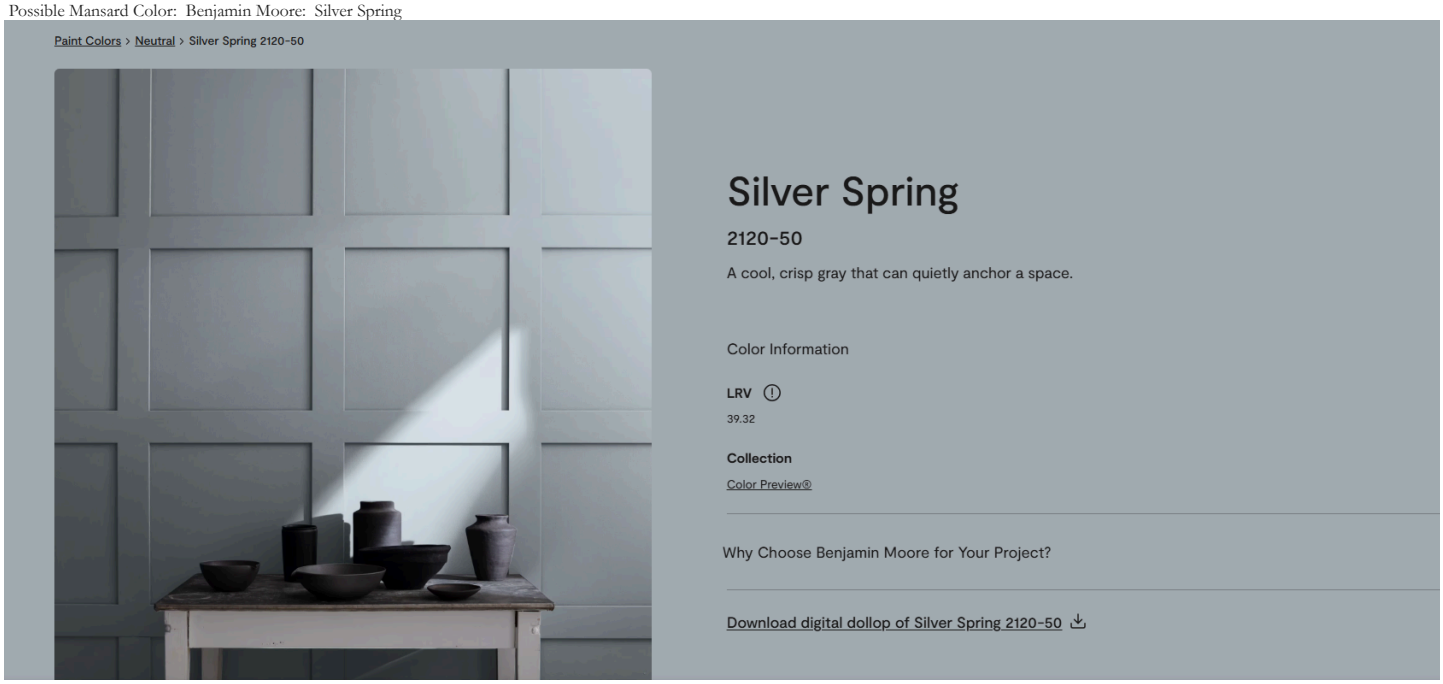
Benjamin Moore: Sunrays 343



Possible Awning Color: Benjamin Moore: Anchor Gray

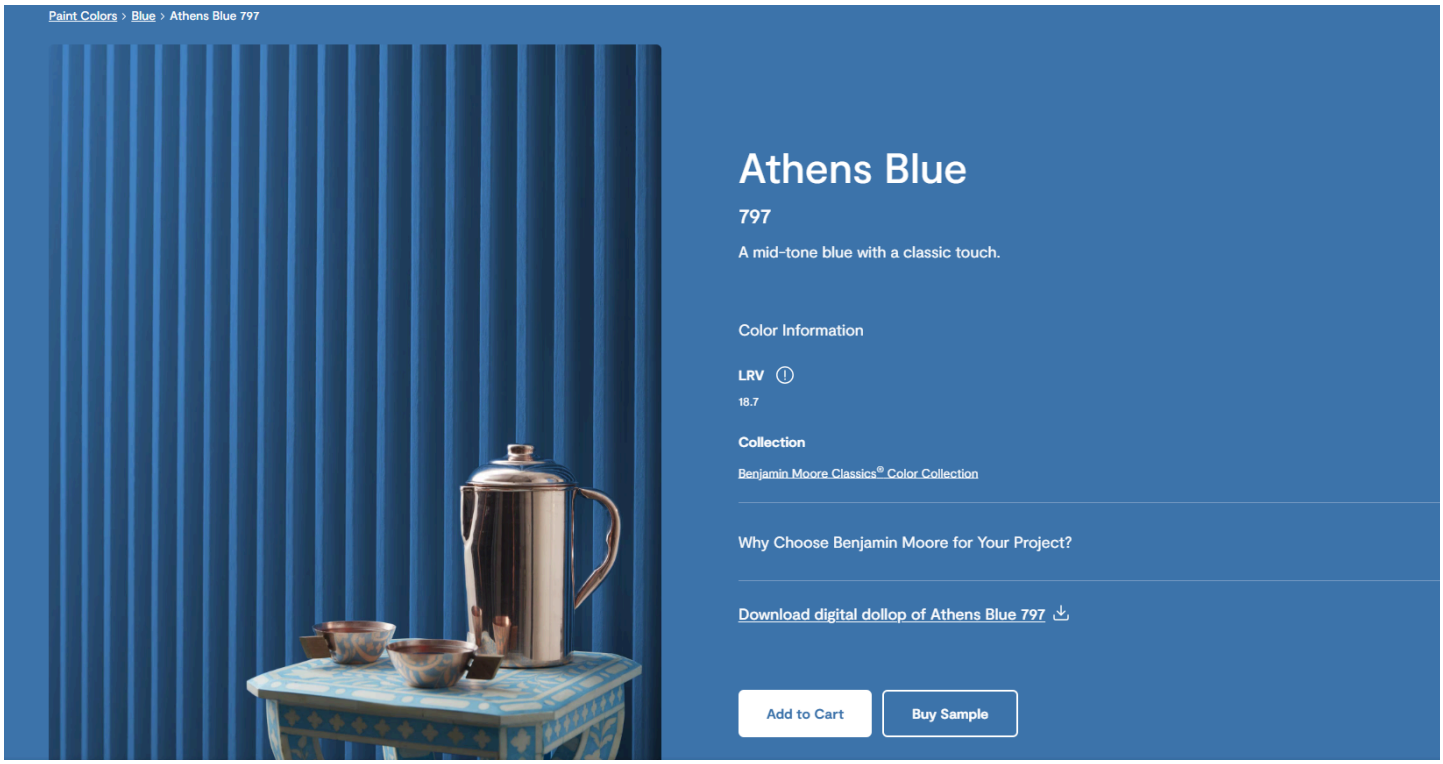


Possible Mansard Color: Benjamin Moore: Silver Spring



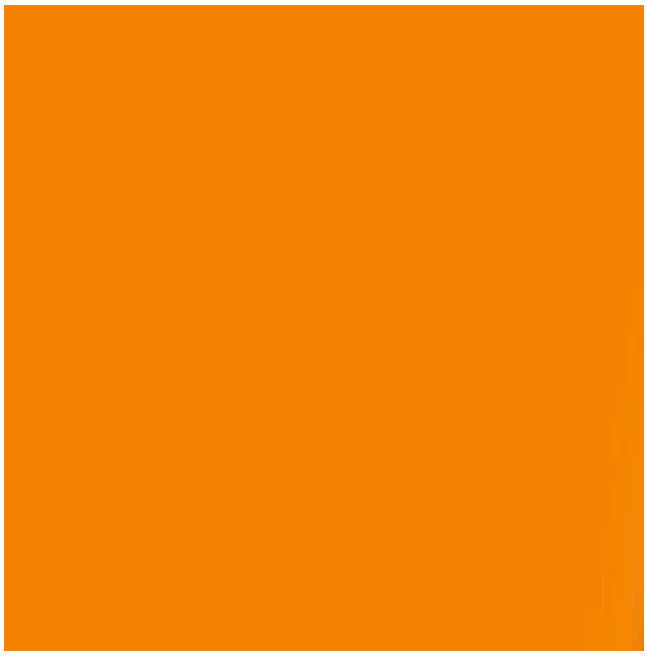
Black has been considered as a shade for the awnings as well.

The Sign colors are:
Benjamin Moore: Athens Blue 797



PANTONE®
Cool Gray 11 C

Orocal Translucent 380 Blood Orange Vinyl



Thank you
Elaine Patsos
Project Manager | ASI Signage | North Carolina

D: 757-304-8909
E: elaine.patsos@asisignage.com

600 Irving Pkwy
Holly Springs, NC 27540


On Wed, Oct 29, 2025 at 1:30 PM Elaine Patsos <elaine.patsos@asisignage.com> wrote:

> Thank you!
>
> Elaine Patsos
> Project Manager | ASI Signage | North Carolina
>
> **D:** 757-304-8909
> **E:** elaine.patsos@asisignage.com
>
> 600 Irving Pkwy
> Holly Springs, NC 27540
>
> 
> 
>
> On Wed, Oct 29, 2025 at 1:23 PM Jones, Angelina <angelina.jones@herndon-va.gov> wrote:
>
> > Good afternoon,
> >
> > The November 19 meeting will be at 765 Lynn St. However, due to the timing of the November 12 work session, that meeting will be held at 397 Herndon Pkwy (Herndon Police Department). There is a meeting space at the police department that is sometimes used for public meetings.
> >
> > Please let me know if you have any additional questions.
> >
> > Sincerely,
> > Angelina
> >
> > **Angelina R. Jones**
> > Lead Planner - Design & Development
> > Town of Herndon, VA
> > 703-787-7380
> >
> > TOWN OF Herndon VIRGINIA
> >
> > ---
> >
> > **From:** Elaine Patsos <elaine.patsos@asisignage.com>
> > **Sent:** Wednesday, October 29, 2025 1:19 PM
> > **To:** Jones, Angelina <angelina.jones@herndon-va.gov>
> > **Cc:** Jennifer Daniel <jennifer@quailrunsigns.com>; Randy Goodfred <randy.goodfred@asisignage.com>; Sam Crockett <sam.crockett@asisignage.com>; Community

Architectural Review Board Work Session
Agenda Item 3.a.

Agenda Item: **Discussion Item - Pre-application ARB case, 13100 & 13150 Worldgate Drive**

Meeting Date: November 12, 2025

Category: New Business

Prepared by: Angelina Jones, Lead Planner / Design and Development

Description:
This staff memo relates to the proposed redevelopment of the properties at 13100 and 13150 Worldgate Drive, located on the northeast corner of Worldgate Drive and Centreville Road/Elden Street. The proposed project will demolish the existing office buildings and partially demolish the extant garage to construct a 5-story, multi-family residential building, stacked two-over-two residential units (stacked condos), and residential townhouses. Please see the August 6, 2025, staff memo for additional information.

Background:
The representatives for this project have proposed changes to the proffered elevations for the stacked condos and townhouses approved as part of zoning map amendment (ZMA) #22-002 on March 26, 2024, (amended July 16, 2024). The staff analysis included in the attached memo compares proposed design revisions to the proffered elevations from this zoning map amendment. The ARB first reviewed the proposed changes to the proffered elevations during its August 6, 2025, work session. Staff have worked with the applicant in the intervening time to assist them in fully incorporating board and staff comments from this meeting. The current design submission is more consistent with the proffered design than the proposal reviewed on August 6 was. Staff have minimal revisions to recommend in response to the current iteration of the project proposal. As of November 2025, the site plan process for this project is ongoing. Therefore, the board is considering the proposed revisions to the proffered elevations as a discussion item. Discussion items are not expected to include the level of detail that an official ARB application needs to include.

Please see the August 6, 2025, staff memo for additional background information.

Fiscal Impact:
N/A

Staff Recommendation/Next Steps:

N/A

Attachments:

1. Staff Memo
2. ZMA 22-02 GDP - Proferred Elevations
3. Materials

MEMORANDUM

To: **Chair Blaker-Glass and Members of the Architectural Review Board**

From: **Angelina R. Jones, Lead Planner / Design & Development**

Date: **November 12, 2025**

Subject: **Pre-application ARB case, 13100 & 13150 Worldgate Drive**

Description:

This staff memo relates to the proposed redevelopment of the properties at 13100 and 13150 Worldgate Drive, located on the northeast corner of Worldgate Drive and Centreville Road/Elden Street. The proposed project will demolish the existing office buildings and partially demolish the extant garage to construct a 5-story, multi-family residential building, stacked two-over-two residential units (stacked condos), and residential townhouses.

Background:

The representatives for this project have proposed changes to the proffered elevations for the stacked condos and townhouses approved as part of zoning map amendment (ZMA) #22-002 on March 26, 2024, (amended July 16, 2024). The staff analysis included in this memo compares proposed design revisions to the proffered elevations from this zoning map amendment. The ARB first reviewed the proposed changes to the proffered elevations during its August 6, 2025, work session. Staff have worked with the applicant in the intervening time to assist them in fully incorporating board and staff comments from this meeting. The current design submission is more consistent with the proffered design than the proposal reviewed on August 6 was. Staff have minimal revisions to recommend in response to the current iteration of the project proposal. The comments summarized in this memo include matters staff recommend the applicant address prior to submitting their official ARB application. The board is tasked with considering, evaluating, and discussing staff's comments in addition to comments raised by board members during the November 12 work session. It is important that any comments or guidance back to the applicant be clear and direct.

As of November 2025, the site plan process for this project is ongoing. Therefore, the board is considering the proposed revisions to the proffered elevations as a discussion item. Discussion items are not expected to include the level of detail that an official ARB application needs to include. Despite proposed changes to the proffered elevations, the formal ARB application should include all drawing sheets and materials included as a part of the General Development Plan (GDP) approved under ZMA #22-002. This will facilitate a comprehensive review of the project. Additionally, the ARB record needs to

show that the Board reviewed the same materials that were approved as part of the GDP. The material package submitted for the formal ARB application should clearly illustrate both the proffered design juxtaposed with any proposed changes. In addition to the materials stated above, the formal ARB submission should include the following:

- Details illustrating the window articulation
- Roof plans that show changes in wall planes
- Exterior material schedules
- Details for the proposed garage doors
- Rooftop unit (RTU) locations and details for screening
- Garbage dumpster locations and details for screening
- Elevations and sections and/or axonometric renderings illustrating how flights of stairs leading from townhouses to development sidewalks will look from the street/pedestrian perspective (note these stairs were included in plans submitted for the associated site plan MJP24-02)

Please see the August 6, 2025, staff memo for additional background information.

Staff Analysis:

Compatibility with the Multi-Family Building. The revised proposal for changes to the townhouse and stacked condo designs are now consistent with the design of the multi-family portion of the development. As represented in the proffered elevations, the multi-family-building has a varied façade treatment with plane changes that create visual interest and prevent the building's massing from presenting an imposing, monotonous appearance (*Figure 1*). The revised townhouse and stacked condo designs incorporate much of the same materiality as the multi-family building (*Figures 2 and 3*). They also match its contemporary architectural style in both the townhouse and stacked condo designs as demonstrated by the flat parapet roof and the window groupings used for both housing types. While the revised design retains double hung windows and soldier-course brick lintels, the window groupings successfully balance the arrangement of these features across the stick and present a contemporary rather than traditional character. Additionally, the resulting design has a solid-to-void ratio that more closely matches the proffered elevations than the August 6, 2025, submission did.

Figure 1: Rendering of the multi-family building included in the GDP.

Figure 2: Front and rear elevations of townhouses from the GDP (above); Revised proposed front and rear elevations of townhouses (below).

Figure 3: Front and rear elevations of stacked condos from the GDP (above); Revised proposed front and rear elevations of stacked condos (below).

Division of Façades and Massing. The August 6 design proposed changes to the façades of the townhouse and stacked condo buildings that resulted in an overall lack of visual delineation. By contrast, the revised design provides a dynamic façade along each townhouse stick by staggering the placement of walls between units. This effect is accomplished in the stacked condos by selectively stepping the units back as site

conditions allow (Building 9) and/or by selectively incorporating roofline variations and bay windows (Buildings 9-12). For the formal ARB submission, the applicant should supply roof plans that demonstrate how wall plane changes will be sited for each building in the development. Note that wall planes have implications for site plan approvals. Therefore, staff recommend that the applicant finalize this aspect of the design during the site plan process and then include this information as part of their formal ARB submission.

Use of Balconies. The updated design incorporates Juliette balconies on the bookends of the front façades of the stacked condos. The proffered elevations had Juliette balconies in this location, too. These provide a visual break in the window groupings at the ends of these buildings. Furthermore, the revised townhouse design incorporates balconies on the façade. The revised townhouse design also includes a shed roofed, inset balcony on the rear elevation as an option. The other option is an uncovered balcony and both are located over the units' garages. Staff would like applicants to explain if the inset balconies are able to be fully enclosed to provide additional living space or if the intention is to restrict modifications to this feature by occupants after the development is built (*Figure 4 and 5*).

Figure 4: Rear elevation of the townhouse units showing the two available balcony types.

Figure 5: Example of an inset balcony from Woodland Park development.

Side Elevation Design. Based on feedback from the August 6 work session, the applicant has revised the side elevations for both the townhouses and the stacked condos. The revised side elevations of these buildings exhibit a clear four-level delineation also found in the proffered elevations. Furthermore, incorporation of the brick cladding material used on the front elevation for both housing types and through the addition of a “blind window” feature on the townhouses improves the rhythm of the window arrangement on the side elevations.

Summary of Findings. The revised design addresses major departures from the proffered elevations discussed by the ARB during the August 6 work session. The new design is consistent with the contemporary character of the multi-family building. The current iteration differs from the proffered elevations but presents an overall appearance that is consistent with this earlier iteration of the design.

1 - FRONT ELEVATION - TOWNHOUSE BUILDING 1 & 2

2 - FRONT ELEVATION - TOWNHOUSE BUILDING 3 & 4

3 - FRONT ELEVATION - TOWNHOUSE BUILDING 5 & 6

4 - FRONT ELEVATION - TOWNHOUSE BUILDING 7 & 8

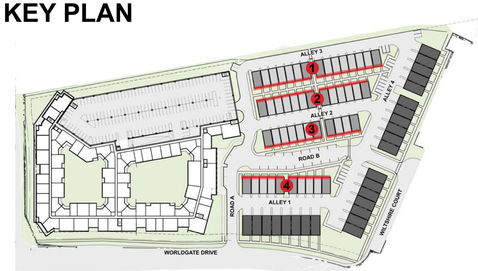
20230003 ktgy

WORLDGATE DRIVE

HERNDON, VA

0 8 16 32

KEY PLAN



ELEVATIONS

A-28

03/08/2024

1 - REAR ELEVATION - TOWNHOUSE BUILDING 1 & 2

2 - REAR ELEVATION - TOWNHOUSE BUILDING 3 & 4

3 - REAR ELEVATION - TOWNHOUSE BUILDING 5 & 6

4 - REAR ELEVATION - TOWNHOUSE BUILDING 7 & 8

20230003 ktgy

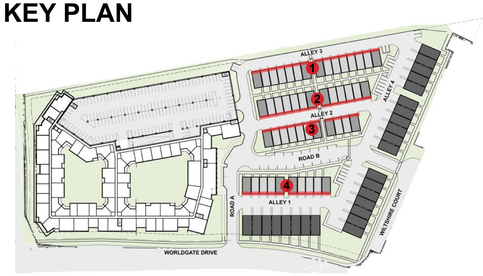
WORLDGATE DRIVE

HERNDON, VA

0 8 16 32

BALCONIES SHOWN ARE OPTIONAL.

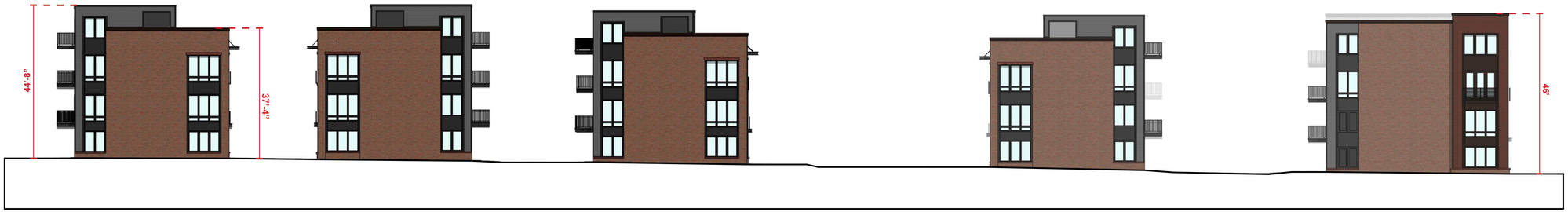
KEY PLAN



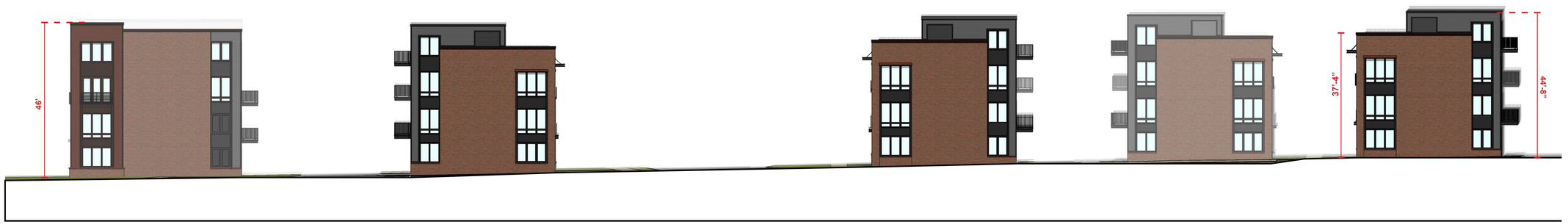
ELEVATIONS

A-29

03/08/2024



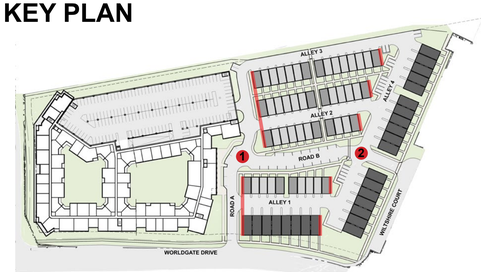
1 - SIDE ELEVATION - TOWNHOUSE BUILDING 1, 3, 5, 7 & 9



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

BALCONIES SHOWN ARE OPTIONAL.

KEY PLAN



20230003 kt gy

WORLDGATE DRIVE

HERNDON, VA

0 8 16 32

ELEVATIONS

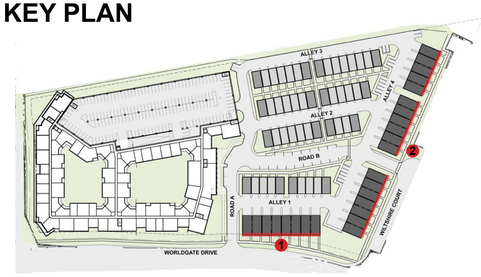
A-30

03/08/2024

1 - FRONT ELEVATION - TOWNHOUSE BUILDING 9

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

KEY PLAN



20230003

WORLDGATE DRIVE

HERNDON, VA

0 8 16 32

ELEVATIONS

A-31

03/08/2024

1 - REAR ELEVATION - TOWNHOUSE BUILDING 9

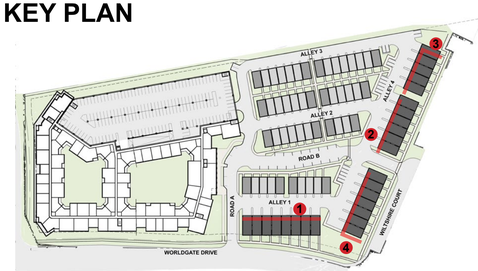
2 - REAR ELEVATION - TOWNHOUSE BUILDING 12, 11 & 10

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

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

BALCONIES SHOWN ARE OPTIONAL.

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE

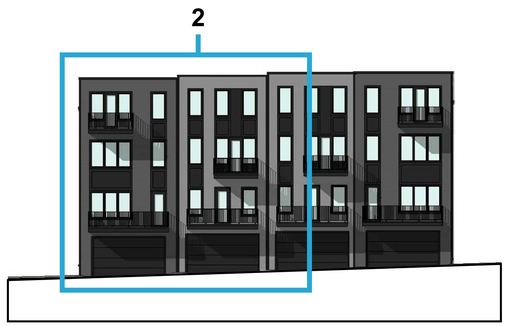
HERNDON, VA

0 8 16 32

ELEVATIONS

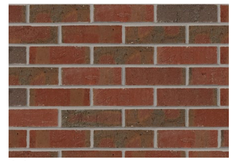
A-32

03/08/2024

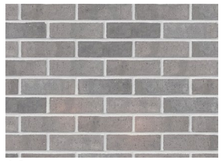


DETAIL 1 - FRONT ELEVATION

DETAIL 2 - REAR ELEVATION



1.1
BRICK - RED



1.2
BRICK - LIGHT

1.3
BRICK - DARK

2.1
FIBER CEMENT PANEL 1

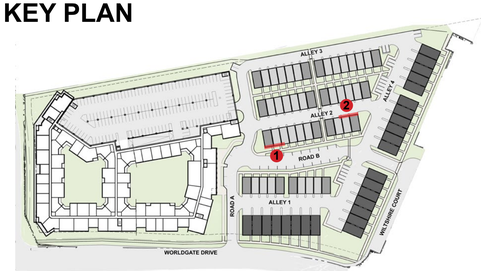
2.2
FIBER CEMENT PANEL 2

2.1
FIBER CEMENT LAP SIDING

MATERIAL LIST: 20’ & 22’ TH

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

KEY PLAN



DETAILED ELEVATIONS

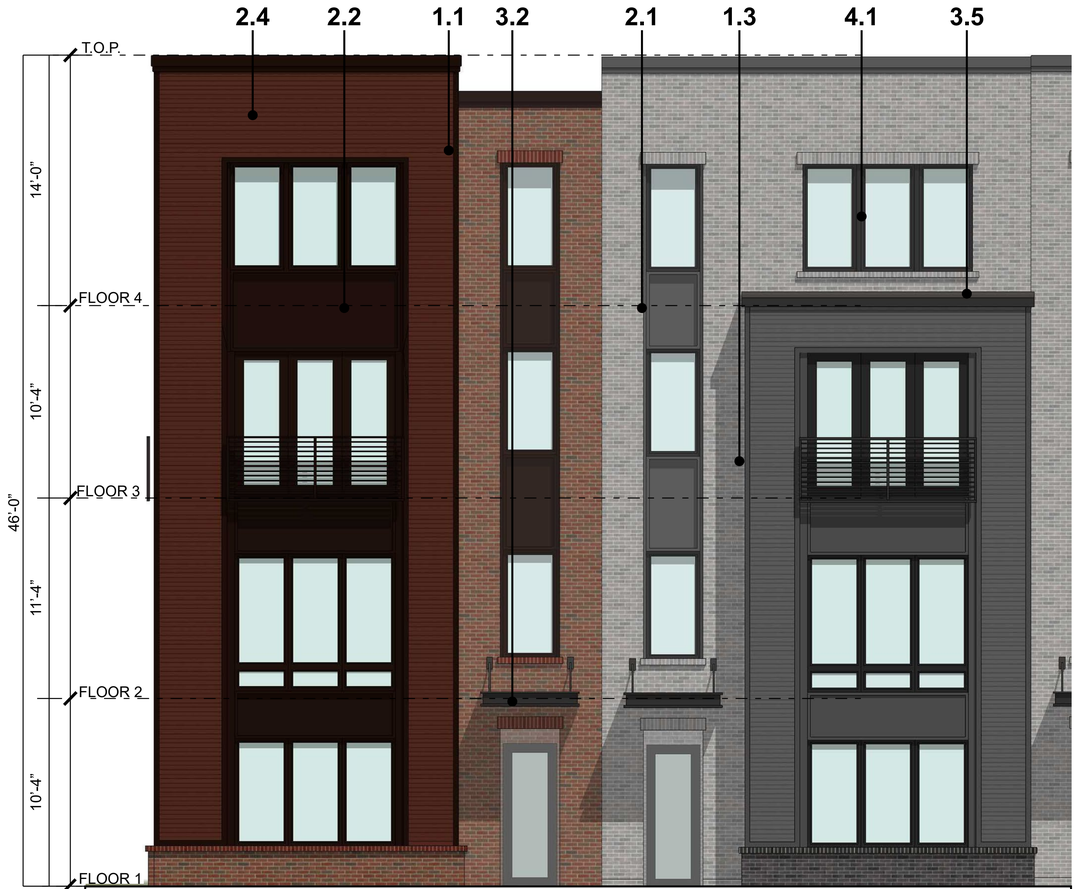
A-33

03/08/2024

20230003 ktgy

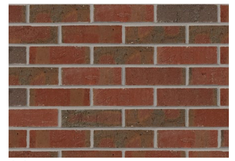
WORLDGATE DRIVE
HERNDON, VA

0 2 4 8

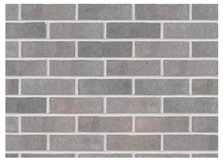


DETAIL 1 - FRONT ELEVATION

DETAIL 2 - REAR ELEVATION



1.1
BRICK - RED



1.2
BRICK - LIGHT

1.3
BRICK - DARK

2.1
FIBER CEMENT PANEL 1

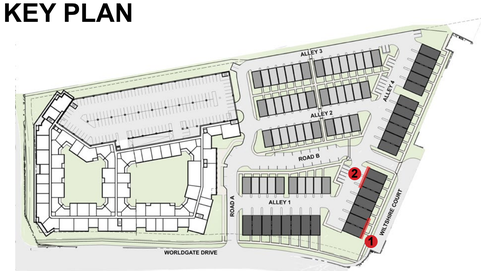
2.2
FIBER CEMENT PANEL 2

2.1
FIBER CEMENT LAP SIDING

MATERIAL LIST: STACKED TH

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

KEY PLAN



DETAILED ELEVATIONS

A-34

03/08/2024

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

0 2 4 8

KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-35

03/08/2024

KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-36

03/08/2024

KEY PLAN

PERSPECTIVE

A-37

03/08/2024

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

KEY PLAN

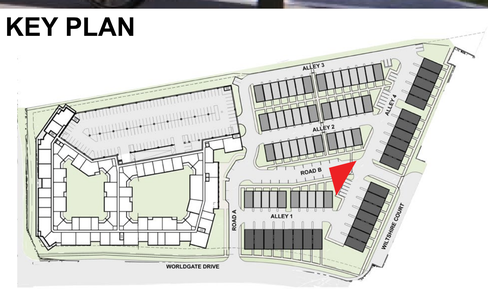
PERSPECTIVE

A-38

03/08/2024

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA



KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-39

03/08/2024

KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

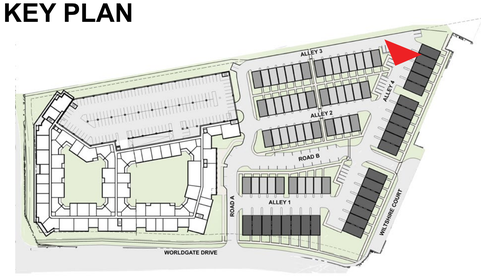
PERSPECTIVE

A-40

03/08/2024

BALCONIES SHOWN ARE OPTIONAL.

KEY PLAN



20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-41

03/08/2024

KEY PLAN

STACKED TH CONDENSERS: SECOND FLOOR BALCONY LOCATION OPTION

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-45

03/08/2024

STACKED TH CONDENSERS: SECOND FLOOR BALCONY & ROOF LOCATION OPTION

KEY PLAN

20230003 kt gy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

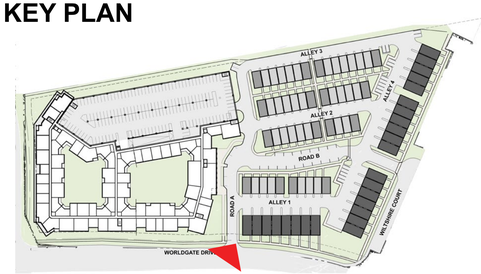
A-46

03/08/2024

1234

1234

KEY PLAN



STACKED TH CONDENSERS: FRONT YARD LOCATION OPTION

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-47

03/08/2024

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

KEY PLAN

20230003 ktgy

WORLDGATE DRIVE
HERNDON, VA

PERSPECTIVE

A-48

03/08/2024

NVHomes
Luxury for Life®

Worldgate

Townhome and Stacked Condominium Architectural Design Updates

Townhomes

Key Design Updates

Flat Roof Design
Updated roofline to align with the aesthetic of adjacent stacked condominium units, creating a cohesive and contemporary streetscape.

Staggered Unit Orientation
A 2-foot offset between units introduces dynamic visual rhythm and architectural interest, enhancing curb appeal and spatial variation.

Optimized Window Placement
Window configurations have been thoughtfully refined to complement the multi-family architectural language while preserving natural light, privacy, and livability within each floorplan.

Integrated Outdoor Living Spaces
Each unit includes multiple outdoor spaces as a standard feature—enhancing indoor-outdoor connectivity while adding visual interest and depth to the overall design.

Townhomes

- **Flat Roof Design**
- **Staggered Unit Orientation**
- **Optimized Window Placement**
- **Integrated Outdoor Living Spaces**
- **Proven Floorplans Tailored to Market Demands**

Updated Townhome - Full Building Example

Stacked Condominiums

Key Design Updates

Bold Bookends with Balanced Symmetry
End units feature strong, anchored designs that act as visual anchors, while side elevations maintain clean symmetry.

Depth Elements
Bay windows featured on all interior units, with grounded bay windows on the showcase building along Worldgate Drive, creating a striking focal point and reinforcing architectural depth where visibility is highest.

Optimized Window Placement
Window configurations have been thoughtfully refined to complement the multi-family architectural language while preserving natural light, privacy, and livability within each floorplan.

Integrated Outdoor Living Spaces
Each unit includes large, outdoor living as a standard feature, promoting indoor-outdoor connectivity and enhancing resident lifestyle.

Prominent Bookends with Balanced Symmetry
End units feature strong, anchored designs that act as visual anchors, while side elevations maintain clean symmetry.

Stacked Condominiums

- **Grounded Depth Elements on Prominent Buildings**
- **Optimized Window Placement**
- **Integrated Outdoor Living Spaces**
- **Prominent Bookends with Balanced Symmetry**
- **Proven Floorplans Tailored to Market Demands**

Updated Stacked Condo Building 9 – Facing Worldgate Drive

Updated Stacked Condo Configuration for Buildings 10, 11 &12

Townhomes

Previous Version

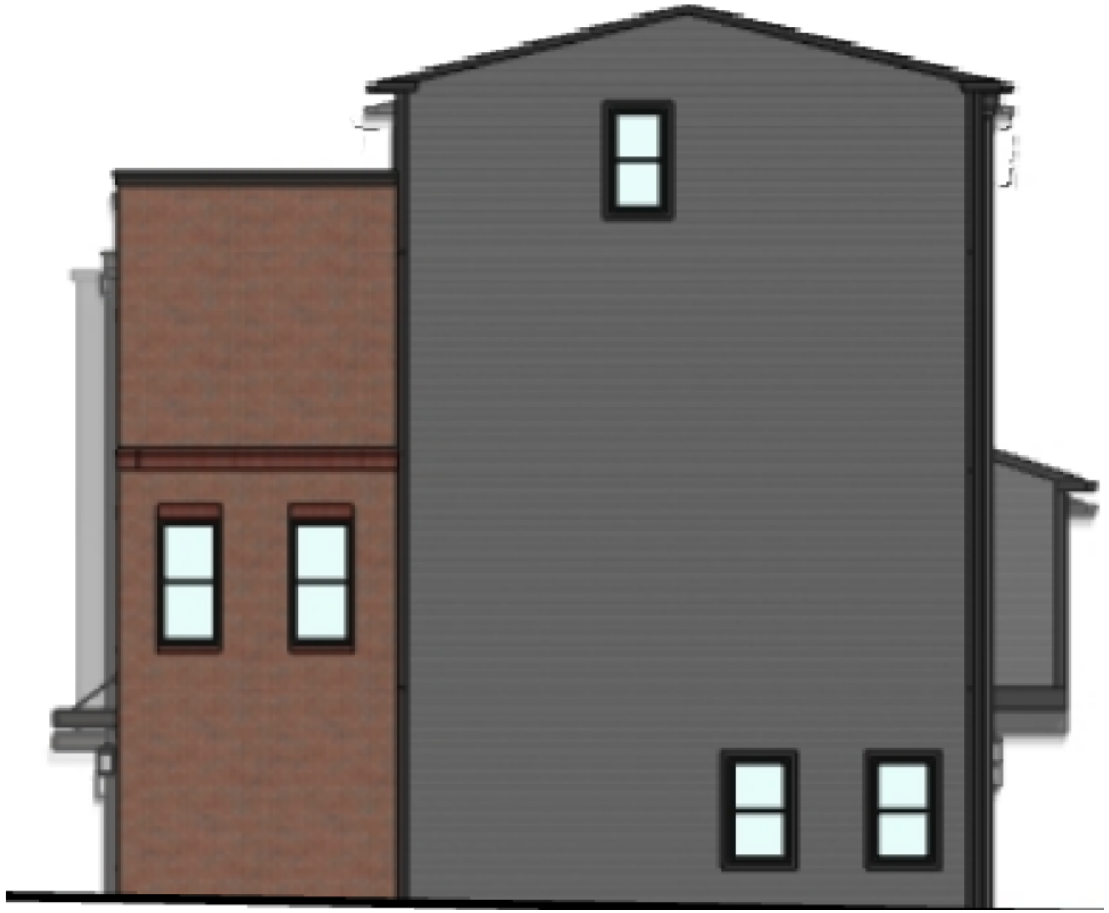
Updated

Townhomes

Previous Version

Updated

Townhomes



Previous Version

Updated

Stacked Condominiums

Previous Version

Updated

Stacked Condominiums

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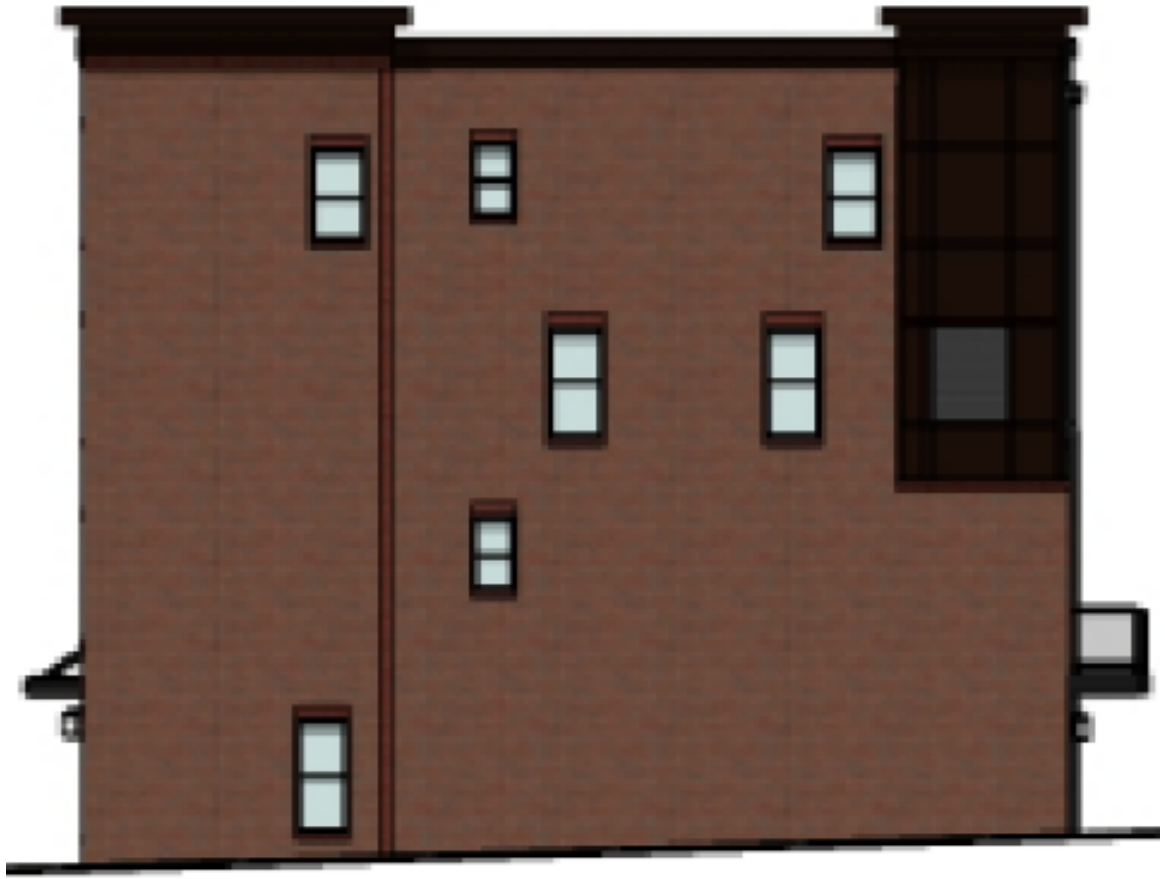
Stacked Condominiums



Previous Version

Updated

Architectural Review Board Work Session
Agenda Item 3.b.

Agenda Item: **Discussion - Architectural Review for ZMA#24-001, 250 Exchange Place**

Meeting Date: November 12, 2025

Category: New Business

Prepared by: Angelina Jones, Lead Planner / Design and Development

Description:
This item is a continuation of the official preliminary review of the conceptual architecture proposed in the rezoning application, ZMA#24-001. The Architectural Review Board (ARB) conducted preliminary reviews of this design proposal at its April 2, June 4, and August 6, 2025, meetings.

This application proposes redeveloping the office park at 250 Exchange Place with a multifamily residential building and two-over-two stacked residential units. Site improvements also include the extension of Fairbrook Drive, construction of a new public street and private streets, a structured parking garage, and two publicly accessible park areas. The board's review of this item is part of the review process for the rezoning application. Following ARB review at one or more work sessions, the chair of the ARB will issue a report on the ARB's findings to the chair of the Planning Commission for consideration when the commission is reviewing the rezoning application. The ARB would again review the architecture sometime after the rezoning as part of the formal ARB application process.

During the August 6 ARB work session, the board informed the applicant that the multi-family building design and associated opens space design was sufficiently resolved for the board to generate a report for consideration by the Planning Commission as part of the subject rezoning application. However, the ARB stated that the written *Stacked Townhouse Design Standards* required further revision and subsequent review by the ARB before the board could prepare a recommendation for the Planning Commission on this facet of the project.

Therefore, the applicant has submitted revised *Stacked Townhouse Design Standards* for the stacked residential units for discussion by the ARB but have not submitted any additional materials pertaining to the multifamily development or the associated open space.

For additional information, please refer to the attached staff memorandum dated November 12, 2025.

Background:
Staff comments are provided for discussion by the Board in the attached memorandum dated November 12, 2025.

Fiscal Impact:
N/A

Staff Recommendation/Next Steps:
N/A

Attachments:
1. Staff Memo
2. TRG Small Area Plan - Architectural Design
3. Stacked Townhouse Design Standards

TOWN OF Herndon VIRGINIA

MEMORANDUM

To: **Chair Blaker-Glass and Members of the Architectural Review Board**

From: **Angelina R. Jones, Lead Planner / Design & Development**

Date: **November 12, 2025**

Subject: **Architectural Review for ZMA#24-001, 250 Exchange Place**

Background:

This item is a continuation of the official preliminary review of the conceptual architecture proposed in the rezoning application, ZMA#24-001. The Architectural Review Board (ARB) conducted preliminary reviews of this design proposal at its April 2, June 4, and August 6, 2025, meetings.

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Therefore, the applicant has submitted revised *Stacked Townhouse Design Standards* for the stacked residential units for discussion by the ARB but have not submitted any additional materials pertaining to the multifamily development or the associated open space.

The revised design standards respond to board and staff feedback provided at the August 6 work session. During this meeting, the ARB and staff provided feedback intended to ensure that the standards would provide directive and clear guidance and that the resulting stacked residential development would complement the associated multi-family building. Please refer to the August 6, 2025, staff memo for additional information. Staff have worked with the applicant in the intervening time to further refine the standards and to ensure the ARB's feedback from August has been incorporated.

Below, staff have summarized the proposed design as presented by the applicant in the attached exhibit that details design standards that the applicant is proposing to submit for the stacked residential units in lieu of developed conceptual architectural designs.

Staff Analysis:

Application of TRG Design Guidelines:

The TRG Small Area Plan includes design guidance that the ARB should reference when reviewing this design in addition to the Architectural Control District guidelines. The applicable chapter from the TRG plan is provided as an attachment. Staff provided presentations to this board at its April 2 and July 2 meetings to discuss applying the plan's guidance when evaluating building and landscape architecture within the TRG. The *Stacked Townhouse Design Standards* should incorporate elements that are supported by the TRG, including overall architectural character, materiality, architectural detailing, and transition between the stacked residential and other aspects of the development.

Stacked Townhouse Design Standards:

Lack of Conceptual Drawings: As noted in the April 2 and August 6 staff reports, the applicant prefers not to provide conceptual architectural designs for the stacked units as part of this rezoning application but instead provide precedent images and design standards. This approach is intended to maximize design flexibility for the portion of the project that the applicant intends to sell to another developer to build. **Note that the *Stacked Townhouse Design Standards* can be substituted for proffered elevations provided they are of sufficient quality and can effectively be used to guide the final design of the stacked residential units.**

Staff asserted in their August 6 memo that the standards were not yet resolved to a level where staff could support them as an adequate substitution for conceptual

drawings. Due to the substantial revisions incorporated into the present set of standards, staff are now prepared to support them in lieu of proffered architectural renderings.

Use of Directive Language in the Standards: As staff noted in their August 6 memo to the board, the standards conveyed in the exhibit must be directive and clear for them to substitute for proffered elevations. In response, the applicant has changed the exhibit title to *Stacked Townhouse Design Standards* to clearly communicate that these are regulations that must be followed (previously, they were referred to as “guidelines”). Furthermore, they have included images that relate to each standard with callouts for the specific feature on the image that relates to the standard. Page 14 includes images showing other projects that generally comply with the standards in both traditional and contemporary architectural styles. However, not all images throughout the exhibit entirely comply with the standards as written. The applicant should add a note at the beginning of the standards explaining that not all images are fully compliant with the design standards as written, but that some of the images have been selected to illustrate features or details related to the specific standard referenced by the associated image callout. This same note should direct readers to page 14 to see examples of fully compliant projects.

Relationship to the Multi-Family Building: The revised *Stacked Townhouse Design Standards* provide an adequate level of detail to illustrate the relationship between multi-family building and the stacked residential units. The addition of specific image callouts related to the standards, as well as additional language pertaining to materiality, details, and architectural style communicate the overall cohesiveness of the design between these two aspects of the proposed development.

Building Configuration – Roof (p. 4): The standards pertaining to roofs have been updated to specify that either parapet, parapet concealed gable, or gable roofs must be used. However, the standards currently allow for gable roofs with a 6:12 pitch to be unconcealed. This is a relatively low pitch for a gable, and it conveys a prosaic suburban residential design that will be out of place when juxtaposed with the contemporary and innovative design of the multi-family building. Staff maintain that gable roofs with pitches below 8:12 should be required to be concealed by a parapet (*Figure 1*).

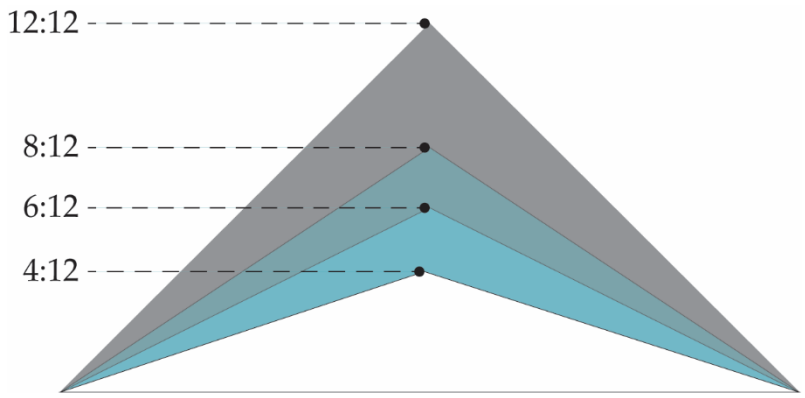


Figure 1: Diagram demonstrating common gable roof pitches, including 6:12 and 8:12. The 12:12 (high pitch) and 4:12 (low pitch) are included as points of comparison.

Additionally, the standards currently state that low-pitched gable roofs must be concealed by a parapet on the primary and secondary elevations. This means that the low pitch will be visible from the tertiary elevations, which corresponds with the rear or alley facing sides of this development. The unconcealed portion of the gable will therefore have a high degree of visibility from Private Roads A and B (*Figure 2*). The standards should be revised to require a parapet to screen low-pitched gable roofs on all sides.

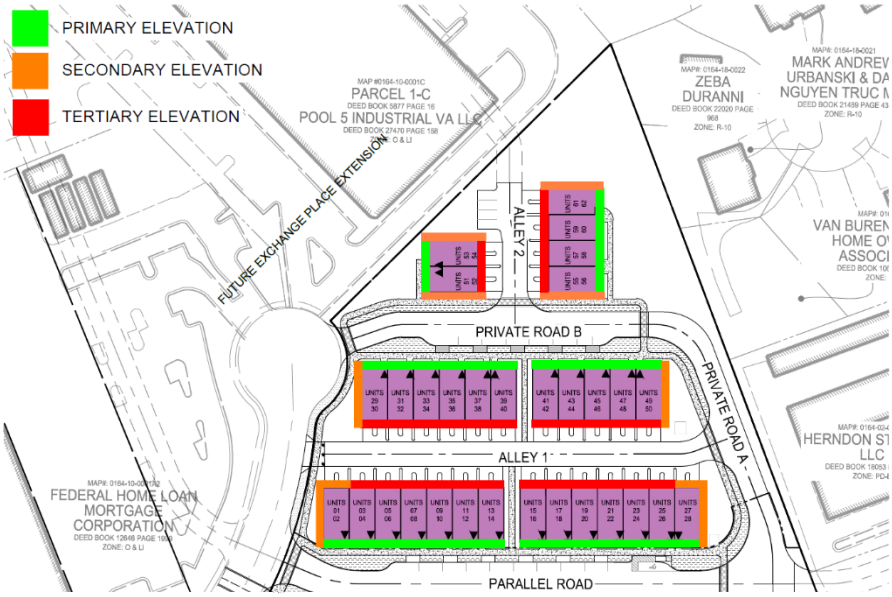


Figure 2: Diagram showing elevation type included on page 15 of the Stacked Townhouse Design Standards.

Building Configuration – Row Presentation (p. 5): The applicant has included guidance for accommodating grade change across a stick of units stating that a single slab elevation is preferable, but that when breaks are necessary, they should be negotiated in intervals of two or more units. However, the standards currently permit a break in slab elevation for a single unit when there is an odd number of units. This provision should be removed as the overall goal is for the roofline to appear consistent. It is therefore important to avoid a single unit that is noticeably higher or lower than surrounding units.

Façade Design – Materials (pp. 8-11): As part of the August 6 work session, the applicant received feedback that the standards should include a clear hierarchy of cladding materials by detailing appropriate field materials and one or two accent materials. The revised standards clearly state materials that are appropriate for each elevation type (primary, secondary, or tertiary) and relate this back to the materiality of the multi-family building (page 8). However, the wording in this section needs to be reviewed for consistency of terminology and to ensure that it is clear when cladding material is being referenced versus elevation type. For example, the term “secondary” is used to refer to elevation type, material category, and design components (see points 2.1.4 and 2.1.6). Additionally, the caption in the bottom right hand corner of the page refers to accent materials, but the term “accent” is not defined in the standards. The final set of standards must be consistent and clear regarding the operational definitions of these terms so that they can be used effectively to guide the final design for this development. Staff prefer the terms "field material" (dominant/primary) and "accent material" (secondary) when referencing cladding types.

The applicant updated the standards to require 50% masonry on primary elevations and 30% on secondary elevations (excluding cementitious fiberboard – see 2.1.1 on page 8). The wall surface calculation for all elevation types should include openings as part of the total area of the wall that is not clad in masonry. Currently, the openings are excluded from this calculation. When the openings are accounted for, the total masonry coverage on the primary facade example shown on page 9 is only about 47%. As stated in our August 6 memo, most of the secondary elevations are as visible from public views as primary elevations. Therefore, secondary elevations should be treated exactly the same as the primary façades as it relates to cladding materials. As currently written, the standards provide no guidance for specific masonry requirements for tertiary elevations. The material list on page 8 includes one masonry element as the field material for this elevation type, but it is currently unclear how much of the total wall must incorporate masonry rather than secondary/accent materials (see 2.1.6 on page 8).

The standards provide for minimum transparency (glazing) requirements for each of the three elevation types, which is consistent with feedback the applicant received during the August 6 work session. The diagrams are clear and the overall guidance is sufficiently articulated. However, staff recommend revisions to some of the particular requirements communicated on page 11 of the exhibit. Based on rough calculations taken from past examples of proffered elevations reviewed by the ARB, staff advocate for 30% minimum transparency on primary elevations and 20% transparency on tertiary elevations (tertiary elevations correspond with the rear of these sticks). The example for the primary façade currently shows 30% transparency. The standards will need to include examples of each elevation type with a minimum level of transparency to adequately illustrate the intention of the transparency minimums set by these standards. Furthermore, staff recommend updating standard 2.4.4 to specify that fenestration must be balanced across each row and otherwise conform to the composition requirements of the document.

Fenestration: In the August 6 work session memo, staff noted that window arrangement and articulation are important design details and that the standards should specifically speak to what is appropriate in relation to this aspect of each buildings' design. To this point, the standards should be revised to specify that penetrations for fenestration must be appropriately articulated in relation to the adjacent cladding. Openings on masonry clad portions must be recessed while openings adjacent to siding should feature raised surrounds. Furthermore, the standards should include a note that flush framing is prohibited. Finally, the standards should specifically prohibit vinyl doors and windows.

Façade Design – Architectural Features and Details (pp. 12-14): The revised standards allow for the use of blind window features to maintain the rhythm of fenestration on portions of walls that cannot have windows due to interior design considerations. This aligns with guidance the applicant received during the August 6 work session. Staff recommend revising standard 3.3 on page 12 to allow for blind windows on secondary and tertiary elevations only. The rhythm of glazing should be balanced and consistent on primary façades regardless of interior programming, making the use of blind windows unnecessary on these elevations.

The applicant has included additional information regarding required architectural features in response to comments from the August 6 work session. This is detailed on page 12 of the exhibit. Staff recommend revising standard 3.1 to state that primary façades must use a combination of the listed architectural features. Furthermore, this standard should stipulate that the arrangement of architectural features over a stick must conform to the composition standards detailed on pages 6 and 7 of the document.

Staff also recommend updating standard 3.11 on page 14 to specify that only traditional or contemporary architectural styles are appropriate for the stacked residential development. In other words, no other architectural style will be considered for the final design.

Rooftop Units (RTUs) and Garbage Dumpster Screening Requirements: The standards must provide requirements for appropriate locations for mechanical units, particularly RTUs, as well as garbage dumpsters. There also needs to be standards related to screening requirements and/or enclosures for these features.

Summary of Findings. The *Stacked Townhouse Design Standards* can be substituted for proffered elevations provided they are of sufficient quality to effectively guide the final design of the stacked residential units. Staff generally support the current draft of the *Stacked Townhouse Design Standards* in lieu of proffered architectural renderings. **The ARB should review staff's outstanding comments summarized in this memo and specify whether the ARB affirms them during the November 12 work session.** Comments affirmed by the board during this meeting will be the basis for the ARB report to the Planning Commission for its consideration during their review of the ZMA.

Urban Design and Architectural Character

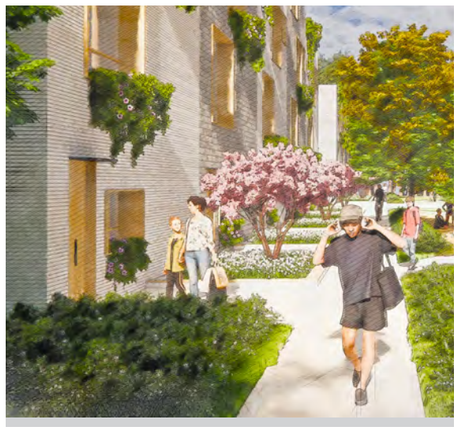
Architectural Character

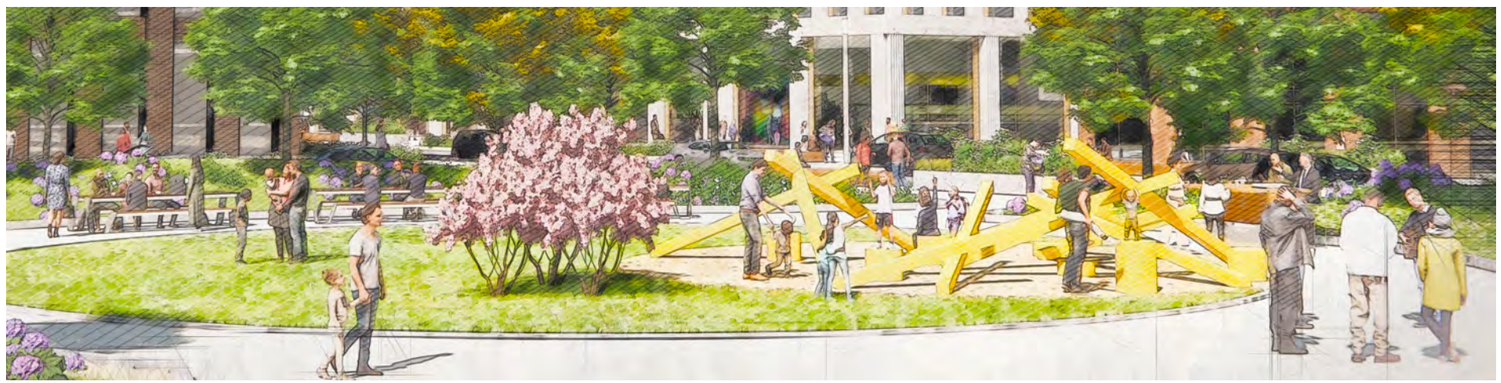
The TRG plan is ultimately about creating a singular place that reflects its identity as a part of the town, while remaining a distinct location with various building height zoning and context-based guidance on open space and building design.

As the TRG develops over time, in most cases parcel by parcel, clear guidance is needed to create a sense of cohesiveness across the TRG, while still allowing for flexibility.

As the TRG develops, changes will occur in architectural tastes, technology and market realities.

The guidance on the following pages establishes the core elements that will create an overarching cohesiveness. This guidance is further intended to provide direction on some specific character definition in certain areas and ensure a sense of place that is reflective of Herndon's historic small town identity without attempting to stylistically emulate the past.





Urban Design and Architectural Character

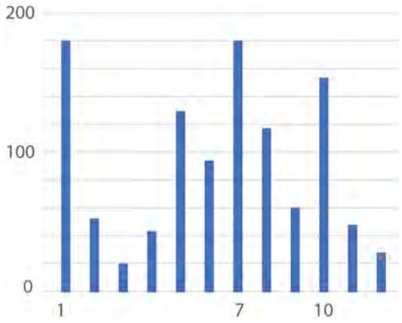
Vision Survey

The collective voice of the community's response to the TRG visioning survey and the Architectural Review Board's feedback, call for the TRG to establish a unique architectural character that retains the experience of Herndon's small-town atmosphere while successfully transitioning to the higher density and height of the HTOC.

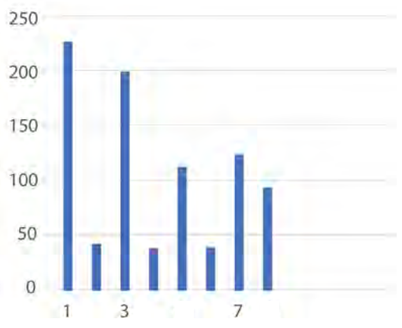
The response to the Vision Survey demonstrates the community's love for the image of historic downtown Herndon, evidence of its contribution to Herndon's very special and unique sense of place. In addition to the downtown, the majority of respondents preferred images that exhibit traditional brick and tactile detailing, attributes of historic downtowns, but with a contemporary aesthetic. The open spaces, parks and streets selected by the community were images rich in programmable space, areas for gatherings, active transportation facilities, ample sidewalks, and extensive landscaping. The preferred sidewalk scenes show a variety of surface materials, activated building frontages, and room for landscaping and small group interaction without inhibiting passage. Each of the selected images is a visual representation of walkability, a core attribute of both small towns and successful transit-oriented development. Trees and other landscaping feature prominently, reiterating the community's voiced desire for environmentally sustainable development with an emphasis on parks.

To preserve Herndon's special sense of place, it's important to understand the elements that make the architectural fabric of the town's symbolic core, the historic downtown, special and how these same elements can be imbued into the architecture, landscape architecture, and rights-of-way of the TRG. In addition, current and future best practices in the field of urban design and livable cities need to come to fruition in the development of the TRG, ultimately creating a contemporary reflection of small-town Herndon.

Top Types of Buildings and Development Preferred within the TRG area



Top Types of Open Spaces, Parks and Streets Preferred within the TRG area



Urban Design and Architectural Character

Downtown Herndon

Throughout the TRG SAP process, the residents, Town staff and officials, and the project team emphasized the critical importance of the Town of Herndon's distinct character. These annotated images illustrate the successful architectural, landscape and urban design elements that give the downtown its small town charm and pedestrian appeal.

Throughout Downtown, there are certain architectural and urban design elements which create an environment that is inviting, unique and memorable to visitors. There are clear lessons that can be learned from this special area which can be applied to the TRG, in accordance with the clear preferences of the Herndon community.

The most successful of the Downtown blocks feature pedestrian-friendly elements such as continuous street walls, ground-level transparency and frequent, at-grade building entrances. These features make Downtown feel safe, friendly and human-scaled.

The architecture in some of the most compelling Downtown buildings features quality, tactile materials such as brick, rather than colder, less intimate material pallets, such as glass curtain wall systems. Attention to architectural detailing also contributes to the overall uniqueness of Downtown.

The outdoor spaces form a unique public realm. Tactile paving materials distinguish Downtown as special space within Herndon, and street trees, landscaping, and lawns introduce nature and provide shade and heat reduction, while plazas add informal as well as programmable gathering spaces.

MATRIX OF IMAGES OF DOWNTOWN HERNDON

URBAN DESIGN | ARCHITECTURE | OPEN SPACE

Urban Design and Architectural Character

Recent and Proposed Nearby Developments

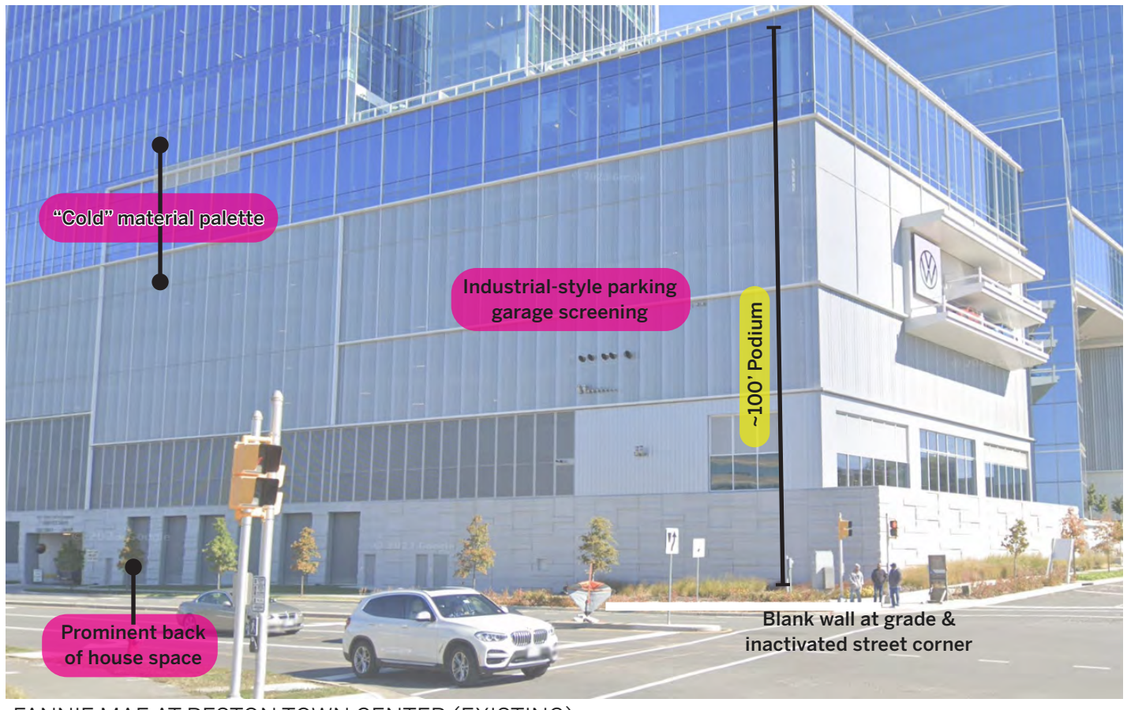
Throughout the public engagement process, significant feedback was received about the relationship of Herndon to the rest of Northern Virginia. While community comments and survey responses generally support adding density near the Metro in accordance with the principles outlined in this plan, many community members expressed concerns that added density would necessarily result in urban and architectural conditions similar to other recent developments along the Silver Line.

A common sentiment received during the engagement process was "we like to be near Reston, but we don't want to be Reston." Concerns were voiced in regard to the aesthetic quality of recent nearby developments. Common aesthetic criticisms of recent construction along the Silver Line included that both individual buildings and larger developments are "too cold," "overscaled," and "unfriendly" for "small-town Herndon."

An example of one building that was identified as not appropriate for Herndon is shown to the right. While its design may be appropriate for the building's location outside of Herndon, this development can be seen as emblematic of the style that Herndon residents would not like to see replicated in their community. The annotations explain some of the design elements that are not appropriate for the TRG. These include the scale of the buildings, the lack of ground-floor activation, and prominent poorly screened or un-lined parking garages.

The public engagement process also demonstrated that the density which planned in the HTOC is out of scale for the TRG, which much act as the transition from the heights and density allowed along the Toll Road, to the low density residential neighborhoods to the north of the TRG.

ARCHITECTURAL ELEMENTS TO AVOID IN THE TRG



FANNIE MAE AT RESTON TOWN CENTER (EXISTING)

555 HERNDON PARKWAY IN HTOC (PROPOSED)

URBAN DESIGN ARCHITECTURE OPEN SPACE

Urban Design and Architectural Character

TRG Aesthetic

The architecture and urban design planned for the TRG should incorporate the most successful elements of Downtown Herndon and other urbanism best practices while allowing for a higher level of density and contemporary expression. While the building masses shown in the TRG plan are considerably larger than those in Downtown Herndon, the experiential and aesthetic conditions of the downtown should be comparable when adjusted for scale.

Future buildings in the TRG should eschew corporate or regionally repetitive design. An important aspect of ensuring a unique sense of place is architectural design that acknowledges its immediate surroundings, the recognizable aspects of the town, and the developing aesthetic of the TRG.

While this plan distinguishes various areas of the TRG with specific building typologies, land uses, and some specific context-based characteristics, with the exception of the Sunset District, the TRG's overall design narrative should be coordinated with a singular aesthetic legible across the entire plan area. Diverse yet unifying landscape and building design techniques should be utilized to create a sense of place customized for the TRG but with identifiable references and compositions reflective of the Town of Herndon.

Context-specific design strategies will help generate a unique character for the TRG. The specific contexts of the Metro Arrival, Sunset District, Park Frontage, Parkway Frontage, and Residential Transition all present opportunities for specific design objectives.

URBAN DESIGN ARCHITECTURE OPEN SPACE

Urban Design and Architectural Character

Building Height Zones

Building heights are informed by site capacity, transportation, and utility capacities, building and construction types, market feasibility, and feedback from the public, Advisory Committee, Planning Commission, Town Council, Architectural Review Board, and town staff.

The approach is to:

- Respect the adjacent low-density residential neighborhood context
- Accommodate the highest density and taller buildings within the "Metro Arrival" 5-minute walk zone
- Frame both sides of the Herndon Parkway with multi-story building frontages, transforming the feel of the Parkway from freeway to urban street
- Provide transitioning heights from HTOC to TRG to the Downs

Building Height Zone 1 is bounded by the northern and western edges of the TRG and the proposed new public street parallel to Herndon Parkway. Buildings in this area should be either 3 or 4 stories and include residential townhouses or two-over-two and should be situated to ensure a continuous buffer with the abutting neighborhoods. If non-residential uses are incorporated, heights and design should respect the scale of residential structures within Building Height Zone 1.

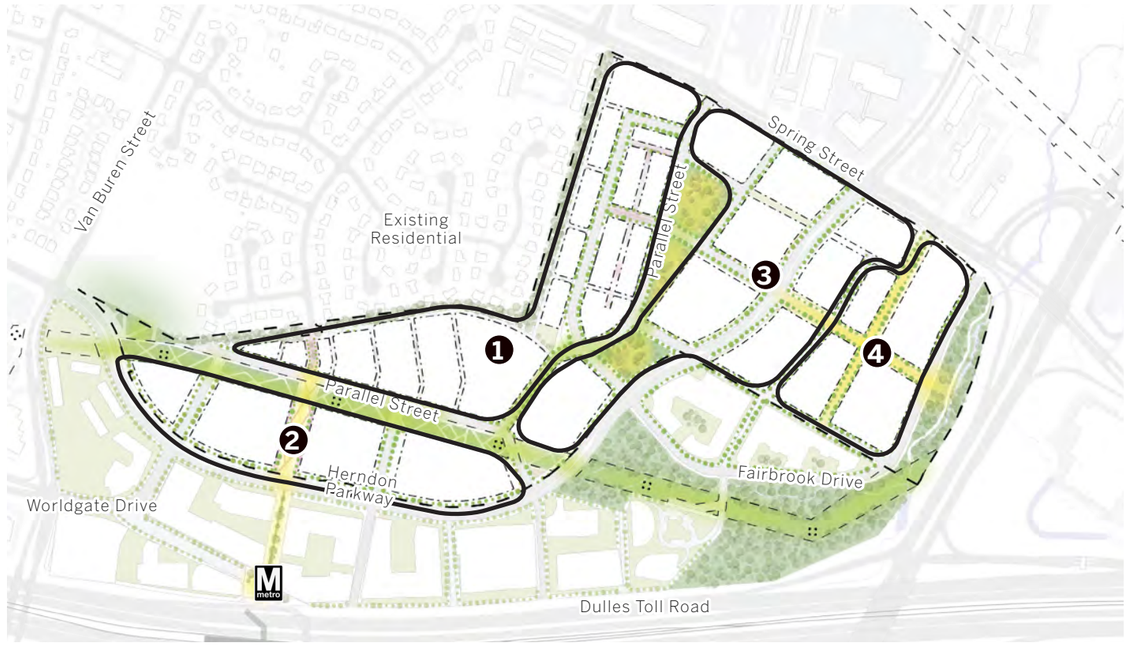
Building Height Zone 2 should contain the tallest buildings within the TRG with heights between 5 and 12 stories. This area is closest to the Herndon Metrorail Station and serves to provide height transition from the potential 20+ story heights of the HTOC across Herndon Parkway.

Building Height Zone 3, comprised of buildings fronting the Herndon Parkway and portions of Spring Street, the heights in this zone range from 5 to 8 stories. These buildings play an important role in defining the image of the TRG when arriving from Reston and traveling down the Parkway and help to establish the urban street wall of the TRG.

Building Height Zone 4 does not establish any different building heights from what exists today and that which has already been already approved for this area. Composed mainly of the Sunset Business Park, this area is envisioned to be updated but retained largely in its current form to include one-story buildings and a multi-story hotel.

The proposed Building Height Areas shown on this page delineate a strategic categorization of zones within the TRG area. The prescribed heights take into account proximity to the Herndon Metro Station, and their direct access to major thoroughfares, such as Herndon Parkway and Spring Street, as well as their relationship to nearby residential uses. The diagram serves as a visual representation of the planned distribution of building heights and densities throughout the TRG. This categorization reflects a thoughtful strategy to optimize development intensity in areas with enhanced connectivity and direct access to arterial roadways and transit. This distribution of heights promotes efficient land use, seamless transition from the HTOC to residential community on the north side of the TRG, and contributes to the overall vision of a vibrant, transit-oriented community for the TRG.

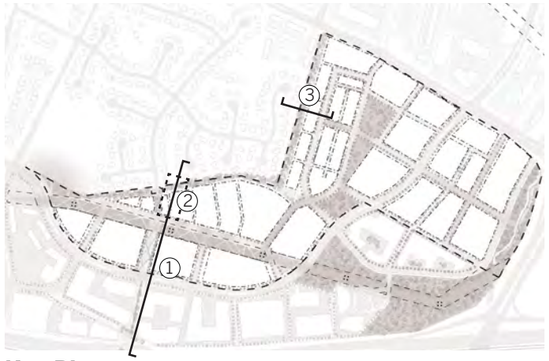
BUILDING HEIGHTS AREAS



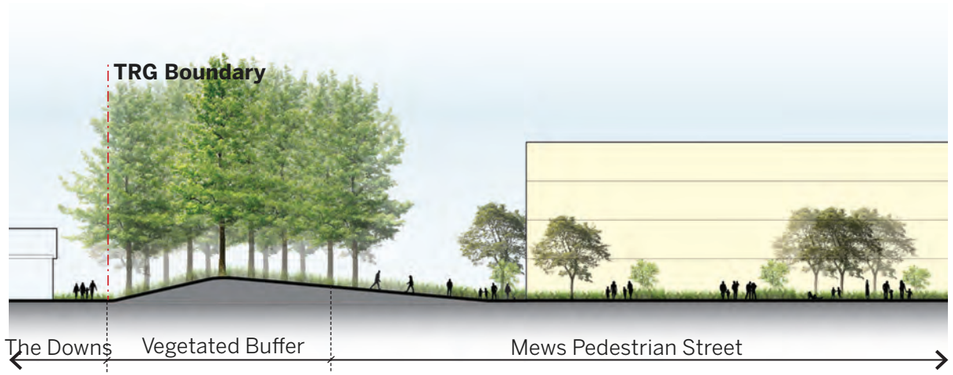
1. 3-4 Story Building Heights
2. 5-12 Story Building Heights
3. 5-8 Building Heights
4. Existing and Approved Heights Retained

Urban Design and Architectural Character

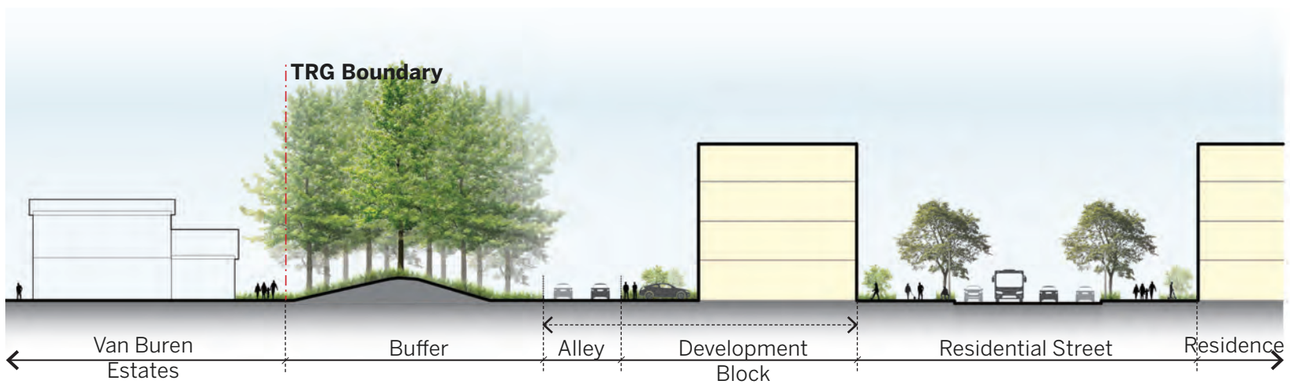
Building Heights



Key Plan

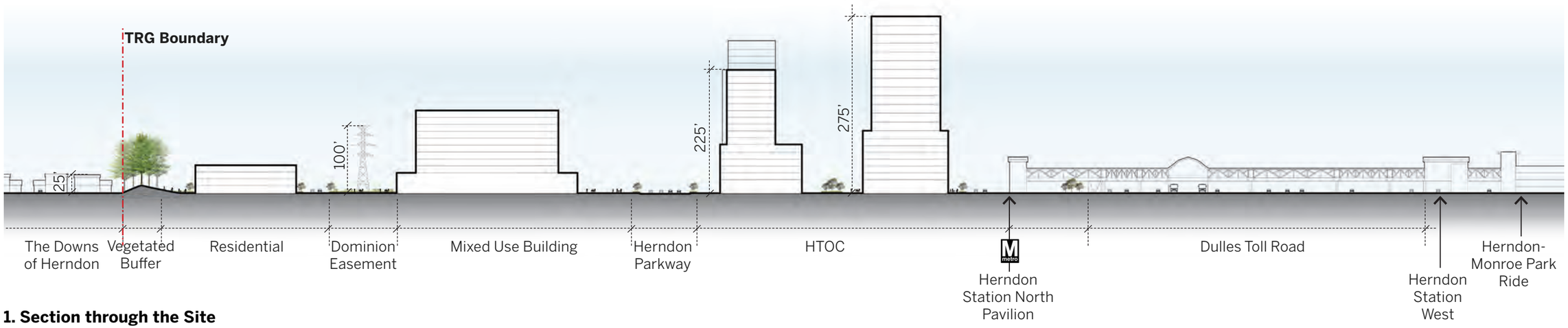


2. Section through the Buffer



3. Section through the Buffer on the Northern Boundary

TRANSECT | THE DOWNS - TRG - HTOC - HERNDON STATION



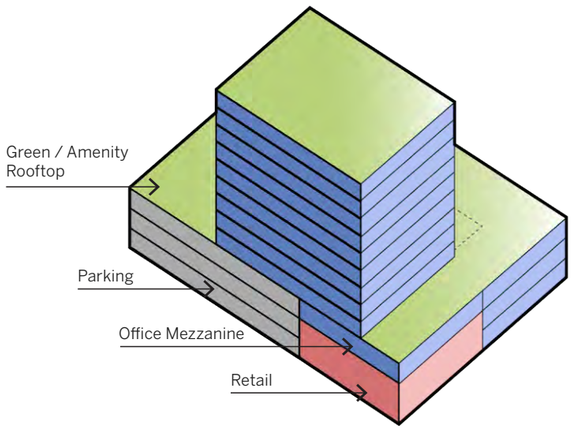
1. Section through the Site

Urban Design and Architectural Character

Building Typologies

For much of the TRG, "podium" style buildings are appropriate for mixed-use development. Typical podium buildings feature bases of one to three stories (podiums) that have large footprints which can accommodate structured parking wrapped in "liners" of retail space, residential units or office lobbies, with office or residential towers on top.

The following guidance is created to ensure that these buildings are built and designed in such a way so as promote a vibrant urban realm in the TRG.



Preferred Podium Design

- Four-sided active ground floors are preferred
- Active ground floors provide a high level of transparency
- Architecturally appropriate awnings should be used to screen sun glare when necessary
- Appropriate active uses include restaurant, retail, public art and recreational facilities open to the public
- Appropriate active uses can also include highly transparent occupant activity centers and lobbies visible from the adjacent sidewalk, as well as private entries to dwellings
- Building zones shared with the public are encouraged with both multi-family and office
- Along sidewalks façades should abut hardscape to emphasize accessibility and transparency of the ground floor with potted plants to soften the experience and add interest
- Openings that provide public views into courtyards add to the pedestrian experience and provide an expanded sense of public space
- Ground floor design should encourage a range of retail types and sizes
- Lower levels should reflect traditional storefront patterns and rhythms to ensure a sense of pedestrian and small town scale
- A consistent façade pediment not to exceed 40 feet in height is preferred
- Traditional materials of brick or stone should comprise the majority of the facing on all sides of the lower levels of the building
- Warmer tones are encouraged
- The general architectural aesthetic, colors and materials should take their cue from the neighborhood in which they are located
- All materials should be durable and resistant to denting and fading
- Painted brick may be appropriate to differentiate storefronts
- Service portals should be located along secondary streets
- Service portals should be screened with solid overhead doors that reflect the aesthetic of the building
- Windowless walls are generally not appropriate along the ground floor, if a windowless wall is necessary due to internal operations art work and patterns should be incorporated
- Pick-up and delivery zones public streets should be designated and carefully designed as integral to the building
- Retail ground floors should incorporate standing space for curbside pick-up and delivery

Preferred Tower Design

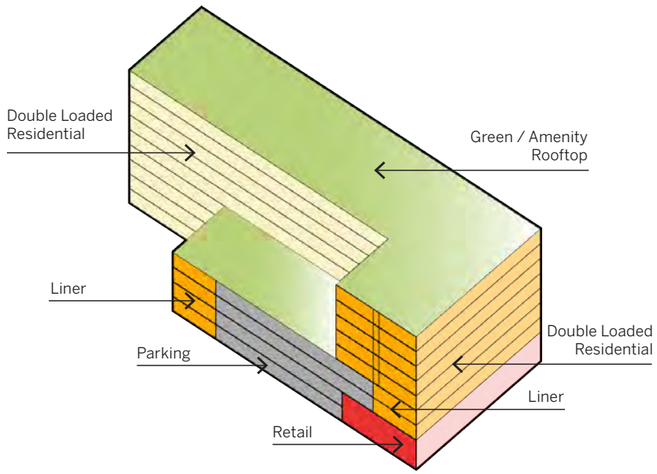
- Upper floors should be set back from the lower façade pediment
- While upper floors are distinct they should relate to the podium
- Roof lines should be visibly distinctive
- Mechanical rooftop units should be screened by the building's parapet other architectural rooftop structures or other methods of screening
- Windows should be operable
- Balconies extending or recessed are encouraged
- Rooftop and podium exterior outdoor space and work space for offices and multi-family is encouraged
- Façade materials should incorporate the ground floor primary material but additional materials may be appropriate
- Extensive fields of flat materials are not appropriate
- The general architectural aesthetic, colors and materials should take their cue from the neighborhood in which they are located

Urban Design and Architectural Character

Building Typologies – Parking Garages

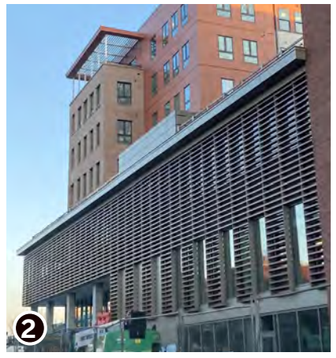
It is preferred that all garages are wrapped with "liners" having building program or active uses. If an exposed garage elevation is necessary, however, the following apply:

- Exposed garage elevations along the Herndon Parkway are not appropriate.
- Exposed garage elevations along the arrival plaza on the ground level are not appropriate.
- Any exposed garage elevations above the ground floor should be screened in a manner that enhances the building façade and obscures the openings.
- Garage knee walls should extend to a height that obscures headlights and taillights.
- Uninterrupted expanses of wall along ground floor façades, created by a garage or other factor, are not appropriate along the Herndon Parkway and the arrival plaza.
- Uninterrupted expanses of wall along ground floor façades, other than along the Herndon Parkway and the arrival plaza, should be avoided and minimized, but when present art or other decorative features should be incorporated.
- Screening should extend across the entirety of the exposed garage wall.
- Screening should be designed to add appeal and reflect the style of the building.
- Heavily vegetated panels may form an appropriate garage screen.
- Generally, mesh screens are not appropriate, but in some instances, multidimensional screens that provide color or color and images may be appropriate.
- If visible from open space, the façade of the garage can be used to further activate the open space.
- Artwork should be used to enhance the appearance of the screening and community input regarding the design of the artwork should be sought.
- Exposed garage rooftops should be used for landscaping and amenities.



Parking Garage Screening

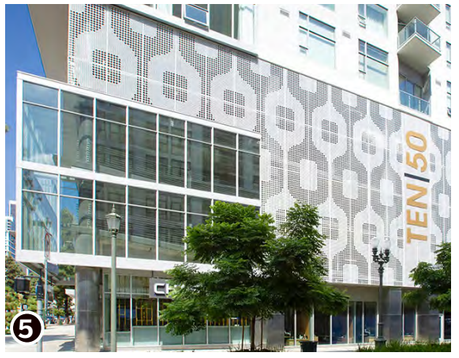
❶



❷

❸ Structurflex Flex Façades

❹ Fytogreen Australia



❺ Bok Modern

❶ Residential Liners
Wrap parking garages with active uses facing main streets, such as residential liners or retail frontage

❷ Architectural Adornment
Garage façades can be screened with creative and bold architectural details and forms that are incorporated in some manner elsewhere in the building architecture. Such adornment should visually minimize the individual levels of the garage. Regardless of the element amplified with the garage treatment, knee walls that block vehicle headlights are an important and necessary element.

❸ Artwork Screening
Art screens can add visual interest and be an effective screening method. Artwork should coordinate with the architecture of the building and should include references or reflect some element of the Herndon community. The screens should only be used with garage knee walls that block vehicle headlights and be designed as a permanent fixture or utilize a durable fabric that can be replaced as needed.

❹ Living Walls
Living walls, with or without added architectural features, reflect the commitment to sustainable development within the TRG. Living walls should provide adequate coverage to obscure the garage opening. Such screening can be combined with other screening methods such as pieced panels.

❺ Perforated Panels
Metal paneling with perforation is a good option for obscuring open garages. They should be used in a manner that corresponds to the building architecture and provide an opportunity for unique graphic designs and images.

Recreation and Open Space Design

A Network of Open Spaces

The vision for redevelopment in the TRG is largely anchored by new open spaces. A network of parks, green spaces, and thoughtfully designed pedestrian-focused connections serve to define and connect the various neighborhoods of the TRG, provide amenity and recreation opportunities for those living, working, and visiting, and reinforce a unique Herndon townscape.

Of the 93 acres in the TRG, 14 acres (15%) would be dedicated to open space, as shown in the overall space allocation table below:

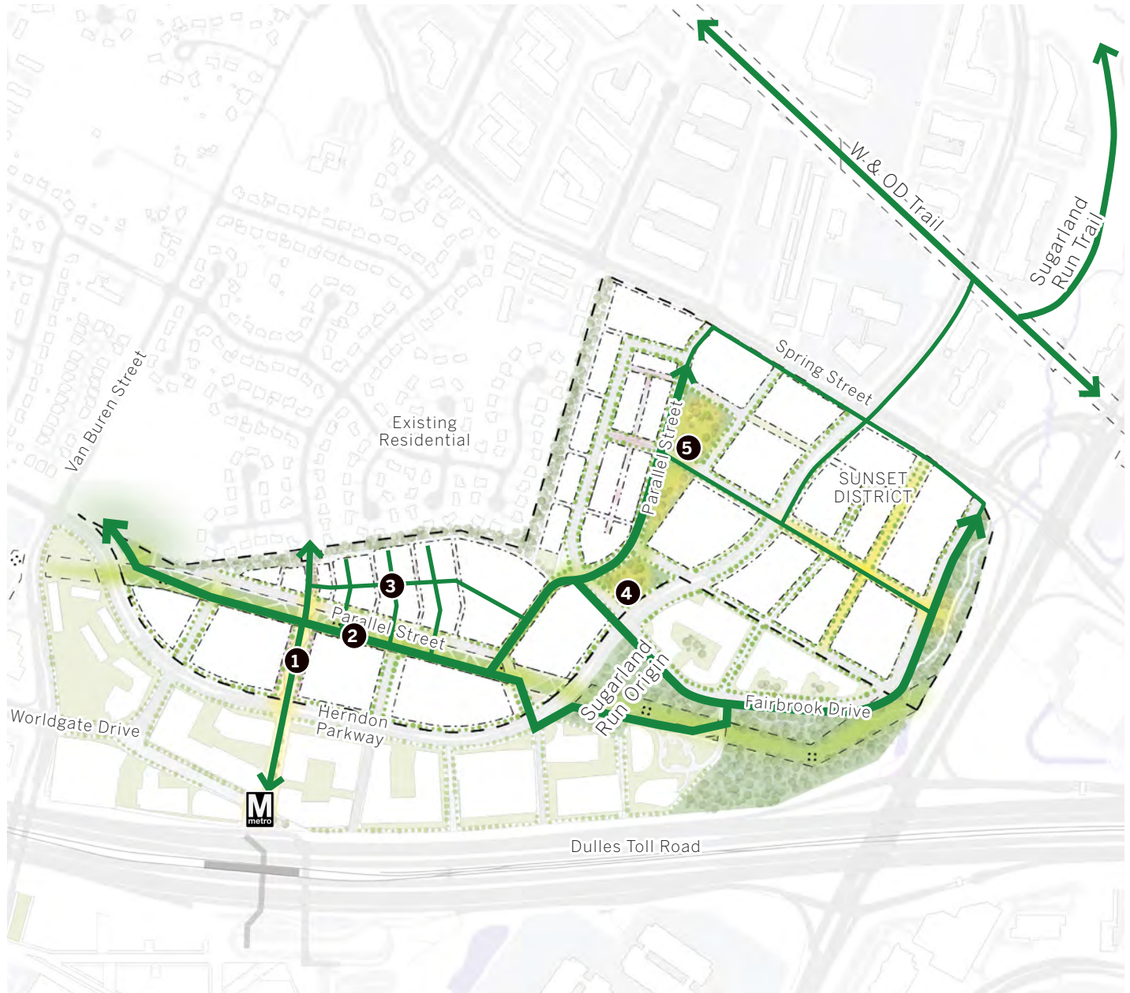
	Acres	%
Open Space	14	15
Development Blocks	48	52
Circulation	28.1	30
Buffer	3	3
TRG	**93.1**	**100**
Herndon Pkwy ROW	3	N/A

The TRG open spaces would be on private land, however they would be publicly accessible, and available for activities, programs, and events held and hosted by the Town of Herndon. The network of open spaces will allow for a mix of passive and active recreation as well as bioretention for stormwater management and maximized green infrastructure.

See following page for a description of each of the numbered spaces marked on the right-hand graphic.

General design guidance for open spaces:

- Design of plazas and parks should be inclusive and equitable
- Design of plazas and parks should exceed ADA minimum standards and allow ease of use and a positive experience for all members of the community
- Plazas, parks and other open spaces should be designed with intent and drive as well as respond to the spatial arrangement of the neighborhood
- The general architectural aesthetic, colors and materials of plazas and parks should take their cue from the neighborhood in which they are located
- Plaza, parks and other open spaces should not be “remnant” or “residual” space
- Ground plains should emphasize safe yet tactile paving materials, and designs and colors should be incorporated
- Native species should be used extensively with use of non-native/non-invasive plants for seasonal color
- Low-impact stormwater management systems should be integrated within the landscape to the greatest extent possible while retaining usable and programmable open space for both active and passive recreation.
- An identifiable site furnishings aesthetic should be employed throughout the TRG to adhere to town standards within streetscapes.
- Open spaces should incorporate creative focal points and opportunities for interaction, and programmable spaces for various events and pop-up uses.



Open Space Network Plan

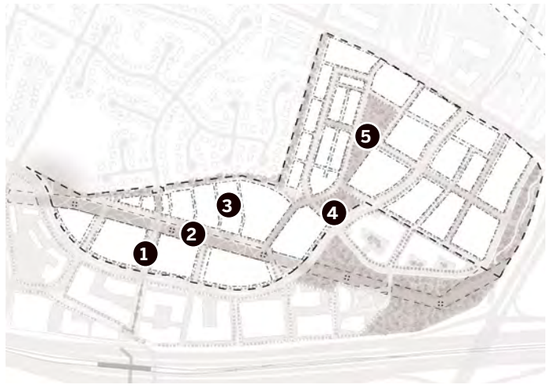
Recreation and Open Space Design

A Network of Open Spaces

❶ Arrival Plaza

The Arrival Plaza will serve as an extension of the HTOC Promenade into the TRG. It will be the main point of arrival for commuters arriving from the Metro. The Arrival Plaza provides an opportunity for community programming and events such as markets, film screenings or other gatherings. *(More information and imagery for the Arrival Plaza is included in the "Context-specific Guidance" section of this plan.)*

ARRIVAL PLAZA PRECEDENT IMAGE



Key Plan

❷ Linear Park

The Linear Park is a central feature overlapping the Dominion easement, converting a utility space into a public amenity. This park connects to the triangular park on the eastern area of the TRG, forming a corridor of green interstitial mobility through the site. The park would allow for small-scale community programming, such as busking or outdoor exercise classes.

The Linear Park should create a green swath through the community with design features that orient the eye to the ground plain and surrounding area and away from the overhead lines. It is both a recreational area and the location of dedicated pedestrian and cycling facilities.

The Herndon Parkway terminus of the linear park should provide a comfortable space for pedestrians and cyclists to enter and exit the Herndon Parkway streetscape while providing a shared use area for the public and occupants of the abutting property. The design can transition into a private space as it approaches the building which should have immediate access onto this open space.

PRECEDENT IMAGE, SHOWING LINEAR PARK UNDER POWER EASEMENT

❸ The Mews

Mews are townhome communities that are laid out such that each home opens to a park-like pedestrian-only street. Alleys are provided behind the homes for vehicular access and parking. These types of communities are ideal for creating walkable neighborhoods, and for making safe space for children to play.

PRECEDENT IMAGE, SHOWING CHILDREN SAFELY PLAYING ON THE STREET

❹ Gateway to Sugarland Run

This park offers a break in the Herndon Parkway street wall and offers a connection to the Sugarland Run origin, visible across the Parkway on the Fairbrook property. Sugarland Run runs along the Fairbrook property and borders the TRG at the Sunset District, this being the sole natural feature in the TRG.

OBSERVED ORIGIN OF SUGARLAND RUN

❺ Triangle Park

Due to its central location, the Triangular Green will serve a diverse set of users including office workers, retail customers and residents, creating a vibrant space throughout the day. Due to its substantial footprint,central location and adjacencies, the Triangular Green is an ideal location for active recreation spaces, such as volleyball courts or workout equipment.

PRECEDENT IMAGE FOR TRIANGULAR GREEN

Recreation and Open Space Design

Linear Park

The guidance below focuses on the design and function of the Linear Park as a character-defining and unifying feature of the TRG.

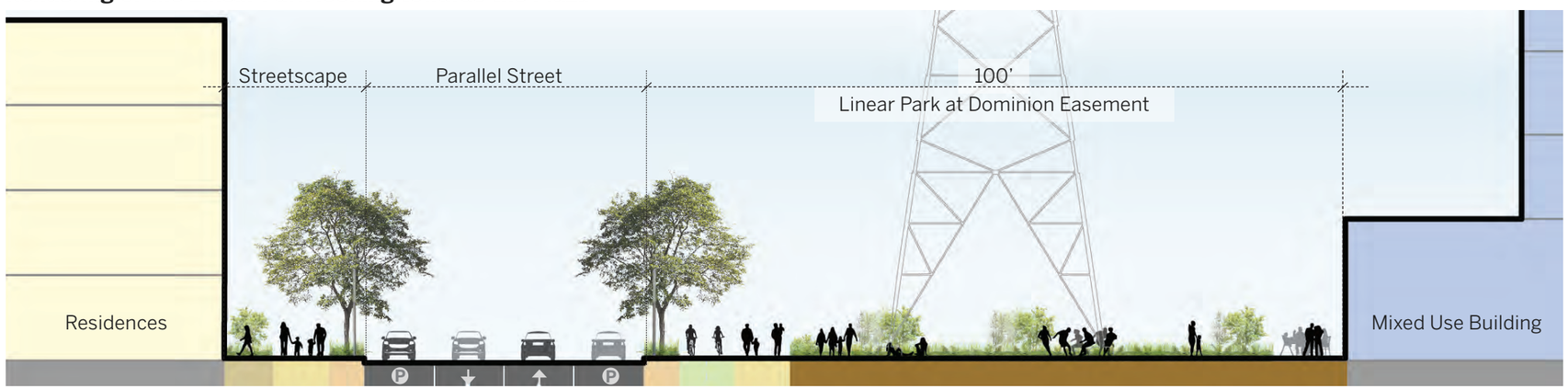
A consistent design narrative should be employed for the extent of the entire park, from its east to west termini with Herndon Parkway. Where streets cross the park, decorative pavement treatments should be employed to offer visual cues of the pedestrian-centric zone and connect the various park segments into a continuous composition. The park should contain a dynamic and diverse palette of materiality, passive and small active recreation uses, and focal points such as artwork, interactive play features, and shade structures. The landscaping should allow for open lawn space and natural plantings with opportunities for pollinator gardens, small-scale urban farming, urban bio-retention, and other environmental sustainability measure demonstration areas.

Key Plan

Amenities

- Seating/Front or Side Yard
- Pedestrian Circulation
- Landscape and Site Furnishings
- Cycle Track
- Linear Park

Rendering of the Linear Park looking towards the Plaza



Section though Linear Park

Recreation and Open Space Design

Metro Arrival Plaza

The guidance below focuses on the design and function of the Metro Arrival Plaza as a primary character-defining feature of the TRG and important focal point for the town.

General design guidance:

- Design of plaza should be inclusive and equitable
- Design of plaza should exceed ADA minimum standards and allow ease of use and a positive experience for all members of the community
- The plaza should be designed with intent and drive as well as respond to the spatial arrangement of the neighborhood
- Parking garages should not be exposed along the plaza
- The general architectural aesthetic, colors and materials of the plaza should take their cue from the neighborhood in which they are located
- The arrival plaza should incorporate trees but provide adequate hardscape and open vistas to permit active programming of the space, with additional shade provided by a pavilion
- The arrival plaza should incorporate an interactive feature to encourage visitors and residents to collect and enjoy activities
- The design of the plaza and its individual features should encourage year-round use through shade during summer months and maximum sun and protection from wind during winter months

Rendering of the Metro Arrival Plaza looking from the HTOC towards the residential Transitional Area

Amenities

- Seating/Front or Side Yard
- Pedestrian Circulation or Shared Street
- Landscape and Site Furnishings
- Seasonal Program/Activities Feature Zone

Key Plan

Section through Metro Arrival Plaza

Recreation and Open Space Design

Bioretention and Stormwater Management

Effective stormwater management is essential for protecting our environment and building sustainable communities. Investing in green infrastructure for most-efficient performance, exploring reuse of water opportunities, and limiting impact of heavy rainfall and flooding can turn stormwater from an issue into a sustainable and valuable infrastructure.

Future development in the TRG should maximize green infrastructure to capture stormwater throughout the TRG, by employing the following strategies:

Vegetated roofs, or green roofs, should be used to cover parking garage podiums, not only for stormwater management, but also to provide amenities for building users by avoiding views to exposed garages and enhancing the property with amenity decks, adding a competitive advantage to the property.

Bioretention and biofiltration should be installed in green areas on the designated parks: Linear, Triangle and Square (see Open Space section), and should be designed to be a landscape utility and park amenity. Bioretention and biofiltration measures should also be installed on sidewalks, in the form of rain gardens or bioswales running along the landscape and site furnishings zone (see Transportation Network street sections).

Stormwater infiltration strategies should be employed, if the soil allows, for stormwater capture and drainage into the soil, allowing streams to recharge, such as the contiguous Sugarland Run.

Rain gardens, or bioretention planters, should be maximized on sidewalks. The SAP allows for wide rights-of-way with ample distance between the development blocks (see Redevelopment Framework) to accommodate circulation and landscape amenity panels along the sidewalks with bioretention.

Rainwater harvesting cisterns should be employed as double-duty strategy for stormwater capture and potable water use reduction.

Pervious paving reduces runoff by infiltration, and should be maximized on hardscaped areas throughout the TRG, preferably by building frontages such as entrances and outdoor seating, parking/backyard and pedestrian streets on the Transitional Area, and the Arrival Plaza.

Tanner Springs Park, Portland, OR, featuring park as both stormwater management utility and neighborhood amenity

Vegetated roof on parking garage, Fairfax, VA

Rainwater harvesting cistern

Bioretention bioswale on sidewalk, Baltimore, MD

Pervious paving at on-street parking, pervious pavers at step-out zone, and narrow rain garden on sidewalk

Pervious pavers demarcating entryways and pedestrian circulation next to fully grown rain garden

Sustainability Strategies

Measures for Environmental Sustainability

Redevelopment in the TRG should follow environmentally sustainable practices. The strategies highlighted here are important for ensuring responsible and resilient growth in the TRG. These strategies apply to both landscape design and function, and building design and maintenance. Many of the strategies are depicted within the park section to visualize and exemplify options for implementation. Close coordination between the Town and property owners will be essential for ensuring and comprehensively deploying these measures throughout the TRG.

Ecology and Environment
- Use native plant species
- Find opportunities for pollinator gardens
- Leverage otherwise encumbered and residual open spaces for natural landscaping
- Support options for community gardens and urban agriculture
- Maximize tree canopy
- Discourage use of pesticides

Resiliency
- Employ urban bio-retention within parks and along streets
- Encourage green roofs and delayed release methodology
- Incentivize third party green building and infrastructure certification
- Minimize open asphalt and concrete areas

Energy and Carbon
- Seek passive building energy reduction
- Encourage use of on-site renewable energy sources
- Provide EV charging stations

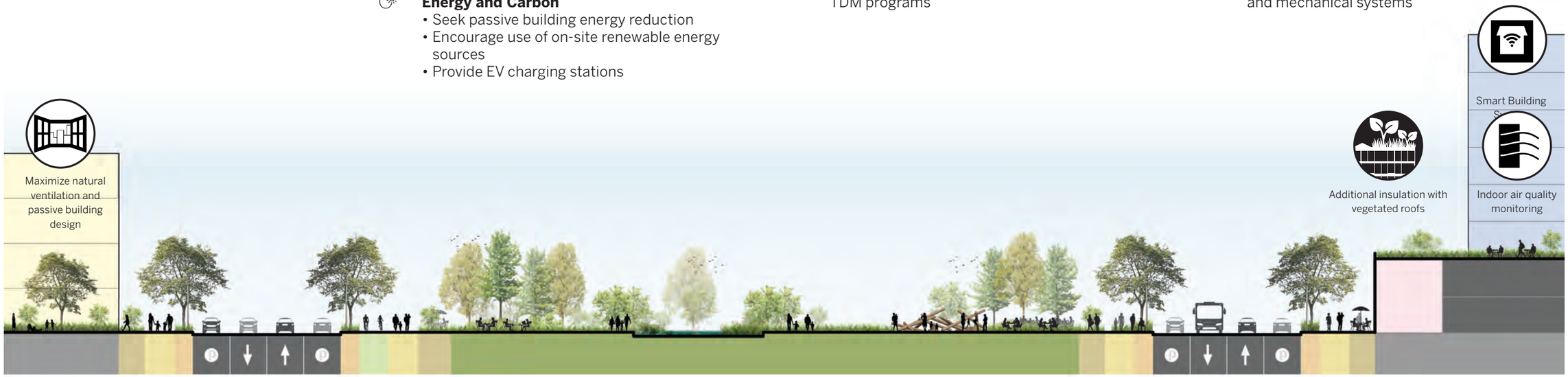
Water
- Use low flow fixtures within buildings
- Support availability of on-site water recycling for irrigation

Waste
- Pursue options for limiting construction waste
- Support programs for waste reduction and increased recycling
- Ensure appropriate open space receptacles for litter management

Mobility
- Seek a modal balance for trips generated
- Ensure high service levels for pedestrians, cyclists, and transit users
- Provide safe, comfortable, and convenient facilities for active transportation
- Reduce single occupancy vehicle trips though TDM programs

Livability and Wellness
- Ensure connectivity of open spaces and pedestrian/bicycle paths
- Design blocks and street frontages around the pedestrian experience
- Allow a mix of uses where various activities can occur without the use of a car
- Allow a mix of housing types

Building Design
- Encourage use of locally sourced, sustainable, carbon-negative, and recycled materials
- Pursue methods for reducing heat island impacts
- Apply dark sky strategies to manage light pollution
- Use bird safe glass and other similar exterior elements
- Support the use energy efficient appliances and mechanical systems

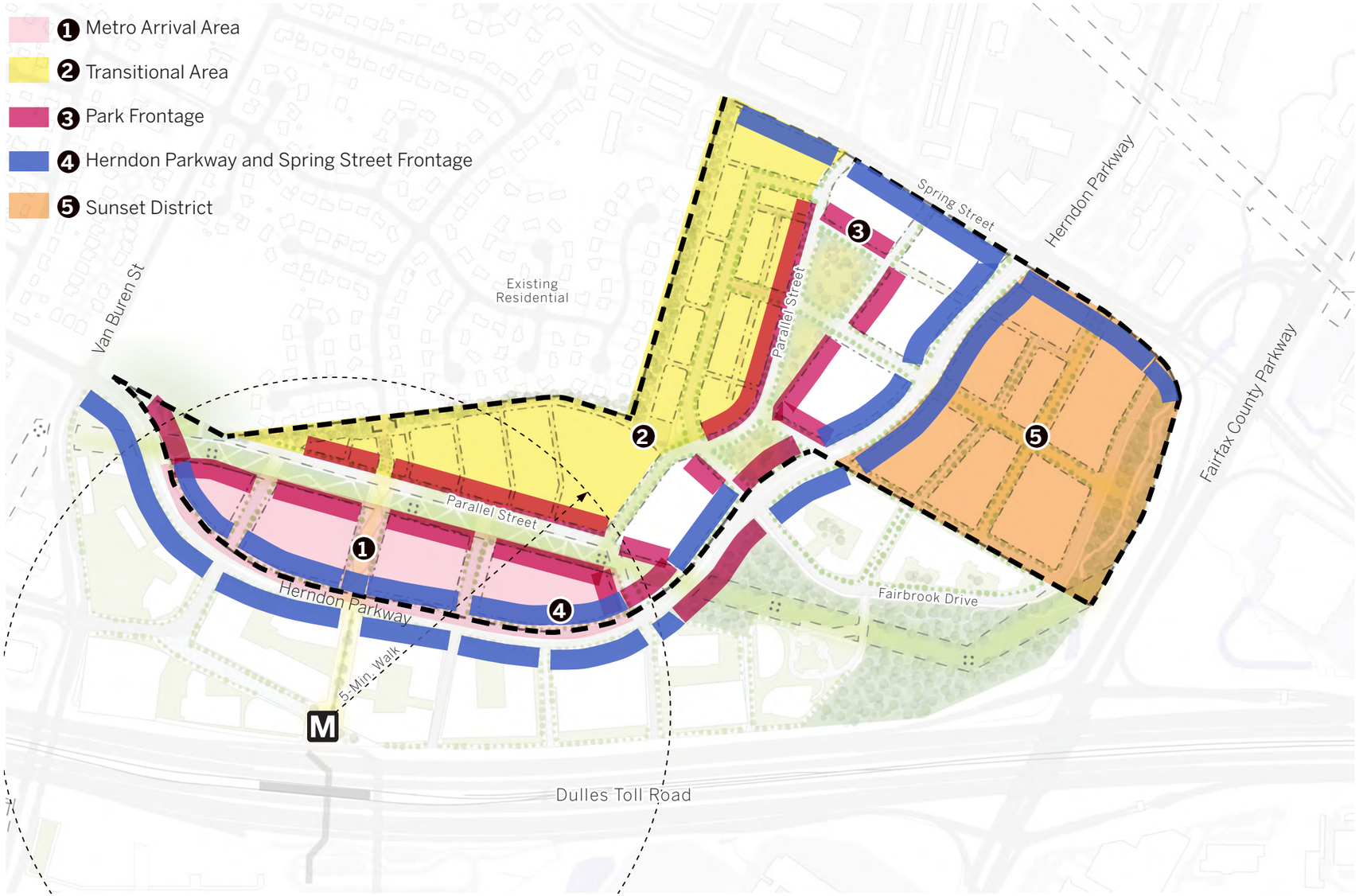


Context-Specific Guidance

While the preceding sections in this chapter dealt with design recommendations encompassing the entire 93-acre site, this section establishes objectives for specific areas within the TRG.

The exhibit on this page lists and depicts specific context-based areas with objectives for design and character, thus meriting more specific design guidance. These areas occasionally overlap and the specific guidance for both contexts would apply in those instances.

More detailed direction on form and character for certain contexts are meant to ensure a diversity in creative and unique experiences and design treatments throughout the TRG that both respond to and reinforce the function and activation of open spaces and streetscapes, and the scale and use of the buildings.



Location of Various Contexts

Context-Specific Guidance

Metro Arrival

The Metro Arrival area is within a 5-minute walk from the Metro and the most transit oriented area in the TRG. This neighborhood is set to be a vibrant place with a mix of uses including residential, office and retail. This is one of the two areas in the TRG with a planned concentration of retail.

The blocks closer to Metro along Herndon Parkway should be multi-story buildings (see preceding Heights and Massing section) with concealed parking garage structures (see preceding Building Typologies), leaving the area between the Linear Park and the existing neighborhood with low residential townhomes and/or two-over-two's.

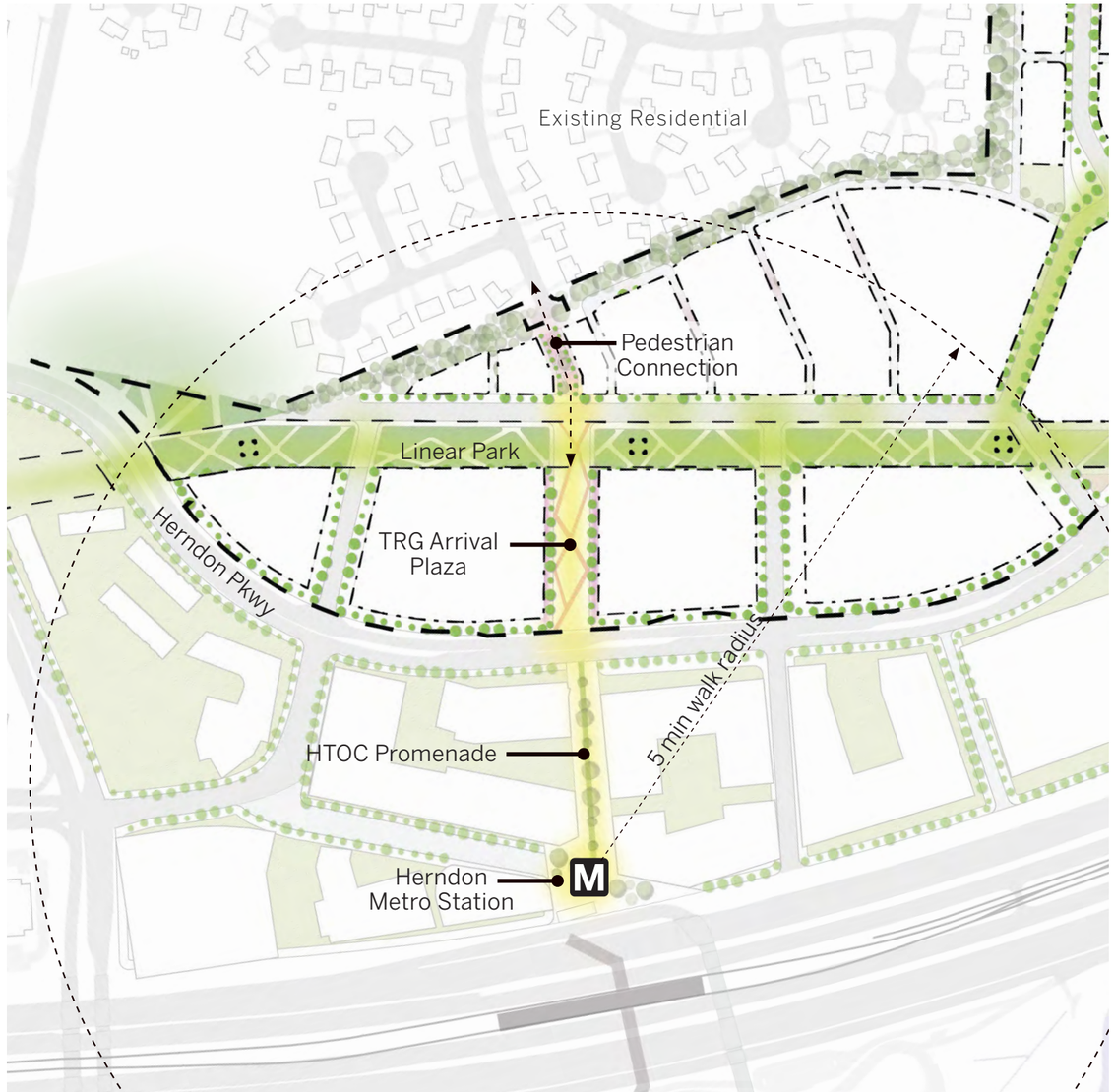
The Metro Arrival Plaza is the terminus from the HTOC promenade, and creates an intersection with the planned linear park. As the plaza intersects the linear park, it discreetly connects through the residential mews to the existing pedestrian connector to the Downs neighborhood.

The top two photos to the right were top ranking images in the public Vision Survey for preferred open space type. These serve as precedent images showing the general atmosphere, depth and diversity in landscape design and function, and architectural and urban design elements at the podium level expected in similar fashion for the buildings and open spaces within the Metro Arrival area.

Union Station, Denver

Mosaic District, VA

City Center, DC



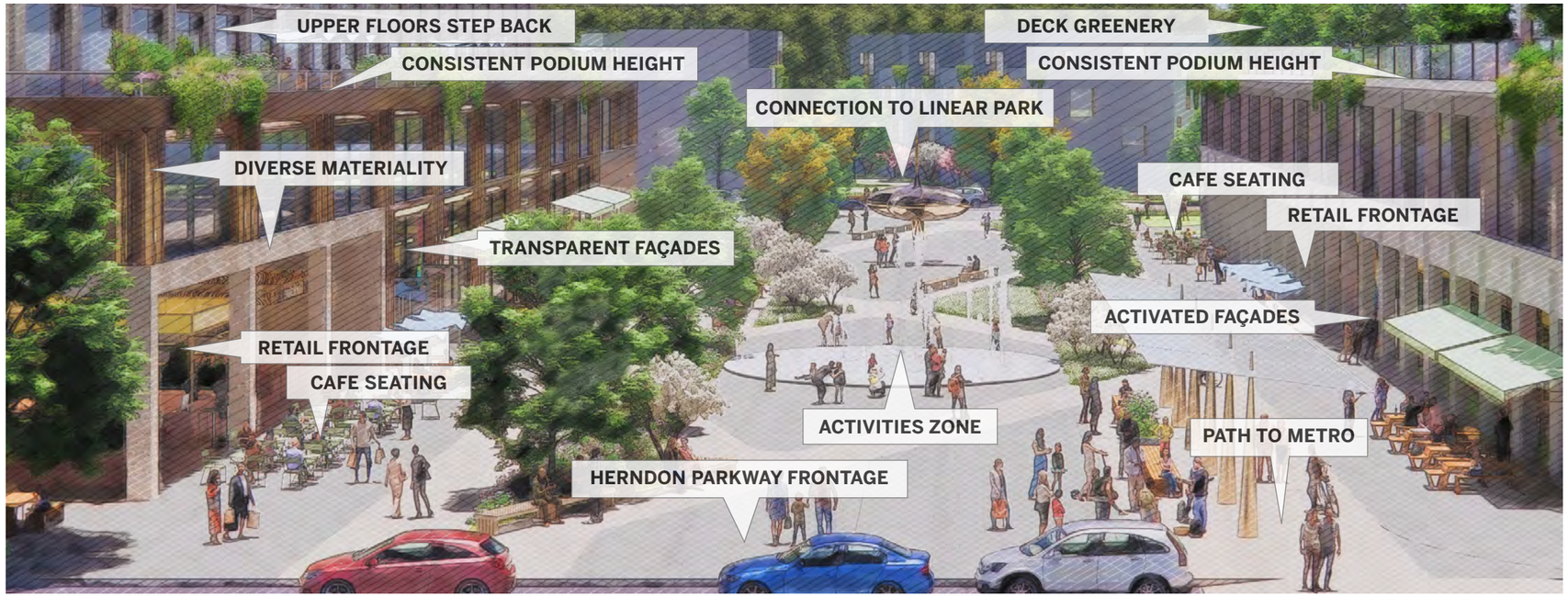
Metro Arrival Area

Context-Specific Guidance

Metro Arrival –Design Strategies

The guidance below delineates preferred approaches for the Metro Arrival area as a gateway for the town and dynamic space with the highest concentration of density and the most balanced mix of uses in the TRG.

- Ground floors should be designed with activated facades and uses when fronting Herndon Parkway, the Metro Arrival Plaza, and the Linear Park.
- Activation can include lobby entrances, shop and restaurant entrances, private build zones with features such as café seating, and dynamic façade designs with transparency, pedestrian-scaled elements, and diverse materiality.
- Podiums should have a consistent height of around 30' with step backs for the upper floors to establish a consistent scale and stay below the transmission line cables.
- Façade design should avoid long spans without notable wall offsets, bays with unadorned walls, low opening to void ratios, and back-of-house service entrances or utility areas within areas of high visibility and pedestrian activity.
- The renderings offer representative concepts of building scale and mass, some basic strategies for ground floor design, and concepts for the open space designs. The building facade designs are not developed and are not intended to illustrate any specific architectural style.



Metro Arrival Plaza (top) and Linear Park (bottom) featuring design strategies – see preceding Recreation and Open Space section for details

Context-Specific Guidance

Transitional Area

This is a low density residential area consisting of a combination of townhomes and two-over-two's serving as a density and heights transition between the existing single-family detached and townhome neighborhoods, and the planned higher density area fronting Herndon Parkway.

Pedestrians out front, cars in the back.

The portion of this area located south and west of the "Square Park" is envisioned as "mews," anchored on open space, with pedestrian streets emanating from the planned linear park. This vision aspires to the highest standard of pedestrianized amenities, however the Plan allows the flexibility to provide a "shared street" or local/private street. The streets could be paved with impervious pavers instead of asphalt, as a traffic calming measure (if vehicles were allowed), and as a signal that the street is pedestrian oriented.

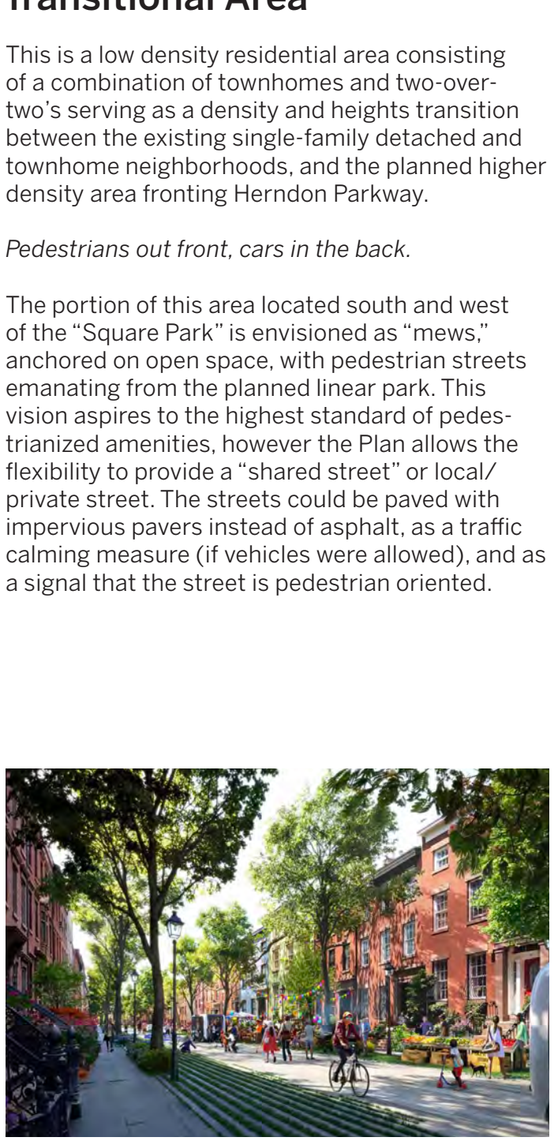
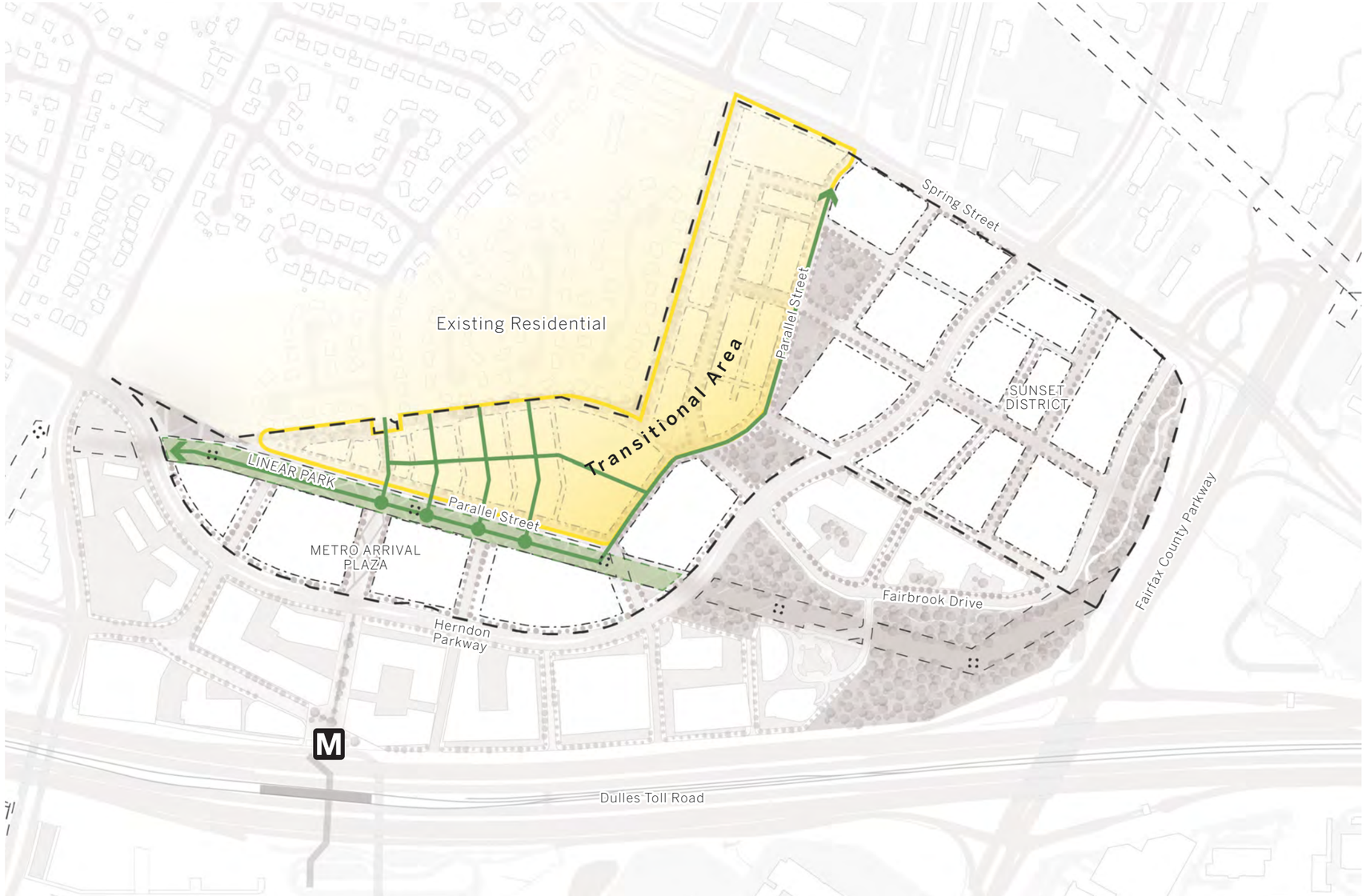


Image of pedestrian-oriented mews



Context-Specific Guidance

Transitional Area

The conceptual rendering to the right depicts the vision for the mews: facing townhomes framing a residential open space, a combination of hardscaped and softscaped surfaces with tree-lined edges. The Typical Section shows the elements to be incorporated, and their arrangement.

Town house and two-over-two's design guidance:

- Brick or stone should be the primary front and side façade material
- Other materials may be introduced for decorative features and on the rear of the structure
- Materials should be durable and resistant to fading, denting and warping
- Additional rooftop structure adjacent to existing single-family detached residential should be limited

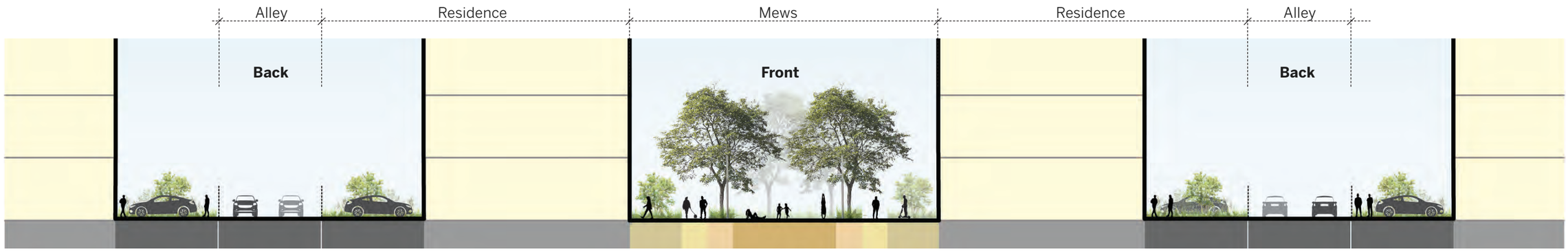
Amenities

- Front Yard
- Pedestrian Circulation
- Landscape and Site Furnishings
- Pedestrian Activities Zone

- The dimensions of the mews provide adequate space for multiple simultaneous activities and significant levels of sunlight.
- Façade materials display texture and a residential scale while keeping with the contemporary aesthetic of the TRG.
- A broad vegetative screen or buffer shields the existing residential homes outside the TRG from development within the TRG.
- Alleys, rather than through streets, are located in proximity to the edge of the TRG.
- The buffer area can include open space amenities and pedestrian areas but must provide a continuous screen

Key Plan

Rendering of a mew-style pedestrian street



Typical Section through residential mews

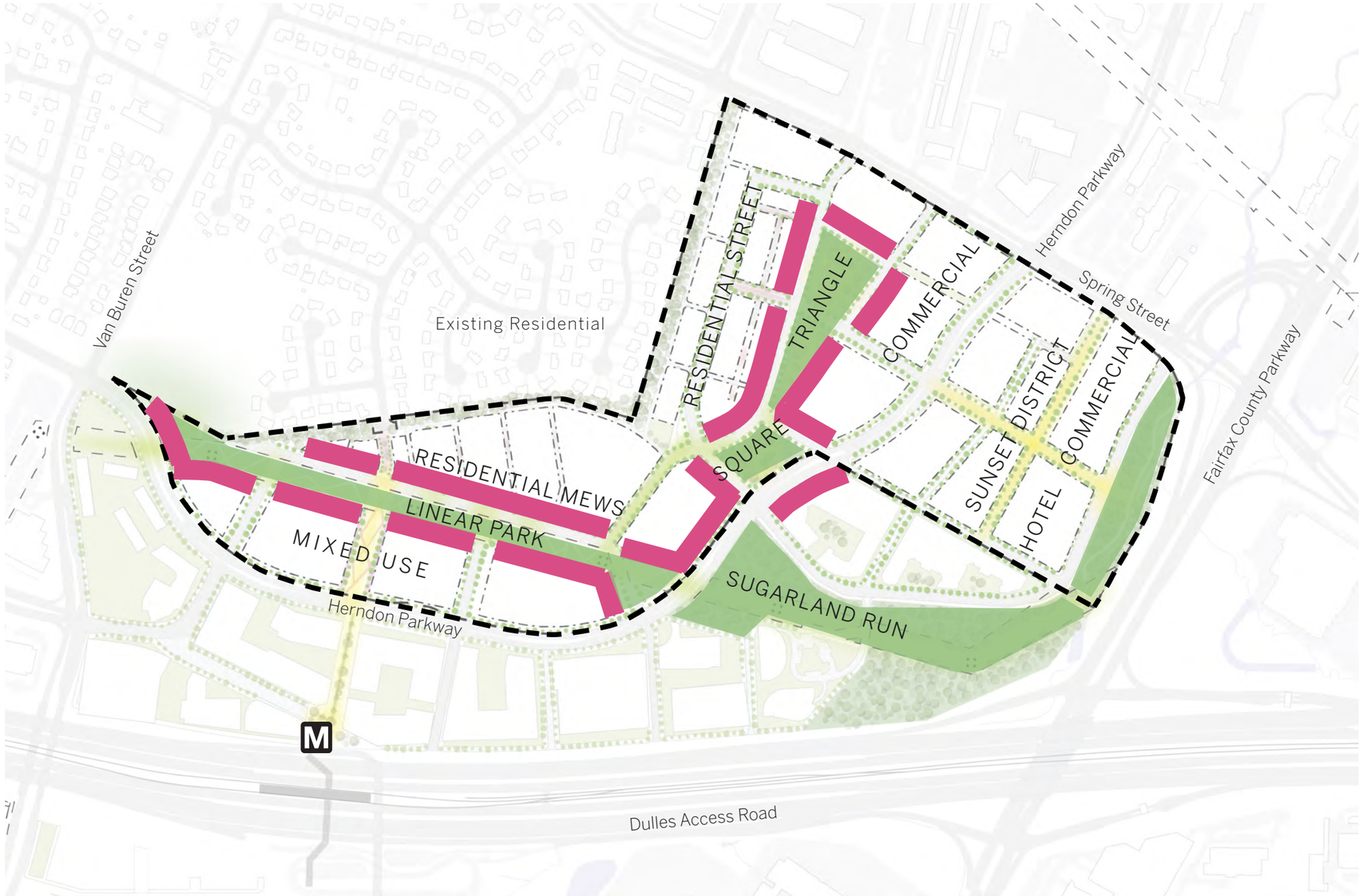
Context-Specific Guidance

Park Frontage

The redevelopment framework plan strategically places development blocks shaping the network of open spaces, and fronting parks within and outside the TRG. The planned linear, square and triangle parks in the TRG provide the competitive advantage of having a substantial amount of linear feet of development façades fronting open space. This advantage also occurs with parks outside the TRG, like in the case of the development block fronting the Fairbrook greenery, promising a development with great views in the future.

General design guidance for buildings facing parks:

- Façades should have fenestration on all floors with building program having views to the parks
- Parking garages should be concealed by building liners, see preceding Building Typologies section for “liners” definition and graphics
- Ground level access to parks is encouraged, such as: garden apartments and access to amenities or retail
- Potential amenities with park access could include office lobbies, coworking spaces, gyms, cafes, libraries, among others
- Curb cuts along Herndon Parkway must be limited to the public and private streets. Mid-block vehicle access should not be provided.



Park Frontage

Context-Specific Guidance

Park Frontage

The conceptual rendering to the right offers a potential view to an area of the Triangle Park, taken from the residences fronting it.

The Triangle Park should form a green oasis within the TRG, where larger shade trees and lawn offer a mix of shade and open space. Lawn games can be incorporated into the design as well as quite areas for relaxing, reading and conversing. This rendering offers just an idea of a way to populate the park, such as, with child's play area, picnic or lunch tables, and a combination of hardscaped and softscaped surfaces. The surrounding buildings are fully fenestrated, with "eyes on the park."

The Square Park forms an important transition and gateway from the TRG Spring Street neighborhoods to the more urban Metro-centric HTOC and portions of the TRG. This green space extends the natural Sugarland Run parkland on the south side of the Herndon Parkway, to the north side of the Parkway. Emphasis should be on the lawn and trees while providing a small pop-up retail structure or programmable food truck area in its ultimate buildout.

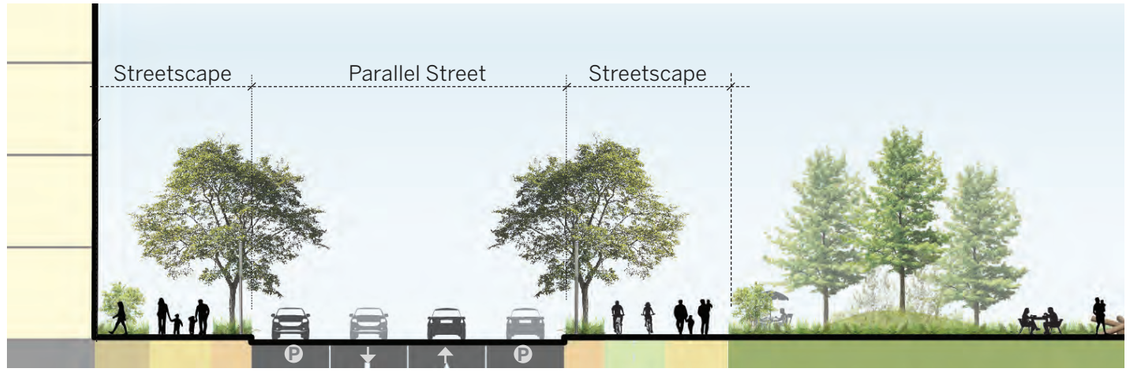
Guidance on the linear park is provided in the Open Space and Recreation sections of the Urban Design Framework chapter.

Amenities

- Seating/Front or Side Yard
- Pedestrian Circulation
- Landscape and Site Furnishings
- Cycle Track
- Park

Rendering of the Triangle Park

Key Plan



Site Section through the Triangle Park

Context-Specific Guidance

Herndon Parkway and Spring Street Frontage

The Plan envisions the look and feel of Herndon Parkway to be fully transformed with a new urban "street wall" of building mass intertwined with pockets of open space. While the purpose of Herndon Parkway will still be to convey motorized vehicles, it will change its look and feel from "throughput" to "place", establishing an area with a new sense of identity for the Town of Herndon.

This frontage will serve to define the identity of the TRG and in many cases the town given its visibility for those traversing the town to and from Reston and those accessing the Herndon Metrorail Station. As such, thoughtful and quality building and streetscape design will be important.

- Building frontage should be at 30' from the existing curb, to frame the parkway with an urban streetwall, while also allowing ample sidewalk for multimodal circulation and amenities (see Street Sections)
- Parking garage structures along Herndon Parkway should be concealed behind building liners (see Building Typologies)
- Mixed-use and commercial buildings are expected to have activated ground floors along these frontages, with lobby entrances, shop and restaurant entrances, private build zones with features such as café seating, and dynamic façade designs with transparency, pedestrian-scaled elements, and diverse materiality
- Residential frontages are expected to have activated ground floors along these frontages with lobby and amenities entrances, walk-out residential units, and diverse and appropriately scaled building elements
- These frontages should not have large spans of façades without notable wall offsets, bays with unadorned walls, low opening to void ratios, and back-of-house service entrances or utility areas

Street Frontage Diagram

Context-Specific Guidance

Herndon Parkway and Spring Street Frontage

This conceptual rendering illustrates the potential Herndon Parkway upon entering the TRG coming from Reston or Downtown Herndon. The depicted urban streetwall is at the aforementioned 30' offset from the curb, however architectural articulation in the form arcades, colonnades, overhangs and upper setbacks may be used to add to visual variety.

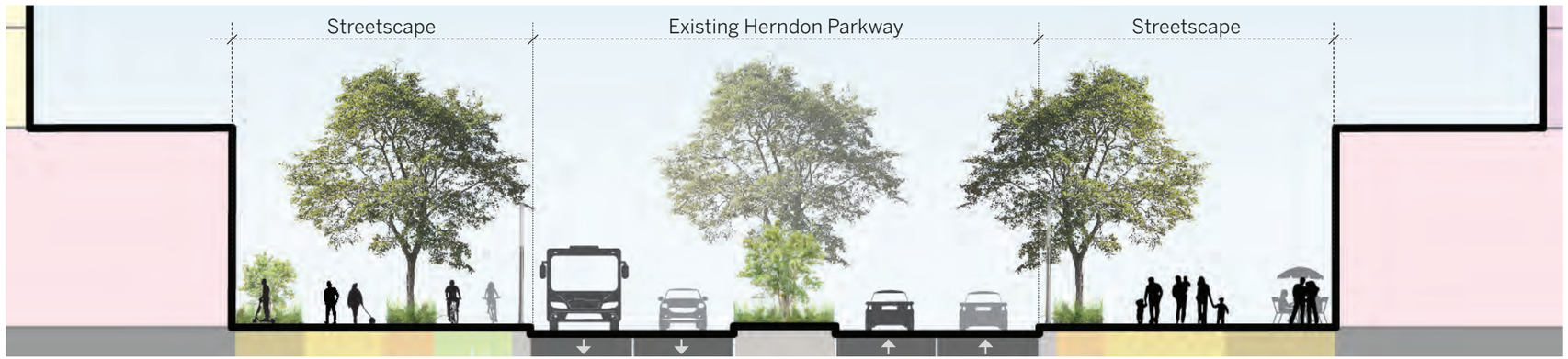
The rendering offers an idea of the building scale and mass, some basic strategies for ground floor design, and concepts for the streetscape designs. The building façade designs are not developed and are not intended to illustrate any specific architectural style.

Key Plan

Amenities

- Seating/Frontage
- Pedestrian Circulation
- Landscape and Site Furnishings
- Cycle Track
- Buffer

Rendering of the Herndon and Spring Street gateway to the TRG



Section through Herndon Parkway

Context-Specific Guidance

Sunset District

The TRG-SAP envisions a transformative landscape seamlessly integrating creative office spaces within the Sunset Business Park to enrich connections with Sugarland Run. This vision revitalizes the business park, positioning it as a dynamic hub fostering economic growth and community engagement. The incorporation of creative office spaces is pivotal, fostering collaboration, innovation, and a progressive work environment. With a commitment to connectivity, the TRG project strives to forge links to Sugarland Run, cultivating a holistic urban experience that emphasizes sustainability, accessibility, and a dynamic mix of uses in the Sunset District.

The Plan seeks to transform this area from a parking lot driven business park to a great urban public realm. To achieve this, some of the front door parking along the renamed "Sunset Main Street" must be relocated to back of house areas. "Makers Place" is the designated service street and "back of house" for the district.

Building façades along Makers Place are not required to be on the edge of the block, so that buildings can be pulled back and allow open air areas like service yards or outdoor work areas or surface parking; this is the only area in the TRG where surface parking is allowed, as long as there is building frontage on Herndon Parkway, Sunset Main Street, and Spring Street.

The existing Sunset Park Drive would be transformed into a "main street," hence the new name "Sunset Main Street." A reduced roadway and widened sidewalks with street trees and outdoor seating would bring to this area the "small town feel" that Herndon residents are so enamored with, but with the industrial (and funky) vibe that brings about the unique identity of the Sunset District. A feel similar to that of Union Market in DC, but with the local Town flavor.

Context-Specific Guidance

Sunset District

This conceptual rendering illustrates the parking conversion to sidewalk, with on-street parallel parking. An area presently filled with cars becomes a place, alive with human interaction and greenery.

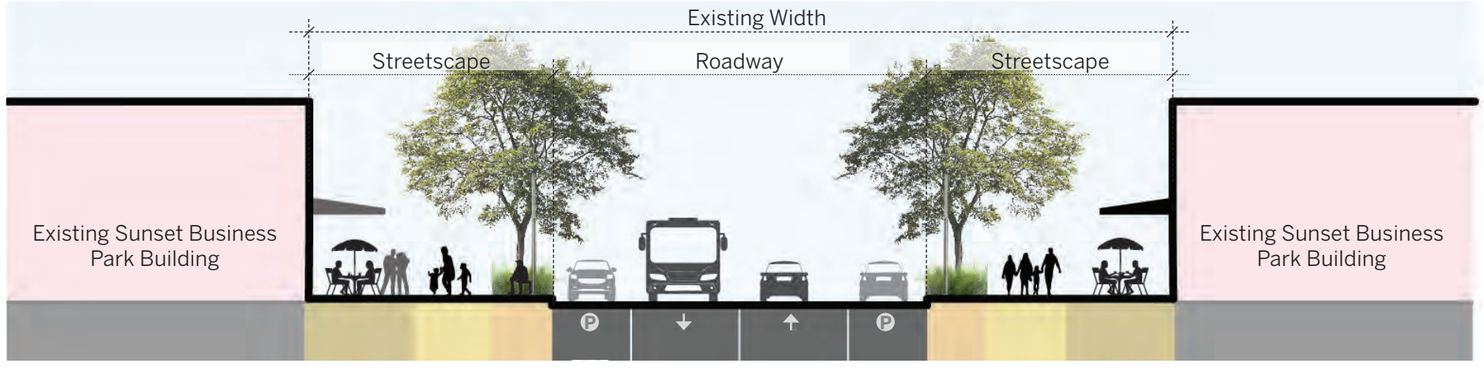
Buildings within the Sunset District should embrace and reinforce the eclectic atmosphere of Sunset Business Park with creative and innovative architectural expressions that, while still designed at pedestrian scale and oriented for the pedestrian experience, exhibit some bolder expressions that establish a character specific to the Sunset District. The use of artwork and colors in the building and close integration of the building with equally eclectic and very robust streetscape should be employed within this area. There is also the opportunity for specific signage standards that provide more flexibility in design and location.

Key Plan

Amenities

- Seating/Frontage
- Pedestrian Circulation
- Landscape and Site Furnishings

Rendering of Sunset Main Street



Equity Framework

The TRG Small Area Plan Vision reflects the insights of diverse stakeholders including the property owners, businesses, residents, community organizers, elected leaders, town staff and the general public. As a guiding document looking to the future, this plan has identified a vision for the area – from transportation to landscape to housing and more. The vision was developed using an equity lens from the beginning by reflecting on the past and present. As the Town of Herndon moves towards implementing this vision and making it a reality for a more equitable and resilient TRG, it will require assessment of Equity metrics established by the Town of Herndon at regular intervals to advance the Plan's objectives through stakeholder collaboration. As a part of this process, eight building blocks to guide growth and development in the study area. These are:

Cultural Sensitivity
Future development should prioritize cultural sensitivity by recognizing and honoring the distinct cultural backgrounds of the impacted communities. All future growth and progress should be influenced by a wide range of voices, including individuals from diverse backgrounds, cultures, and expertise. Extensive community involvement in project assessments and appraisals is of utmost importance. Establishing an open channel of communication with the community and stakeholders is crucial, integrating equity strategies into every phase of the planning and development.

Inclusion
To ensure progressive change in the TRG, it's essential that the Town of Herndon collaborates closely with the stakeholder community including property owners to establish project equity strategies. Based on stakeholder and public engagement, future development in the TRG should prioritize creating a sense of belonging by accommodating a wide range of human conditions, considering factors like age, mobility, visual capability, neuro-divergence, language, culture, environmental sensitivity, socio-economic status, and religious affiliation. Every new development should embrace universal design principles to ensure accessibility and inclusivity for all members of the community, fostering a more welcoming urban environment. Incorporating feedback from public engagement sessions into equitable design strategies will remain crucial throughout this process.

Advocacy
Advocacy is an important pillar of evaluating equity by placing a special emphasis on marginalized and low-income communities. All future development should prioritize inclusive design by adopting practical approaches that consider the unique needs of these communities, ensuring that public spaces and infrastructure are accessible and functional for all future residents of the TRG. Development strategies should be carefully crafted to ensure that underserved communities, including low-income residents, communities of color, immigrants, and others at risk of being left behind, benefit from the transformation. This can be achieved by incorporating affordable housing options, job opportunities, and educational resources within development of properties. Evaluating equity also requires assessing how responsible and impactful investments should be made to guarantee that lower-wealth residents can reside in culturally rich, healthy, safe, and opportunity-filled neighborhoods, ultimately fostering greater social and economic equity within the urban environment. Region-wide best practices should be looked into to integrate proven approaches that promote equitable urban development. All future initiatives should rectify specific gaps in urban performance, such as food deserts, park deserts, and amenity deserts, and make its data and research transparent and accessible to the community and stakeholders, actively advocating for the community's interests.

Access
Equity through access can be ensured if spaces are welcoming to everyone, incorporating areas designed for diverse income levels, and accommodating both housed and unhoused individuals, with public spaces that encourage gatherings and inclusivity. Accessibility, comfort, and usability should be paramount for any new development in the TRG, reflecting the principles of universal design and sensory impairment sensitive design to cater to people of all backgrounds and abilities. As exhibited by the plan, future development must prioritize interconnectivity and non-segregation principles by providing public and open spaces within a short walking distance, easy access to transit, and proximity to community amenities.

Safety
Future development should prioritize both physical and neurological safety, fostering a sense of security through transparent façades and the "eyes on the street" concept. It should also promote a vibrant public realm with safe programming and enhance interconnectivity and permeability through varied density and open space planning. Furthermore, changes in the future should align with this vision to support land use changes that prioritize safety, and incorporate design features that cater to neurodiverse inhabitants. Functional security features should be seamlessly integrated into the community-focused design, facilitating meaningful interactions while ensuring safety. Resiliency measures against climate change and natural disasters should be integrated in any future development, protecting the community and exceeding local safety standards to ensure long-term sustainability and equitable safety.

Health and Well-being
Physical health and mental well-being is crucial when implementing the Plan for the future TRG area. This can be done by ensuring residents, workers, students and all users of the spaces here have access to quality outdoor views, minimizing noise pollution for a comfortable environment. Active programming in commercial areas should be designed to contribute to the neighboring community, fostering inclusivity and shared benefits. Any new development should enhance the environment and improve the quality of living by creating a microclimate managed through shading and tree coverage, thereby providing a comfortable and green outdoor environment for all residents. An active lifestyle can be encouraged by development partners through improved walk and bike scores by offering high-quality open spaces, playgrounds, and robust pedestrian and biking infrastructure within easy reach.

Community Prosperity
Prosperity is at the core of any successful community and an important goal of the TRG Vision. This can be achieved by providing spaces for local businesses, minority-owned, women-owned, and small businesses, and by incorporating retail spaces and community facilities that cater to the neighborhood's needs. Providing economic opportunities for the local population is also essential. As envisioned for Sunset business park – diverse economically-focused initiatives should continue to be prioritized, such as introducing new incubators, co-working spaces, a variety of retail spaces, and local community anchor spaces. It should also involve the utilization of local artists and locally-sourced labor promoting economic empowerment and inclusivity. The inclusion of community facilities like community kitchens, daycare centers, and other resources can enhance the quality of life for residents, particularly those from racially marginalized backgrounds.

Advancing equity is inextricably linked with prioritizing diverse housing access by including a range of housing types, including social, affordable, and inclusionary housing, to cater to the needs of different income groups and promote economic diversity. Strategies for the inclusion of unhoused individuals and people from all socio-economic levels should also be integrated in planning any new development to ensure that the benefits of the urban design are accessible to a broad and inclusive community with the TRG and beyond.

EXCHANGE PLACE REDEVELOPMENT

24-01
STACKED TOWNHOUSE DESIGN STANDARDS
250 EXCHANGE PLACE
HERNDON, VA 20170

October 2025
18074.00

ROONEY
PROPERTIES

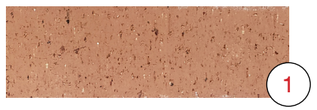
mv+a

Exchange Place

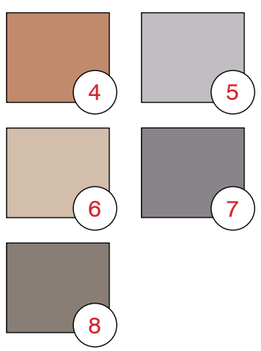
A. Architectural Style

1.0 Overall building Design must relate to the multifamily building across Parallel Street by utilizing similar or complimentary materials, colors, details, and architectural elements and/or embellishments that produce a design aesthetic that is compatible. The resulting goal of the design is the appearance or impression of a sympathetic design aesthetic.

MF SAMPLE BRICK



MF SAMPLE COMPOSITE SIDING

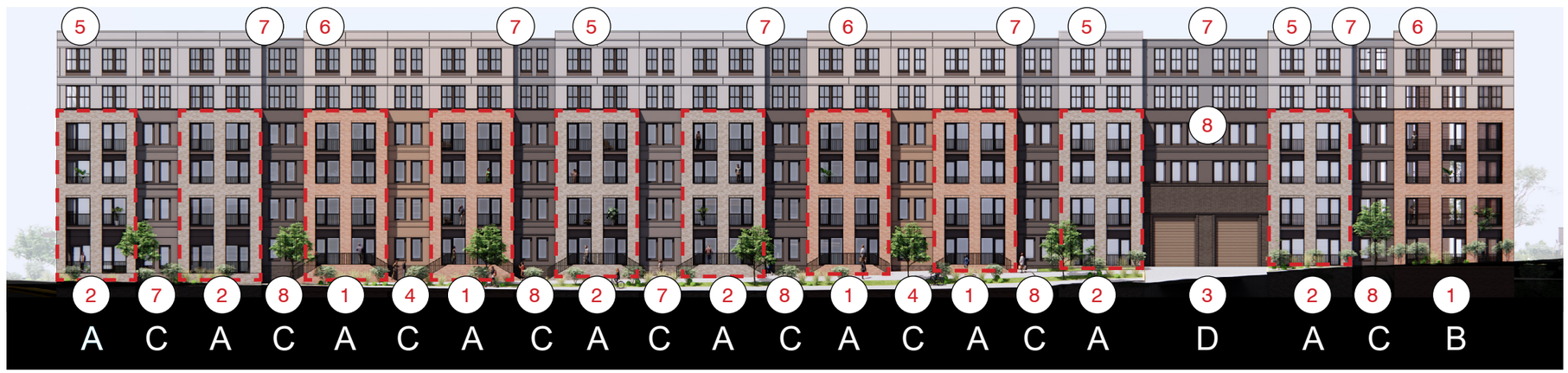


ARTICULATION AT THE STREET LEVEL

Articulated Individual Residential Stoops & Foundation Plantings

OVERALL ARCHITECTURAL EXPRESSIONS OF SCALE

Changes In Plane, Materials and Color that help to articulate individual units, provide a residential scale and to provide interest to the pedestrian experience along the street.



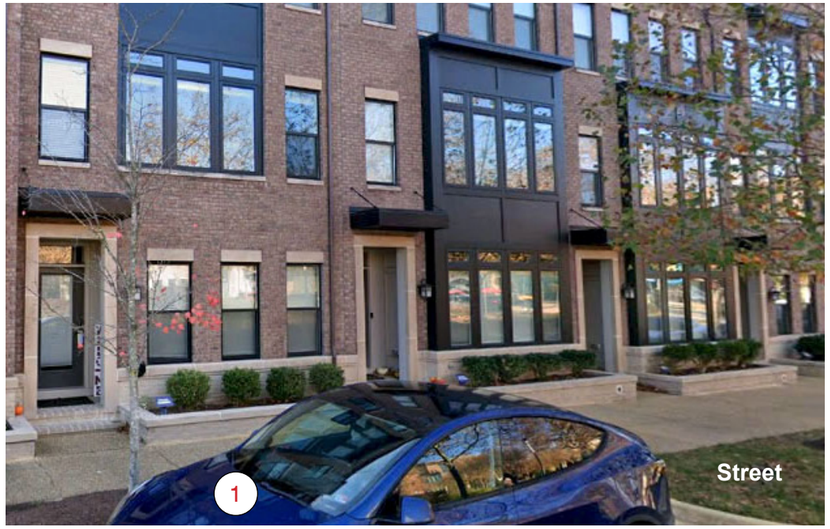
OVERALL ARCHITECTURAL EXPRESSION OF PROPORTION, RHYTHM AND BALANCE

Regular Rhythm of articulated massing (projecting bays A-B & recesses C-D), window openings and materials with layered details & subtle Color changes across the facade that give an overall impression of a quiet balance

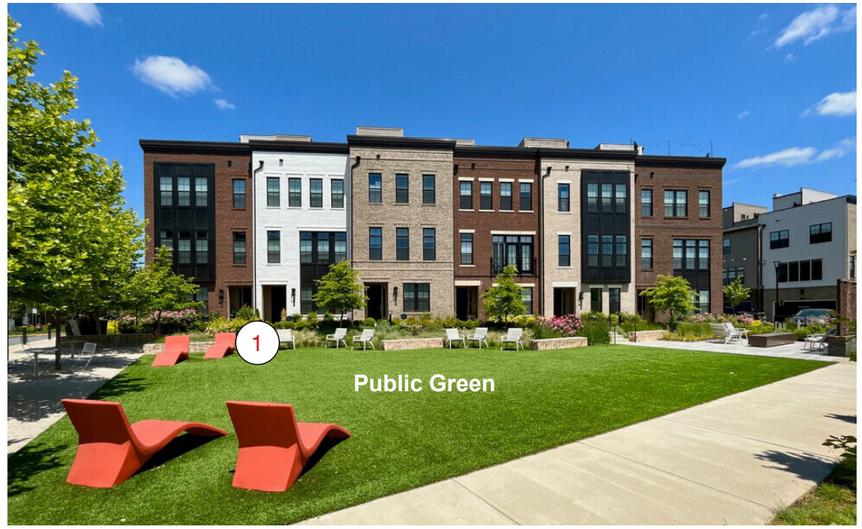
Exchange Place

B. Building / Row Orientation

1.0 Primary entrances must face an addressable street or a path within an open space.



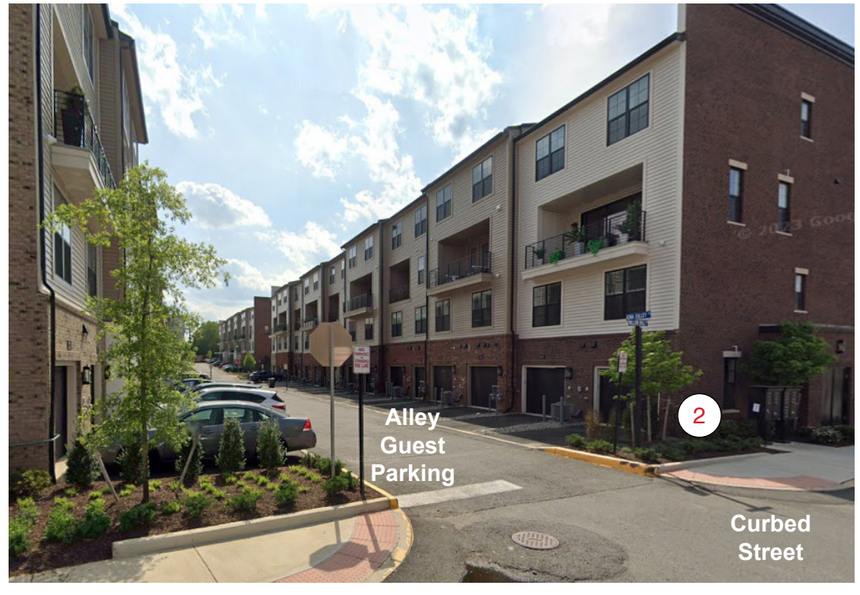
1 STREET FRONTING UNIT ENTRY
Foundation planting and stoop define the threshold between public & private realms



1 GREEN-WAY FRONTING UNIT ENTRY
Foundation planting and stoops define entries connected to a common path

2.0 Unit garages must be alley accessed.

2 ALLEY ACCESSED INDIVIDUAL GARAGES & GUEST PARKING
Secondary private parking clearly defined with landscaping and curbs



Exchange Place

C. Building Configuration

1.0 Roof

1.1 All units within a connected row must utilize a single roof configuration type selected from the list below:

1.a a. Flat with a parapet

1.b b. Shed or side facing gable roof concealed by a parapet at the front and the sides

1.c c. Side facing gable

1.d d. Or individual front facing gables

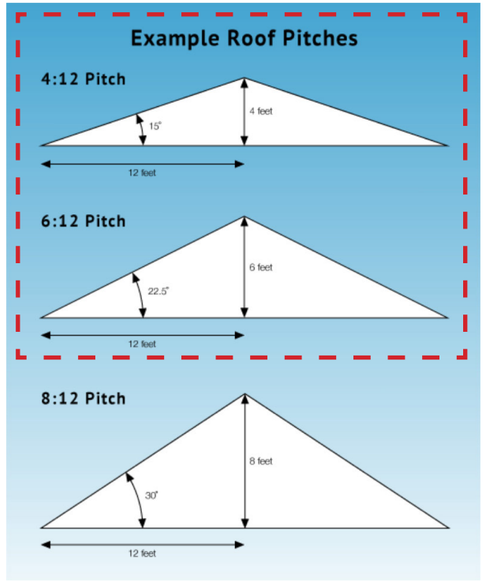
1.2 Dormers and intersecting gables are permitted in combination with a main gabled roof. Dormers must be proportioned to compliment the overall design of the facade and the row.

1.3 All roof slopes less than 6:12 must be concealed by a parapet at Primary and Secondary elevations.

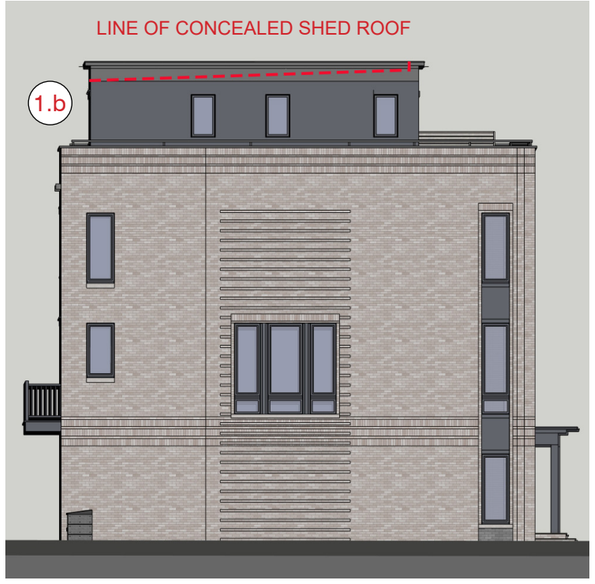
1c SIDE FACING GABLE ROOF
Includes front facing secondary gables identifying individual units

1.2 MAIN GABLED ROOF w/ DORMERS
Gabled dormer shown on left; two types of hipped dormers on the right

1a FLAT ROOF with PARAPET
Shed style roof is concealed by the parapet at front & side (shed at back is exposed)



1.3 GABLE ROOF SLOPE DIAGRAMS
All gables less than 6:12 slope must be concealed by a parapet



1.3 LOW SLOPED ROOF BEHIND PARAPET
Shed style roof is concealed by the parapet at front & side (shed roof slope at back is exposed)

1d INDIVIDUAL FRONT FACING GABLES
Used here along with changes in facade color to emphasize and identify individual units

C. Building Configuration

2.0 Row Presentation

2.1 One of two strategies must be used to organize the facade presentation of a connected row of units.

2.2 As a single building with individual unit entries

- This strategy presents the entire row facade as a single unified design element. Architectural details, materials and colors are used across the entire facade to articulate and emphasize the full width of the facade and to make a single unified composition.

2.3 As a row of individual townhouse units.

- This strategy seeks to break the row facade into a series of individualized unit facades. Architectural details, materials and colors are used to articulate one unit from another. While individuality is the goal, a facade design harmony must be achieved through common architectural details like a single window style and trim color or a common masonry detail used on all.

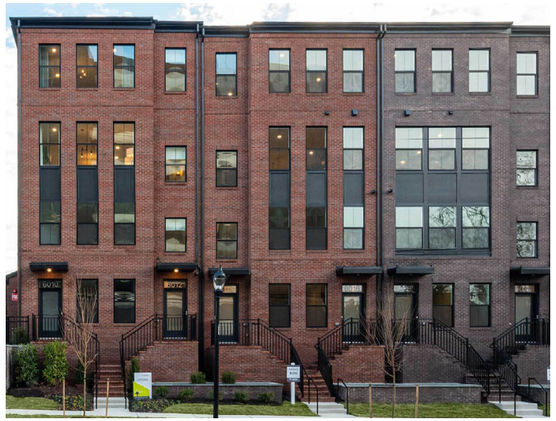
2.4 Both facade configurations cannot be used in the same row.

2.5 Strive for a single slab elevation per row. If elevation breaks are required, breaks must happen at regular intervals in groups of two units or more. For a row with an odd number of units only, a slab elevation break may occur after a single unit.

SINGLE BUILDING

SINGLE BUILDING

SLAB ELEVATION CHANGES

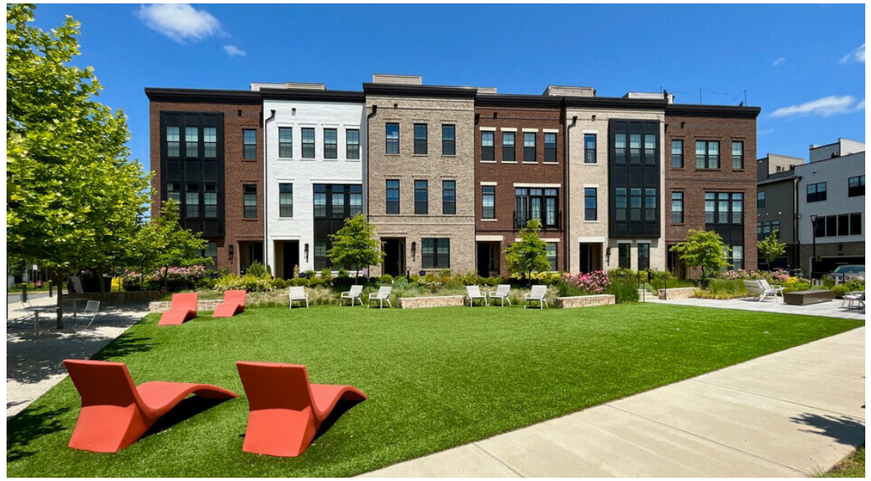


2.2 A unified facade across the full building is achieved using a single main facade material in a single color with supporting architectural details like window trim, door surrounds, balcony rails and articulated window groupings in a contrasting but uniform color; architectural elements like window size and patterning are repeated to create a single balanced and cohesive facade design. The individual entries and stoops are the main signifiers of the individual units. Provide enough interest or variety in the architectural detailing so that the overall impression is not monotonous.

2.5 Slab breaks are made at regular intervals with unit groups of at least 2 units. A break after a single unit is allowed for a row with an odd number of units. Above, a break occurs after one unit at the left followed by a group of two at the same elevation and so on.

INDIVIDUAL UNITS

INDIVIDUAL UNITS



2.3 The row facade is articulated as individual facades assembled as a whole. Each unit facade design appears unique in order to emphasize unit individuality. The unit facades are defined by material and color differences, window sizes and configurations as well as the use of different architectural features like bay windows, patio doors with balcony rails and dormers / secondary gables. While the emphasis is on individuality, the set of architectural elements used to compose the facades must have unifying elements like color or material and must work in harmony with each other.

Exchange Place

D. Facade Design

1.0 Composition

1.1 Vertical Organizing Strategy

1.1.1 Both the individual unit facades and the building / row must organize all facades vertically to signify a tripartite design strategy indicating base, body and top.

1.1.2 Each section must be delineated by subtle or obvious means. Some obvious strategies could be:

(a) a. Change of material types - stone-to-brick, brick-to-siding

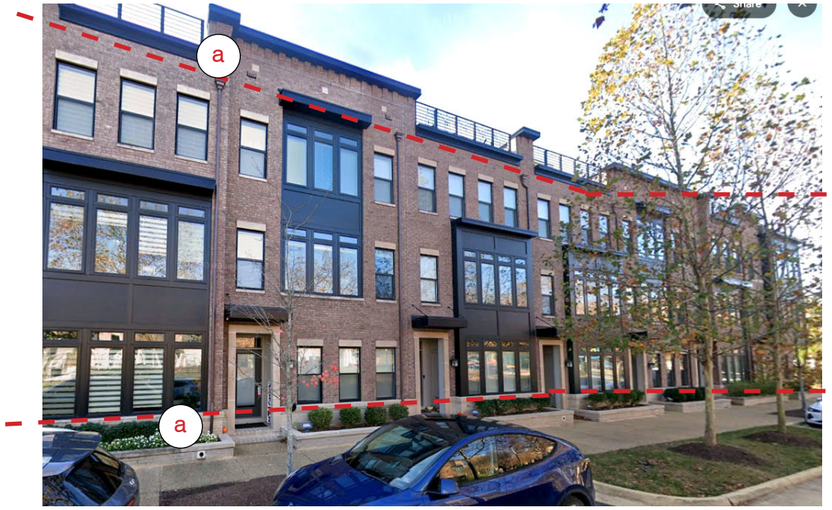
(b) b. Change of color using the same materials

(c) c. Belt course or banding in a contrasting color / material or with an alternate brick coursing - soldier rows vs running bond

1.1.3 Subtle delineation strategies could include:

(d) d. All strategies listed above but using a monochromatic material and / or color scheme

(e) e. Using a uniform color with changes in mortar color or masonry surface texture



VERTICAL DIVISIONS WITH A SMALL BASE & TOP

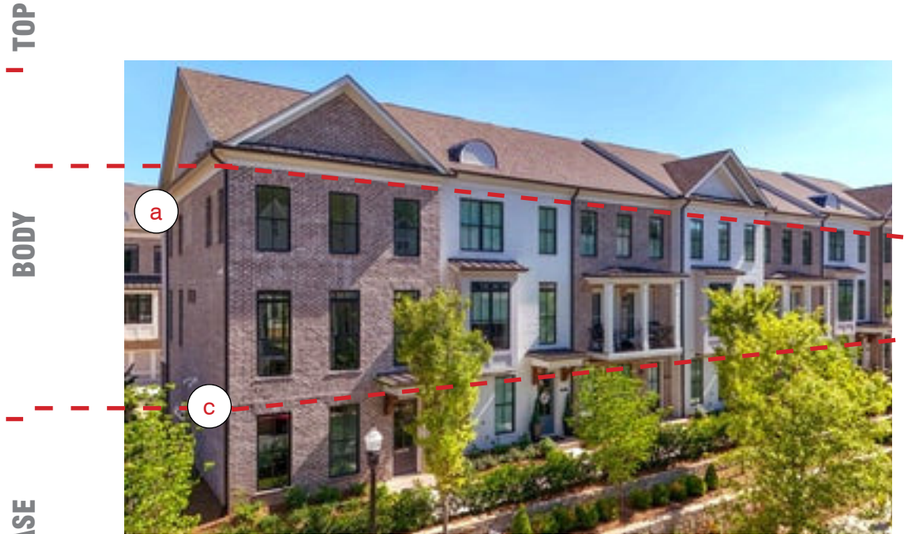
A monochrome brick & mortar color for the large body portion of the facade; material changes indicate the smaller cast stone base and the metal cornice “cap”

VERTICAL DIVISIONS WITH COLOR & COURSING CONTRASTS

Two masonry colors with different coursing separate the base from the body; the top is indicated by the cornice on the front but includes the roof at the end condition

VERTICAL DIVISIONS WITH MONOCHROME UNIT ELEVATIONS

A single brick & mortar color per unit; contrasting colors and brick coursing indicate the base while material changes indicate the “cap”



VERTICAL DIVISIONS WITH BELT COURSES IN MONOCHROME BRICK

A single brick & mortar color; simple belt coursing indicate section changes

D. Facade Design

1.0 Composition

1.2 Horizontal Organizing Strategy

1.2.1 The overall design of all facades of a connected row must appear proportionally organized and balanced in detail, color, materiality, glazing and architectural elements. The presentation must not feel “busy”, “crowded” or disorganized.

1.2.2 Organizing strategies include:

(a) a. Symmetry - a mirroring of unit facade types at the center of the row

(b) b. Repeating or alternating pattern - a regular recognizable pattern of individual facade types

(c) c. Bookends - the ends of the rows have the same facade mirrored to contain the row between

(b) REPEATING PATTERN OF FACADES - 3 TYPES W/ DETAIL OPTIONS

(c) Three unit facade designs are repeated to create an ordered pattern; roof lines, masonry colors and details are mixed to create individual variations for each unit; the minimal selection of architectural features and palette contribute to the overall unity of the facade

(a) SYMMETRICALLY MIRRORED FACADE - 3 UNIT FACADE TYPES

(c) Row is mirrored around the center unit of an odd numbered unit string; all units have the same materials and color scheme; some variations in door location and window configuration provide subtle variety and interest

(a) SYMMETRICALLY MIRRORED FACADE - 4 UNIT FACADE TYPES

(c) Row is mirrored at the center of an evenly numbered unit string; similar but different architectural window groupings in different volumetric forms are used to differentiate the unit facades; all units have the same material palette and color scheme which unifies the facade

Exchange Place

D. Facade Design

- *See Finish Allocation Diagram p.15*

2.0 Materials

2.1 Palette - Material Types and Colors

- Ref **A 1.0, p. 2**

2.(1.1) Primary and Secondary **dominant** facade material **must** include brick, stone, cast stone or other modular masonry materials (not including cementicious fiber board).

2.(1.2) Primary and Secondary facade materials **may** include wood, metal panel, and composite or wood siding (installed horizontally, vertically, plank or panel). These materials must be perceived as a secondary design component over the full facade of a row.

2.(1.3) Tertiary facade materials must include any of the materials listed for Primary and Secondary facades.

2.(1.4) Primary and Secondary facades are limited to up to (3) masonry types or colors across a full facade row.

2.(1.5) Primary and Secondary facades are limited to (3) secondary architectural feature materials and colors across a full facade row.

2.(1.6) Tertiary facades are limited to (1) masonry material, (2) secondary materials as secondary design components and (3) colors overall.

2.(1.7) Window trims, frames and cornice colors must compliment the overall color composition for the building row.

2.(1.8) Vinyl and aluminum siding are prohibited on all facades

(1.4) (3) BRICK COLORS w/ (1) ADDITIONAL MATERIAL AT BAYS & WINDOW GROUPS

(1.1) Three brick colors are used as the dominant color / material for each unit. Brick belt courses in contrasting brick colors within the palette are used to delineate the Base, Body & Top and to provide visual interest

(1.2) 2 BRICK COLORS & 2 SECONDARY MATERIALS

(1.5) The constrained 3 color palette unifies the facade design. The two contrasting brick colors to help to define the architectural bay rhythm at the ground. The use of cementicious cladding on the single story

(1.1) bays in a contrasting color provides architectural interest

(1.4) 2 BRICK COLORS; 2 SECONDARY MATERIALS & 1 ACCENT MATERIAL

(1.5) The two brick colors define the Base and the Body of the elevation. The secondary features - cast stone headers & sills, cornice, canopy, railings and bays - are shown in two materials and two colors. All of the metal elements are dark bronze while all

(1.1) of the cast stone elements are matched to Brick #1

Exchange Place

D. Facade Design

2.0 Materials

2.2 Materials Coverage

2.2.1 The wall surface area of all Primary facades must meet a minimum 50% masonry (brick or stone) coverage and all Secondary facades must meet a minimum of 30% brick or stone coverage. Tertiary facades do not have a masonry coverage minimum.

2.2.2 The sum is calculated using the collective facade and window areas of an entire row.

2.2.3 The base of all Primary and Secondary facades, must be clad in cast stone, stone or brick.

2.2.4 Masonry Coverage Calculation:

- The wall surface area includes any exposed exterior wall from ground floor to eave or top of parapet minus openings
- Openings include doors, single windows dimensioned to the wall cladding; mulled windows to the exterior wall cladding; window groupings include mulling trims between windows.

2.2.5 Masonry Coverage Ratio Formula

$$\frac{\text{TTL Masonry Surface}}{\text{TTL Wall Surface}} \text{ (100) = Transparency \%}$$

TTL Wall Area - TTL Opening Area = TTL Wall Surface

TTL Masonry Wall Area - Opening Area within Masonry Area = TTL Masonry Surface

2.2.6 Any remaining exposed wall surface on the primary and secondary facades will include materials from the permitted list of materials. Ref D 2.1

2.4.7 Round result to nearest whole number.

Sample Calculations:

Primary Facade Calculation
Across a Row (A+B)

TTL Wall Area = 1689 sf
TTL Opening Area = 530.2 sf
TTL Wall Surface = 1193 sf

TTL Masonry Surface Area = 801 sf

Masonry Coverage Ratio= 67%

Secondary Facade Calculation

TTL Wall Area = 1409.5 sf
TTL Opening Area = 142.6 sf
TTL Wall Surface = 1266.9 sf

TTL Masonry Surface Area = 421.3 sf

Masonry Coverage Ratio= 33.2%

Sample Masonry Coverage Calculations

Exchange Place

D. Facade Design

2.0 Materials

2.3 Materials & Color Transitions

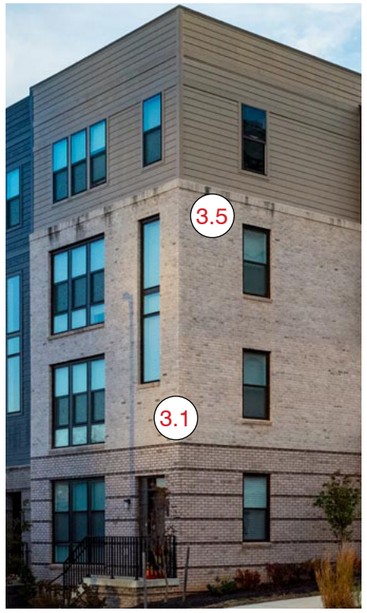
2.3.1 Changes in materials - material transitions - must not take place at an outside corner.

2.3.2 A material type must wrap an outside corner and extend for at least 10FT along the facade length before transitioning to another material in the same plane.

2.3.3 The vertical line of a material transition cannot intersect an opening or an architectural feature like a bay window or a balcony. A transition must be made 2FT before or after the edge of the opening or feature.

2.3.4 Materials may transition at an inside corner - one wall material type will finish at an inside corner and another material may begin on the next wall surface of the corner.

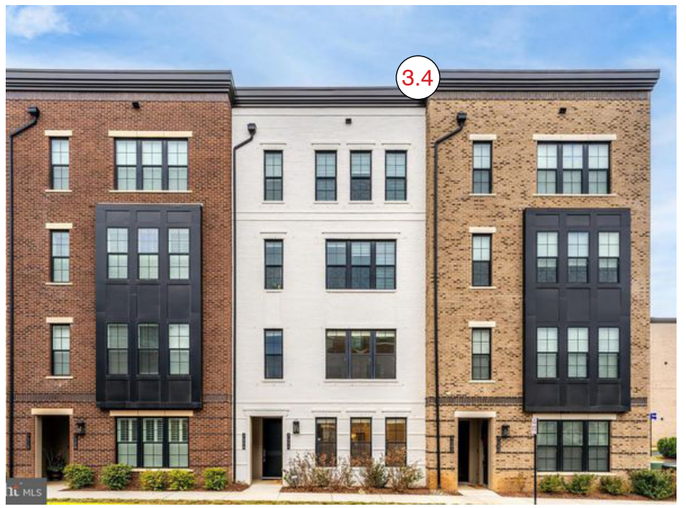
2.3.5 The horizontal line of a material transition may not intersect an opening.



3.2 Outside corner brick and siding wrap at end facade

3.1 Outside corner brick wrap and transition a different color brick at an inside corner

3.2 Outside corner brick wrap and transition to siding



All materials turn the outside corner and extend at least 2ft or 2ft beyond openings; horizontal transition is extended at least 2ft above the openings

All materials turn the outside corner and extend at least 2ft or 2ft beyond openings; horizontal transition is extended at least 2ft above the openings

D. Facade Design

2.0 Materials

2.4 Transparency

2.4.1 Each Primary facade of each unit must meet a minimum of 25% transparency measured from the finished floor of the lowest level to the top of the eave line OR to top of parapet. Faces of front facing gables or dormers are not included in total wall area.

2.4.2 Each Secondary facades of each unit must meet a minimum 10% transparency measured from the finished floor of the lowest level to the top of the eave line OR to top of parapet.

2.4.3 Each Tertiary facades of each unit must meet a minimum 15% transparency measured from the finished floor of the lowest level to the top of the eave line OR to top of parapet.

2.4.4 The calculation applies to individual facades but can be calculated using the collective facade surface and window areas of a single side of an entire row.

2.2.5 Transparency Calculation:

- The wall surface area includes any exposed exterior wall from ground floor to eave or top of parapet minus openings.
- Openings include doors, single windows dimensioned to the wall cladding; mulled windows to the exterior wall cladding; window groupings include mulling trims between windows; garage doors.

2.2.6 Transparency Ratio Formula

$$\frac{\text{TTL Opening Area}}{\text{TTL Wall Area}} \text{ (100) = Transparency \%}$$

2.4.6 Round result to nearest whole number.

Sample Calculations:

Primary Facade Calculation

UNIT A

TTL Wall Area = 792.0 sf
TTL Opening Area = 248.0 sf

Transparency Ratio= 31%

UNIT B

TTL Wall Area = 897.0 sf
TTL Opening Area = 282.2 sf

Transparency Ratio= 32%

FACADE ROW (A+B)

TTL Wall Area = 1689.0 sf
TTL Opening Area = 530.2 sf

Transparency Ratio= 31.4%

Secondary Facade Calculation

TTL Wall Area = 1409.5 sf
TTL Opening Area = 142.6 sf

Transparency Ratio= 10.1%

Sample Transparency Calculations

Exchange Place

D. Facade Design

3.0 Architectural Features & Details

3.1 Primary and Secondary facades **must use one architectural feature**: a bay window, an inset door, a window grouping, patio doors with a balcony or balconette, a canopy or a dormer. Tertiary facades are not required to include architectural features. Features may be clad in a contrasting material or color that compliments the overall facade design.

3.2 Primary and Secondary facades **must use enhanced brick detailing** including blind windows, brick infills, belt courses, pilasters, banding, decorative patterns other than running bond - rowlocks, soldier courses, rustication, pulled brick rows - and changes in mortar color; matching or contrasting to the brick color.

3.3 **Primary facade brick surfaces** must not extend horizontally more than 10 FT and **Secondary facade brick surfaces** must not extend horizontally more than 20FT, without a window, a blind window, a decorative brick pattern or a change in material or color;

3.4 A **bay window** projects at least 12 inches beyond the facade. Enclosed volumes that project less than 12 inches are considered window groupings. (2) story bay windows that include the 4th are prohibited.

3.5 **All unit entries** must include entry lighting, decorative unit numbers and a stoop and / or a path connected to a common sidewalk

3.6 **All units / rows must include a planting zone** along the Primary facade; the planting zoning at Primary facades will frame the entry path or stoop.

3.7 **All entry doors must include overhead weather protection like**

- A recessed entry door
- A recessed vestibule
- A projecting canopy

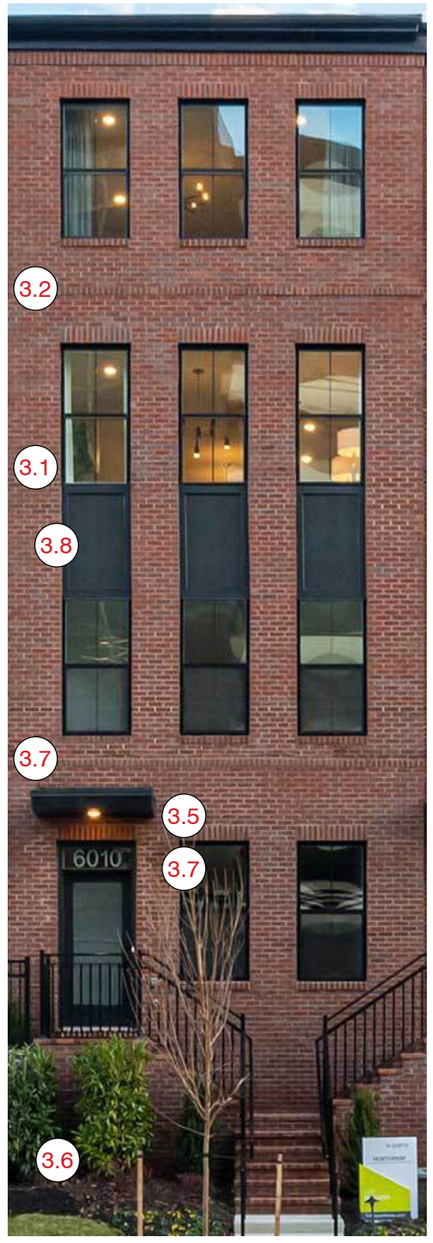
3.8 Other material details could include:

- Changes in installation pattern: lap siding, board and batten, ship-lap, panel
- Changes in color within the same material: color blocking (area of solid color), banding, belt courses, headers and sills, cornices

3.3 Blind window example

3.8 Approved siding types including correct trim details

Architectural features - window grouping, recessed entry. Enhanced brick detailing - pulled brick band, decorative brick pattern, alternating color brick coursing. No expanse of brick greater than 10FT. Entry framed by planting zone



Simple details in a monochrome palette; contrasting mortar & single color metal

3.0 Dormers; patio doors with balcony; covered entry; front facing secondary gable; single story bay (For two story bays, see examples on this page and on pg 10)

Example of a 2 story bay window & recessed window groupings - with decorative metal surround and with siding surrounds; materials defined by color - (1) brick color & (1) color for all decorative metal

Exchange Place

D. Facade Design

3.0 Architectural Features & Details

3.8 All units must include personal access to the outdoors. Patio or sliding doors with a julliette balcony, a projecting or inset balcony and a roof terrace all meet this requirement.

3.9 Window type must compliment the selected architectural style:

(a) a. **Traditional style window types** include single or double hung, casement, transoms above and fixed picture windows.

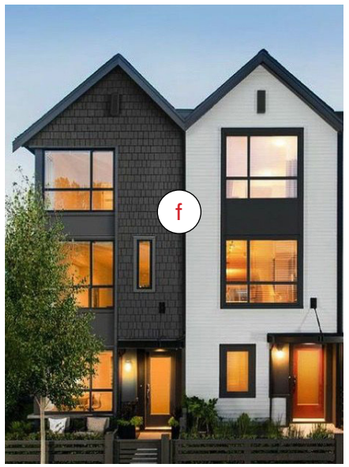
(b) b. **Traditional muntin/lite patterns** include one over one; 2, 3, 4, 6 & 9 divisions over one; and equal number of divisions at the top and bottom in proportions where the height is taller than the width.

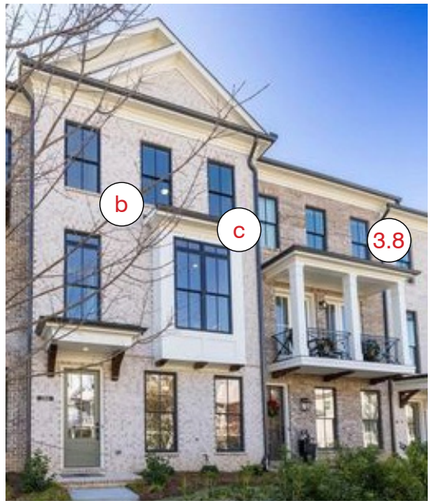
(c) c. **Traditional window groupings** included single, double, triple and quadruple sets of the window types listed above. Groupings are sets of windows of the same size, windows of different widths but the same height arranged in hierarchical patterns. Sometimes, a combination of two heights in a symmetrical group is used.

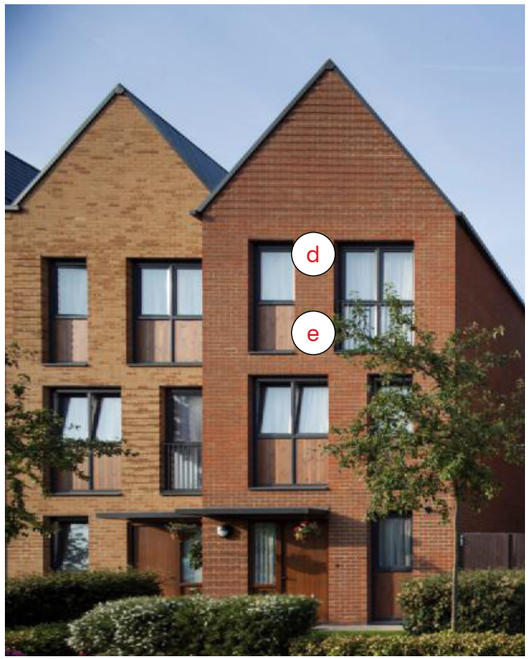
(d) d. **Contemporary style window types** include single or double hung, casement, awning, hopper, sliders, transom top or bottom and fixed windows.

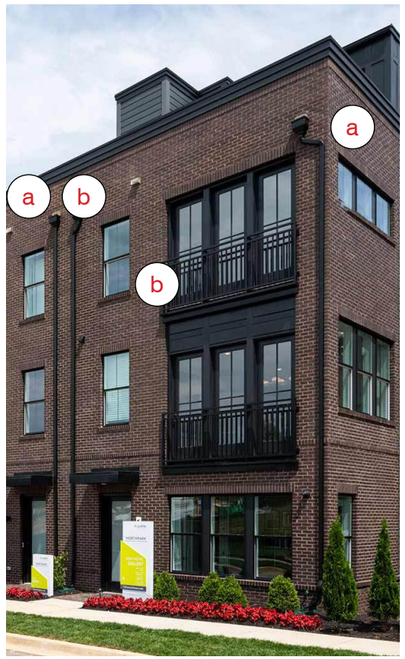
(e) e. **Contemporary style windows do not include muntin/lite divisions** and have proportions that are geometric but not restrained to height and width requirements.

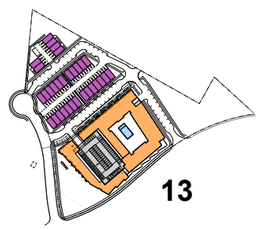
(f) f. **Contemporary window grouping patterns** include vertical or horizontal symmetry, can include asymmetrically arranged groups of even and odd numbered units with or without a functional section











Exchange Place

D. Facade Design

3.0 Architectural Features & Details

3.10 All decorative details must compliment the selected architectural Style

3.11 Traditional or Contemporary architectural aesthetic styles are appropriate. A selected aesthetic must be consistent throughout the stacked townhouse phase of the project.

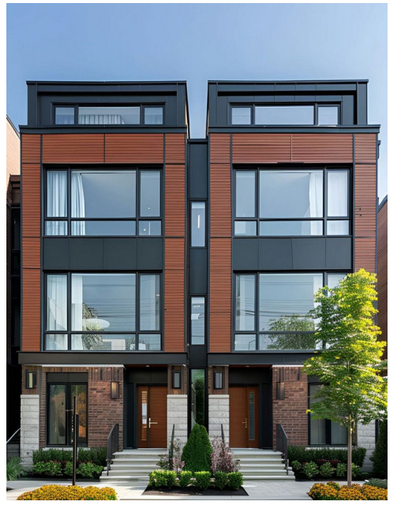
3.12 Classical / Neoclassical or Colonial elements like columns, pediments and balustrades are prohibited

10 Traditional Architectural Style

10 Traditional Architectural Style

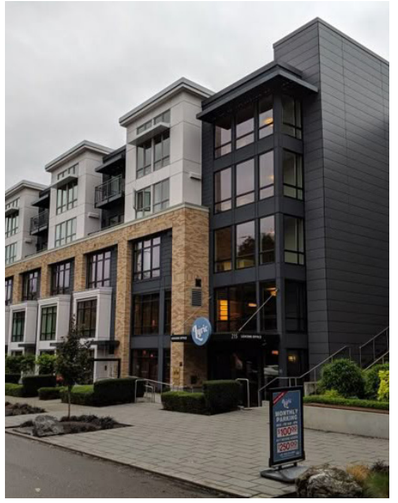
10 Traditional Architectural Style

10 Contemporary Architectural Style

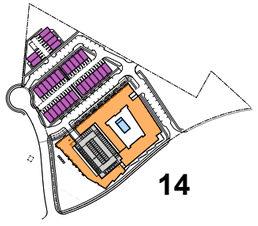


10 Contemporary Architectural Style

10 Contemporary Architectural Style



10 Contemporary Architectural Style



Exchange Place