PLANNING COMMISSION
WORK SESSION AGENDA

Herndon Council Chambers Building
765 Lynn Street, Herndon, VA 20170

Monday, February 9, 2026 | 7:00 PM

1. **Call to Order**

2. **Public Hearings**

   a. Application for a Special Exception– SE #25-03, 1207 Sunrise Court, to consider a special exception to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district (rescheduled from January 26, 2026)

   b. Town of Herndon FY 2027 - FY 2032 Capital Improvement Plan (CIP) (rescheduled from January 26, 2026)

3. **New Business**

   a. Discussion - 575 Herndon Parkway Development Plan

4. **Comments**

   a. Comments from the Staff Members

   b. Comments from the Commissioners

5. **Adjournment**

Planning Commission Work Session
Agenda Item 2.a.

Agenda Item: **Application for a Special Exception– SE #25-03, 1207 Sunrise Court, to consider a special exception to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district (rescheduled from January 26, 2026)**

Meeting Date: February 9, 2026

Category: Public Hearings

Prepared by: Fadrique Iglesias, Community Planner, David Stromberg, Zoning Administrator

Description:
This application is to consider a special exception to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district. The proposed use would increase the maximum number of children enrolled from seven to twelve. The property is zoned PD-R, Planned-Development Residential District. The property is designated in the Herndon 2030 Comprehensive Plan as "Neighborhood Conservation." The 8,929 square-foot lot is located on the south side of Sunrise Court, at the intersection with Morningside Court.

Background/Timing Impact:
The applicant applied for and received approval of a Zoning Inspection Permit (ZIP #25-045) to operate a home-based childcare use with a maximum enrollment of seven children at the subject property. ZIP #25-045 was issued on September 22, 2025. The daycare currently operates between the hours of 7:00 a.m. and 6:00 p.m., which complies with the standard allowances under Sec. 78-80.5(b), Home-Based Business, Childcare or Daycare, and may be approved administratively by Town staff. An increase in enrollment to a maximum of 12 children requires the approval of a special exception. Special exception applications are subject to review and recommendation by the Planning Commission, with final action taken by the Town Council. Prior to the Planning Commission’s consideration of this application, the Town had not received any complaints related to the daycare operation at this address.

The Four Seasons community is designated as “Neighborhood Conservation” in the Herndon 2030 Comprehensive Plan. The designation underscores the town's commitment to preserving and maintaining the character and quality of existing residential areas, while supporting accessory uses associated with residential neighborhoods such as home-based businesses and permitted accessory dwelling units.

UPDATE:

1. A home-based business may occupy no more than 33 percent of the floor area of the principal dwelling, up to a maximum of 1,000 square feet, inclusive of any accessory structures (Town Ordinance Sec. 78-80.5). Thirty-three percent of the 1,510 sq. ft. of total floor area* equals approximately 498.3 sq. ft., which is greater than the 470 sq. ft. proposed for the childcare use.
2. Condition #5 updated: Child drop-off and pick-up are preferred to occur in the driveway. Double-parking on Sunrise Court is prohibited at all times.

Fiscal Impact:
None

Legal Impact:
The zoning ordinance allows a home-based daycare for up to 12 children enrolled with the granting of a special exception permit by the town council, in accordance with Sec. 78-80.5.

Staff Recommendation/Next Steps:
Staff recommends that the Planning Commission approve the Special Exception with conditions. Several home-based daycares have been operating nearby since 2010 without negative impacts on the surrounding neighborhood. The expansion of the number of children is minor enough to not generate negative impacts.

The following alternatives are available to the Planning Commission for its decision on SE #25-03 at its regular meeting:

1. Recommendation for approval.
2. Recommendation for denial. The daycare continues its operations with seven children as a by-right use.
3. Continuance of the application to the next regular meeting.

Attachments:
1. Staff Report
2. Resolution (Proposed)
3. Legal Ad
4. Presentation

STAFF REPORT

Agenda Item: **Application for a Special Exception, SE #25-03, 1207 Sunrise Court, to permit a home-based child daycare use.**

Meeting Date: **February 9, 2026**

Staff Contact: Fadrique Iglesias, Community Planner
fadrique.iglesias@herndon-va.gov (703) 787-7380
David Stromberg, AICP, Zoning Administrator
david.stromberg@herndon-va.gov (703) 787-7380

Summary Information:

Proposed Modification	This application is to consider a special exception to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district. The proposed use will provide care for a maximum of 12 children enrolled.
Address	1207 Sunrise Court
Fairfax County Tax Map Number	0161 18 0022
Owners	Idalia Bonilla Alvarenga
Applicant	Idalia Bonilla Alvarenga
Business/Organization	Idalia Bonilla Alvarenga
Property Use	Residential
Zoning District	PDR, Planned-Development Residential District – Four Seasons
Lot Size	8,929 square feet
Building Size	1,040 square feet of above-grade living area
Adjacent Zoning	North, South, East, West: PD-R, Residential – Single Family Detached.
Date of Construction:	1978
Comprehensive Plan Land Use Designation	Neighborhood Conservation

Location Map:



Background & Site Description:

The applicant previously applied for and received approval of a Zoning Inspection Permit (ZIP #25-045) to operate a child daycare use as a home-based business with a maximum enrollment of seven clients at the subject property. ZIP #25-045 was issued on September 22, 2025, and no complaints have been submitted to the Town regarding the daycare.

The subject property is located at the intersection of Morningside Court and Sunrise Court within the Four Seasons neighborhood. The property is designated Neighborhood Conservation in the Town of Herndon 2030 Comprehensive Plan[1]. This designation reflects the Town's intent to preserve and enhance the established character and quality of existing residential neighborhoods while allowing limited, compatible uses.

The property is zoned PD-R (Planned Development–Residential) and consists of an approximately 8,929-square-foot lot developed with a single-family dwelling containing approximately 1,040 square feet of above-grade living area. The PD-R district is

[1] Herndon 2030 Comprehensive Plan. https://www.herndon-va.gov/home/showpublisheddocument/17554/638247637418370000

characterized by a coordinated mix of residential housing types intended to promote cohesive neighborhoods with access to shared amenities.

The Neighborhood Conservation land use designation emphasizes compatibility with surrounding residential uses. The property's proximity to Summerfield Drive provides convenient access for families utilizing the childcare service while maintaining the residential character of the neighborhood. The Town's zoning ordinance standards are intended to balance the provision of childcare services with considerations related to traffic management, neighborhood compatibility, and adherence with applicable zoning and planning regulations.

Case Details & Proposal:

The applicant seeks approval of a Special Exception to increase the maximum number of children permitted in their home-based childcare business from seven (7) to twelve (12). The proposed use will operate between 7:00 a.m. and 6:00 p.m., Monday through Friday, with staggered pick-up and drop-off schedules to accommodate families with varying needs. Children may attend during a morning session (approximately 7:00 a.m. to noon), an afternoon/after-school session (approximately noon to 6:00 p.m.), or both, thereby distributing arrival and departure times throughout the day.

Under the regulations of the Virginia Office of Child Care Health and Safety, a licensed Family Day Home may care for up to twelve (12) children, exclusive of the provider's own children and any children residing in the home, within a single-family dwelling. The Town of Herndon Zoning Ordinance allows a maximum of seven (7) children, exclusive of the provider's own children and resident children, with approval of a Zoning Inspection Permit. Care for up to twelve (12) children is permitted with approval of a Special Exception.

Proposed Operations:

The home-based childcare operation is proposed to take place primarily in the basement level of the dwelling, within an area of approximately 800 square feet. Access to the childcare area will be provided through the main entrance of the home, with internal stairs leading to the basement. The basement includes one bathroom and a kitchen. At this time, Ms. Bonilla is the sole employee of the childcare operation.

The proposed hours of operation are 7:00 a.m. to 6:00 p.m., Monday through Friday, with children potentially attending during a morning session (7:00 a.m. to noon) and/or an afternoon/after-school session (noon to 6:00 p.m.) in order to accommodate families with diverse scheduling needs.

Staff Analysis:

Zoning Ordinance Compliance

The Zoning Ordinance allows a home-based daycare for up to twelve (12) children with the approval of a Special Exception. The proposed use will continue to operate under its existing conditions with respect to the space occupied by the business, facilities provided, and overall operations. The exterior appearance of the building will remain unchanged. The applicant has completed non-structural cosmetic improvements within the basement, including painting, flooring, and replacement of doors and windows. No additional impervious area or land disturbance is proposed.

Special exceptions may be approved provided they comply with the following standards. Staff evaluated the criteria for review of special exceptions found in Zoning Ordinance Section 78-153.3(e)

Criteria from Section 78-153.3(e)(1)	**Meets/ Does Not Meet**	**Why the application meets or does not meet the criteria of Section 78-153.3(e)**
a. Is consistent with the Comprehensive Plan.	Meets	The Comprehensive Plan Land Use Section provides policies for provision of goods and services to the local community and positive economic benefits of new businesses. The proposed uses will be in conformance with the comprehensive plan polices.
b. Is free of conflict with any provision of this chapter and related regulations or any other applicable local, state, or federal laws and regulations.	Meets	The proposed special exception uses are provisioned with the base zoning district and do not create any substantial conflicts with other regulatory requirements. The use and business operations will be conditioned to ensure the use continually meets the purpose and intent of the Planned Development, Residential Zoning District.
c. Does not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use.	Meets with conditions	The proposed uses are generally compatible with the site / neighborhood. The proposed conditions will limit the impact to parking and vehicle trips by restricting maximum number of clients.
d. Consistent with the purpose and intent of the zoning district in which it is located or will improve compatibility among uses and will ensure efficient development within the Town.	Meets	The proposed conditions will remain compatible with the intent of the uses of the PD-R district.
e. Minimizes adverse visual impact of the proposed use on adjacent lands.	Meets	The proposed conditions will not generate visual changes to the site.

f. Contributes to a logical and orderly development pattern consistent with accepted or emerging planning practices.	Not Applicable	No physical alterations of the structure are expected and thus not subject to this criterion.
g. Minimizes adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and should not create a nuisance.	Meets with conditions	Staff recommended conditions to limit the distribution of customers to prevent negative impacts to parking, drop-off/pickup, and noise.
h. Avoids significant adverse impacts on the property values of surrounding lands or substantially and permanently injures the use of neighboring property for those uses that are permitted in the zoning district.	Meets	The proposed use has virtually no external impacts and provides a needed community service.
i. Does not significantly and adversely impact the natural environment, including but not limited to, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.	Meets	The proposed conditions will not involve any expansion of floor area or conversion of pervious area to impervious area.
j. Results in development that is adequately served by transportation facilities, including whether or not a substantial deterioration of the level of service on the Town's transportation network would occur and whether or not the proposed use is designed to ensure safe ingress and egress onto the site and safe road conditions on and around the site.	Not Applicable	No physical alterations of the structure are expected and thus not subject to this criterion.
k. Results in development that is adequately served by public facilities (roads, potable water and sewage, schools, parks, police, and fire and emergency medical facilities).	Not Applicable	No physical alterations of the structure are expected and thus not subject to this criterion.
l. If infill and redevelopment is consistent with the redevelopment criteria and other applicable guidelines as stated in the Herndon 2030 Comprehensive Plan (adopted August 12, 2008), as amended.	Not Applicable	No physical alterations of the structure are expected and thus not subject to this criterion.
m. If located in the floodplain overlay district, meets floodplain overlay standards.	Not Applicable	The building is not located within the FPO.

In addition to these standards, the zoning ordinance has established additional standards
for childcare or daycare uses as a home-based business. These standards identified in section 78-80.5 (b) provide the requirements for all home-based businesses.

Home-based business, childcare or daycare—Additional standards. In addition to the standards of section 78-80.5, a home-based childcare or daycare shall be subject to the following additional standards. In accordance with the Herndon Zoning Ordinance standards for home-based businesses, the application complies with the requirements concerning the number of children and nonresident employees. As stipulated under

section 78-80.5 and the additional standards for home-based childcare or daycare businesses, the proposed use ensures adherence to the limits on enrollment and staffing, thereby meeting the applicable zoning regulations.

Play area. The proposed application satisfies the minimum requirement of 75 square feet
of outdoor play area per child enrolled in the childcare business. A plan demonstrating the designated outdoor play area, which is fully enclosed by a fence to ensure safety, was submitted with the application.

Comprehensive Plan Adherence

The proposal is consistent with the Herndon 2030 Comprehensive Plan Neighborhood Conservation Land Use Policies and encourages uses that provide a variety of goods and services as well as promote economic development that helps increase employment and add to the community tax base.

Parking

The zoning ordinance does not require additional parking for a home-based daycare or any other home-based business.

Analysis of Conditions

Staff are recommending six conditions for this special exception, listed in the following conditions analysis table, consistent with previously approved special exceptions. Staff believe these conditions provide reasonable ways in which the existing childcare use can be expanded while properly mitigating potential impacts, as well as achieving the purpose and intent of the applicable zoning district.

#	Condition	Covered by language in the Zoning Code	Reason for Condition
1	Substantial conformance with the submitted application and plan submitted by applicant on October 31, 2025, and for the purpose of daycare use only.	No	The site shall be developed and maintained in substantial conformance with a submitted special exception plan that is 33 percent or less of the gross floor area and in conformance with section 78-80.5. of the zoning ordinance
2	Hours of Operation	Yes	6AM-9PM, in conformance with section 78-80.5. of the zoning ordinance
3	Number of Permitted Children	No	The total number of children present on site for home-based child daycare use shall not exceed 12 enrolled. The ratio of employees to children as required by the state shall be maintained.

4	On-Site play area	No	When playing outside all children shall be within the fenced playground area.
5	Child Drop-off and Pick-up.	No	Child drop-off and pick-up shall be limited to the driveway
6	Signage.	No	No signage shall be permitted.

Any violation of the aforementioned conditions or other sections of the Herndon Town Code shall be grounds for revoking the special exception pursuant to the manner described in Section 78-155.3(h).

Fiscal Impact:

The Town can collect taxes from home-based businesses.

Planning Commission Alternatives:

The following alternatives are available to the Planning Commission for its decision on SE #25-03:

1. Recommendation for approval.
2. Recommendation for denial. The daycare continues its operations with seven children as a by-right use.
3. Continuance of the application to February 23, 2026.

Staff Recommendation:

Staff recommend the Planning Commission approve the Special Exception with conditions. Several daycares have been operating nearby since 2010 without negative impacts to the surrounding neighborhood. The expansion of the number of children is minor enough to not generate negative impacts.

TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION

RESOLUTION

FEBRUARY 23, 2026

Resolution- To approve by Special Exception – SE #25-03, 1207 Sunrise Court, to Allow a Home-Based Child Daycare Use. The proposed use would increase the maximum number of children enrolled from seven to 12.

The applicant, Ms. Idalia Bonilla Alvarenga, had submitted a request to consider a special exception to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district. The proposed use will provide care for a maximum of 12 children enrolled, identified as Fairfax County Tax Map # 0161 18 0022.

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

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

1. The Planning Commission recommends approval of Special Exception SE #25-03, which shall not run with the land, and in accordance with the conditions set forth below to achieve compliance with the standards found in Section 78-155.3:

    a. Substantial Conformity. Substantial conformance with the submitted application and plan submitted by applicant on October 31, 2025, and for the purpose of a daycare use only.

    b. Hours of Operation. The permitted hours of operation shall be 6:00 a.m. until 9:00 p.m. Monday through Friday.

    c. Number of Permitted Children. The total number of children present on site for home-based child daycare use shall not exceed 12 enrolled children per day. The ratio of employees to children as required by the Commonwealth of Virginia shall be maintained.

    d. On-Site Play Area. When playing outside all children shall be within the fenced playground area.

    e. Child Drop-off and Pick-up. Child drop-off and pick-up are preferred to occur in the driveway. Double parking on Sunrise Court is prohibited at all times.

    f. Signage. No signage shall be permitted.

Town of Herndon, Virginia
Notice of Public Hearing

Notice is hereby given that the Planning Commission of the Town of Herndon, Virginia, will hold a public hearing on Monday, January 26, 2026, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon, on the following items:

APPLICATION FOR A SPECIAL EXCEPTION– SE #25-03, 1207 Sunrise Court, to consider a special exception to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district. The proposed use would increase the maximum number of children enrolled from seven to 12. The property is zoned PD-R, Planned-Development Residential District. The property is designated in the Herndon 2030 Comprehensive Plan as "Neighborhood Conservation." The 8,929 square-foot lot is located on the south side of Sunrise Court, at the intersection with Morningside Court. Fairfax County Tax Map Reference Number: 0161 18 0022. Applicant and owner: Idalia Bonilla Alvarenga.

TOWN OF HERNDON FY 2027 – FY 2032 CAPITAL IMPROVEMENT PLAN (CIP). The Planning Commission will take public comment on the Town's CIP and will consider a recommendation to the Town Manager. The Town Manager will subsequently recommend an operating budget and CIP to the Town Council. The CIP is a financial planning document that establishes a six-year schedule for public improvements and serves as a companion policy document to the Town of Herndon 2030 Comprehensive Plan.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above items are invited to attend the public hearing and state their opinions. Individuals may also submit comments to planning.commission@herndon-va.gov.

The proposed items are available for examination by the public at the 2nd floor counter of the Herndon Municipal Center, 777 Lynn Street, Herndon, during normal business hours (Monday – Friday) and also available for review on the town's website www.herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow for participation.

Amanda Morrow Kertz, Acting Town Clerk

Note to Publisher:
Publish on January 9/January 16, 2026

Special Exception (SE) #25-03 1207 Sunrise Court Home-Based Child Daycare Use

Planning Commission Public Hearing
February 9, 2026

Fadrique Iglesias
Community Planner

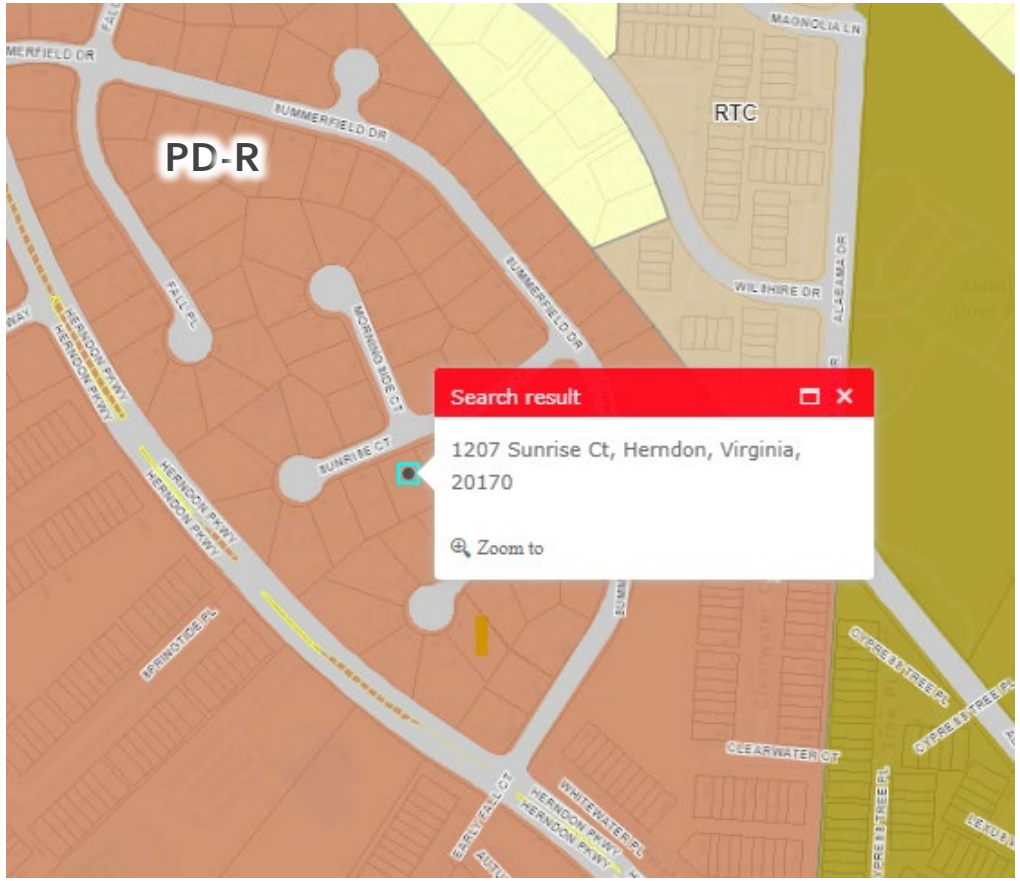
LIVE DIFFERENTLY.

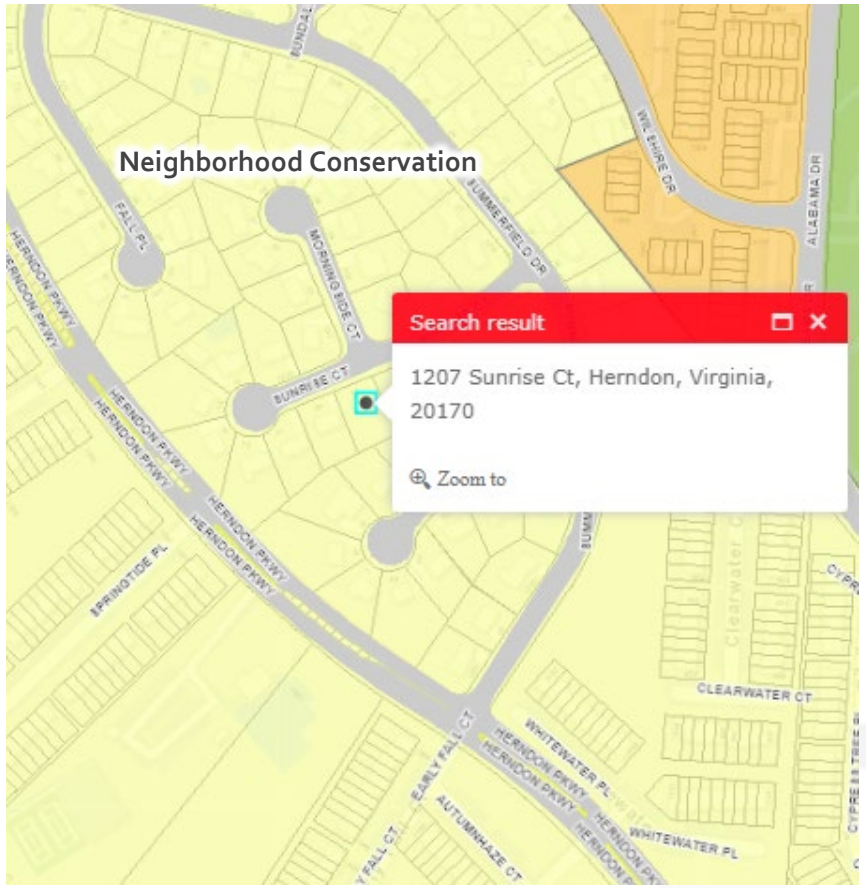
TOWN OF Herndon

Aerial Photograph



Zoning Map and 2030 Comprehensive Plan Land Use Map

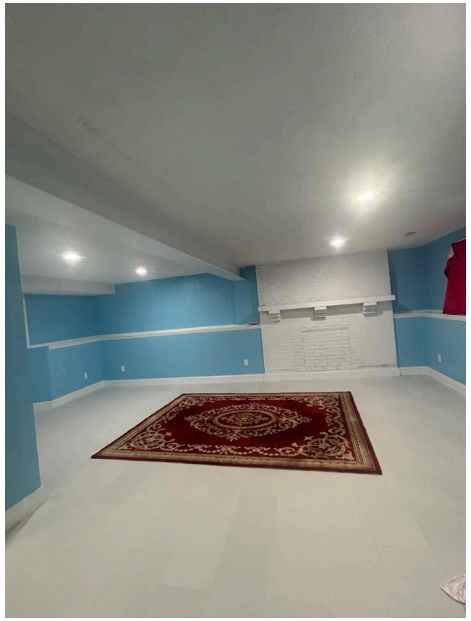




Existing Conditions

The applicant received approval of a Zoning Inspection Permit (ZIP #25-045) to operate a home-based child daycare with a maximum enrollment of seven children at the subject property. To date, the Town has not received any complaints related to the daycare at this address.







Proposed Special Exception

- Applicant seeks approval to increase the number of children enrolled in their home-based childcare business to a max. of 12.
- A home-based daycare, licensed by the Virginia Office of Child Care Health and Safety, allows up to 12 children to be cared for in a single-family residence.
- The zoning ordinance allows up to 7 children to be care for in a single-family residence with the approval of a Zoning Inspection Permit.
  - A maximum of 12 children may be cared for with the approval of a Special Exception.
  - The applicant is requesting 12 children to be cared for, as allowed by the Commonwealth of Virginia.

Proposed Operations

- Access to the childcare area: main entrance of the home, with internal stairs leading to the basement.
  - The basement includes one bathroom and a kitchen. Ms. Bonilla is the sole employee of the childcare operation; however, if the Special Exception is approved, she plans to hire one additional employee.
- Proposed hours: Mon – Fri, 7:00 a.m. - 6:00 p.m.
  - Children potentially attending during a morning session (7am – noon) and/or an afternoon/after-school session (noon - 6pm) to accommodate families with diverse scheduling needs.
- The application satisfies the min. requirement of 75 sq. ft. of **outdoor play area** per child enrolled in the childcare business (900 sq. ft.).
- The applicant has indicated that approximately 470 sq. ft. (23.5'x20') of the basement will be dedicated to the daycare use.
  - **A home-based business may occupy no more than 33 percent of the floor area of the principal dwelling**, up to a maximum of 1,000 square feet, inclusive of any accessory structures (Town Ordinance Sec. 78-80.5). Thirty-three percent of the 1,510 sq. ft. of total floor area* equals approximately 498.3 sq. ft., which is greater than the 470 sq. ft. proposed for the childcare use.

**Floor area: The sum of the gross horizontal areas of the several stories of a dwelling, exclusive of garages, decks, and open porches*



Staff Analysis

- Zoning Ordinance compliance & Comprehensive Plan adherence
  - Purpose and intent of the PD-R Zoning District
- By-right uses versus special exception uses
- Use compatibility
- Parking analysis
- Potential impacts
- What conditions may mitigate and/or manage impacts

Impacts

The zoning ordinance allows a home-based daycare for up to 12 children enrolled with the granting of a special exception permit by the town council, in accordance with Sec. 78-80.5.

- Denial of the Special Exception:
  By-right uses (home-based business) remains.
  Proposed business (childcare home-based business) would be permitted at the subject property/location; however, the maximum number of children enrolled is seven (7).
  ZIP#25-045 remains active.

- Approval of the Special Exception:
  Daycare with maximum 12 children enrolled is permitted

Special Exception Conditions

	Condition	Covered by language in the Zoning Code	Reason for Condition
1	Substantial conformance with the submitted application and plan submitted by applicant on October 31, 2025, and for the purpose of daycare use only.	No	The site shall be developed and maintained in substantial conformance with a submitted special exception plan that is 33 percent or less of the gross floor area and in conformance with section 78-80.5. of the zoning ordinance
2	Hours of Operation	Yes	6AM-9PM, in conformance with section 78-80.5. of the zoning ordinance
3	Number of Permitted Children	No	The total number of children present on site for home-based child daycare use shall not exceed 12 enrolled. The ratio of employees to children as required by the state shall be maintained.
4	On-Site play area	No	When playing outside all children shall be within the fenced playground area.
5	Child Drop-off and Pick-up.	No	Child drop-off and pick-up are preferred to occur in the driveway. Double parking on Sunrise Court is prohibited at all times.
6	Signage.	No	No signage shall be permitted.

Recommendations

- Staff recommend the Planning Commission approve the Special Exception with conditions.

Several daycares have been operating nearby since 2010 without negative impacts to the surrounding neighborhood. The expansion of the number of children is minor enough to not generate negative impacts.

Planning Commission Work Session
Agenda Item 2.b.

Agenda Item: **Town of Herndon FY 2027 - FY 2032 Capital Improvement Plan (CIP) (rescheduled from January 26, 2026)**

Meeting Date: February 9, 2026

Category: Public Hearings

Prepared by: John Verdin, Capital Projects Program Manager

Description:
The Capital Improvement Plan (CIP) is a financial planning document outlining a six-year schedule for public improvements. It functions as a complementary policy document alongside the Town of Herndon 2030 Comprehensive Plan and the Town's Annual Operating Budget. The Planning Commission will take public comment on the Town's Capital Improvement Plan (CIP) and will consider a recommendation to the Town Manager at its upcoming regular meeting.

Background/Timing Impact:
Current projects reflect the urgency for safety and resiliency. The CIP Review Committee reviewed, prioritized, and determined each project's readiness using the criteria presented to the Planning Commission in previous years. Projects that have a well-developed scope and have full or partial funding identified and/or secured are presented in the financial documents in the FY 2027 - FY 2032 CIP. The projects that need additional work on their scope as well as identified funding are presented in the CIP as Future Projects.

The Town Manager will consider the recommendation of the Planning Commission as part of the FY 27 budget development.

Fiscal Impact:
Included in the FY 2027 – FY 2032 CIP is the summary of funding by source, listing each type of funding source separately, with the amounts for each project.

Legal Impact:
Local Planning Commissions are directed to prepare and submit an annual capital improvement program to the governing body under State Code: §15.2-2239.

Staff Recommendation/Next Steps:
Recommendation for approval as presented.

Attachments:

1. Staff Report
2. Resolution (Proposed) FY27-FY32
3. FY2027-FY2032 CIP Capital Costs Summary (01.26.26)
4. Legal Ad
5. Presentation

STAFF REPORT

Agenda Item: **TOWN OF HERNDON FY 2027 – FY 2032 CAPITAL IMPROVEMENT PLAN (CIP)**. The Planning Commission will take public comment on the Town's Capital Improvement Plan (CIP) and will consider a recommendation to the Town Manager.

Meeting Date: **February 9, 2026**

Staff Contact: John Verdin, CIP Program Manager
john.verdin@herndon-va.gov

Summary Information:

Description	The Capital Improvement Plan (CIP) is a financial planning document outlining a six-year schedule for public improvements. It functions as a complementary policy document alongside the Town of Herndon 2030 Comprehensive Plan and the town's Annual Operating Budget.
Purpose	The CIP provides a financial roadmap for major Town initiatives that have a long-range impact upon the physical infrastructure, environment, utilities, and quality of life, and operations of the Town.
Content	The CIP contains major projects that the Town plans to pursue over the next six fiscal years, describes the project, identifies its need, and sets forth yearly costs and funding sources.
Enabling	State Code: §15.2-2239. "Local planning commission to prepare and submit annually capital improvement programs to governing body or official charged with preparation of budget."
Process	The Town Manager is requesting, per the State Code, the Commission's recommendation regarding the proposed CIP and ranking of the proposed projects and proposals for additional projects for future years. The Town Manager will consider the Commission's recommendation while developing the proposed FY 2027 Annual Budget for presentation to the Town Council.

	The first year of the proposed CIP, FY 2027, will move forward for adoption with the FY 2027 budget for consideration by the Town Council. The complete FY 2027 – 2032 CIP will be considered for adoption by the Town Council concurrent with the adoption of the FY 2027 budget.
Current Action	The Acting Town Manager and staff are seeking recommendation and guidance regarding the FY 2027 – FY 2032 CIP

Description:

The CIP is a financial planning document that establishes a six-year schedule for public improvements. It serves as a companion policy document to the Town of Herndon 2030 Comprehensive Plan and the Town's Annual Operating Budget. As allowed by the Code of Virginia, the Planning Commission will make a recommendation to the Town Manager regarding the CIP. This allows the manager to consider the Commission's recommendation prior to recommending the budget and CIP to the Town Council.

Important considerations with respect to prioritization are certain projects where the Town has a contractual or legal obligation in place, projects that affect critical public safety or projects where there are major Federal and State funding timeline obligations and/or local match funding commitments. Town Council budget guidance and strategic initiatives will also shape their approach to the CIP.

The 27 proposed General Government projects are categorized as follows, with new projects appearing in ***bold***:

Multimodal Transportation and Enhancements (9)
Central Elden Walkability Improvements
Sterling Road Improvements
East Elden Street Improvement and Widening – VDOT
Ferndale Ave. Improvements
Herndon Parkway/Sunset Park Drive Intersection
Locust Street ADA Sidewalk Improvements
Monroe Street's Sidewalk Connectivity
South Elden Steet. (Herndon Pkwy. to Sterling Rd.)
Wayfinding & Identification Signage

Government Facilities Infrastructure (11)
Sidewalk, Minor Trails and Bicycle Facilities
1481 Sterling Future Considerations
Runnymede Park – Atkins House Demolition

Salt Storage
Racquetball Court Renovation
Police Secure Gate
Police Radio Consoles
Town Hall Square & Depot
Energy Conservation
Town-wide Security Initiative
Herndon Municipal Center/Chamber Backlog

Stormwater Management (2)
Storm Sewer Facility Repair
Stream Restoration

Parks and Recreation (5)
Herndon Community Life Cycle Projects
Park Equipment Replacement Program
Runnymede Park Passive Environmental Education
Sports Field and Park
Improvements
W&OD Trail Lighting

Future Projects (6)*
Fairbrook Drive Extension
HCC Locker Room Retrofit
Herndon Parkway Improvement at Worldgate Extension
Roof Ladders
Spring Street ADA Sidewalk Connectivity Improvements
Sterling Road Multimodal Improvements
*not included in the financials

Fiscal Impact:

Total Recommended CIP:	FY 2027	FY 2027 - FY 2032
1. General Government Projects:	$ 16,419,905	$ 157,395,549
2. Golf Course Fund Projects:	$ 350,000	$ 350,000
3. Water and Sewer Fund Projects:	$ 15,190,000	$ 111,344,000
4. Cemetery Fund Projects:	$ 2,300,000	$ 2,230,000
	$ 34,259,905	$ 271,389,549

The proposed Capital Improvements Plan will be integrated into the overall financial planning of the Town. The plan will judiciously use General Fund revenues, grant funding, Enterprise Fund (Golf Course, Water and Sewer, Cemetery) revenues and potential bond proceeds within specific policy guidelines established within the Town's Operating Budget and Comprehensive Annual Financial Report.

The proposed CIP makes use of approximately $78,251,800 in grant funding from

several sources in support of the $112,101,000 multimodal transportation projects. Capital Reserves are being used to fund design and engineering for several multimodal projects. Additional financial support is needed for partially funded projects currently totaling $33,849,000.

Within the Water and Sewer Fund, additional debt financing will be needed for Water Sewer Capacity Purchase and Sewer System Conveyance. The other Water and Sewer projects are supported mainly by operating revenues connection and user availability fees which support project costs totaling $73,344,000.

Additional Staff Comments:

As in previous years, the proposed CIP as recommended to the Planning Commission may be subject to some adjustment when the Town Manager develops the Annual Budget and CIP recommendations to the Town Council. Currently, the FY 2027 Operating Budget for town departments is being refined. Future General Government projects dependent on General Funds contributions average $3.1M per year.

Current projects reflect the urgency for safety and resiliency. The CIP Review Committee reviewed, prioritized, and determined each project's readiness using the criteria presented to the Planning Commission in previous years. Projects that have a well-developed scope and have full or partial funding identified and/or secured are presented in the financial documents in the FY2027 - FY2032 CIP. The projects that need additional work on their scope as well as identify funding are presented in the CIP as Future Projects.

The adopted FY2026 - FY2031 CIP is available on the Town website for comparison and comprises pages 230-463 of the adopted FY2026 Budget (PDF).

Planning Commission Alternatives:

The following alternatives are available to the Planning Commission for its decision on the FY 2027 – FY 2032 CIP:

1. Recommendation for approval as presented.
2. Recommendation for approval with amendments.
3. Continuance until a date specific.

Staff Recommendation:

1. Recommendation for approval as presented.

TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION

RESOLUTION

FEBRUARY 23, 2026

Resolution- **to recommend to the Town Manager of the Town of Herndon the Proposed FY 2027–FY 2032 Capital Improvement Plan (CIP) and the Commission's priorities, as presented at the Planning Commission work sessions of January 12, 2026, February 3, 2026, and regular meeting of ~~January 26, 2026~~ February 21, 2026.**

The Planning Commission of the Town of Herndon, Virginia has reviewed the proposed FY 2027–FY 2032 CIP; and found that the proposed CIP provides the necessary six-year financial planning schedule for the Town's public facilities and improvements. The Planning Commission has determined that the proposed FY 2027–FY 2032 CIP aligns with the Town's 2030 Comprehensive Plan and the action items found in the Town's adopted Pedestrian Plan, Bicycle Network Master Plan, and 2024-2029 Strategic Plan. The Planning Commission recognizes that the proposed FY 2027–FY 2032 CIP is a draft and that adjustments will be necessary based upon additional information received during the finalization of the proposed FY 2027 Operating Budget.

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

1. The Planning Commission recommends the proposed FY 2027–FY 2032 CIP to the Town Manager of the Town of Herndon for further consideration and adoption by the Town Council.

Planning Commission Proposed CIP 1/1/26/2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Budgeted Years
General Government							
Community Development							
Central Elden Walkability Improvements	$ 422,000	$ 1,245,000	$ 990,000				$ 2,657,000
East Elden Street Improvements and Widening		$ 9,852,995	$ 23,745,532	$ 31,094,568			$ 64,693,095
Ferndale Ave. Improvements	$ 270,000	$ 235,000					$ 505,000
Herndon Parkway at Sunset Park Drive Intersection	$ 832,214		$ 1,741,422	$ 2,100,000	$ 2,321,573		$ 6,995,209
Locust Street ADA Sidewalk Improvements	$ 864,891		$ 1,326,516	$ 5,522,865			$ 7,714,272
Monroe Street Sidewalk Extension	$ 188,000	$ 580,000	$ 1,365,000	$ 490,000	$ 1,242,200		$ 3,865,200
South Elden St (Herndon Parkway to Sterling Rd	$ 2,393,800	$ 1,567,271	$ 1,567,271	$ 6,072,490	$ 6,072,489	$ 6,111,837	$ 23,785,158
Sterling Road Improvements	$ 128,000	$ 496,000		$ 462,000	$ 400,000		$ 1,486,000
Wayfinding & Identification Signage	$ 100,000	$ 100,000	$ 100,000	$ 100,000			$ 400,000
Total Community Development	**$ 5,198,905**	**$ 14,076,266**	**$ 30,835,741**	**$ 45,841,923**	**$ 10,036,262**	**$ 6,111,837**	**$ 112,100,934**
Public Works							
1481 Sterling Road's Future Determination	$ 75,000	$ 750,000					$ 825,000
Generator Upgrades		$ 75,000	$ 750,000				$ 825,000
Herndon Community Center Roof Replacement		$ 1,600,000					$ 1,600,000
Police Radio Consoles		$ 30,000	$ 325,000				$ 355,000
Police Security Gate (Rear Access)	$ 525,000						$ 525,000
Racquetball Court Renovation	$ 1,600,000						$ 1,600,000
Runnymede Park-Atkins House Demolition	$ 200,000						$ 200,000
Salt Storage		$ 120,000	$ 1,200,000				$ 1,320,000
Sidewalks, Trails and Bicycle Facilities	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 1,500,000
Town Hall Square & Depot Improvements		$ 650,000	$ 125,000				$ 775,000
Town Wide Energy Conservation	$ 5,000,000		$ 10,000,000			$ 6,000,000	$ 21,000,000
Town-wide Security Improvements		$ 250,000			$ 50,000	$ 500,000	$ 800,000
Total Public Works	**$ 7,650,000**	**$ 3,725,000**	**$ 12,650,000**	**$ 250,000**	**$ 300,000**	**$ 6,750,000**	**$ 31,325,000**
Parks & Recreation							
Bready Park Tennis Bubble Year Round Conversion	$ 270,000						$ 270,000
Herndon Community Center Life Cycle Projects	$ 550,000					$ 350,000	$ 900,000
Park Equipment Replacement Program	$ 250,000	$ 275,000	$ 449,000			$ 400,000	$ 1,374,000
Runnymede Park Passive Environmental Education	$ 50,000	$ 520,000					$ 570,000
Sports Field and Park Improvements	$ 376,000	$ 645,615	$ 100,000	$ 150,000	$ 1,425,000		$ 2,696,615
W&OD Trail Lighting				$ 80,000	$ 444,000	$ 225,000	$ 749,000
Total Parks & Recreation	**$ 1,496,000**	**$ 1,440,615**	**$ 549,000**	**$ 230,000**	**$ 1,869,000**	**$ 975,000**	**$ 6,559,615**
Stormwater							
Stormwater Facility Repair	$ 825,000	$ 560,000	$ 975,000				$ 2,360,000
Stream Restoration Program	$ 1,250,000	$ 350,000	$ 350,000	$ 2,400,000	$ 350,000	$ 350,000	$ 5,050,000
Total Stormwater	**$ 2,075,000**	**$ 910,000**	**$ 1,325,000**	**$ 2,400,000**	**$ 350,000**	**$ 350,000**	**$ 7,410,000**
Total General Government Projects	**$ 16,419,905**	**$ 20,151,881**	**$ 45,359,741**	**$ 48,721,923**	**$ 12,555,262**	**$ 14,186,837**	**$ 157,395,549**

Request Title	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Budgeted Years
Enterprise Fund Projects							
Cemetery							
Chestnut Grove Cemetery	$ 2,300,000						$ 2,300,000
Total Cemetery	**$ 2,300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,300,000**
Golf Course							
Pump station for irrigation system	$ 350,000						$ 350,000
Total Golf Course	**$ 350,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 350,000**
Sewer Service & Maintenance							
Sewer System Conveyance		$ 13,000,000					$ 13,000,000
Sewer Main Relining and Manhole Rehab Program	$ 500,000	$ 600,000	$ 700,000	$ 800,000	$ 900,000	$ 500,000	$ 4,000,000
Sewer Capacity Purchase		$ 25,000,000					$ 25,000,000
Sewer - Major Vehicles/Equipment	$ 80,000	$ 350,000					$ 430,000
Total Sewer Service & Maintenance	**$ 580,000**	**$ 38,950,000**	**$ 700,000**	**$ 800,000**	**$ 900,000**	**$ 500,000**	**$ 42,430,000**
Water Supply & Maintenance							
Water Utility Master Plan Improvements	$ 9,407,000	$ 8,050,000	$ 16,150,000	$ 2,200,000			$ 35,807,000
Water - Major Vehicles/Equipment	$ 461,000	$ 500,000					$ 961,000
General Water Maintenance and Replacement	$ 4,742,000	$ 8,762,000	$ 7,006,000	$ 4,955,000	$ 3,841,000	$ 2,840,000	$ 32,146,000
Total Water Supply & Maintenance	**$ 14,610,000**	**$ 17,312,000**	**$ 23,156,000**	**$ 7,155,000**	**$ 3,841,000**	**$ 2,840,000**	**$ 68,914,000**
Total Water & Sewer Enterprise Fund	**$ 15,190,000**	**$ 56,262,000**	**$ 23,856,000**	**$ 7,955,000**	**$ 4,741,000**	**$ 3,340,000**	$ 111,344,000
Total Capital Costs	**$ 34,259,905**	**$ 76,413,881**	**$ 69,215,741**	**$ 56,676,923**	**$ 17,296,262**	**$ 17,526,837**	**$ 271,389,549**

Town of Herndon, Virginia
Notice of Public Hearing

Notice is hereby given that the Planning Commission of the Town of Herndon, Virginia, will hold a public hearing on Monday, January 26, 2026, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon, on the following items:

APPLICATION FOR A SPECIAL EXCEPTION– SE #25-03, 1207 Sunrise Court, to consider a special exception to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district. The proposed use would increase the maximum number of children enrolled from seven to 12. The property is zoned PD-R, Planned-Development Residential District. The property is designated in the Herndon 2030 Comprehensive Plan as "Neighborhood Conservation." The 8,929 square-foot lot is located on the south side of Sunrise Court, at the intersection with Morningside Court. Fairfax County Tax Map Reference Number: 0161 18 0022. Applicant and owner: Idalia Bonilla Alvarenga.

TOWN OF HERNDON FY 2027 – FY 2032 CAPITAL IMPROVEMENT PLAN (CIP). The Planning Commission will take public comment on the Town's CIP and will consider a recommendation to the Town Manager. The Town Manager will subsequently recommend an operating budget and CIP to the Town Council. The CIP is a financial planning document that establishes a six-year schedule for public improvements and serves as a companion policy document to the Town of Herndon 2030 Comprehensive Plan.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above items are invited to attend the public hearing and state their opinions. Individuals may also submit comments to planning.commission@herndon-va.gov.

The proposed items are available for examination by the public at the 2nd floor counter of the Herndon Municipal Center, 777 Lynn Street, Herndon, during normal business hours (Monday – Friday) and also available for review on the town's website www.herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow for participation.

Amanda Morrow Kertz, Town Clerk

Note to Publisher:
Publish on January 9/January 16, 2026

Proposed FY 2027 – FY 2032 Capital Improvement Plan

Planning Commission Public Hearing

February 9, 2026

Definition and Purpose

The Capital Improvement Plan (CIP)

- Financial planning document with a six-year schedule for a variety of public facilities and improvements throughout the town.
- The first year of the CIP becomes part of the annual operating budget.
- Beyond the first year (the budget year) the CIP is a plan and a general commitment to support major project phases from concept through design and construction.

Alignment with Comprehensive Plan

The Capital Improvement Program (CIP)

- Projects should support the intent and implementation of the 2030 Comprehensive Plan.
- The 2030 Comprehensive Plan includes planning guidance for significant improvements in town infrastructure and facilities that may require the future use of additional debt or bonds.
- Major infrastructure CIP projects are necessary to support redevelopment per the Comprehensive Plan.

Alignment with Strategic Plan

The Capital Improvement Program (CIP)

- Projects support the intent and implementation of the 2024 Strategic Plan.



Responsibility/Process

The Capital Improvement Program (CIP)

- State Code: §15.2-2239. “Local planning commission to prepare and submit annually capital improvement plan to governing body or official charged with preparation of budget.”
- The Town Manager is requesting, per the State Code, the Commission’s recommendation regarding the proposed CIP and ranking of the proposed projects and proposals for additional projects for future years.
- The Town Manager will consider the Commission’s recommendation while developing the proposed FY 2027 Annual Budget for presentation to the Town Council.

Overview

The Proposed FY2027 – FY2032 CIP contains:

- General Government Projects pertaining to:
  - (9) Multi-Modal Transportation - $112,101,000
  - (12) Government Facilities Infrastructure - $31,325,000
  - (6) Parks and Recreation - $6,560,000
  - (2) Stormwater - $7,410,000
- Enterprise Fund Projects relating to:
  - (1) Golf - $350,000
  - (1) Cemetery - $2,300,000
  - (7) Water and Sewer - $111,344,000

The total capital costs Proposed FY27-FY32 - $271,390,000

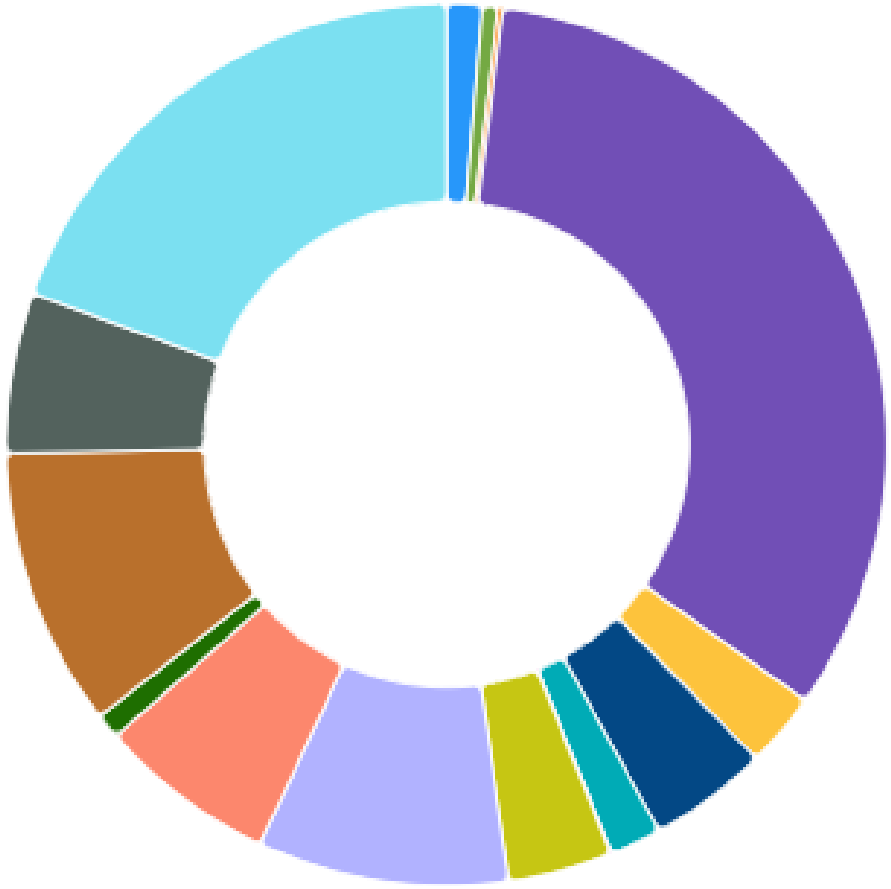
Summary of Proposed FY2027 – FY2032 Capital Cost

Planning Commission Proposed CIP 1/1/26/2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Budgeted Years
General Government							
Community Development							
Central Elden Walkability Improvements	$ 422,000	$ 1,245,000	$ 990,000				$ 2,657,000
East Elden Street Improvements and Widening		$ 9,852,995	$ 23,745,532	$ 31,094,568			$ 64,693,095
Ferndale Ave. Improvements	$ 270,000	$ 235,000					$ 505,000
Herndon Parkway at Sunset Park Drive Intersection	$ 832,214		$ 1,741,422	$ 2,100,000	$ 2,321,573		$ 6,995,209
Locust Street ADA Sidewalk Improvements	$ 864,891		$ 1,326,516	$ 5,522,865			$ 7,714,272
Monroe Street Sidewalk Extension	$ 188,000	$ 580,000	$ 1,365,000	$ 490,000	$ 1,242,200		$ 3,865,200
South Elden St (Herndon Parkway to Sterling Rd	$ 2,393,800	$ 1,567,271	$ 1,567,271	$ 6,072,490	$ 6,072,489	$ 6,111,837	$ 23,785,158
Sterling Road Improvements	$ 128,000	$ 496,000		$ 462,000	$ 400,000		$ 1,486,000
Wayfinding & Identification Signage	$ 100,000	$ 100,000	$ 100,000	$ 100,000			$ 400,000
Total Community Development	**$ 5,198,905**	**$ 14,076,266**	**$ 30,835,741**	**$ 45,841,923**	**$ 10,036,262**	**$ 6,111,837**	**$ 112,100,934**
Public Works							
1481 Sterling Road's Future Determination	$ 75,000	$ 750,000					$ 825,000
Generator Upgrades		$ 75,000	$ 750,000				$ 825,000
Herndon Community Center Roof Replacement		$ 1,600,000					$ 1,600,000
Police Radio Consoles		$ 30,000	$ 325,000				$ 355,000
Police Security Gate (Rear Access)	$ 525,000						$ 525,000
Racquetball Court Renovation	$ 1,600,000						$ 1,600,000
Runnymede Park-Atkins House Demolition	$ 200,000						$ 200,000
Salt Storage		$ 120,000	$ 1,200,000				$ 1,320,000
Sidewalks, Trails and Bicycle Facilities	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 1,500,000
Town Hall Square & Depot Improvements		$ 650,000	$ 125,000				$ 775,000
Town Wide Energy Conservation	$ 5,000,000		$ 10,000,000			$ 6,000,000	$ 21,000,000
Town-wide Security Improvements		$ 250,000			$ 50,000	$ 500,000	$ 800,000
Total Public Works	**$ 7,650,000**	**$ 3,725,000**	**$ 12,650,000**	**$ 250,000**	**$ 300,000**	**$ 6,750,000**	**$ 31,325,000**
Parks & Recreation							
Bready Park Tennis Bubble Year Round Conversion	$ 270,000						$ 270,000
Herndon Community Center Life Cycle Projects	$ 550,000					$ 350,000	$ 900,000
Park Equipment Replacement Program	$ 250,000	$ 275,000	$ 449,000			$ 400,000	$ 1,374,000
Runnymede Park Passive Environmental Education	$ 50,000	$ 520,000					$ 570,000
Sports Field and Park Improvements	$ 376,000	$ 645,615	$ 100,000	$ 150,000	$ 1,425,000		$ 2,696,615
W&OD Trail Lighting				$ 80,000	$ 444,000	$ 225,000	$ 749,000
Total Parks & Recreation	**$ 1,496,000**	**$ 1,440,615**	**$ 549,000**	**$ 230,000**	**$ 1,869,000**	**$ 975,000**	**$ 6,559,615**
Stormwater							
Stormwater Facility Repair	$ 825,000	$ 560,000	$ 975,000				$ 2,360,000
Stream Restoration Program	$ 1,250,000	$ 350,000	$ 350,000	$ 2,400,000	$ 350,000	$ 350,000	$ 5,050,000
Total Stormwater	**$ 2,075,000**	**$ 910,000**	**$ 1,325,000**	**$ 2,400,000**	**$ 350,000**	**$ 350,000**	**$ 7,410,000**
Total General Government Projects	**$ 16,419,905**	**$ 20,151,881**	**$ 45,359,741**	**$ 48,721,923**	**$ 12,555,262**	**$ 14,186,837**	**$ 157,395,549**

Summary of Proposed FY2027 – FY2032 Capital Cost (continued)

Request Title	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Budgeted Years
Enterprise Fund Projects							
Cemetery							
Chestnut Grove Cemetery	$ 2,300,000						$ 2,300,000
Total Cemetery	**$ 2,300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,300,000**
Golf Course							
Pump station for irrigation system	$ 350,000						$ 350,000
Total Golf Course	**$ 350,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 350,000**
Sewer Service & Maintenance							
Sewer System Conveyance		$ 13,000,000					$ 13,000,000
Sewer Main Relining and Manhole Rehab Program	$ 500,000	$ 600,000	$ 700,000	$ 800,000	$ 900,000	$ 500,000	$ 4,000,000
Sewer Capacity Purchase		$ 25,000,000					$ 25,000,000
Sewer - Major Vehicles/Equipment	$ 80,000	$ 350,000					$ 430,000
Total Sewer Service & Maintenance	**$ 580,000**	**$ 38,950,000**	**$ 700,000**	**$ 800,000**	**$ 900,000**	**$ 500,000**	**$ 42,430,000**
Water Supply & Maintenance							
Water Utility Master Plan Improvements	$ 9,407,000	$ 8,050,000	$ 16,150,000	$ 2,200,000			$ 35,807,000
Water - Major Vehicles/Equipment	$ 461,000	$ 500,000					$ 961,000
General Water Maintenance and Replacement	$ 4,742,000	$ 8,762,000	$ 7,006,000	$ 4,955,000	$ 3,841,000	$ 2,840,000	$ 32,146,000
Total Water Supply & Maintenance	**$ 14,610,000**	**$ 17,312,000**	**$ 23,156,000**	**$ 7,155,000**	**$ 3,841,000**	**$ 2,840,000**	**$ 68,914,000**
Total Water & Sewer Enterprise Fund	**$ 15,190,000**	**$ 56,262,000**	**$ 23,856,000**	**$ 7,955,000**	**$ 4,741,000**	**$ 3,340,000**	$ 111,344,000
Total Capital Costs	**$ 34,259,905**	**$ 76,413,881**	**$ 69,215,741**	**$ 56,676,923**	**$ 17,296,262**	**$ 17,526,837**	**$ 271,389,549**

Funding Sources for FY2027 – FY2032 CIP Projects



Capital Reserve Funds (1%)	$3,532,214.00
Community Project Funding / 20% Match (1%)	$1,561,000.00
Congestion Mitigation and Air Quality (CMAQ) - NVTA (0%)	$500,000.00
Enterprise Funds (33%)	$88,994,000.00
Fairfax County Stormwater Tax Revenue (3%)	$7,410,000.00
G.O. Bonds (4%)	$12,000,000.00
General Fund (2%)	$5,083,000.00
NVTA -Local 30% Revenue (HB2313 Local)) (0%)	$106,000.00
NVTA -Regional 70% Revenue (HB2313 Regional) (4%)	$10,400,000.00
Revenue Bonds/Water & Sewer (9%)	$25,000,000.00
Revenue Sharing (Local match) - VDOT Funding Program (7%)	$17,773,725.00
RSTP - NVTA Funding (1%)	$2,534,000.00
SmartScale - HP (State) - VDOT Funding Program (10%)	$27,791,095.00
SmartScale - District Program - VDOT Funding Program (6%)	$15,999,999.00
Unfunded (19%)	$52,704,516.00
TOTAL	**$271,389,549.00**

Staffs' Comments

- The projects are consistent with Town's 2030 Comprehensive Plan.
- Significant CIP transportation projects:
  - Included in the Comprehensive Plan
  - Included in regional plans and programs
  - Supported by county, regional, state and federal grants
- Significant Facilities Infrastructure Projects:
  - Included in Town of Herndon Strategic Plan
  - Part of TOH supported Energy Saving Performance Contract Program
- Portions of unfunded project costs may be considered for general obligation bond funding
- The staff recommends the resolution be adopted

Questions/Comments?

TOWN OF Herndon

LIVE DIFFERENTLY.

Planning Commission Work Session
Agenda Item 3.a.

Agenda Item: **Discussion - 575 Herndon Parkway Development Plan**

Meeting Date: February 9, 2026

Category: New Business

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:
This is a preliminary look at the legislative land use application DP#24-01, which would rezone the property at 575 Herndon Parkway to allow redevelopment of the site with a mixed-use stick-over podium building. The property is a little over four and a half acres and is currently improved with a multi-story office building and surface parking lot. It abuts the Herndon Metrorail Station north pavilion. The proposed building would include 525 residential apartments, around 9,000sf of retail, and around 6,000sf of office/flex space. The building is designed to wrap up an internal private outdoor amenity space and a structured parking garage. The development also consists of a reconstructed streetscape and bus bays along Herndon Parkway, a new private street along its eastern boundary, a predominantly pedestrian connection along the south side, and the majority portion of the promenade spanning from the Herndon Parkway to the Metro pavilion.

Background/Timing Impact:
Four submissions have been reviewed by staff for this project. The materials provided with this item to the Planning Commission were part of the fourth submission. Staff provided comments to the applicant regarding this submission and expects the next submission to be provided for review prior to formal Planning Commission consideration of the item. The intent of presenting this item to the commission, while staff review is ongoing, is to familiarize the members with the project and help ensure an efficient evaluation when it's back to the commission as a public hearing item. The generalized development plan (GDP), statement of justification, and draft proffer statement are attached. Staff and the applicant are continuing to discuss these items and additional edits are anticipated. However, at this time, there is not an expectation that any significant changes to the overall land use program and design will occur prior to formal review by the commission. Note that zoning modifications are requested as part of the application and staff will be providing comments on each of those requests when the item returns to the commission.

Review Considerations:

- This project does not propose significant office square footage. The HTOC plan

calls for a district with approximately half of the square footage to be office. The previously approved development plans for the HTOC (555 Herndon Parkway, 593 Herndon Parkway) both included office high rises. This aligns with a broader trend in the region and within Herndon of office square footage being replaced with residential uses.

- This project continues the established urban grid of private streets called for in the HTOC plan and generally provides the vehicle and pedestrian connections expected for the site, including a trail connection on the Metrorail station pavilion property and a rebuilt bus bay area.
- The project would build a significant portion of the promenade and has focused much of the design attention on this area.
- The ARB reviewed the architecture and will be providing a report to the Commission outlining general support for the design, which has been revised to respond to ARB comments.
- Six zoning modifications are requested with justifications expressed in the Statement of Justifications.
- The applicant has committed to proffers to assist with offsetting the impacts of the project. The proffers include but aren't limited to commitments regarding transportation improvements, uses, easements, environmental design, urban design, and cash contributions for certain services.

Timing Impact:
Typically, Planning Commission reviews of similar projects have taken at least two work sessions. However, there are no required timelines or policies associated with the duration of development plan reviews. Following its review, the Commission provides a recommendation to the Town Council, which will then deliberate on a final action for the item.

Fiscal Impact:
Replacing a 140,00sf office building with this new development as proposed would have implications for property, BPOL, and meals tax revenues. The notable increase in town residents would also impact public services and increase usage of transportation and utility infrastructure. The proffers address some ways in which these impacts may be offset, including transportation and utility mitigation measures as well as cash contributions. The project also improves portions of town property and would otherwise need to be completed by the town. The town is in the process of engaging a firm to develop a model to assist in the evaluation of the fiscal impact of new developments. Staff anticipates that some additional details regarding the fiscal impact of this project will be available as this application moves forward, but timing is uncertain at this time.

Legal Impact:
None at this time.

Staff Recommendation/Next Steps:
The Planning Commission is asked to review the materials prior to the work session and

be prepared to discuss any components of the proposed project that require further explanation or that may be an area of concern as the case moves into a formal commission evaluation in the coming months.

Attachments:

1. Statement of Justification
2. Generalized Development Plan
3. Draft Proffer Statement

STATEMENT OF JUSTIFICATION
for
Bristol Herndon Parkway LLC
575 Herndon Parkway
Development Plan Application
Tax Map # 16-4((10))6A
May 8, 2024
Revised May 15, 2025
Revised October 15, 2025

INTRODUCTION

This development plan application, filed by Bristol Herndon Parkway LLC (the "Applicant"), presents an important opportunity to further the goals of the Herndon Transit Oriented Core (HTOC). The subject property (the "Property") is strategically located directly adjacent to the Silver Line Herndon Station and the Herndon Station Promenade. It fills in the blank between the zoning approval for 555 Herndon Parkway and that of 593 Herndon Parkway with an implementable single-phase development meeting the high demand for residential mixed use in Herndon and the surrounds.

LOCATION AND EXISTING CONDITIONS

The Property is located on the south side of Herndon Parkway, directly adjacent to the north pavilion landing of the Herndon Metro Station. It is zoned PD-TOC (Planned Development – Transit Oriented Core) and contains 4.64 acres. It is currently developed with a soon-to-be completely vacant, Class B suburban office building, constructed in the late 1980's and surrounded by surface parking. The property is not currently subject to any special exception or variance approvals, proffers, zoning administrator interpretations or court orders. The site currently has two access points from Herndon Parkway, with the easternmost one shared with the adjacent property to the east. To the east and west is land zoned PD-TOC and currently developed with office uses, but with legislative approvals for mixed use development. At the time of this resubmission, the property to the east has earned site plan approval and is under construction. The Dulles Toll Road is located to the south adjacent to the southeast area of the Property, and property owned by the Town of Herndon is located to the south adjacent to the southwest area of the Property. To the north, across Herndon Parkway, is land that was the subject of the recently approved Transit Related Growth Area Plan. It is currently zoned Office & Light Industrial and developed with office uses.

DISCUSSION OF THE DEVELOPMENT PLAN

The specifics of the Development Plan are described below as they relate to the requirements stipulated in Section 78-50.8 of the Zoning Ordinance (Planned Development Transit Oriented Core) and the guidance provided in both the "Principles and Guidelines for the Herndon Transit-Oriented Core Plan" contained in the Herndon Metro Station Area Study and the Urban Design and Architectural Guidelines for the HTOC.

Site Layout/Uses. One building is proposed on the Property, ranging from 6 to 7 stories in height. The building will contain up to 525 residential units with commercial and amenity uses at the prominent corners along Herndon Parkway, along the Promenade and at the southwest corner of the building adjacent to the Metro Station landing. Total gross square footage will be approximately 575,130 square feet. The floor area ratio (FAR) will be a maximum of 2.85. Retail uses, potentially restaurants, are proposed on the two northern corners, fronting on Herndon Parkway and on the Promenade, with the main entrance of the residential use along with related amenities also along the Promenade. To accommodate the range of market conditions until build-out of the HTOC, the southwest corner of the building is being proposed for commercial (uses under consideration include co-working, office space, and/or amenities) with the optionality to convert to retail, restaurant or some other form of highest & best commercial use as defined by the market. Approximately 1,200 square feet of space is reserved for lease to the Town of Herndon per certain conditions as stated in the proffers. The building completely wraps a structured parking garage containing 638 parking spaces. See below for more detailed discussion of the garage. Vehicular access to the building will be via one access point on Herndon Parkway, which is shared with the property to the east. Garage access and loading will be located along the eastern façade. Building service areas (trash pick-up) are proposed for residential and commercial uses on both the eastern and southern façades.

Open Space. Although the Zoning Ordinance does not stipulate a specific percentage of open space for Development Plans in the HTOC, it does require the incorporation of a variety of exterior amenity spaces which will contribute to a high-quality, pedestrian-centric atmosphere. The Development Plan shows 20% of the site as a combination of private and public open space. All exterior sides of the building will have public open space, including a pocket park off of the Promenade and a park area on the southern side of the building. Although not included in the open space calculation, the Applicant will be landscaping the adjacent Town parcel between the Property and the Metro Station to blend into the Sugarland Run Trail and the Promenade. Two courtyards within the building envelope provide private open space areas. Most prominent and critical to the character of the HTOC is the provision of the Herndon Station Promenade. Elements and design of this important open space feature are discussed in more detail below.

Activated Street Level. A guiding principle in the Design Guidelines is activation of the ground level of buildings within the HTOC. The advantage of a fully wrapped garage is the ability to activate all sides of the building. The Herndon Parkway frontage is fully activated with retail/restaurant and residential units with ground level access. Balconies are also planned on this façade. The Promenade is fully activated with commercial uses, the residential lobby and amenity spaces. The southern elevation is activated with commercial and residential units and the eastern elevation is activated with residential units, a secondary residential lobby, and a commercial use in the northeast corner.

Promenade. The Development Plan includes all of the features envisioned in the Guidelines for the Promenade such as outdoor restaurant seating, hardscape area with pavers, landscaping, and seating. The 593 Herndon Parkway approval provided a fire access lane on the west side of Promenade which leaves significant room on the subject Property's side of the Promenade for landscaping and seating. As currently shown on the Development Plan, the proposed building does not need fire access from the Promenade side.

Decorative pavers are proposed throughout the Promenade as recommended in the HTOC Design Guidelines. The design of the Promenade is broken down into three main zones: the building zone on

the east, the central passive zone, and the main pedestrian corridor and fire access lane that will be completed with the adjacent property improvements. Bands of accent pavers cross these three zones to tie the Promenade to the neighboring properties. The three zones are defined primarily by the tree planting conditions and secondarily by the decorative paving materials. The eastern row of trees will be planted within a planted bed with shrubs and perennials, creating a strong delineation between the building zone and central passive zone. The building zone and tenant occupancy will animate the space with diners and shoppers. The western row of trees will be placed within flush tree grates to maximize pedestrian permeability within the central zone. The central zone will be furnished artfully and meant for the public to sit and mingle.

During the interim condition, this space will also function as a pedestrian corridor to the Metro alongside the existing sidewalk. The accent band pavers will continue across the existing sidewalk in order to create a cohesive aesthetic during this interim phase. These pavers will not be fire truck rated and they will be replaced when the ultimate conditions are built. The third row of trees may be installed by the adjacent property, completing the third zone of the promenade. This wide pedestrian corridor will function as the main circulation pathway and will be defined on the far west side by trees in larger planting beds, with similar planting conditions as the ones on the far east side.

Exiting the Promenade to the Metro Station, the Development Plan shows an area for a potential public art focal point. The existing grade difference between the two halves of the Promenade, which is most prominent in the southern portion, is creatively handled via a counter height ledge with seating walls. All the details of the Promenade hard and soft-scape are shown on Sheet L-03A and L-03B of the Development Plan.

Herndon Parkway. This Property is unique in that an existing bus layby and two bus shelters already consume the large majority of this frontage. The Applicant has had to incorporate this significant feature into the streetscape along Herndon Parkway and worked with the Town staff to marry the Design Guideline features with this existing infrastructure. The Development Plan shows a continuation of the shared used path (cycle track and pedestrian) approved in the 593 Herndon Parkway application onto the subject Property as a 12-foot wide shared use path. The path then turns inward to run behind the bus layby, continuing across the frontage to the east side where it splits into an 8 foot wide cycle track and an 8 foot wide sidewalk. These dimensions have been coordinated with the Town staff. Ornamental and shade trees are shown where possible on the south side of the sidewalk. Paver bands are shown along the frontage in accordance with the Design Guidelines. Approximately 30% of the hardscape along the frontage is pavers which exceeds the Design Guideline intent of 25%. The specifics of the treatment along the Herndon Parkway frontage is shown on Sheets L-01 and L-02 of the Development Plan.

Parking. As previously noted, the structured parking garage is fully wrapped with the mixed-use building. Garage access is provided along the eastern façade. Separate residential and commercial loading areas as well as a separate trash/recycle area are also located along the eastern façade. An additional residential trash/Recycle room is located along the southern façade. Within the garage are bike storage and maintenance areas on the first level as well as smaller future bike storage areas on each subsequent level. Five surface vehicular parking spaces are shown near the secondary residential lobby (and mail lounge) along the eastern frontage to be reserved for deliveries. The minimum vehicular parking requirements of the Zoning Ordinance will be met. Two pedestrian exits are shown from the garage, one to Herndon Parkway and one to the Promenade.

Private Street Streetscape (Private Road A). The tree verge width and street tree spacing are consistent with the Design Guidelines for streets with curb extensions in the parking lane. The garage entrance and the loading docks are located on the frontage, and 6 foot minimum wide concrete sidewalks with pedestrian-scale scoring patterns are proposed for the pedestrian crossing in these areas to match the adjacent sidewalk. The 6-foot sidewalk width also allows for steps and ADA compliant ramps to the northeast public space and the secondary residential lobby. Additionally, this streetscape will provide a more similar streetscape experience to the 555 Herndon Parkway approval to the east.

Dulles Toll Road and Metro Station Frontage. The southern lot line frontage can be broken down into two distinct areas: the Dulles Toll Road frontage on the east and the Metro Station frontage on the west. The eastern Toll Road frontage provides a 20 foot wide access drive to provide emergency vehicles access to the Promenade and service vehicles access to the loading area. A mountable curb is proposed where the access drive meets Private Road A to discourage non-authorized vehicles from entering. To further indicate the access drive is not for public vehicular use, a change in paving material visually splits the drive into two separate pathways: a 10-foot wide pedestrian-oriented specialty concrete path on the north and a 10-foot wide asphalt cycle-oriented path on the south, providing the essential Sugarland Run Trail extension. North of the 20-foot wide access drive, a row of trees in tree grates and intermittently lit bollards separate the occasionally vehicular realm from a secondary 5 foot wide pedestrian only path. To the south of the access drive, an 8.5 foot wide planting buffer is shown adjacent to the Dulles Access Road. A decorative screen fence, to match the adjacent 555 Herndon Parkway property, and light fixtures will be provided in accordance with the HTOC Guidelines.

The western Metro Station frontage provides 20-foot-wide pedestrian passage to the Metro entrance and the Promenade. An ample planting area to the north separates the passage from the proposed building and its semi-public seating area. Light fixtures and benches are also provided in this area. The western pedestrian passage is separated from the eastern access drive by collapsible bollards, which will limit the area to emergency vehicular traffic only. A 10-foot-wide cycle path also splits off onto the adjacent property at this point to provide a direct connection to the existing cycle path and parking area at the Metro station, minimizing conflicts with pedestrians exiting the station and extending the Sugarland Run Trail.

Stormwater Management/Sustainability. The amount of impervious surface proposed on the Property will increase when compared to the existing conditions. Therefore, runoff reduction strategies in conjunction with underground detention will be used to reduce the runoff rate to a level less than or equal to the existing two and ten-year storm runoff rates. Water quality requirements will be met through a combination of stormwater planters and manufactured treatment filtering devices. Additional water quality methods may also be utilized. Please refer to Sheets C-13 – C15 for additional stormwater information. It is the Applicant's intent to achieve at least a NGBS Silver certification for the building. A proffer commitment has been included to deliver EV spaces and EV-ready spaces for future capacity.

Architecture. The building has been designed with an all-four-sided architecture, wrapping a 7-level parking structure that provides parking spaces for all uses. The design proposes four textured-rich shades of brick—white, tan, brown, and red—to create a cohesive aesthetic and reflects a Town of Herndon identity. Architectural stone accents have been used at key locations such as the primary residential entrance, the amenity spaces overlooking the new pocket park, and the building base on the south and east elevations. Fiber cement panels in various styles—such as board and batten, large panel systems,

and wood grain finishes will be used as accents or within compositions to achieve an aesthetic that embraces both the modern and the historic. Architectonic elements have been organized into four distinct façade compositions to improve scale management and mix modern and traditional elements, prominently featuring brick as the main cladding system. The blend of architectural styles aims to set the building apart from typical regional designs, establishing a unique and varied aesthetic. The design includes vertical compositions of architectural elements, such as windows, balconies, and recessed areas, to break up the building's horizontal expanse and add visual interest. Deep vertical breaks were introduced to accentuate the division of façade treatments and add to the openness of the building massing. The north building break offer an opportunity for a larger scale mural/treatment.

Herndon Identity. Conceptually, a Herndon identity and heritage of rail travel, past and present, has been incorporated in the building architecture. Through the use of varying colors, and materials, and the juxtaposition of horizontal and vertical elements, the building facades have been broken up to reduce their scale. An example is the North façade, where ground level units have direct access to Herndon Parkway and the first four stories are treated with a different material and color. Repetitive vertical frames and contrasting materials create a strong architectural rhythm, referencing the linearity and modularity of train systems while expressing order and movement. Along The Promenade, the ground floor is activated by transparent retail storefront and generous overhangs, proposing a pedestrian-friendly environment and encouraging street-level interaction. The building's material palette—brick, metal, and glass—draws from the industrial heritage of rail infrastructure but is proposed with clean, contemporary detailing to reflect a forward-thinking approach. Balconies and integrated outdoor spaces promote social connection, while the building's bold, grid-like expression reflects both efficiency and permanence. Designed to be a connective hub within its neighborhood, the project balances the grit of industrial precedent with a commitment to innovation, livability, and a strong sense of place. The Applicant's agent, Woodfield Development LLC, has considerable experience incorporating commissioned artwork and photography that highlight the character and history of the surrounding areas into the interior design of the common areas of the building. It is intended to use that approach in the proposed building as well.

COMPLIANCE WITH THE STANDARDS FOR DEVELOPMENT PLAN APPLICATIONS WITHIN THE PD-TOC, SEC. 78-50.8(2)

For the reasons stated below, this application fully complies with the standards outlined in the Zoning Ordinance for development within the HTOC.

(a) Contribute to a tiered intensity of development, with the highest intensities located closest to the Herndon Metro Station pavilion, and the Herndon Station promenade, with a mix of residential, office, retail and hotel uses and public spaces necessary to achieve a vibrant, mixed-use urban environment.

The proposed FAR of up to 2.85 is a significant density, comparable to any other density in the Dulles Corridor. The intensity proposed in this application is of a scale and use type that is implementable in the near term in a single phase which will bring much needed residential critical mass to the HTOC. This, in turn, will incentivize retail, personal service and other commercial uses.

(b) Contribute to a logical networks of open space and urban parks designed as described in the Urban Design and Architectural Guidelines for the Herndon Transit-Oriented Core and Chapter 6

of the Herndon Metro Station area study to include but not be limited to the Herndon Station promenade, Herndon Parkway streetscape and cycle track, the extension of the Folly Lick Trail as an urban streetscape with multi-modal accommodations, the Metrorail Station urban development area portion of the Sugarland Run Stream Valley Trail pocket parks, common greens, civic plazas and recreational amenities for the district's residents and workforce, which reflect exemplary design in the fields of landscape architecture, urban design and public art.

This application will be able to provide the companion section of the very important Herndon Station Promenade. See detailed description of the Promenade on Page 2. The Development Plan also includes streetscape elements along the Herndon Parkway, to the extent possible with the existing bus lay-by, and the Metro Station urban development area portion of the Sugarland Run Trail along the southern border.

(c) *Voluntarily address impacts to public facilities that result from the proposed development plan application, to include police protection, park and recreation services, public utilities and Fairfax County services to include fire and rescue, libraries, and schools.*

Draft proffer commitments have been submitted to address some of these impacts.

(d) *Voluntarily contribute a fair share of the necessary infrastructure improvements identified in the Herndon Metro Station area study including but not limited to the creation of the Worldgate Connector, the redesign of the Herndon Parkway, and water and sewer improvements.*

Draft proffer commitments have been submitted to address the applicable impacts.

(e) *Create and provide exemplary pedestrian, bicycle, passenger vehicle and service vehicle access.*

Pedestrian circulation is prioritized in this application with the provision of the Promenade which functions as a gateway to the Town with or without the companion western section and sidewalks along the other three sides of the building. A cycle track has also been accounted for along the Herndon Parkway.

(f) *Reduce the number of single occupant vehicle trips by implementing various Transportation Demand Management strategies, such as voluntary transit subsidies, carpool and vanpool services, employee shuttles, car sharing programs and bicycle accommodations, limiting the amount of provided parking, encouraging shared parking arrangements among appropriate uses, and permitting the inclusion of managed tandem parking spaces.*

The Applicant has proffered to implement a Transportation Demand Management program to encourage rail ridership and reduce single occupancy vehicle trips.

(g) *Apply the adopted Urban Design and Architectural Guidelines for the Herndon Transit-Oriented Core.*

The application's conformance with the applicable Guidelines is addressed in detail on Pages 1-5

of this statement.

(h) Demonstrate how the development plan application contributes to a cohesive PD-TOC district and will permit development of adjacent parcels or landbays that are not included within the development plan application.

The two parcels directly adjacent to the property already have legislative approvals. Care has been taken to orient pavers and other features of the Promenade to blend with that already approved to the west. Additionally, the garage entrance along the eastern façade has been placed directly across from the vehicular entrance to the 555 Herndon Parkway development.

(i) Reduce energy consumption and enhance the physical environment through specified stormwater management and sustainable building techniques.

The applicant anticipates attaining green building Silver certification for the development, which in and of itself requires significant sustainable building practices. Stormwater management in terms of quantity and quality will meet or exceed standards.

MODIFICATIONS

1. **Herndon Parkway Frontage**. Sect. 78.50.8.H.2 of the Zoning Ordinance requires that the streetscape improvements described in the adopted comprehensive plan and the Urban Design and Architectural Guidelines for the Herndon Transit-Oriented Core be provided. The requirements call for the following, moving away from Herndon Parkway towards the development: a 2' utility strip, 8' cycle track, 4.5' landscape strip, and an 8' sidewalk. However, the HTOC document does not consider bus stops along Herndon Parkway such as the one that fronts the subject application site. This is a unique condition, unlike any other property adjacent to the Herndon Parkway. Due to this, the applicant met and coordinated with town Planning staff to develop the proposed alternative and respectfully requests the granting of this modification based on the following criteria.

   Adjacent to Herndon Parkway on the northwest frontage of the subject site there is an existing above grade electric switch that feeds several of the surrounding properties. This switch is critical to not just this application, but to operations of multiple properties in the neighborhood and therefore must remain in service. Diligence into a significant relocation of the switch indicate it would be a substantial cost and source of schedule disruption directly impacting the feasibility of the redevelopment. The proposed minor modification to the existing location of the switch directly interferes with the required cycle track and sidewalk spacing, making it impossible to implement. In the applicant's proposed condition, a 12' shared-use path has been provided on the south side of the switch that accommodates the necessary space for pedestrians and bicyclists alike. The VDOT requirement for a shared-use path is just 10' width, so the applicant proposed condition is greater than necessary for approval and pedestrian comfort.

   Additionally, the Town recently implemented a bus bay along the 575 Herndon Parkway frontage. This bus bay is a critical improvement for the community, the impending development

of the Herndon Promenade, and increases in metro access at this location. However, when paired with the required Herndon Parkway streetscape elements, the bus bay creates a significant conflict with fire and emergency access. The bus bay itself is approximately 15' wide and the waiting/loading area is approximately 10' wide. Those widths paired with the HTOC requirements would put the closest building face at 47' from the curb of Herndon Parkway. This is an issue for fire and emergency access to the proposed development because the Fairfax County Fire Marshal's Office reviews plans in accordance with the Fairfax PFM, which states that the address side of the building must be ladder accessible geometrically. The applicant met with the Fire Marshal 9/10/24 in reference to this project and received his verbal approval of the provided 35' ladder accessibility and geometry. Within the currently proposed 35' the applicant is showing a 10' bus bay loading area, 6' landscape strip, and 12' shared-use path that will provide pedestrians and bicyclists a safe path to traverse the 575 frontage offset from the roadway.

2. **Private Road "A".** Sect. 78.50.8 of the Zoning Ordinance requires a landscape panel or "tree-verge" of 5 feet in width and a sidewalk, 8 feet in width, along the Property's Private Road A frontage. The applicant's proposed development includes the required 5' landscape panel and requests a modification to provide a 6' sidewalk. The proposed layout creates a primary and secondary route to and from the Herndon Metro stop, with those being the Herndon Promenade and the Sugarland Trail, respectively. The proposed 6' sidewalk is a tertiary method of accessing the Metro and will primarily be used only for residential access to and from the secondary lobby entrance of the building. This reduction in the hardscape area will allow the private street to feel more residential and oriented to the pedestrian scale. Further, the modification will enable design of a feature enabling street-level activation. The northeast corner of the building is designed for a future retail/restaurant use with separated patio seating for patrons to comfortably enjoy, while still allowing pedestrians heading south or north to pass by the patio on the proposed sidewalk. The patio would not be operationally viable for users without the requested modification.

3. **Dulles Toll Road Frontage**. Sect. 78.50.8 (h)(1) of the Zoning Ordinance requires that pedestrian accommodation of a minimum of 8 feet wide be provided. The applicant's proposed development requests a modification to provide a pedestrian-only sidewalk with a minimum width of 5 feet. Tree grates are utilized in the adjacent 5-foot wide tree pits to provide increased walking surface and tree planter protection, as suggested by HTOC Guidelines Section D. The adjacent 20-foot wide access drive is for use by emergency and service vehicles only. Half of this drive width (10 feet) will be visually delineated as the pedestrian realm by the use of the same paving material as the sidewalk.; the remaining half is asphalt. The applicant also requests a reduction of the access drive width from 22-24 feet as listed in the HTOC guidelines to 20 feet, which is the minimum required by the Fire Department. The narrower width, along with the material change, provides a visual cue that the access drive is not for everyday public use.

4. **Electric Facilities**. Sect. 78..50.8(J)(2) of the Zoning Ordinance requires that mechanical equipment, utility boxes, dumpsters, antennas, tanks, generators, and similar apparatus and storage structures be located within primary structures or screened within parking garages or on rooftops or placed underground. The applicant's proposed condition calls for above grade transformers that are extremely well screened, proximate to the most viable utility room location internal to the building, are in a location that minimizes impact the nearest residential units, and that do not take away from the public open space/park created on the south side of the project. The provided condition is driven primarily by Dominion Energy's underground vault specifications dictating that a personnel entrance through a door will be provided from any below

grade vault to a below grade garage. There is no below grade garage proposed with this project therefore the project will be unable to locate the necessary transformers and switch in an underground vault to comply with this ordinance. Alternatively, the applicant has developed a design that successfully encloses the vault in a physically screened environment that is heavily planted for further buffering between the equipment and adjacent sidewalk. Access doors have also been designed so as to not obstruct the sidewalk, even when fully open.

5. Loading Spaces.

Table 78-100.2(a) of the Zoning Ordinance requires a total of five (5) loading spaces for this project.

BUILDING USES			LOADING		
Building Use	GFA	Number of Units	Required Parking Ratios	Loading Spaces Required	Loading Spaces provided
A - Retail / Restaurant	9,222	-	1 / 3,000-14,999 GFA	1	1
B - Residential	559,921	525	1 / 200 UNITS	3	2
C - Commercial or Office	5,987	-	1 / 6000 GFA	1	1
TOTALS	**575,130**	**525**		**5**	**4**

Since the previous submission, the Design Team has revised the loading and service areas to increase the total number of loading spaces to four (4) from three (3). In addition, we have included a proffered commitment to operational strategies that ensure all building uses will not interfere with pedestrian or travel lanes during loading activities.

Since we remain one space short of the requirement, we respectfully request approval of a reduction to four (4) loading spaces based on the following justifications:

A. Alternative Loading Solutions

Loading areas have been strategically located in recessed zones to avoid blocking sidewalks and building entrances. The proposed configuration provides dedicated and shared loading spaces to serve all uses while maintaining an efficient site layout:

- Retail Uses: One **(1)** independent loading space (17’ x 25’) located off Private Road A.
- Residential Uses: Two **(2)** independent loading spaces (17’ x 25’) off Private Road A.
- Shared Commercial and Residential Use: One **(1)** shared loading space at the South Corridor with separate receiving and trash areas within the building. This loading area is essential to the success of the Promenade since it serves the adjacent Commercial component. This space/tenant will be crucial in activating the public spaces to achieve the vitality the Town has envisioned for this central amenity. A well-planned service area is crucial in attracting high-quality tenants and supporting business viability. Further, based on the applicant’s residential operations experience, residential use of this density requires more than one point of waste/recycling service to maintain orderly and sanitary operations.

B. Reduced Demand for Loading Areas

The anticipated demand for dedicated loading is lower than typical standards due to proven on-site package management systems. Designated package storage areas will accommodate freight and parcel deliveries efficiently, reducing reliance on formal loading spaces.

C. Operational and Management Strategies

To ensure that the reduction in loading spaces does not negatively impact residents or city infrastructure, we propose implementing the following measures per the proffers:

• Scheduled move-in/move-out policies to minimize peak congestion.

• Loading coordination programs to efficiently manage deliveries and service vehicles.

• Clear signage and traffic management plans to optimize on-site circulation and prevent conflicts.

• Collaboration with local delivery services to coordinate drop-off schedules and use alternative access points when necessary.

6. Parking Structure Landscape Requirements

Section 78-110.5(b)(2)d requires planting islands to be a minimum of 8 feet wide and for each tree to have 120 square feet of unpaved plantings area. We are proposing a reduction in the required width and square footage due to the following considerations:

a. Availability

As written, the zoning section referenced above would require planters to have minimum interior dimensions of 8' wide by 15' long to provide 120 square feet of planting area. Standard self-contained prefabricated planters are not available at this size due to limiting factors of fabrication and installation. The use of prefabricated planters allows for simpler installation, preservation of the structural deck (from sustained water exposure/irrigation), flexibility in planter placement (being a self-contained product), ease of replacement if damaged, and the inclusion of container irrigation and tree anchoring systems (for long-term survival of trees). Modular systems that would meet these interior dimensions typically have interior partitions that would not allow a tree to access the full planter soil volume. We are instead proposing to provide the largest typical commercially available prefabricated planters, such as those shown on Sheet L-05, or their equals. These provide 32-56 square footage of planting area and 112-168 cubic feet of soil volume, with exterior widths of 4 to 7.5 feet.

b. Structural Load limitations

The installation of canopy trees and associated soil volume imposes a significant dead load on the structure, reducing the area of planting islands will allow us to maintain structural integrity while incorporating appropriate landscaping. The Applicant did vet this point through the general contractor and pre-cast garage subcontractor.

c. Safety and Visibility

Most of the planters are located within standard parking spaces. With a proposed height of at least 3 feet, 15 foot by 8 foot planters would reduce visibility and maneuverability of parking vehicles. Using smaller planters will provide greater tolerances for vehicular visibility, door swings and safe turning movements.

d. Alignment with Sustainability Goals

This request balances TOH sustainable design, aesthetic quality, and functional development while recognizing the constraints of rooftop installations.

CONCLUSION

In short, the inclusion of implementable, single phase multifamily residential development in the HTOC, as proposed in this application, incentivizes further development in the HTOC and now, with the adoption of the TRG Small Area Plan, will spur development within the TRG area. The application also proposes a viable amount of retail/restaurant in the appropriate locations on the Property. A commercial space of appropriate size is proposed directly adjacent to Metro and will be marketed as office, co-worker space, or other commercial as the market dictates. But rooftops are needed first to then bring commercial, retail and office uses to the area.

To the Applicant's knowledge, there are no hazardous or toxic substances on the Property.

For these reasons and others included in this statement, the Applicant respectfully requests staff and the Planning Commission support and Town Council approval of this application.

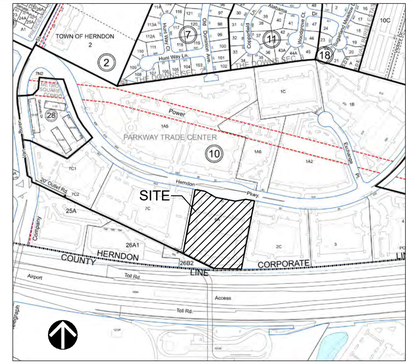
Respectfully submitted,

/LRG/

Lori R. Greenlief
Senior Land Use Planner
McGuireWoods LLP

575 HERNDON PARKWAY

GENERAL DEVELOPMENT PLAN



TAX MAP / VICINITY MAP
SCALE: 1" = 500'

TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

MAY 08, 2024
NOVEMBER 22, 2024
MAY 14, 2025
OCTOBER 15, 2025



SHEET INDEX:

PDF SEQ		CIVIL
1.	C-01	COVER SHEET
2.	C-02	EXISTING CONDITIONS
3.	C-02A	EXISTING CONDITIONS
4.	C-03	EXISTING EASEMENT OVERLAY
5.	C-03A	PROPOSED AND REMAINING EASEMENT EXHIBIT
6.	C-04	METRO CONTEXT PLAN
7.	C-05	EXISTING VEGETATION MAP
8.	C-06	NOTES AND TABULATIONS
9.	C-07	DEVELOPMENT PLAN
10.	C-07A	INTERIM DEVELOPMENT PLAN
11.	C-07B	INTERIM DEVELOPMENT PLAN
12.	C-08	VEHICULAR CIRCULATION PLAN
13.	C-08A	SIGNAGE AND MARKING PLAN
14.	C-09	UTILITIES PLAN
15.	C-10	GRADING PLAN
16.	C-10A	INTERIM GRADING PLAN
17.	C-11	FIRE ACCESS PLAN
18.	C-11A	INTERIM FIRE ACCESS PLAN
19.	C-11B	INTERIM FIRE ACCESS PLAN
20.	C-12	STREET SECTIONS
21.	C-12A	STREET SECTIONS
22.	C-12B	SIGHT DISTANCE PLAN
23.	C-13	PRE AND POST DEVELOPMENT AREA MAP
24.	C-14	STORMWATER MANAGEMENT MAP AND NARRATIVE
25.	C-15	STORMWATER COMPUTATIONS
26.	C-16	ADEQUATE OUTFALL MAP
27.	C-17	ZONING MODIFICATIONS
28.	C-18	AUTOTURN EXHIBIT
29.	C-18A	AUTOTURN EXHIBIT

ARCHITECTURE

30.	A-4.0	TABULATIONS
31.	A-14.0	ILLUSTRATIVE EXTERIOR FINISHES AND PRECEDENT IMAGES
32.	A-14.1	ILLUSTRATIVE HERNDON MURAL
33.	A-15.0	PERSPECTIVE VIEWS
34.	A-15.1	PERSPECTIVE VIEWS
35.	A-15.2	PERSPECTIVE VIEWS
36.	A-15.3	ELEVATION VIEWS
37.	A-16.0	SHADOW ANALYSIS
38.	A-17.0	ILLUSTRATIVE PARKING LEVEL 1
39.	A-18.0	ILLUSTRATIVE PARKING LEVEL 2
40.	A-19.0	ILLUSTRATIVE PARKING LEVEL 3
41.	A-20.0	ILLUSTRATIVE PARKING LEVEL 4
42.	A-21.0	ILLUSTRATIVE PARKING LEVEL 5
43.	A-22.0	ILLUSTRATIVE PARKING LEVEL 6
44.	A-23.0	ILLUSTRATIVE PARKING LEVEL 7
45.	A-24.0	BUILDING SECTIONS

LANDSCAPE ARCHITECTURE

46.	L-01	HARDSCAPE PLAN
47.	L-02	LANDSCAPE PLAN
48.	L-03A	INTERIM PROMENADE PLAN
49.	L-03B	ULTIMATE PROMENADE PLAN
50.	L-04	PRIVATE COURTYARDS
51.	L-05	PUBLIC REALM AMENITIES
52.	L-06	RENDERED PLAN COMMENT KEY
53.	L-07	SITE SECTIONS

OWNER / APPLICANT
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

AGENT
WOODFIELD DEVELOPMENT COMPANY, LLC.
8045 ARCO CORPORATE DRIVE, SUITE 108
RALEIGH, NC 27617
RICK ROWLAND

ATTORNEY
McGUIREWOODS LLP.
1750 TYSONS BOULEVARD, SUITE 1800
TYSONS, VA 22102
GREG RIEGLE

ARCHITECT
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182
THOMAS DINNENY

ENGINEER
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VA 22102
ROBERT COCHRAN

LANDSCAPE ARCHITECT
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310
DAN DOVE

TRANSPORTATION
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VA 22102
MIKE PINKOSKE

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
Lic. No. 2912
LAND SURVEYOR

TAX MAP NOS. (2024) 16-4 ((10)) PARCEL 6A

VIKA #VV7815B
SHEET C-01

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_Cover Sheet.dwg USER:Bentley DATE:Oct, 15 2025 TIME: 08:27 am

NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TAX MAP #016-4-10-0006A AND IS ZONED PD-TOC (PLANNED DEV-TRANSIT ORIENTED CORE).
2. THE SUBJECT PROPERTIES ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51059C0110E, COMMUNITY PANEL 515525 0110 E, FOR FAIRFAX COUNTY, VIRGINIA, DATED SEPTEMBER 17, 2010. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83).
4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
5. THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERFORMED BY VIKA VIRGINIA, LLC ON FEBRUARY 6, 2024 USING THE FOLLOWING CORS STATIONS: LOYB LORTON VA – 0576 (NGS PID DH7960); VAGV GAINESVILLE VA – 0588; AND VAAH ASHBURN VA – 0591, AND A COMBINED SCALE FACTOR OF 0.999959696. THE ELEVATION CONVERSION OF THE VERTICAL DATUM FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO (NGVD29), USING A DIFFERENCE OF +0.69', WAS CALCULATED USING ARMY CORPS OF ENGINEERS' CORPSCON 6.0.1 CONVERSION TOOL.
6. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:257,864 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
7. THERE IS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
8. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.
9. THIS SURVEY DEPICTS THE LOCATIONS OF ENCUMBRANCES AFFECTING THE PROPERTY THAT HAVE BEEN IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON, FURNISHED TO VIKA VIRGINIA, LLC FOR THIS SITE. IF THERE ARE ENCUMBRANCES AFFECTING THE PROPERTY THAT ARE NOT LOCATABLE, OR THAT WERE NOT IDENTIFIED IN THE REFERENCED TITLE COMMITMENTS, THEY MAY NOT BE SHOWN ON THIS SURVEY. FOR EXAMPLE, CERTAIN HIGHWAYS HAVE "LIMITED ACCESS LINES" THAT HAVE BEEN ESTABLISHED BY HIGHWAY PLANS THAT ARE OFTEN NOT RECORDED IN THE LAND RECORDS OF THAT JURISDICTION.
10. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. VA-23-4091 WITH A COMMITMENT DATE OF SEPTEMBER 15, 2023 AT 8:00 A.M. HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN, PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.
11. CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
12. THE SUBJECT PROPERTY DOES NOT LIE IN A RESOURCE PROTECTION AREA (RPA) PER FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREAS MAP NO. 016-4, DATED: 08/01/2005.
13. THE EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER THE DIRECT RESPONSIBLE CHARGE OF FRANKLIN E. JENKINS, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON MARCH 6, 2024; AND THAT THIS PLAN/PLAT MEETS MINIMUM HORIZONTAL AND VERTICAL ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
14. SUE QUALITY LEVEL B (QL-B) – FIELD SURVEY UTILIZING SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF UNDERGROUND UTILITIES WITHIN THE AREA OF INTEREST. UTILITIES LOCATED OUTSIDE THE AREA OF INTEREST ARE QL-C OR QL-D. GRAVITY DEPENDENT UTILITY SYSTEMS (STORM AND SANITARY SEWERS) SHOWN HEREON ARE NOT INCLUDED IN THE QL-B SURVEY.; FIELD SURVEY OF VISIBLE ABOVE-GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, POSTS, ETC.; IN ADDITION TO EXISTING UTILITY RECORDS (SEE SUBSURFACE UTILITY LEVEL B DESIGNATION WORKSHEET FOR ADDITIONAL INFORMATION ON QL-B SURVEY)).

AREA TABULATION:

TAX MAP 016-4-10-0006A: 202,120 SF OR 4.6004 AC

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	194.49'	7439.44'	001°29'52"	97.25'	N88°48'18"W	194.48'

LEGEND:

BUILDING LINE
CABLE TV CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELECOM CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT

ELECTRICAL MANHOLE
ELECTRICAL JUNCTION BOX
GUY POLE
LIGHT POLE
GROUND LIGHT
UTILITY POLE
PHONE MANHOLE
PHONE PEDESTAL
CABLE TELEVISION PEDESTAL
GAS VALVE
GAS MANHOLE
GAS MARKER
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE

STORM DRAIN MANHOLE
CATCH BASIN RIM
INLETS
CURB INLET
SANITARY MANHOLE
SANITARY CLEANOUT
WATER METER
WATER MANHOLE
WATER VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
IRRIGATION CONTROL VALVE
WELL
WSO

TREE
HANDICAP
PARKING METER
HVAC UNIT
UNKNOWN UTILITY MANHOLE
BOLLARD
COLUMN
CENTERLINE
SOIL BORING
TEST PIT

SIGN POST
WOOD POST
IRON PIPE FOUND
REBAR FOUND
PKNAIL FOUND
DRILL HOLE FOUND
BENCHMARK

N NORTH
S SOUTH
E EAST
W WEST
(R) RECORD INFORMATION
(M) MEASURED INFORMATION
X PARKING COUNT

CONC CONCRETE
C&G CURB AND GUTTER
TRANS ELECTRICAL TRANSFORMER
ASPH ASPHALT
ESMT EASEMENT
BLDG BUILDING
RCP REINFORCED CONCRETE PIPE
CMP CORRIGATED METAL PIPE
R/W RIGHT-OF-WAY
HCR HANDICAP RAMP
DB DEED BOOK
PG PAGE
BRL BUILDING RESTRICTION LINE
SW SIDEWALK

LAYOUT: C-02 EX COND, Plotted By: johnson

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
FRANKLIN E. JENKINS
Lic No. 2061
10-15-2025
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

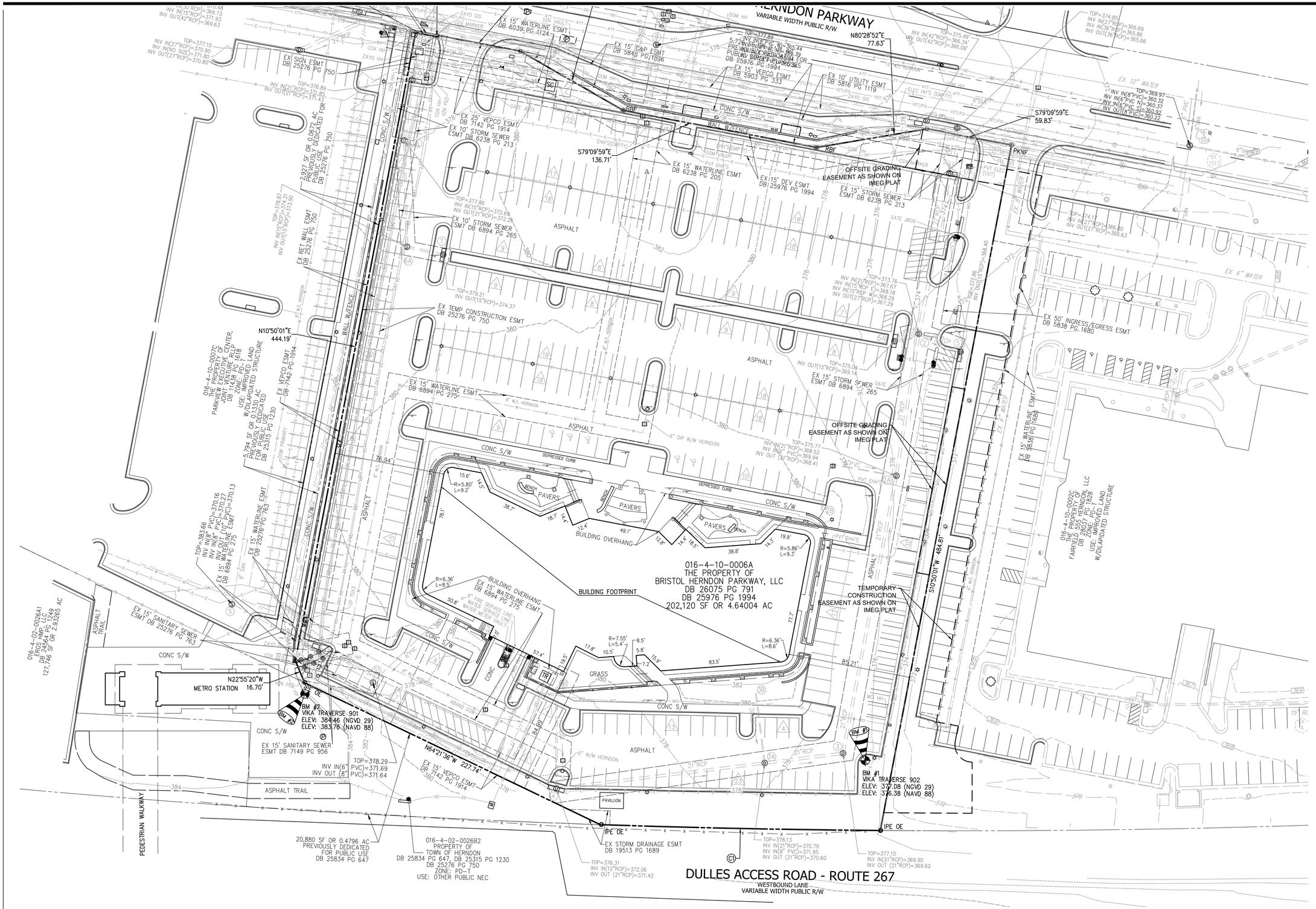
FAIRFAX COUNTY, VIRGINIA

EXISITING CONDITIONS

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 05/08/2024

DWG. SCALE: 1' = 30'
VIKA NO. 7815B
SHEET NO. C-02

FILE: C:\Projects\7815\7815B\CADD\SURVEY\BASE DRAWINGS\7815B-SV.dwg USER: Johnson DATE: May 7, 2025 TIME: 2:45:24 PM LAYOUT: C-02 EX COND



VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
FRANKLIN E. JENKINS
Lic No. 2061
10-15-2025
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

EXISITING CONDITIONS

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-02A

FILE: C:\Projects\7815\7815B\CADD\SURVEY\BASE DRAWINGS\7815B-SV.dwg USER: Johnson DATE: May 7, 2025 TIME: 2:46:41 PM LAYOUT: C-02A EX COND

LAYOUT: C-02A EX COND, Plotted By: Johnson

NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TAX MAP #016-4-10-0006A AND IS ZONED PD-T.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51059C0110E, COMMUNITY PANEL 515525 0110 E, FOR FAIRFAX COUNTY, VIRGINIA., DATED SEPTEMBER 17, 2010 ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83).
4. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE COMPANY, COMMITMENT NO. VA-23-4091 WITH A COMMITMENT DATE OF JUNE 2, 2023 AT 8:00 AM AND A REVISION DATE OF SEPTEMBER 15, 2023 AT 8:00 AM HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.

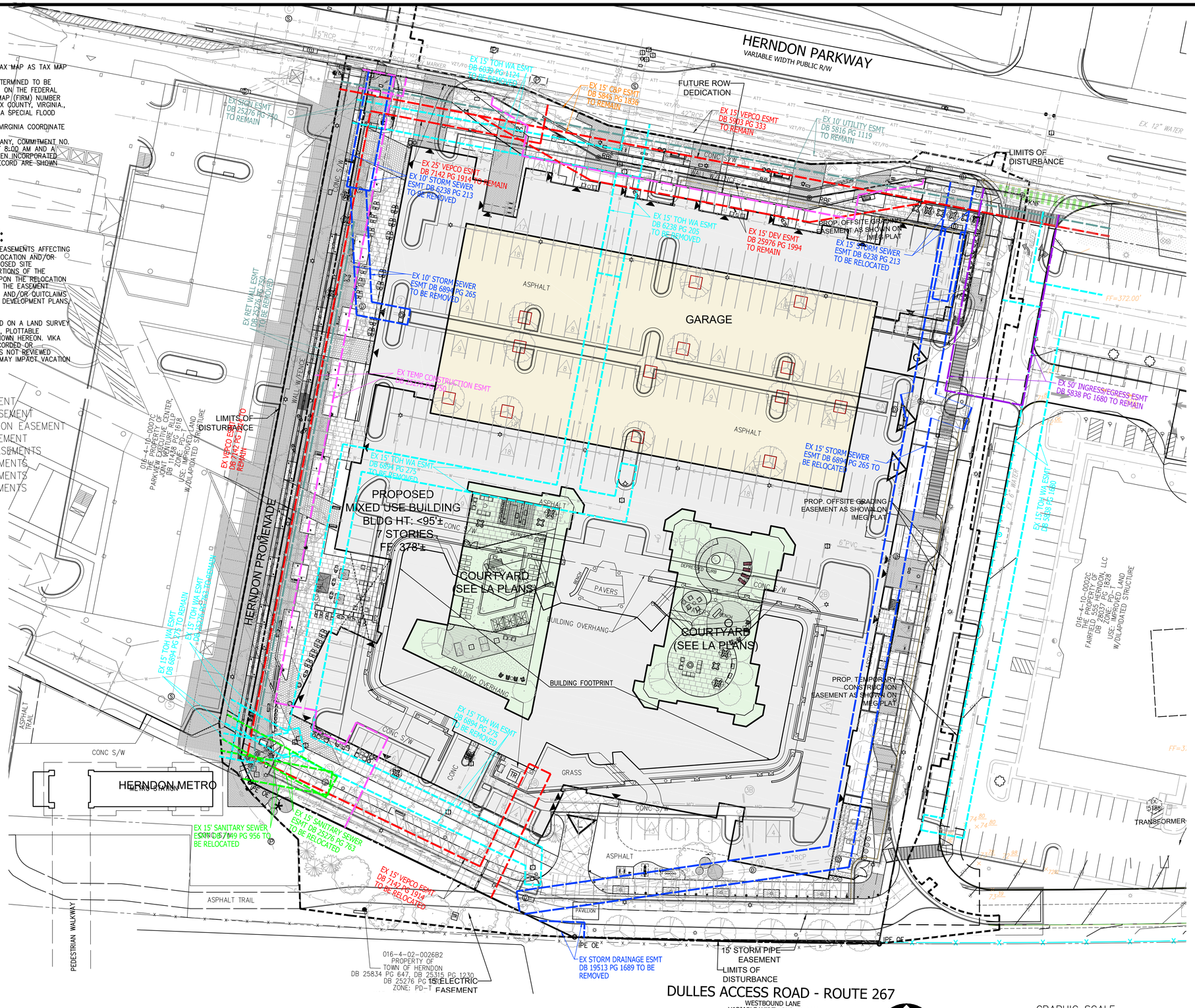
EASEMENT VACATION NOTE:

THIS EXHIBIT HAS BEEN PREPARED TO IDENTIFY KNOWN, EXISTING EASEMENTS AFFECTING THE APPLICATION PROPERTY FOR WHICH EASEMENT VACATION, RELOCATION AND/OR QUITCLAIM AGREEMENTS WILL BE NECESSARY BASED ON THE PROPOSED SITE DEVELOPMENT PROGRAM AS SHOWN ON THE SE PLAT. ALL OR PORTIONS OF THE EASEMENTS SHOWN MAY REQUIRE VACATION AND/OR QUITCLAIM UPON THE RELOCATION OR ABANDONMENT OF THE FACILITIES COVERED BY THE TERMS OF THE EASEMENT DOCUMENTS AND AGREEMENTS. THE EXTENTS OF SUCH VACATIONS AND/OR QUITCLAIMS ARE SUBJECT TO CHANGE AND WILL BE DETERMINED WITH FUTURE DEVELOPMENT PLANS, PLATS, AND/OR SITE PLANS.

THE LOCATION OF THE EXISTING EASEMENTS AS SHOWN ARE BASED ON A LAND SURVEY PREPARED BY VIKA (SEE SURVEY NOTES THIS SHEET). ALL KNOWN, PLOTTABLE EASEMENTS, AS LISTED IN THE REFERENCED TITLE REPORT ARE SHOWN HEREON. VIKA DOES NOT REPRESENT THAT ALL SUCH EASEMENTS OR OTHER RECORDED OR UNRECORDED AGREEMENTS OR SERVITUDES ARE SHOWN. VIKA HAS NOT REVIEWED LIMITING CONDITION OF EASEMENTS OR OTHER AGREEMENTS THAT MAY IMPACT VACATION OR RELOCATION.

LEGEND:

- TEMP EASEMENT
- ELECTRIC EASEMENT
- COMMUNICATION EASEMENT
- ACCESS EASEMENT
- SANITARY EASEMENTS
- STORM EASEMENTS
- WATER EASEMENTS
- OTHER EASEMENTS



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

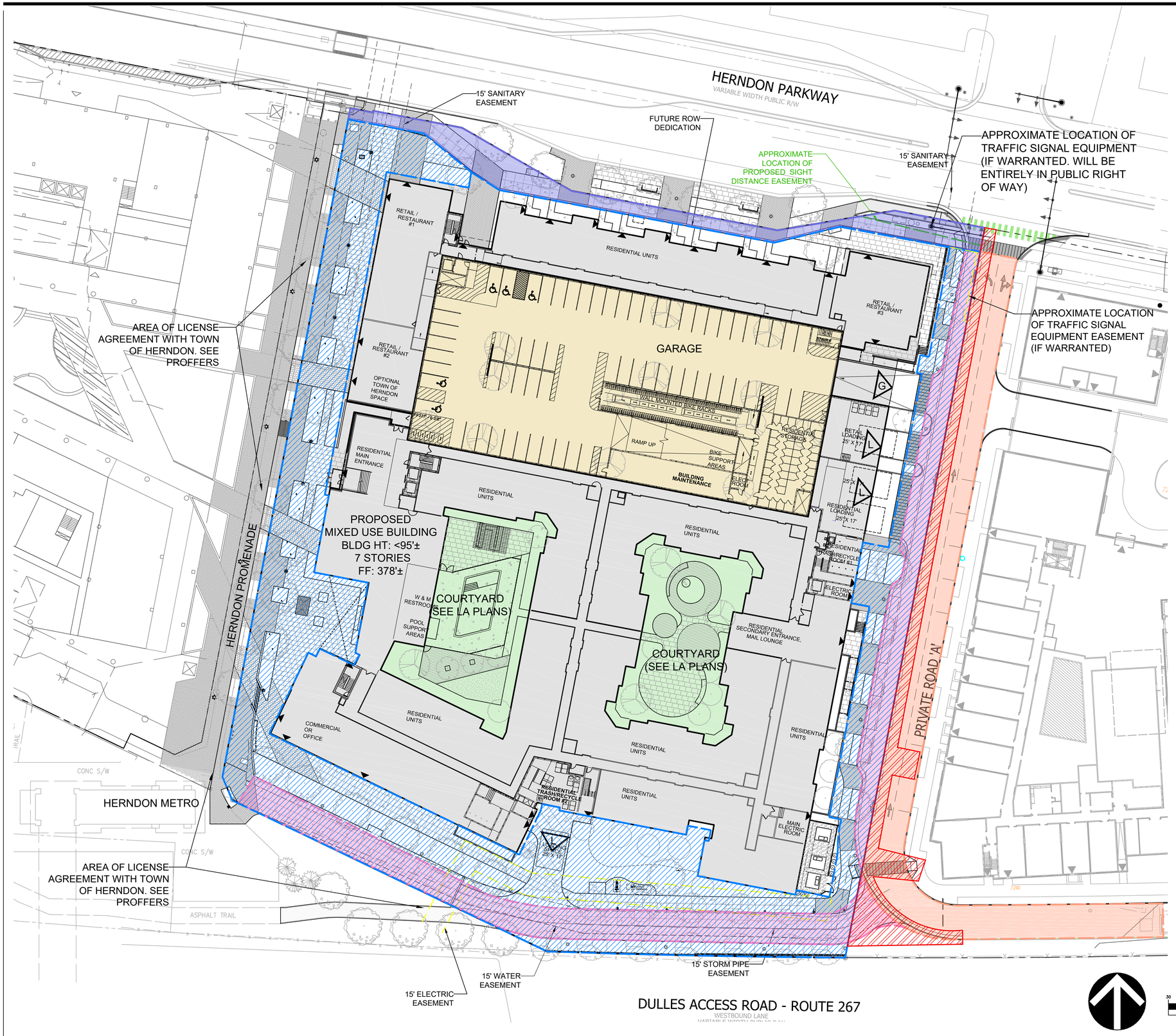
FAIRFAX COUNTY, VIRGINIA

EXISTING EASEMENT OVERLAY

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1" = 30'
VIKA NO.	7815B
SHEET NO.	C-03

FILE: O:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815B EASEMENT OVERLAY.dwg USER: johnson DATE: October 15, 2025 TIME: 10:06:10 AM LAYOUT: C-03 EASEMENT OVERLAY

LAYOUT: C-03 EASEMENT OVERLAY, Plotted By: johnson



LEGEND:

- PEDESTRIAN ACCESS
- BUILDING AT GRADE
- BUILDING ABOVE GRADE
- APPROXIMATE LOCATION OF FUTURE PUBLIC ACCESS EASEMENT
- AREA OF RIGHT OF WAY DEDICATION
- EMERGENCY ACCESS EASEMENT
- EXISTING EMERGENCY ACCESS EASEMENT TO REMAIN
- TEMPORARY CONTRUCTION EASEMENT PER COORDINATION WITH ADJACENT OWNER

NOTE:

- ALL PROPOSED EASEMENTS ARE CONCEPTUAL AND WILL BE FINALIZED AT THE TIME OF FINAL SITE PLAN.
- EXISTING EASEMENTS TO REMAIN CAN BE FOUND ON SHEET C-03.
- EMERGENCY ACCESS EASEMENT TO BE GRANTED TO CONNECT 575 REAR EMERGENCY ACCESS TO FUTURE DEVELOPMENT FIRE LANE/EMERGENCY ACCESS EASEMENT AREA WHEN ADJACENT SITE REDEVELOPS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

PROPOSED AND REMAINING EASEMENT EXHIBIT

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-03A

FILE: CL\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_EASEMENT AND MODS PLAN.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:25:01 AM LAYOUT: C-03A PROP ESMT

LAYOUT: C-03A PROP ESMT, Plotted By: Bentley



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

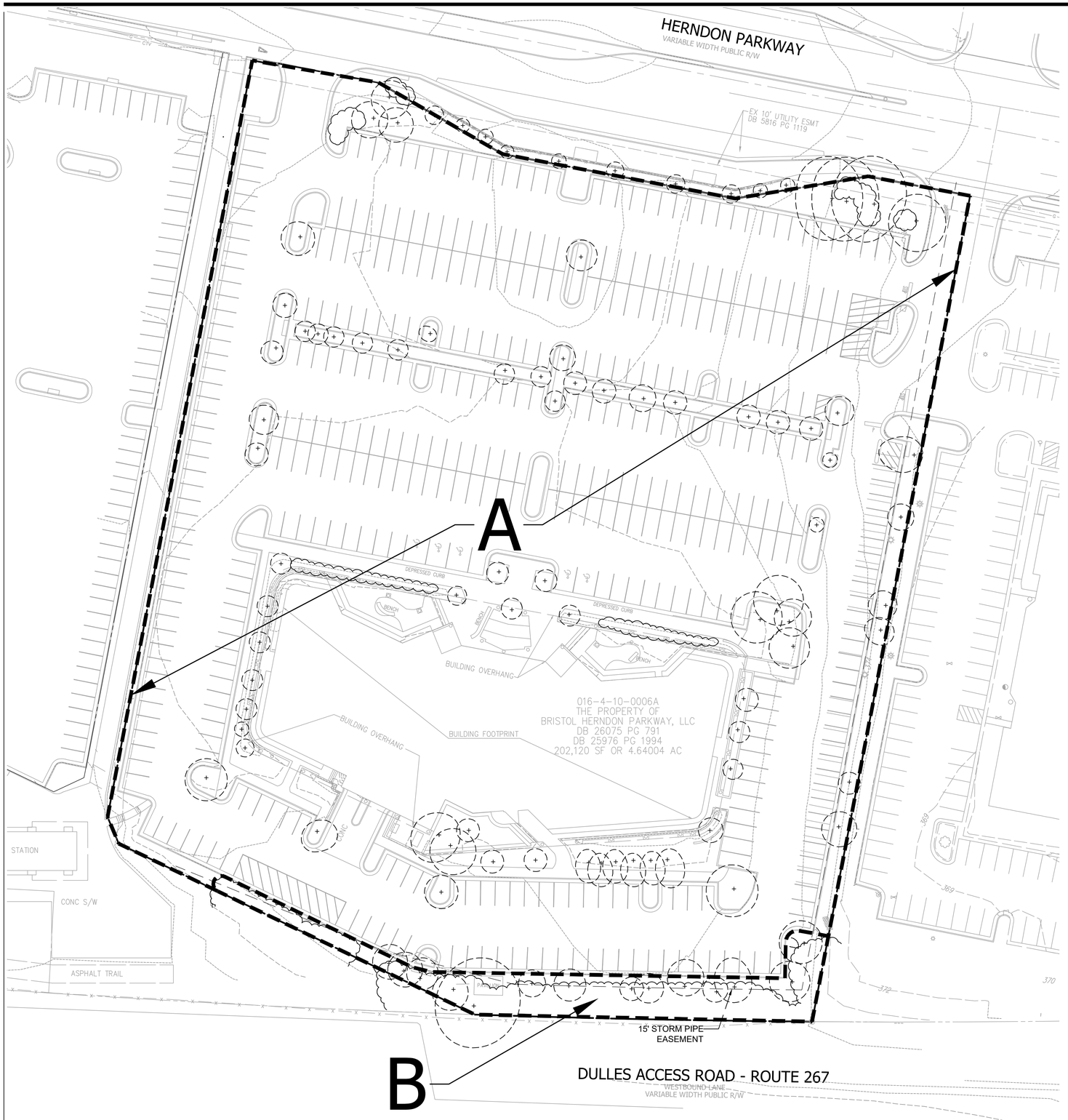
FAIRFAX COUNTY, VIRGINIA

METRO CONTEXT PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 150"
VIKA NO.	7815B
SHEET NO.	C-04

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_CONTEXT.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:30:36 AM LAYOUT: C-04 CONTEXT

LAYOUT: C-04 CONTEXT, Plotted By: Bentley



LEGEND

EXISTING TREE

EXISTING VEGETATION COVER TYPE COMMUNITY

EXISTING TREE LINE

TOTAL SITE / APPLICATION AREA: 202,120 SF
TOTAL EXISTING TREE CANOPY: 25,354.49 SF
AREA - A = 194,876.30 SF
AREA - B = 7,243.70 SF
NO EXISTING CANOPY TO BE PRESERVED

EVM COVER TYPE SUMMARY TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA (SF)	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED LAND	SUB-CLIMAX	177,049	GENERALLY GOOD	SEE VEGETATION COVER TABLE	EXISTING OFFICE BUILDING, SURFACE PARKING AND SITE LANDSCAPING.
B	UPLAND FOREST W/ LANDSCAPE	SUB-CLIMAX	18,536	GENERALLY GOOD	SEE VEGETATION COVER TABLE	REMNANT TREE PRESERVE AREA WITH SUPPLEMENTAL LANDSCAPING.
		TOTAL AREA	195,585			

\\VA-PROJECTS2.vika.com\projects\Projects\7815\7815B\DATA\Landscape & Trees\EVM Plan Data\2024.05.07\[EVM Cov Typ Tbl (2023.05.07).xlsx]Sheet1

EXISTING INVASIVE VEGETATION IDENTIFIED

Ailanthus altissima - Tree-of-Heaven
Celastrus orbiculatus - Orental Bittersweet
Elaeagnus umbellata - Autum Olive
Elaeagnus alatus - Winged Euonymus
Lonicera japonica - Japanese Honeysuckle
Morus alba - White Mulberry
Pyrus calleryana- Callery Pear
Vitis spp - Wild Grape

\\VA-PROJECTS2.vika.com\projects\Projects\7815\7815B\DATA\Landscape & Trees\EVM Plan Data\2024.05.07\[EVM Veg Sched (2024.05.07).xlsx]Invasive

EXISTING VEGETATION MAP NARRATIVE

NINETY-SIX PERCENT (96%) OF THE APPLICATION SITE HAS BEEN DEVELOPED WITH AN OFFICE BUILDING, PERIPHERAL AND INTERNAL LANDSCAPING AND ASPHALT SURFACE PARKING WITH INTERIOR PARKING LOT LANDSCAPING. THE PARKING COMPOUND HAS PERIPHERAL AND INTERNAL PARKING LOT LANDSCAPING CONSISTING OF TREES, SHRUBS AND LAWN TURF. THE EXISTING PLANT MATERIAL IN THE SURFACE PARKING AND AT THE PERIPHERAL PARKING COMPOUND AREA APPEARS MARGINALLY MAINTAINED. THE SUCCESSIONAL STAGE OF THE PLANT MATERIAL IS SEMI-MATURE TO MATURE. THE PLANT MATERIAL OVERALL SHOWS FAIR TO GOOD VIGOR VITALITY AND HEALTH.HOWEVER, DURUNG THE EXISTING VEGETATION INVENTORY A NOTABLE AMOUNT OF UPPER CANOPY DEADWOOD AND STEM DAMAGE WAS OBSERVED IN THE PARKING LOT VEGETATION CANOPIES. THIS CONDITION MAY BE A RESULT OF THE PARKING LOT VEGETATION GROWTH HAS EXCEEDED THE AMOUNT OF SOIL PANEL AREA/VOLUME AND PERVIOUSINESS REQUIRED FOR SUCCESSIONAL GROWTH TO CONTINUE.
REMNANT WOODED AREA-B SHOWS GOOD HEALTH, VIGOR AND VITALITY. HOWEVER, INVASIVE VEGETATION WAS OBSERVED TO POPULATE PORTIONS OF THE REMNANT AREA.

THIS APPLICATION CALLS FOR A FULL REDEVELOPMENT OF THE APPLICATION AREA. WITH THIS APPLICATION ADDITIONAL LANDSCAPE AREAS ARE PROPOSED.

q:\projects\7815\7815b\data\landscape & trees\evm plan data\2\evm narrative (2023.02.25).doc<

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST No. MA-4720AM

SIGNATURE_____

DATE _____

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

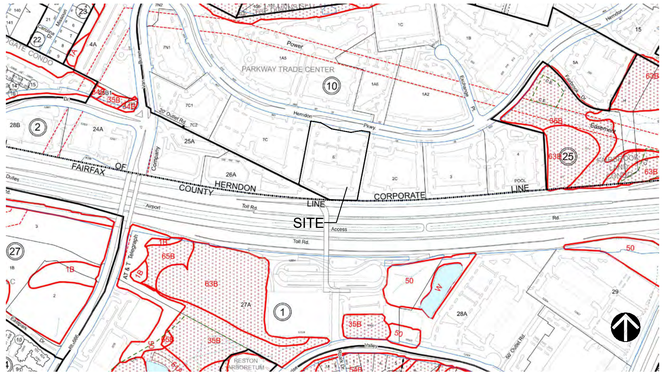
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

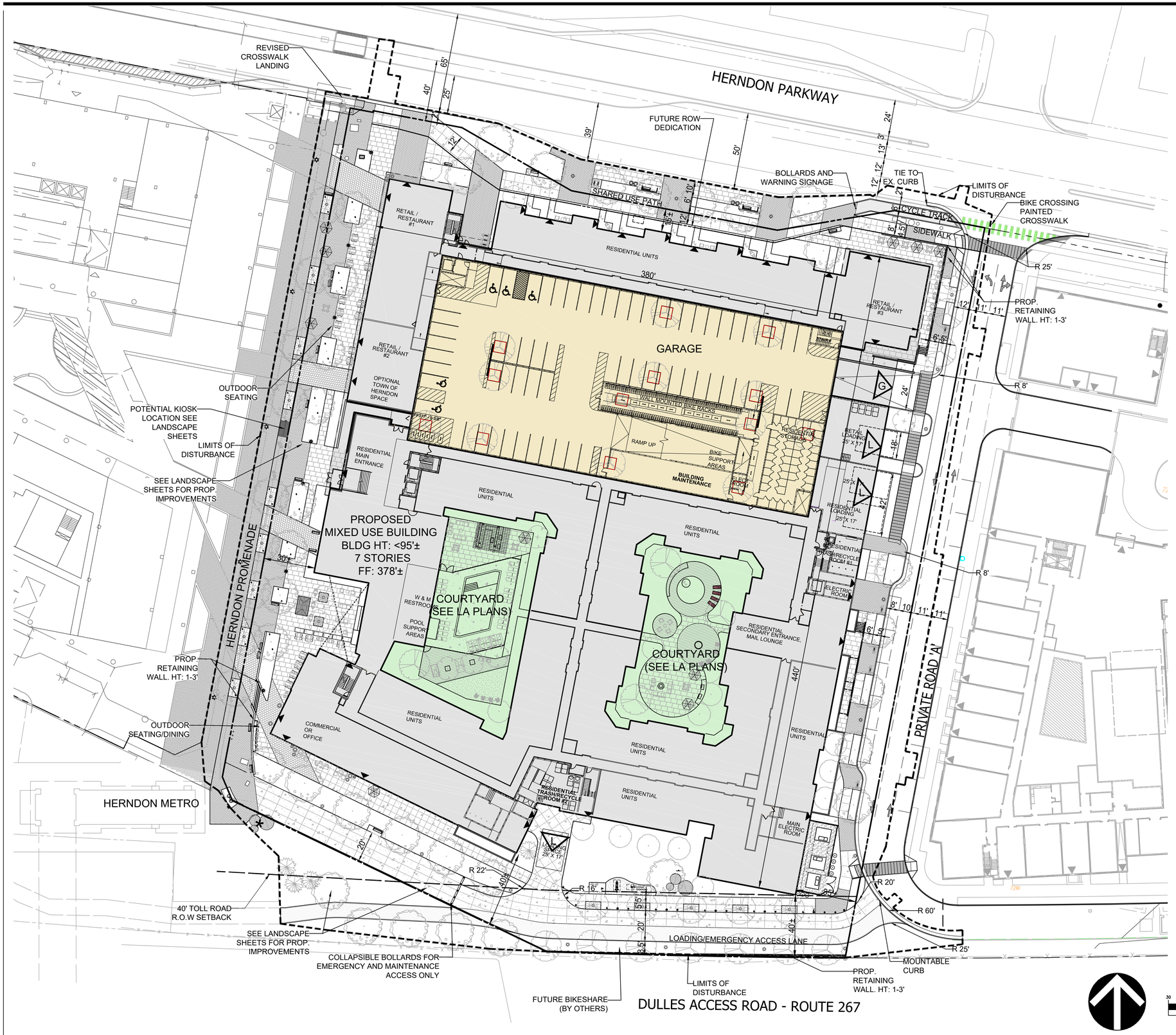
EXISTING VEGETATION MAP

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-05

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_EVM.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:31:21 AM LAYOUT: C-05 EVM

LAYOUT: C-05 EVM, Plotted By: Bentley


PARKWAY TRADE CENTER
FAIRFAX
COUNTY
HERNDON
CORPORATE
LINE
SITE
Power
Hamburg
Sterling
Access
Toll Rd.
Airport
Dulles
Toll Rd.
Dulles Toll Rd.
Gateway
Sterling
Blvd.
Herndon
Pkwy
Elden
Monroe
Technology
Dr.
Fairfax
County
Pkwy
Alt. Rt. 28
Centreville
Rd
Rt. 28
Sully Rd
Rt. 50
Fairfax
Co. Pkwy
Alt. Rt. 28
Northbound
Rt. 28
Southbound
Rt. 50
Westfax
Dr.
Jamison
Pl.
Jamison
Ln.
Jamison
Ct.
Jamison
Dr.
Jamison
Rd.
Jamison
Ave.
Jamison
Ct.
Jamison
Pl.
Jamison
Ln



LEGEND:

- PEDESTRIAN ACCESS
- LIMITS OF DISTURBANCE
- BUILDING AT GRADE
- BUILDING ABOVE GRADE
- LOADING ACCESS
- GARAGE ACCESS

NOTES:

- SEE LANDSCAPE SHEETS FOR CHANGE OF PAVEMENT DETAILS

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

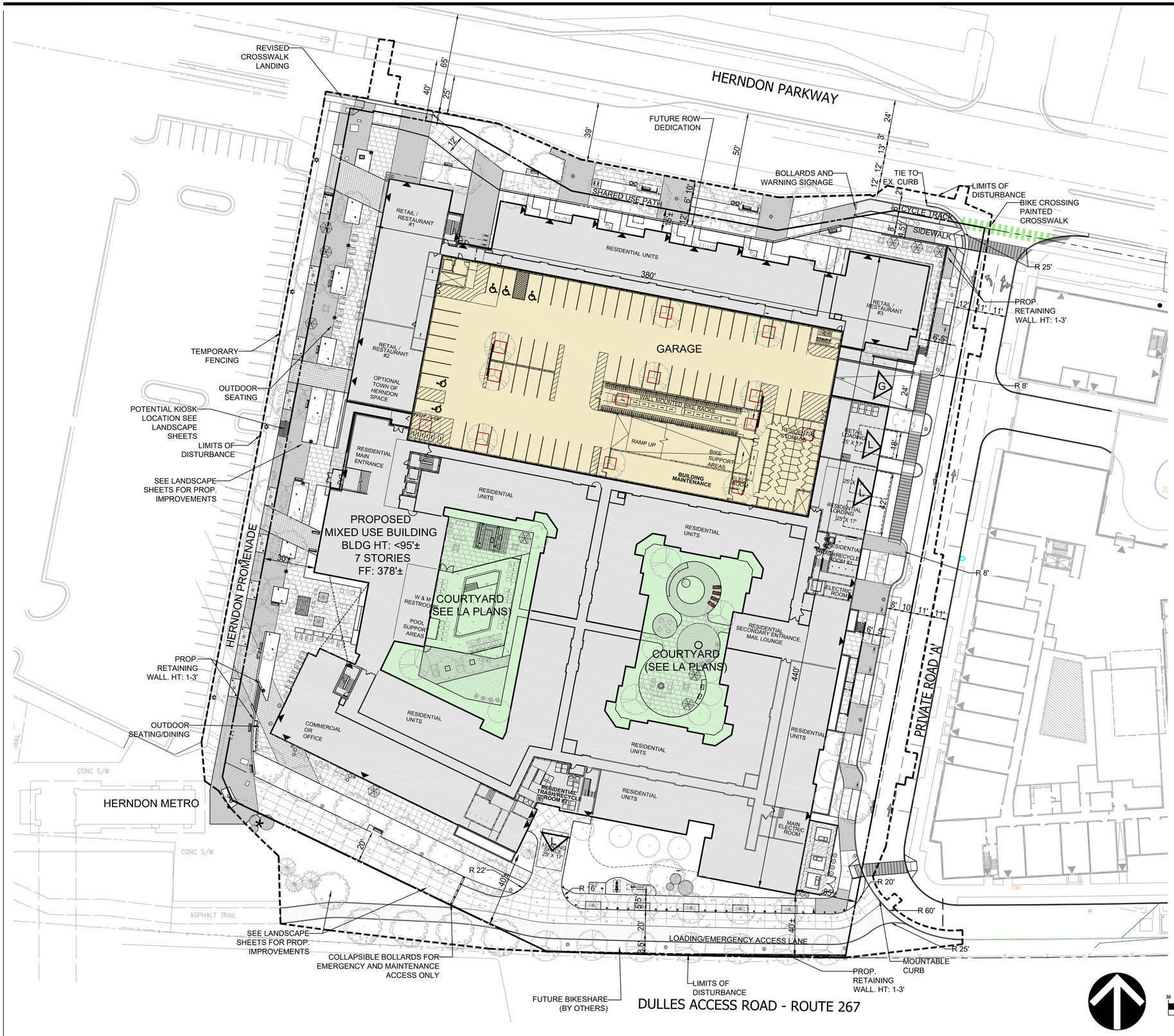
FAIRFAX COUNTY, VIRGINIA

DEVELOPMENT PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-07

FILE: C:\Projects\7815\7815B\CAD\PLANNING\PLANNING DRAWINGS\7815D_DEVELOPMENT PLAN.dwg USER: Johnson DATE: October 15, 2025 TIME: 8:11:55 AM LAYOUT: C-07 DEVELOPMENT PLAN

LAYOUT: C-07 DEVELOPMENT PLAN, Plotted By: Johnson



LEGEND:

- PEDESTRIAN ACCESS
- LIMITS OF DISTURBANCE
- BUILDING AT GRADE
- BUILDING ABOVE GRADE
- LOADING ACCESS
- GARAGE ACCESS

NOTES:

- SEE LANDSCAPE SHEETS FOR CHANGE OF PAVEMENT DETAILS.
- THE PURPOSE OF THIS SHEET IS TO DEMONSTRATE PROPOSED CONDITIONS TO THE WESTERN SIDE OF THE SITE AND PROMENADE UNTIL THE ADJACENT DEVELOPMENT IS CONSTRUCTED.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
Lic. No. 2012
AND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

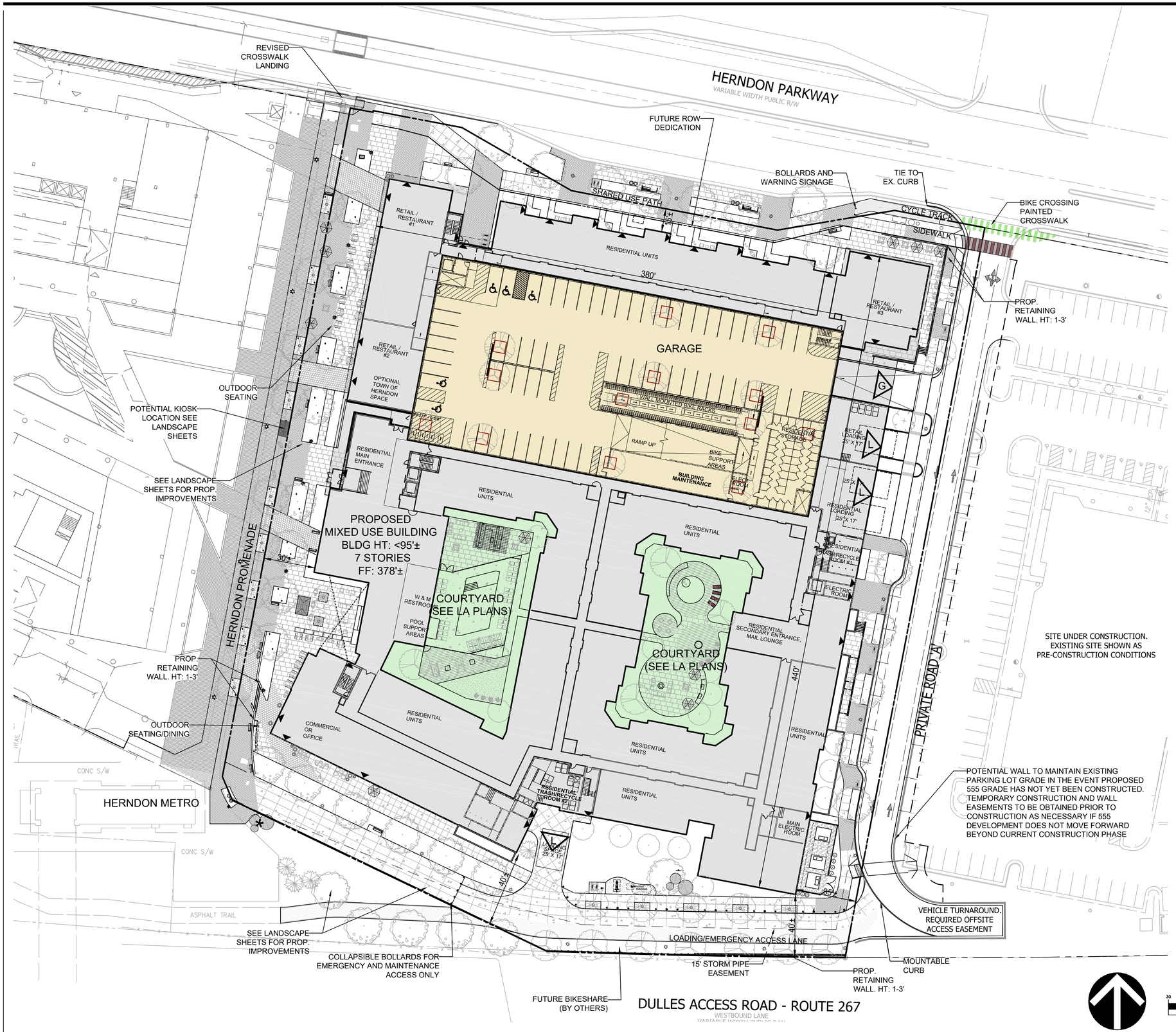
FAIRFAX COUNTY, VIRGINIA

INTERIM DEVELOPMENT PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-07A

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_DEVELOPMENT PLAN.dwg USER: Johnson DATE: October 15, 2025 TIME: 8:10:16 AM LAYOUT: C-07A DEVELOPMENT PLAN

LAYOUT: C-07A DEVELOPMENT PLAN, Plotted By: Johnson



LEGEND:

- PEDESTRIAN ACCESS
- LIMITS OF DISTURBANCE
- BUILDING AT GRADE
- BUILDING ABOVE GRADE
- LOADING ACCESS
- GARAGE ACCESS

NOTES:

- SEE LANDSCAPE SHEETS FOR CHANGE OF PAVEMENT DETAILS.
- ANY UTILITY CONNECTION RELIANT ON DEVELOPMENT OF ADJACENT PROPERTY MUST BE INSTALLED WITH THIS PROJECT IF NOT ALREADY INSTALLED BY ADJACENT OWNER AT TIME OF SITE PLAN.
- THE PURPOSE OF THIS SHEET IS TO DEMONSTRATE PROPOSED CONDITIONS TO THE EASTERN SIDE OF THE SITE FOR ACCESS UNTIL THE ADJACENT DEVELOPMENT IS CONSTRUCTED.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
Lic. No. 2919
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

INTERIM DEVELOPMENT PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-07B

FILE: C:\Projects\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_DEVELOPMENT PLAN - LERNER INTERIM.dwg LAYOUT: C-07B DEVELOPMENT PLAN
USER: Bentley DATE: October 15, 2025 TIME: 8:32:33 AM

LAYOUT: C-07B DEVELOPMENT PLAN, Plotted By: Bentley

LEGEND

LOADING DOCK ACCESS (L)

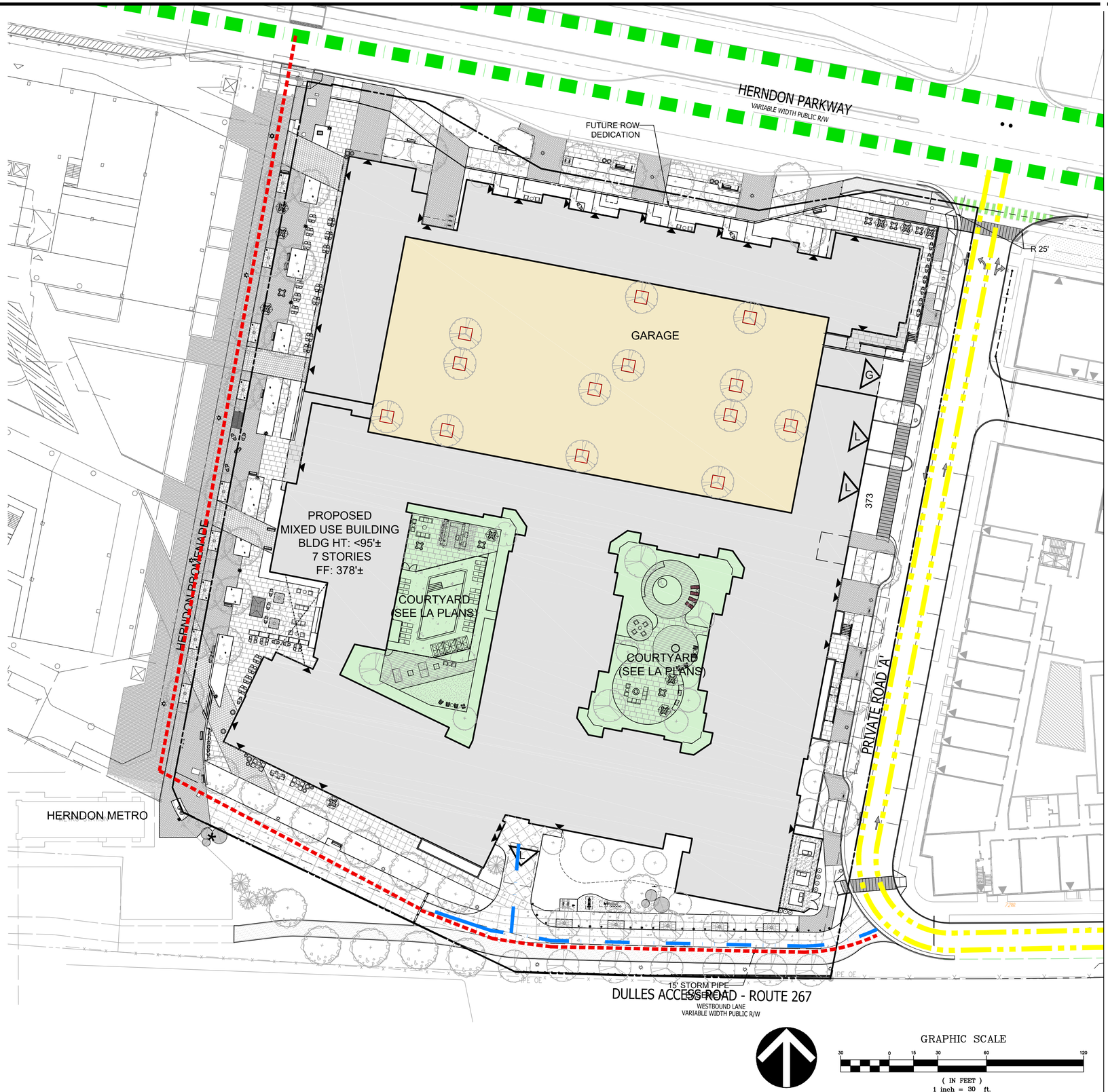
GARAGE ACCESS (G)

MINOR ARTERIAL

PRIVATE LOCAL

LOADING ACCESS

EMERGENCY FIRE ACCESS



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

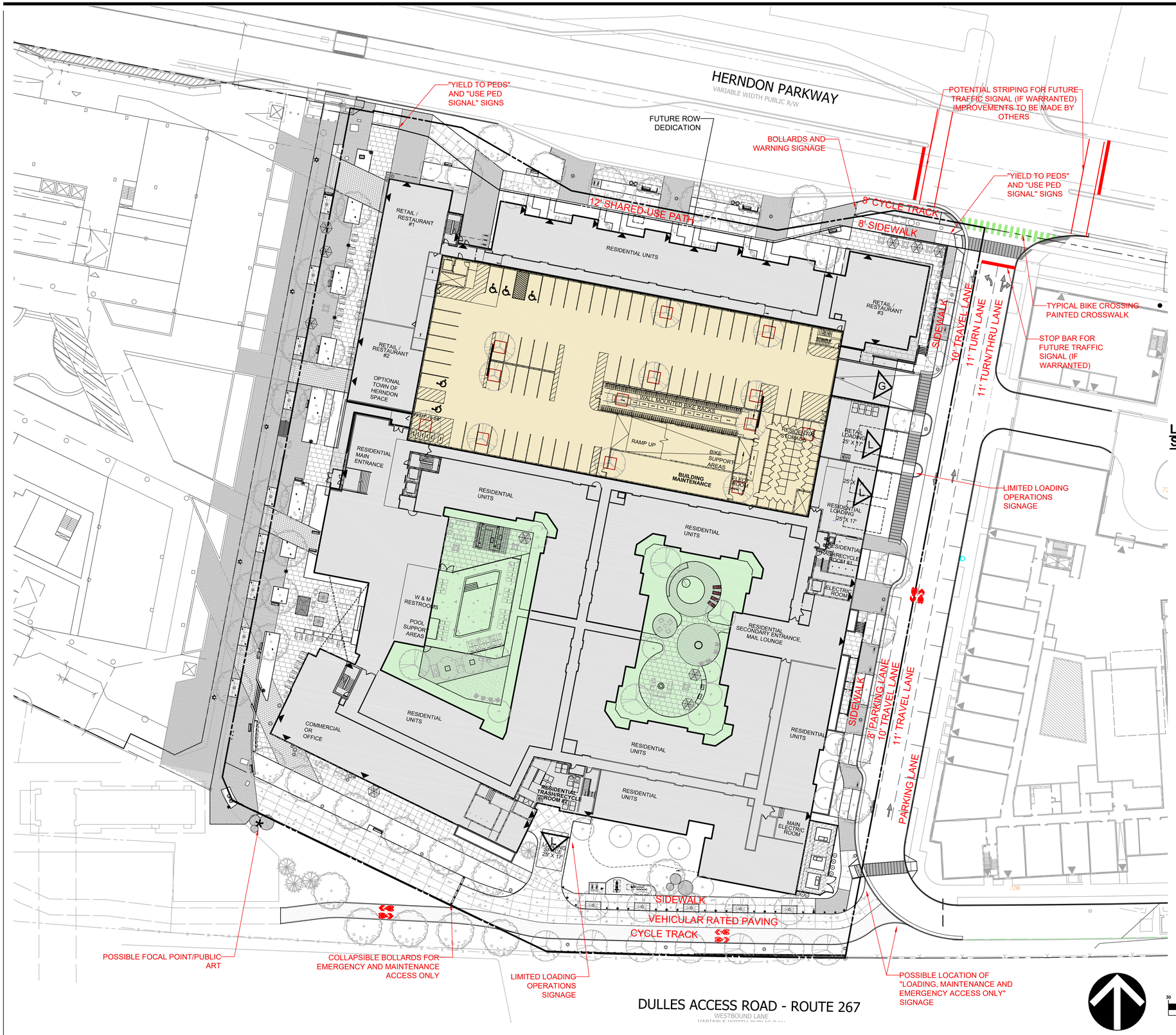
FAIRFAX COUNTY, VIRGINIA

VEHICULAR CIRCULATION PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-08

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_CIRCULATION PLAN.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:33:32 AM LAYOUT: C-08 CIRCULATION PLAN

LAYOUT: C-08 CIRCULATION PLAN, Plotted By: Bentley



NOTE

- THE LOCATION OF ALL SIGNAGE AND MARKINGS AS SHOWN ARE PRELIMINARY TAND WILL BE FINALIZED AT THE TIME OF FINAL SITE PLAN.
- ALL IMPROVEMENTS ASSOCIATED WITH FUTURE TRAFFIC SIGNAL ARE PRELIMINARY AND SUBJECT TO DESIGN AT TIME OF FINAL SITE PLAN IF THE SIGNAL IS WARRANTED.

LIMITED LOADING OPERATIONS SIGNAGE CHARACTER IMAGE



- SIGNAGE INCLUDED FOR REFERENCE ONLY TO BE INDICATIVE OF FINAL INSTALLED SIGN PROPOSED AT TIME OF SITE PLAN PER PROFFER #19.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
Lic. No. 2919
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

SIGNAGE AND MARKING PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-08A

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_STRIPING AND MARKING PLAN.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:35:22 AM LAYOUT: C-08A SIGNAGE AND MARKING PLAN

LAYOUT: C-08A SIGNAGE AND MARKING PLAN, Plotted By: Bentley

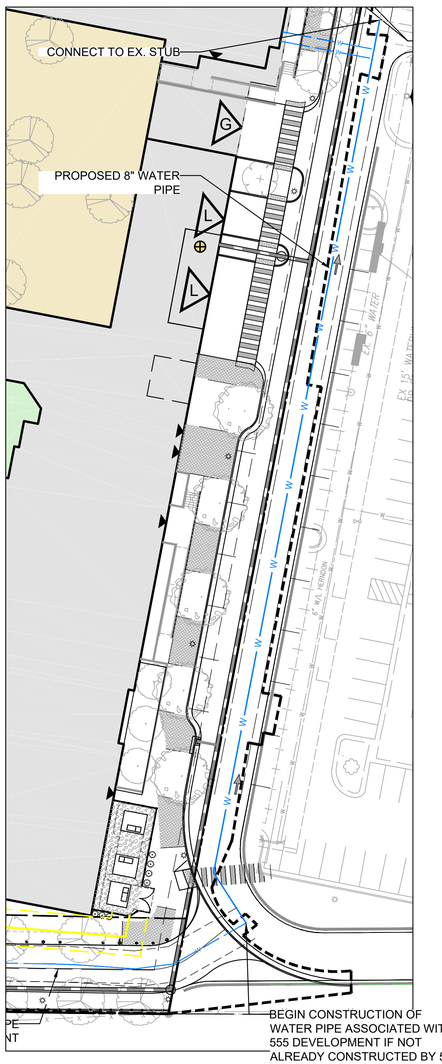
LEGEND:

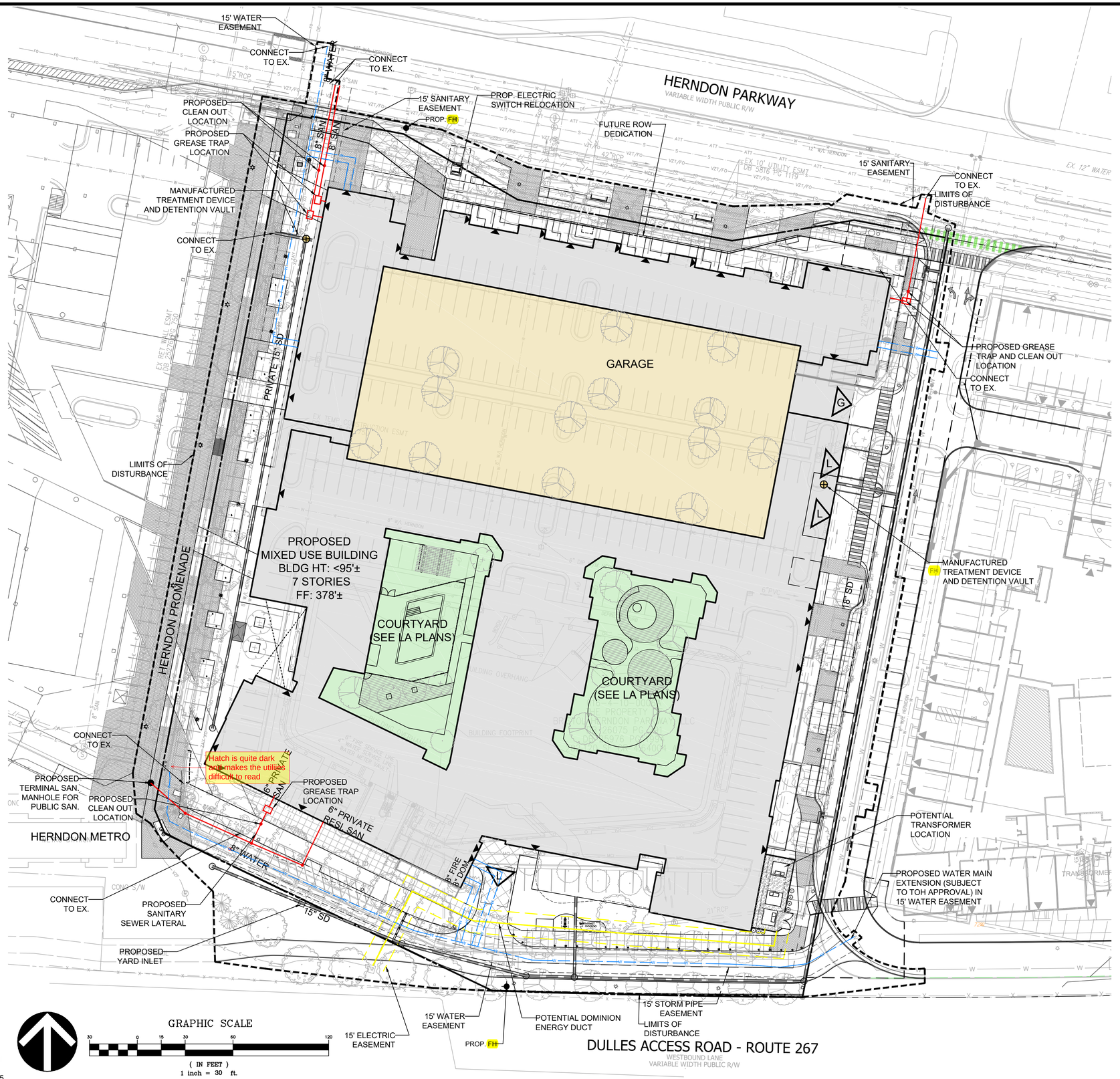
- PEDESTRIAN ACCESS
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE HYDRANT
- PROPOSED STORM LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- LIMITS OF DISTURBANCE
- ELECTRIC DUCT

NOTE:

- ALL PROPOSED UTILITY SIZES AND LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED AT THE TIME OF FINAL SITE PLAN.
- ALL PROPOSED EASEMENTS ARE CONCEPTUAL AND WILL BE FINALIZED AT THE TIME OF FINAL SITE PLAN.
- PRIVATE GREASE TRAPS WILL BE MAINTAINED VIA MANUFACTURER'S OEM MANUAL.
- ACCESS TO ALL PROPOSED AND EXISTING UTILITIES SHALL BE PROVIDED AS NECESSARY. COLLAPSIBLE BOLLARDS TO THE SOUTH OF THE BUILDING WILL BE LOWERED AS NECESSARY FOR TOWN STAFF AND SANITARY SEWER MAINTENANCE. COLLAPSIBLE BOLLARDS WILL BE INSTALLED, OPERATED, AND MAINTAINED PER THE MANUFACTURER'S OEM MANUAL. SEE L-05 FOR DETAIL.
- ALL UTILITY SEPARATION STANDARDS SHALL BE ADHERED TO AT THE TIME OF FINAL SITE PLAN.
- 575 APPLICANT WILL PROVIDE UTILITY CONNECTIONS TO EXISTING FACILITIES IN THE EVENT ANY RELIED UPON ADJACENT SITE PROPOSED UTILITY IS NOT DEVELOPED.
- APPLICANT WILL COORDINATE RELOCATION OF UTILITIES IN CONFLICT WITH ANY PROPOSED TREES IN THE EVENT DOMINION ENERGY DOES NOT PERMIT THEIR PLANTING IN THE LOCATION SHOWN ON THIS DEVELOPMENT PLAN.
- LANDSCAPING WITHIN UTILITY EASEMENTS IS SUBJECT TO APPROVAL OF THE RESPECTIVE UTILITY PURVEYOR. SEE PROFFER #7 FOR APPLICANT COMMITMENTS TO UTILITY RELOCATION.

555 INTERIM WATER - ASSUMED CONSTRUCTION IF 555 NOT REDEVELOPED PRIOR TO THIS APPLICATION





VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
Lic. No. 2919
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

UTILITY PLAN

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 05/08/2024
DWG. SCALE: 1" = 30'
VIKA NO. 7815B
SHEET NO. C-09

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_UTILITY PLAN.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:34:36 AM LAYOUT: C-09 UTILITY PLAN

LAYOUT: C-09 UTILITY PLAN, Plotted By: Bentley



NOTE:

- ALL PROPOSED GRADES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN.
- WORK ON TOWN OF HERNDON PROPERTY SUBJECT TO LICENSE AGREEMENTS WITH TOWN. SEE PROFFERS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LAYOUT: C-10 GRADING PLAN, Plotted By: Johnson

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LIC. NO. 2917
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

GRADING PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-10

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_GRADING PLAN.dwg DATE: October 15, 2025 TIME: 10:10:02 AM LAYOUT: C-10 GRADING PLAN USER: Johnson



593 INTERIM GRADING NARRATIVE:

- IN THE EVENT THE 593 DEVELOPMENT IS NOT CONSTRUCTED AT THE TIME OF 575 HERNDON PARKWAY'S REDEVELOPMENT AND SUBSEQUENT CONSTRUCTION, THE GRADING ON THE 575 SITE IS NOT IMPACTED. THE PROPOSED 575 GRADING CALLS FOR THE SITE TO BE RAISED TO THE CURRENTLY EXISTING GRADE ON THE 593/TOWN OF HERNDON PROPSERTY. THAT ELEVATION WILL REMAIN IN THE FUTURE 593 REDEVELOPMENT PROPOSED CONDITION, THEREFORE THE PROPOSED GRADING WITH THE 575 APPLICATION CAN BE IMPLEMENTED AS CURRENTLY EXISTS OR THE ULTIMATE CONDITION.

NOTE:

- ALL PROPOSED GRADES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL SITE PLAN.
- WORK ON TOWN OF HERNDON PROPERTY SUBJECT TO LICENSE AGREEMENTS WITH TOWN. SEE PROFFERS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
Lic. No. 2919
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

INTERIM GRADING PLAN

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-10A

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_GRADING PLAN.dwg USER: johnson DATE: October 15, 2025 TIME: 10:08:47 AM LAYOUT: C-10A GRADING PLAN

LAYOUT: C-10A GRADING PLAN, Plotted By: johnson

LEGEND

- AERIAL FIRE APPARATUS ACCESS AREA (6% SLOPE OR LESS)
- PROPOSED BUILDING MORE THAN 50' IN HEIGHT
- PEDESTRIAN ACCESS
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

BUILDING DATA

TYPE OF CONSTRUCTION:	R-2(BUILDING): IA(PODIUM L1,L2), IIIA (LEVELS 3-7) S-2: IIA
STORIES:	7
HEIGHT:	78'
USE GROUP:	S-2, R-2, A-2, M, B
BUILDING FOOTPRINT:	91,614
FULLY SPRINKLERED PER NFPA 13:	YES

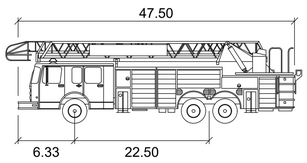
RESIDENTIAL BUILDING COVERAGE

- FULL AERIAL COVERAGE 636'
- NON PFM COVERAGE 981'
- NON-COVERAGE AREA 0'

TOTAL BUILDING PERIMETER 1,617 LF
REQUIRED 50% COVERAGE 809 LF

NOTE:

THE EMERGENCY ACCESS SHOWN IS IN COORDINATION WITH THE FAIRFAX COUNTY FIRE MARHAL'S OFFICE VIA A MEETING THE APPLICANT HAD WITH THE OFFICE ON SEPTEMBER 10, 2024 TO REVIEW AND CONFIRM THE PLANS WERE IN COMPLIANCE WITH ACCESS REQUIREMENTS.

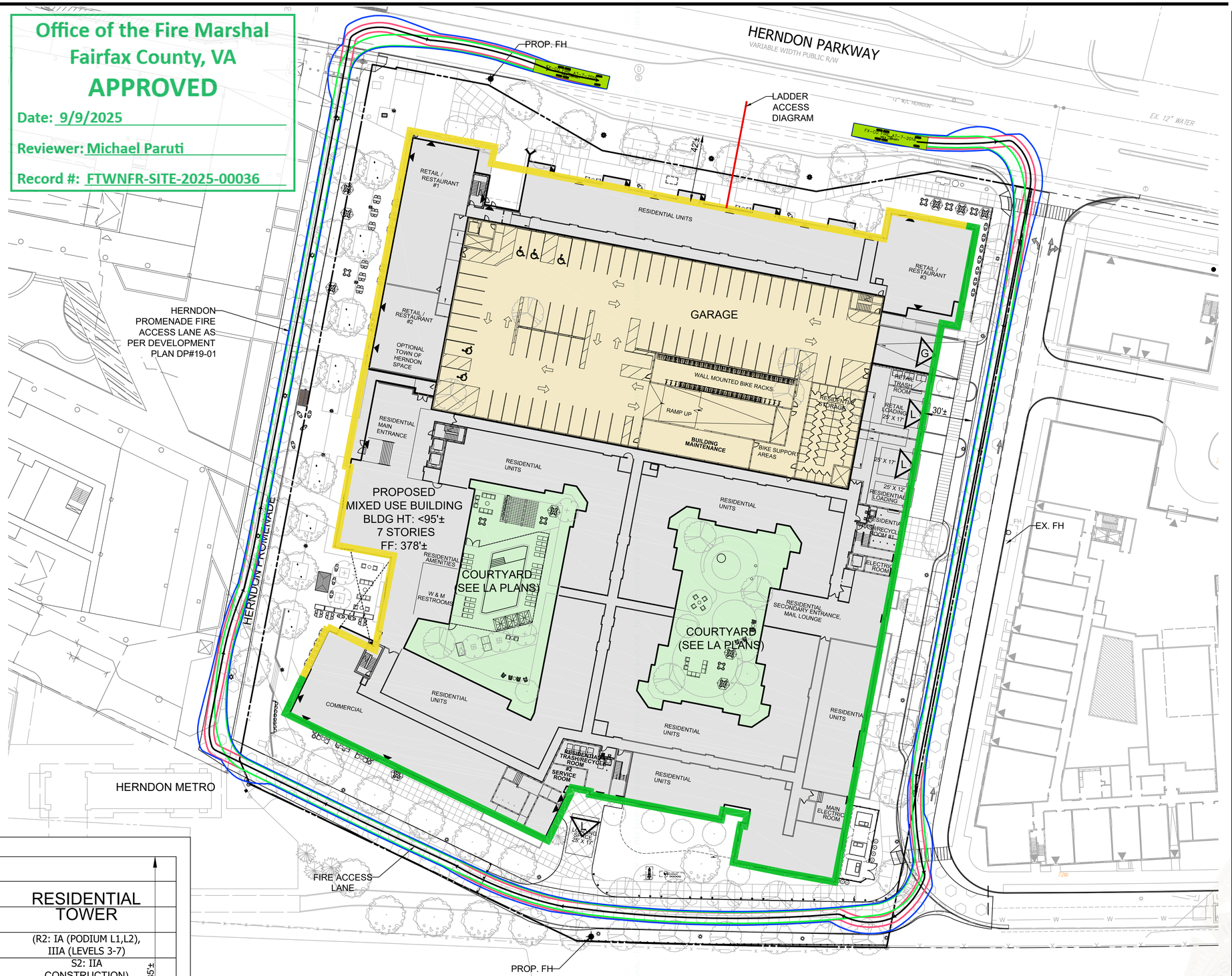


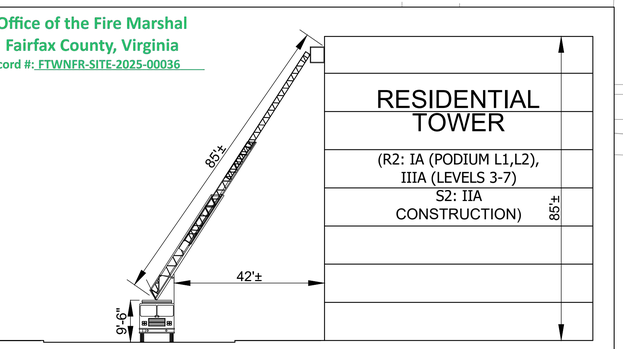
FX-CO FIRE AT-7-2016

feet

Width	: 8.00
Track	: 6.91
Lock to Lock Time	: 3.0
Steering Angle	: 45.0

Office of the Fire Marshal
Fairfax County, VA
APPROVED
Date: 9/9/2025
Reviewer: Michael Paruti
Record #: FTWNFR-SITE-2025-00036





LADDER ACCESS DIAGRAM - SCALE: 1"=20'

NOTE:
PER APPLICANT MEETING WITH FAIRFAX COUNTY FIRE MARSHAL'S OFFICE; THE REAR LOADING SPACE SHALL BE USED FOR EMERGENCY ACCESS TO COURTYARD/SWIMMING POOLS IN "PHASE 1" UNTIL THE CONSTRUCTION OF THE "PHASE 2" ULTIMATE CONDITION WHEN THE FUTURE ACCESS LANE IS CONSTRUCTED ON 593 HERNDON PARKWAY PROPERTY PER THE APPROVED GDP. THE LANDSCAPING SURROUNDING THE PROPOSED ACCESS ROAD SHALL REMAIN APPROPRIATELY TRIMMED TO PROVIDE CLEAR UNIMPEDED ACCESS FOR EMERGENCY VEHICLES.

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

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
07/30/2025
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN (ULTIMATE CONDITION)

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-11

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_FIRE ACCESS PLAN.dwg USER: johnson DATE: September 9, 2025 TIME: 11:25:38 AM LAYOUT: C-11 FIRE ACCESS PLAN

LAYOUT: C-11 FIRE ACCESS PLAN, Plotted By: Johnson

LEGEND

- AERIAL FIRE APPARATUS ACCESS AREA (6% SLOPE OR LESS)
- PROPOSED BUILDING MORE THAN 50' IN HEIGHT
- PEDESTRIAN ACCESS
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

BUILDING DATA

TYPE OF CONSTRUCTION:	R-2(BUILDING): IA(PODIUM L1,L2), IIIA (LEVELS 3-7) S-2: IIA
STORIES:	7
HEIGHT:	78'
USE GROUP:	S-2, R-2, A-2, M, B
BUILDING FOOTPRINT:	91,614
FULLY SPRINKLERED PER NFPA 13:	YES

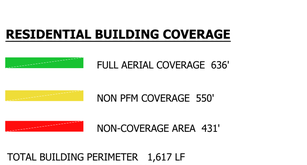
RESIDENTIAL BUILDING COVERAGE

- FULL AERIAL COVERAGE 636'
- NON PFM COVERAGE 550'
- NON-COVERAGE AREA 431'

TOTAL BUILDING PERIMETER 1,617 LF
REQUIRED 50% COVERAGE 809 LF

NOTE:

THE EMERGENCY ACCESS SHOWN IS IN COORDINATION WITH THE FAIRFAX COUNTY FIRE MARHAL'S OFFICE VIA A MEETING THE APPLICANT HAD WITH THE OFFICE ON SEPTEMBER 10, 2024 TO REVIEW AND CONFIRM THE PLANS WERE IN COMPLIANCE WITH ACCESS REQUIREMENTS.

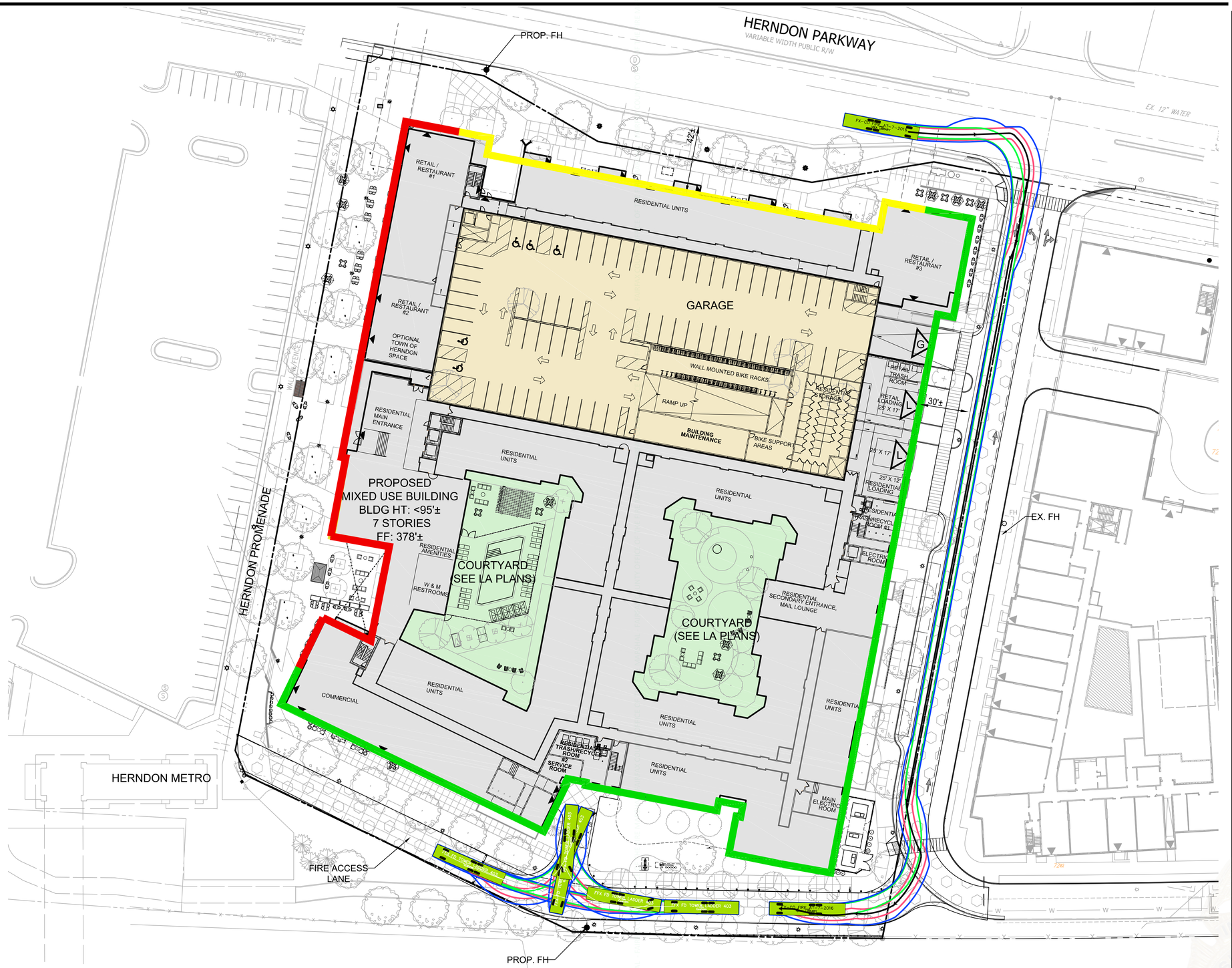


FX-CO FIRE AT-7-2016

feet

Width	: 8.00
Track	: 6.91
Lock to Lock Time	: 3.0
Steering Angle	: 45.0

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FTWNFR-SITE-2025-00036



NOTE:
PER APPLICANT MEETING WITH FAIRFAX COUNTY FIRE MARSHAL'S OFFICE; THE REAR LOADING SPACE SHALL BE USED FOR EMERGENCY ACCESS TO COURTYARD/SWIMMING POOLS IN "PHASE 1" UNTIL THE CONSTRUCTION OF THE "PHASE 2" ULTIMATE CONDITION WHEN THE FUTURE ACCESS LANE IS CONSTRUCTED ON 593 HERNDON PARKWAY PROPERTY PER THE APPROVED GDP. THE LANDSCAPING SURROUNDING THE PROPOSED ACCESS ROAD SHALL REMAIN APPROPRIATELY TRIMMED TO PROVIDE CLEAR UNIMPEDED ACCESS FOR EMERGENCY VEHICLES.

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

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
07/30/2025
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

INTERIM FIRE ACCESS PLAN (555 HERNDON PARKWAY CONSTRUCTED)

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-11A

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_FIRE ACCESS PLAN.dwg USER: johnson DATE: September 9, 2025 TIME: 11:27:17 AM LAYOUT: C-11A FIRE ACCESS PLAN

LAYOUT: C-11A FIRE ACCESS PLAN, Plotted By: Johnson

LEGEND

- AERIAL FIRE APPARATUS ACCESS AREA (6% SLOPE OR LESS)
- PROPOSED BUILDING MORE THAN 50' IN HEIGHT
- PEDESTRIAN ACCESS
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

BUILDING DATA

TYPE OF CONSTRUCTION:	R-2(BUILDING): IA(PODIUM L1,L2), IIIA (LEVELS 3-7) S-2: IIA
STORIES:	7
HEIGHT:	78'
USE GROUP:	S-2, R-2, A-2, M, B
BUILDING FOOTPRINT:	91,614
FULLY SPRINKLERED PER NFPA 13:	YES

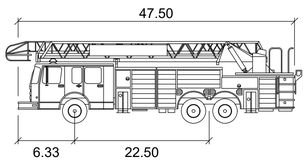
RESIDENTIAL BUILDING COVERAGE

- FULL AERIAL COVERAGE 636'
- NON PFM COVERAGE 981'
- NON-COVERAGE AREA 0'

TOTAL BUILDING PERIMETER 1,617 LF
REQUIRED 50% COVERAGE 809 LF

NOTE:

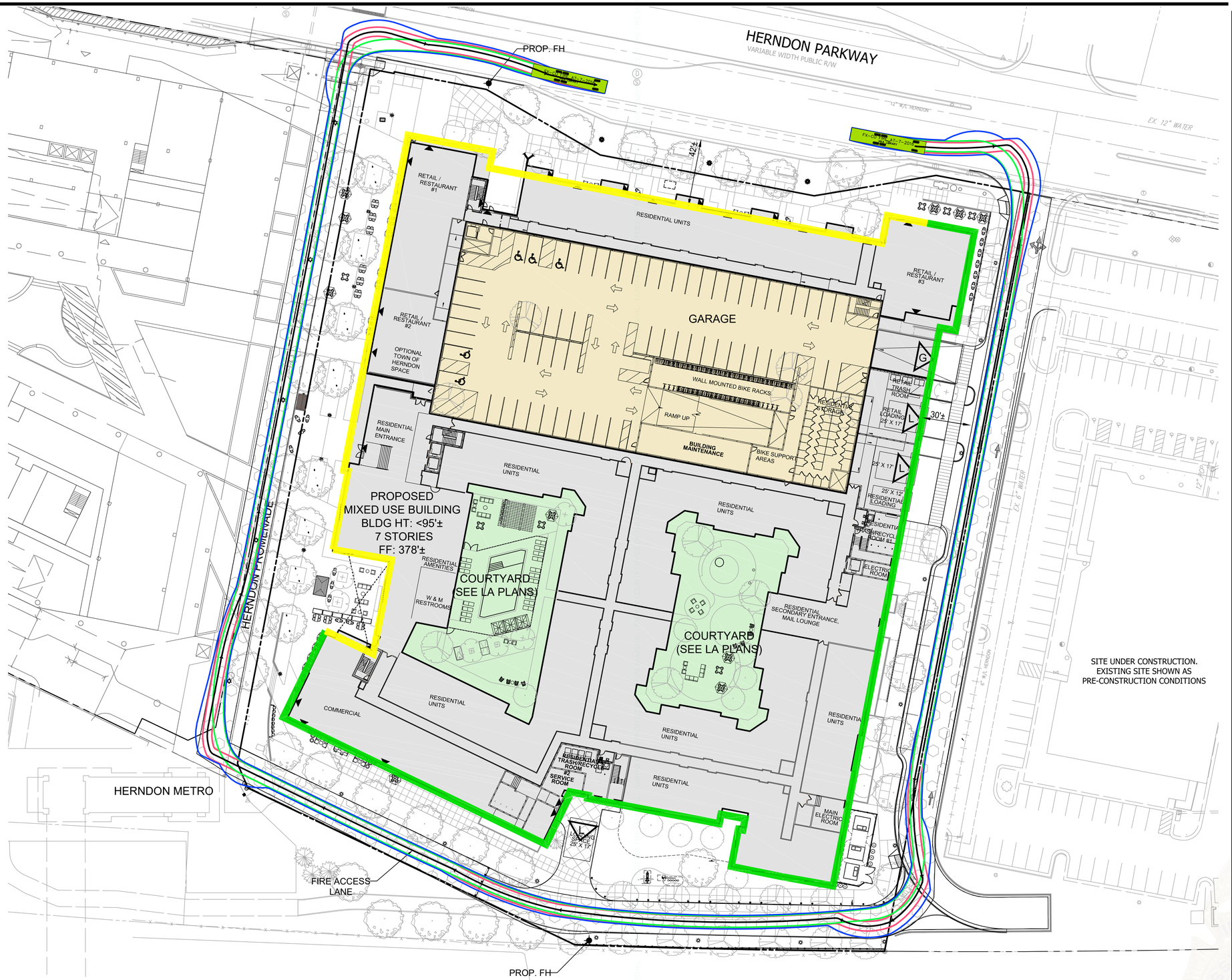
THE EMERGENCY ACCESS SHOWN IS IN COORDINATION WITH THE FAIRFAX COUNTY FIRE MARHAL'S OFFICE VIA A MEETING THE APPLICANT HAD WITH THE OFFICE ON SEPTEMBER 10, 2024 TO REVIEW AND CONFIRM THE PLANS WERE IN COMPLIANCE WITH ACCESS REQUIREMENTS.



FX-CO FIRE AT-7-2016

	feet
Width	: 8.00
Track	: 6.91
Lock to Lock Time	: 3.0
Steering Angle	: 45.0

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FTWNFR-SITE-2025-00036



NOTE:
PER APPLICANT MEETING WITH FAIRFAX COUNTY FIRE MARSHAL'S OFFICE; THE REAR LOADING SPACE SHALL BE USED FOR EMERGENCY ACCESS TO COURTYARD/SWIMMING POOLS IN "PHASE 1" UNTIL THE CONSTRUCTION OF THE "PHASE 2" ULTIMATE CONDITION WHEN THE FUTURE ACCESS LANE IS CONSTRUCTED ON 593 HERNDON PARKWAY PROPERTY PER THE APPROVED GDP. THE LANDSCAPING SURROUNDING THE PROPOSED ACCESS ROAD SHALL REMAIN APPROPRIATELY TRIMMED TO PROVIDE CLEAR UNIMPEDED ACCESS FOR EMERGENCY VEHICLES.

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

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
07/30/2025
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

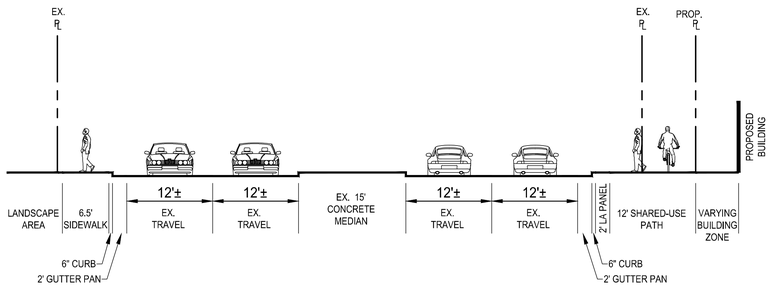
FAIRFAX COUNTY, VIRGINIA

INTERIM FIRE ACCESS PLAN (593 HERNDON PARKWAY CONSTRUCTED)

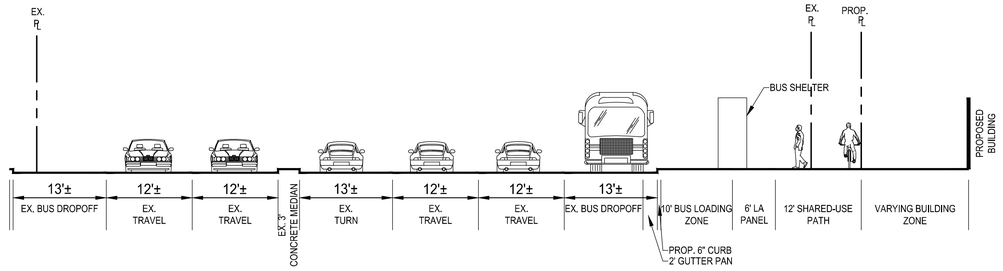
DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 30'
VIKA NO.	7815B
SHEET NO.	C-11B

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_FIRE ACCESS PLAN.dwg USER: johnson DATE: September 9, 2025 TIME: 11:28:31 AM LAYOUT: C-11B FIRE ACCESS PLAN

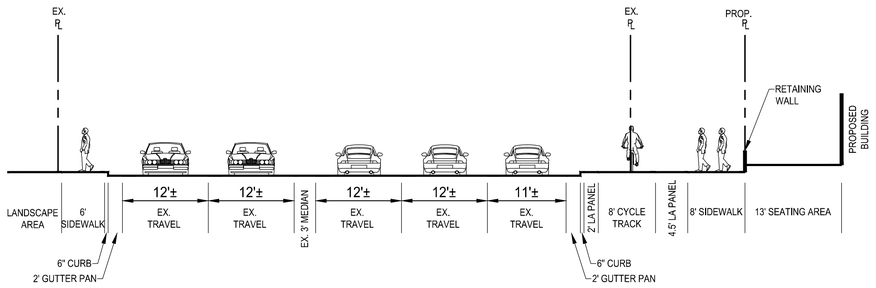
LAYOUT: C-11B FIRE ACCESS PLAN, Plotted By: johnson



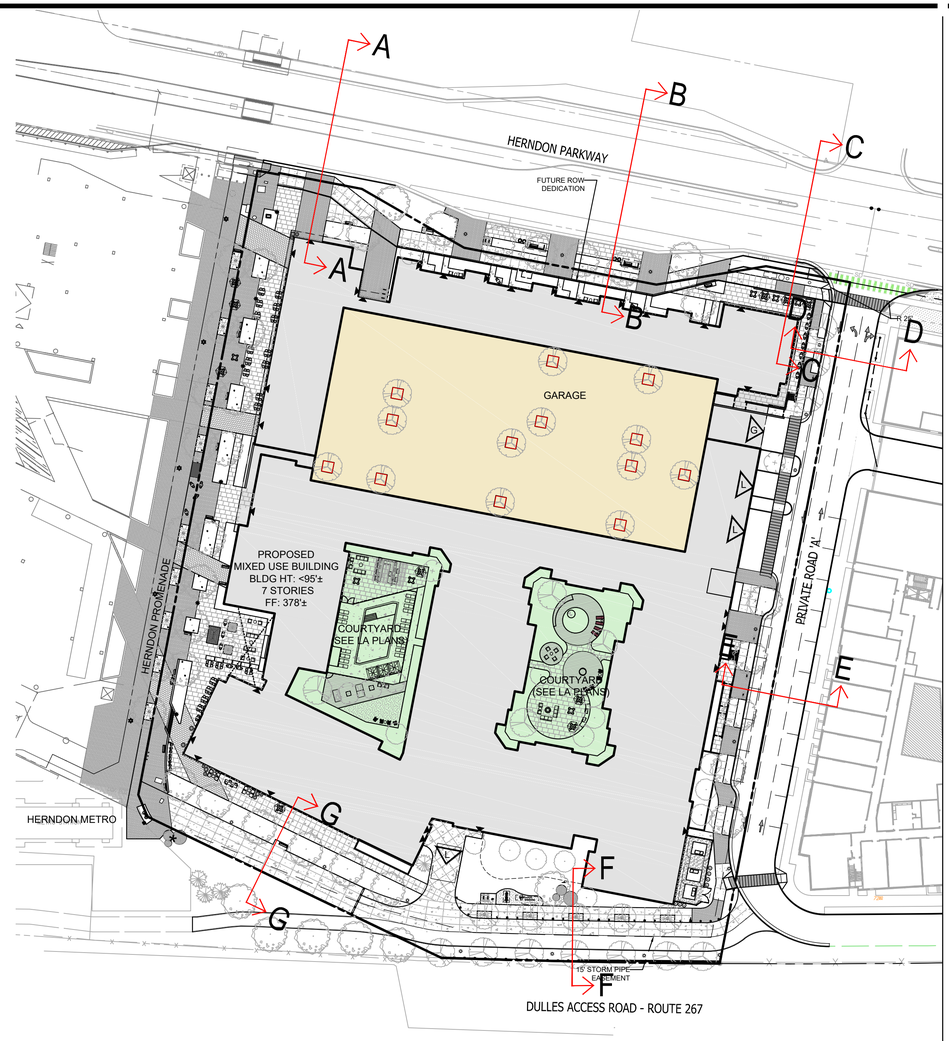
SECTION A-A **SCALE 1'=10'** **HERNDON PARKWAY**



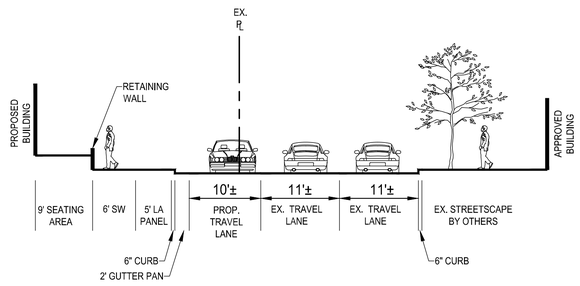
SECTION B-B **SCALE 1'=10'** **HERNDON PARKWAY**



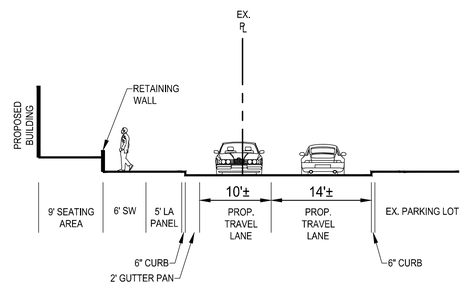
SECTION C-C **SCALE 1'=10'** **HERNDON PARKWAY**



SCALE 1'=50'



SECTION D-D **SCALE 1'=10'** **PRIVATE ROAD 'A'**



SECTION D-D INTERIM **SCALE 1'=10'** **PRIVATE ROAD 'A'**

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

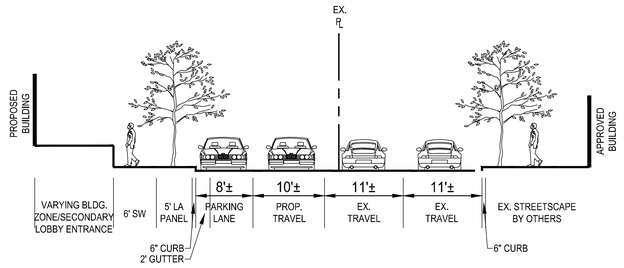
FAIRFAX COUNTY, VIRGINIA

STREET SECTIONS

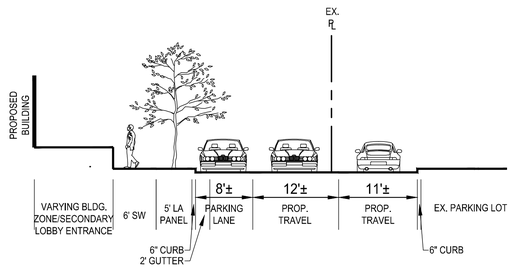
DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	AS SHOWN
VIKA NO.	7815B
SHEET NO.	C-12

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_STREET SECTIONS.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:38:03 AM LAYOUT: C-12 STREET SECTIONS

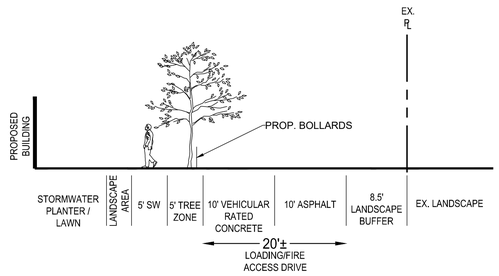
LAYOUT: C-12 STREET SECTIONS, Plotted By: Bentley



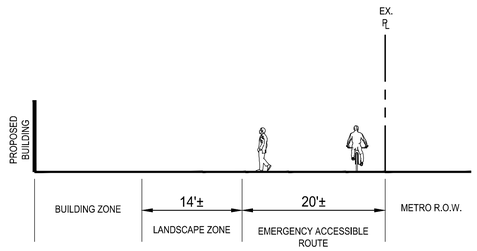
SECTION E-E **SCALE 1'=10'** **PRIVATE ROAD 'A'**



SECTION E-E INTERIM **SCALE 1'=10'** **PRIVATE ROAD 'A'**



SECTION F-F **SCALE 1'=10'** **LOADING/FIRE**



SECTION G-G **SCALE 1'=10'** **EMERGENCY ACCESS**



SCALE 1'=50'

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

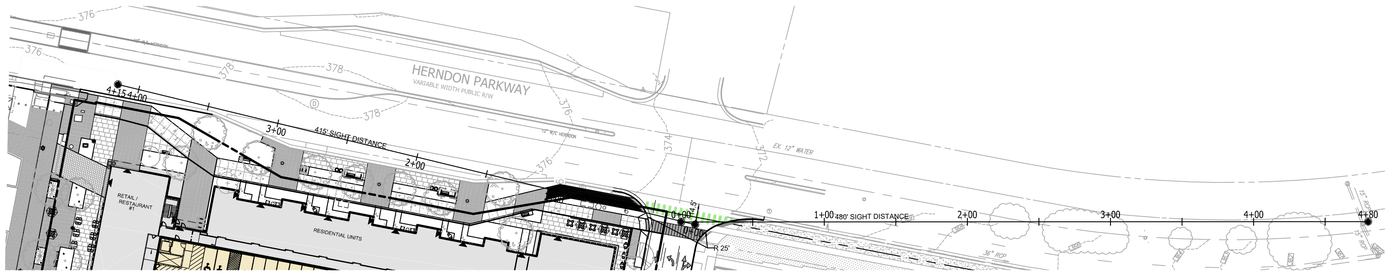
FAIRFAX COUNTY, VIRGINIA

STREET SECTIONS

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	AS SHOWN
VIKA NO.	7815B
SHEET NO.	C-12A

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_STREET SECTIONS.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:38:24 AM LAYOUT: C-12A STREET SECTIONS

LAYOUT: C-12A STREET SECTIONS, Plotted By: Bentley



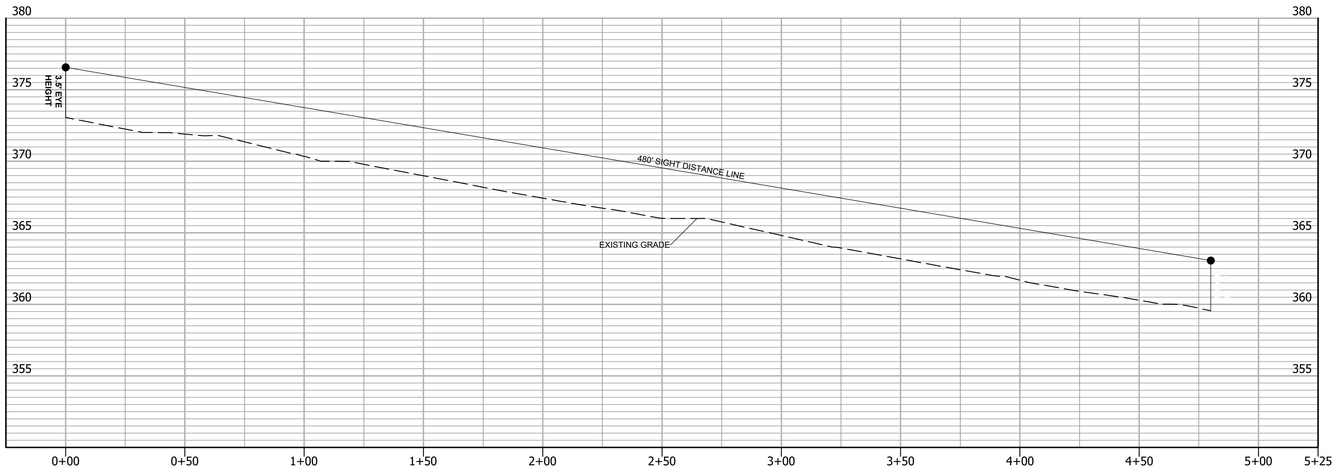
SIGHT DISTANCE EXHIBIT - SCALE 1"=50'



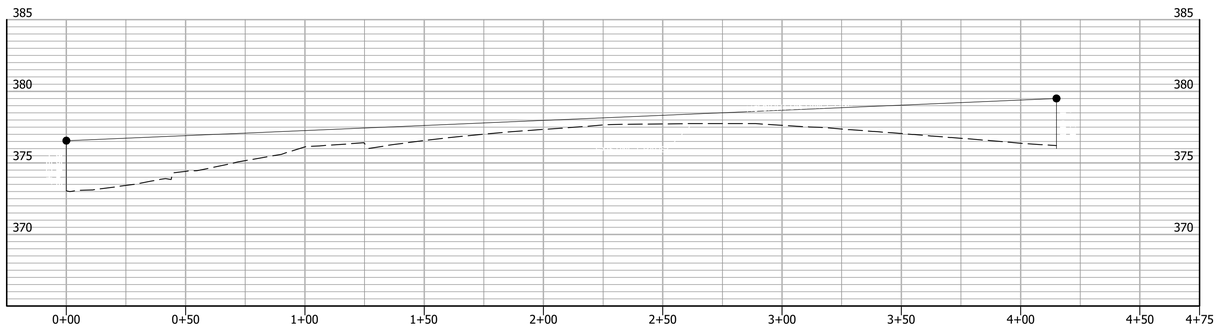
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



EASTBOUND SIGHT DISTANCE PROFILE - DESIGN SPEED 35 MPH



WESTBOUND SIGHT DISTANCE PROFILE - DESIGN SPEED 35 MPH

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

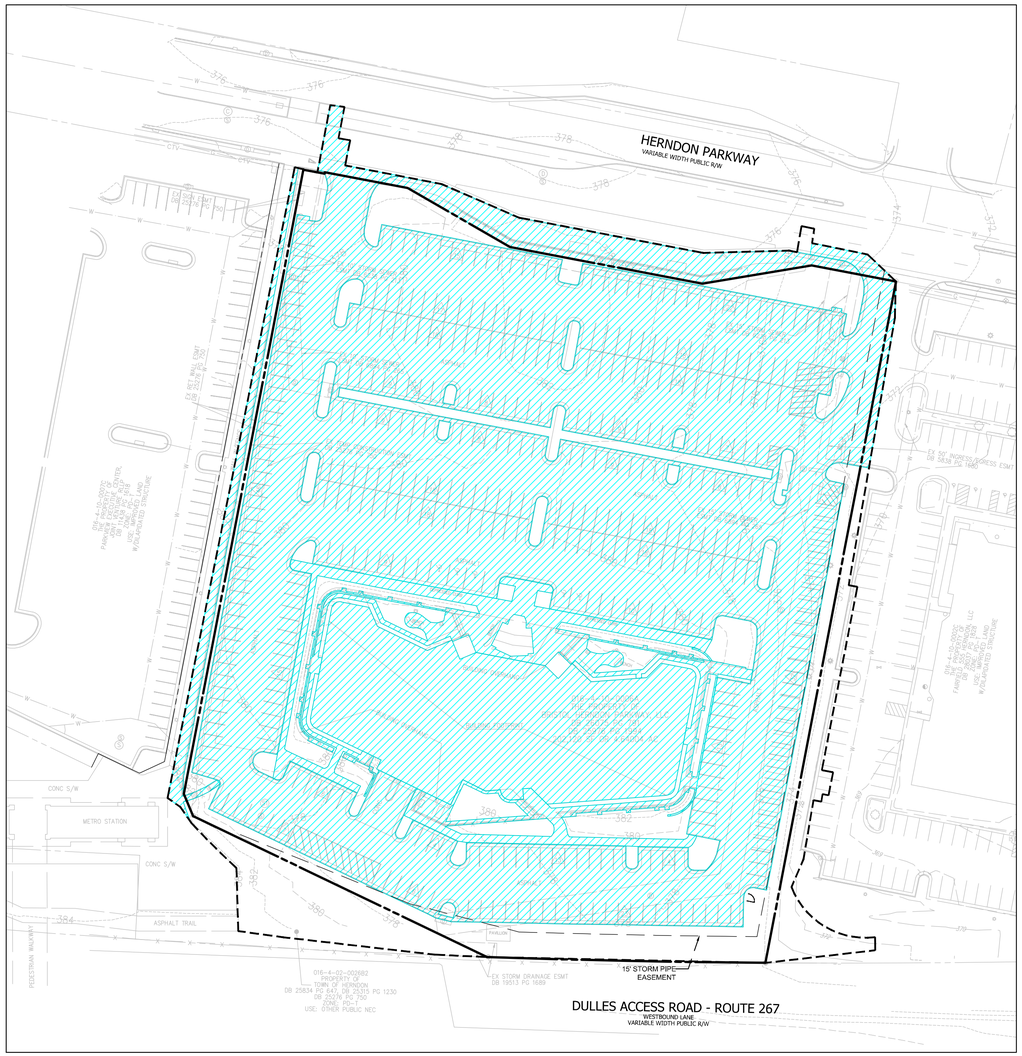
SIGHT DISTANCE EXHIBIT

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 05/08/2024

DWG. SCALE: AS SHOWN
VIKA NO. 7815B
SHEET NO. C-12B

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_SIGHT DISTANCE EXHIBIT.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:39:24 AM LAYOUT: C-12B SIGHT DISTANCE

LAYOUT: C-12B SIGHT DISTANCE, Plotted By: Bentley



LEGEND - EXISTING AREA

SITE AREA TOTAL = 202,120 SF OR 4.6400 AC
LIMITS OF DISTURBANCE = 225,589 SF OR 5.1788 AC

IMPERVIOUS AREA = 177,240 SF OR 4.0689 AC

PERVIOUS AREA = 48,349 SF OR 1.1099 AC



LEGEND - PROPOSED AREA

SITE AREA TOTAL = 202,120 SF OR 4.6400 AC
LIMITS OF DISTURBANCE = 225,589 SF OR 5.1788 AC

IMPERVIOUS AREA = 190,207 SF OR 4.3665 AC

PERVIOUS AREA = 35,382 SF OR 0.8123 AC

NORTH (VCS 83)
GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
Lic. No. 2417
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PRE AND POST DEVELOPMENT STORMWATER MAP

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	AS SHOWN
VIKA NO.	7815B
SHEET NO.	C-13

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_C-14 PRE AND POST SWM.dwg USER: johnson DATE: October 15, 2025 TIME: 9:53:53 AM LAYOUT: C-13

LAYOUT: C-13, Plotted By: johnson



STORMWATER LEGEND: VERSION 1.3

- CONTRIBUTING DRAINAGE (92)
- URBAN BIORETENTION (ROOFTOP DISCONNECT TO SWM PLANTER)
- CONTRIBUTING DRAINAGE TO PROPRIETARY BMP DEVICE (40)
- PROPRIETARY BMP DEVICE (40)

SWM NARRATIVE

EXISTING CONDITION SITE NARRATIVE

THIS DEVELOPMENT CONSISTS OF APPROXIMATELY 4.64 ACRES OF LAND SITUATED BETWEEN HERNDON PARKWAY AND THE DULLES TOLL ROAD IN THE TOWN OF HERNDON. THE PROPERTY IS BOUNDED BY HERNDON PARKWAY TO THE NORTH, AN EXISTING OFFICE BUILDING TO THE EAST, THE DULLES TOLL ROAD TO THE SOUTH AND AN EXISTING OFFICE BUILDING TO THE WEST. THE PROPERTY CURRENTLY CONSISTS OF AN EXISTING OFFICE BUILDING WITH SURFACE PARKING.

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT THE PROPERTY SLOPES PREDOMINANTLY FROM THE SOUTHWEST TO THE NORTHEAST TOWARDS HERNDON PARKWAY. THE SUBJECT SITE DOES RECEIVE OFF-SITE RUNOFF FROM THE AREA TO THE SOUTH AND CONVEYS THE FLOW IN THE EXISTING ON-SITE CLOSED CONDUIT SYSTEM. THE EXISTING STORMWATER IS COLLECTED ON SITE AND JOINS A CLOSED CONDUIT SYSTEM IN HERNDON PARKWAY. THE STORMWATER FLOWS TO A 36" RCP PIPE IN HERNDON PARKWAY AND IS TAKEN TO THE OUTFALL APPROXIMATELY 850' TO THE EAST WHERE IS EXITS A 60" RCP INTO AN EXISTING FLOODPLAIN. SEE SHEET C-16 FOR THE OUTFALL MAP. ALL ADJACENT PROPERTIES FOLLOW A SIMILAR DRAINAGE PATTERN, WITH THEIR RESPECTIVE STORMWATER BEING CONVEYED TO THE CLOSED CONDUIT SYSTEM IN HERNDON PARKWAY. THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THE APPLICANT PROPOSES TO DEVELOP THE PROPERTY IN ACCORDANCE WITH THE HERNDON METRO STUDY AREA WITH RESIDENTIAL, RETAIL AND COMMERCIAL USES.

THE DEVELOPMENT AND ASSOCIATED PROGRAM WILL PROVIDE A SINGLE BUILDING WITH A WRAPPED PRE-CAST CONCRETE GARAGE. THE DEVELOPMENT PLAN PROVIDED CALLS FOR 7 STORIES OF 5 OVER 2 CONSTRUCTION.

WATER QUALITY TREATMENT (BMP) NARRATIVE

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA), THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF LOW IMPACT DEVELOPMENT (LID) STRATEGIES SUCH AS STORMWATER PLANTERS (ROOFTOP DISCONNECT) COMBINED WITH MANUFACTURED TREATMENT FILTERING DEVICES (MTD'S) SUCH AS A JELLYFISH STRUCTURE. ADDITIONAL LID'S MAY BE INCORPORATED WITH THE SITE PLAN AND IF POSSIBLE SIGNAGE WILL BE INCLUDED TO HIGHLIGHT THE USE OF THE LID'S.

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

WATER QUANTITY TREATMENT (SWM) NARRATIVE

THERE WILL BE AN INCREASE IN THE SITE'S IMPERVIOUSNESS WHICH WILL RESULT IN AN INCREASE IN RUNOFF. RUNOFF REDUCTION STRATEGIES IN CONJUNCTION WITH UNDERGROUND DETENTION WILL BE USED TO REDUCE THE POST DEVELOPMENT TWO YEAR AND TEN YEAR RUNOFF RATE TO LEVELS LESS THAN OR EQUAL TO THE EXISTING TWO YEAR AND TEN YEAR RUNOFF RATES. THE UNDERGROUND DETENTION STRUCTURE WILL LIKELY BE LOCATED IN THE PROPOSED GARAGE. THE EXISTING DRAINAGE DIVIDES WILL GENERALLY BE MAINTAINED AS THE SITE WILL STILL DRAIN PRIMARILY FROM THE SOUTHWEST OF THE SITE TO THE NORTHEAST.

CHANNEL PROTECTION WILL PROVIDED IN ACCORDANCE WITH 9VAC25-875-600-B-1,2,3. CONCENTRATED STORMWATER FLOW SHALL BE RELEASED INTO A STORMWATER CONVEYANCE SYSTEM AND SHALL MEET THE CRITERIA IN SUBDIVISION 1, 2, OR 3 OF THIS SUBSECTION, WHERE APPLICABLE, FROM THE POINT OF DISCHARGE TO A POINT TO THE LIMITS OF ANALYSIS IN ACCORDANCE WITH 9VAC25-875-600-B-4.

THE SUBJECT SITE HAS BEEN GRADED TO ENSURE THAT HABITABLE SPACE WILL NOT BE INUNDATED SHOULD THE STORM DRAIN SYSTEM (INLETS AND PIPES) BECOME CLOGGED OR INOPERABLE. OVERLAND RELIEF IS PROVIDED ON THE WEST SIDE SUCH THE FLOWS WILL BE DIRECTED IN A NORTHERLY DIRECTION TO HERNDON PKWY IF THE STORM DRAIN SYSTEM BECOMES CLOGGED OR INOPERABLE. OVERLAND RELIEF ON THE SOUTH SIDE IS PROVIDED SUCH THAT FLOWS WILL BE DIRECTED IN AN EASTERLY DIRECTION. FLOWS FROM THE SOUTH AND EAST SIDES WILL BE DIRECTED TO THE PROPOSED PRIVATE ROAD BETWEEN THE SUBJECT SITE AND THE 555 HERNDON PKWY AND THEN IN A NORTHERLY DIRECTION TO HERNDON PKWY.

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

THE SWM SYSTEMS AND BMP PRATICES PROPOSED ON THE PLAN WILL MEET ALL STATE AND LOCAL TOWN OF HERNDON SWM REQUIREMENTS FOR BOTH ONSITE AND OFFSITE DISTURBED AREAS.

ALL PROPOSED SWM FACILITIES WILL BE PROVIDED ONSITE AND WILL BE PRIVATELY MAINTAINED.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C. V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT MAP AND NARRATIVE

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 05/08/2024

DWG. SCALE: 1' = 30'
VIKA NO. 7815B
SHEET NO. C-14

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_SWM MAP.dwg USER: johnson DATE: October 15, 2025 TIME: 10:01:03 AM LAYOUT: C-14 SWM-MAP

LAYOUT: C-14 SWM-MAP, Plotted By: johnson

VRRM COMPUTATIONS

Project Name:	575 HERNDON PKWY
Date:	11/13/2024
Linear Development Project?	No

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 5.18

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0.31*
Post-Development TP Load Reduction for Site (lb/yr):	*1.02*

Check:

BMP Design Specifications List:	2024 Stds & Specs
Linear project?	No
Land cover areas entered correctly?	✓
Total disturbed area entered?	✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				1.11	1.11
Impervious Cover (acres)				4.07	4.07
					5.18

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.80	0.80
Impervious Cover (acres)				4.38	4.38
Area Check	OK.	OK.	OK.	OK.	5.18

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	1.02

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	60.20
Final Post-Development TN Load	61.23

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	1.11	0.80
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	21%	16%
Impervious Cover (acres)	4.07	4.07
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	79%	84%
Total Site Area (acres)	**5.18**	**4.87**
Site Rv	**0.80**	**0.84**
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.3453	0.3389
Pre-ReDevelopment Treatment Volume (cubic feet)	15,043	14,761
Pre-ReDevelopment TP Load (lb/yr)	**4.43**	**4.17**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.86	0.86
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.27*

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

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

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.26 lbs/acre/year).

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.80
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	15%
Impervious Cover (acres)	4.38
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	85%
Final Site Area (acres)	**5.18**
Final Post Dev Site Rv	**0.84**
Treatment Volume and Nutrient Load	
Final Post-Development Treatment Volume (acre-ft)	0.3634
Final Post-Development Treatment Volume (cubic feet)	15,830
Final Post-Development TP Load (lb/yr)	**4.43**
Final Post-Development TP Load per acre (lb/acre/yr)	0.86

Land Cover Summary-Post	
Post-ReDevelopment	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.80
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	16%
ReDev. Impervious Cover (acres)	4.07
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	84%
Total ReDev. Site Area (acres)	**4.87**
ReDev Site Rv	**0.84**
Treatment Volume and Nutrient Load	
Post-ReDevelopment Treatment Volume (acre-ft)	0.3389
Post-ReDevelopment Treatment Volume (cubic feet)	14,761
Post-ReDevelopment Load (TP) (lb/yr)*	**4.17**
Post-ReDevelopment TP load per acre (lb/acre/yr)	0.86
Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.83**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.31
Rv(impervious)	0.95
Post-Development Treatment Volume (acre-ft)	0.0245
Post-Development Treatment Volume (cubic feet)	1,069
Post-Development TP Load (lb/yr)	**0.27**
TP Load Reduction Required for New Impervious Area (lb/yr)	**0.19**

Drainage Area A — VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.80	0.80	0.25	0.85
Impervious Cover (acres)				4.38	4.38	0.95	0.86
				Total	5.18		

Total Phosphorus Available for Removal in D.A. A (lb/yr): 4.43
Post Development Treatment Volume in D.A. A (ft³): 15,830

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
2. Rooftop Disconnection (RR)														
2.i. To Stormwater Planter, Urban Bioretention (P-FIL-05)	40			0.58	0	800	1,200	2,000	25	0.00	0.50	0.27	0.22	
16. Manufactured Treatment Devices (no RR)														
16.b. Manufactured Treatment Device-Filtering	0			1.50	0	0	5,173	5,173	65	0.00	1.29	0.84	0.45	

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.80	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	4.38	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	2.08	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 15,830

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	800	0	0	0	0	800
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	4.43	0.00	0.00	0.00	0.00	4.43
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.11	0.00	0.00	0.00	0.00	1.11
TP LOAD REMAINING (lb/yr)	3.32	0.00	0.00	0.00	0.00	3.32
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	4.58	0.00	0.00	0.00	0.00	4.58

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	4.43
TP LOAD REDUCTION REQUIRED (lb/yr)	1.02
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.11
TP LOAD REMAINING (lb/yr):	3.32
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.09 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	61.23
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	4.58
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	56.65

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
Lic. No. 2919
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

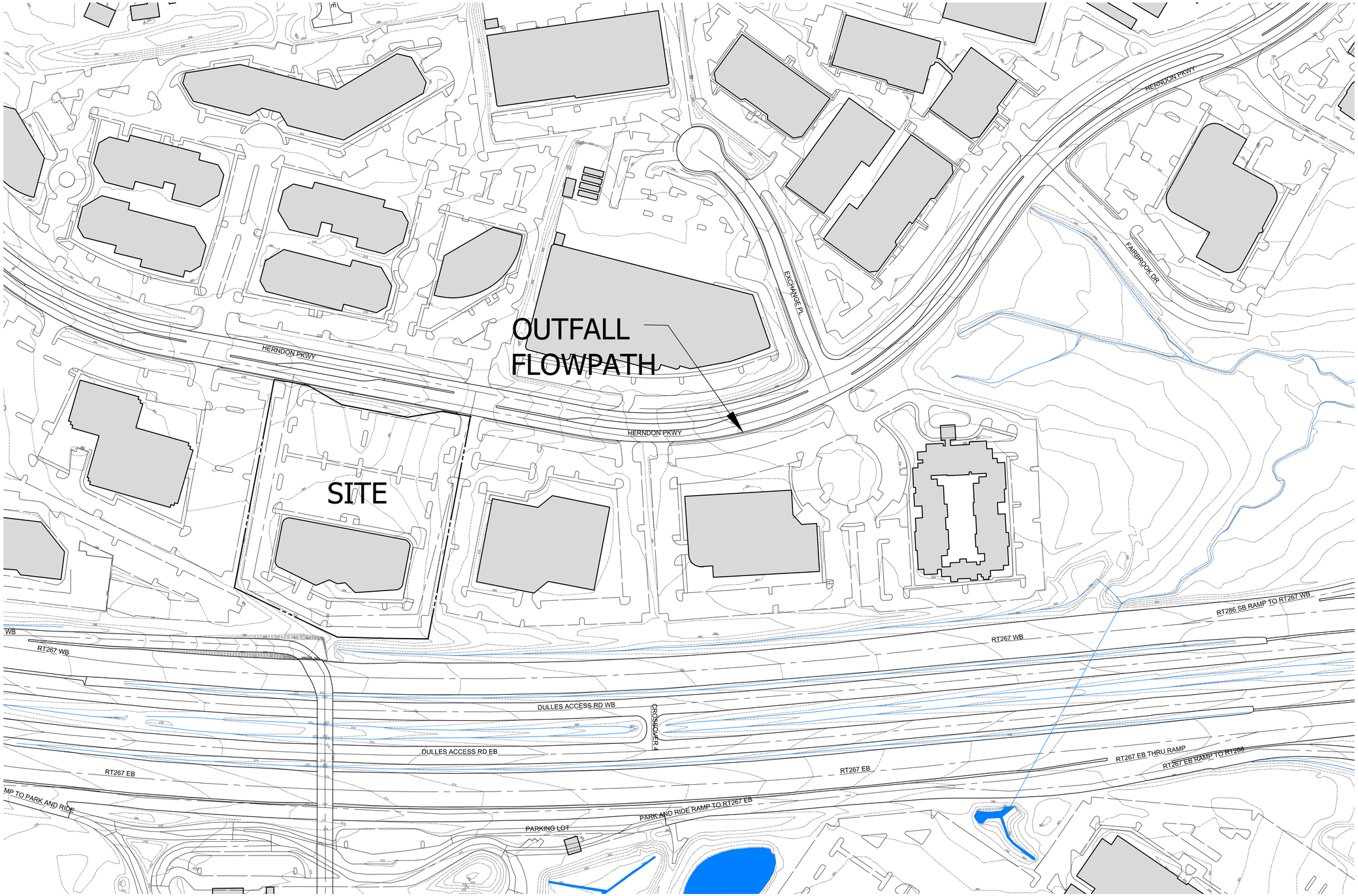
FAIRFAX COUNTY, VIRGINIA

STORMWATER COMPUTATIONS

DRAWN BY:
DESIGNED BY:
DATE ISSUED: 05/08/2024
DWG. SCALE: 1' = 30'
VIKA NO. 7815B
SHEET NO. C-15

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_SWM MAP.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:41:14 AM LAYOUT: C-15 SWM COMPS

LAYOUT: C-15 SWM COMPS, Plotted By: Bentley



NORTH (VCS 83)
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL MAP

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	AS SHOWN
VIKA NO.	7815B
SHEET NO.	C-16

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_C-16 ADEQUATE OUTFALL.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:42:51 AM LAYOUT: C-16

LAYOUT: C-16, Plotted By: Bentley

ZONING ORDINANCE MODIFICATIONS

- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE TOWN STANDARDS EXCEPT AS NOTED HEREON IN THE MODIFICATION REQUESTS BELOW

MODIFICATION	REQUIRED	PROVIDED	Z.O. NUMBER
HERNDON PARKWAY FRONTAGE	- 2' UTILITY STRIP - 8' CYCLE TRACK - 4.5' LANDSCAPE STRIP - 8' SIDEWALK	- WEST: VARYING WIDTH LANDSCAPE STRIP; 12' SHARED-USE PATH - CENTER: 10' BUS LOADING ZONE; 6' LANDSCAPE STRIP; 12' SHARED-USE PATH - EAST: 2' UTILITY STRIP; 8' CYCLE TRACK; 4.5' LANDSCAPE STRIP; 8' SIDEWALK	- 78-50.8.H.2
DULLES TOLL ROAD FRONTAGE	- 22-24' ACCESS DRIVE AND TRAIL - 8' PEDESTRIAN TRAIL - 8' PLANTING BUFFER TO THE SOUTH	- 5' SIDEWALK TO THE NORTH OF A 20' ACCESS DRIVE THAT IS BORDERED TO THE SOUTH BY AN 8' LANDSCAPE BUFFER AND FENCE	- 78-50.8.H.1
PRIVATE ROAD STREETSCAPE	- 10' SIDEWALK	- 6' SIDEWALK	- 78-50.8
LOADING SPACES	- 1 / 3,000-14,999 GFA RETAIL / RESTAURANT: 1 REQUIRED - 1 / 200 UNITS RESIDENTIAL: 3 REQUIRED - 1 / 6,000 GFA COMMERCIAL OR OFFICE: 1 REQUIRED - TOTAL REQUIRED: 5	- 1 RETAIL - 1 COMMERCIAL - 2 RESIDENTIAL	- 78-100.2.D
ELECTRIC FACILITIES	- UTILITY CABINETS MUST BE ENCLOSED IN A BUILDING OR VAULTED UNDERGROUND PURSUANT TO SECTION 78-50.8(J)(2)	- ABOVE GRADE TRANSFORMERS WITH SCREEN WALL	- 78-50.8(J)(2)
PARKING STRUCTURE LANDSCAPE REQUIREMENT	- PLANTING ISLANDS MIN. 8' WIDE AND 120 SF UNPAVED PLANTING AREA	- 4 - 7.5' WIDTH AND 32-56 SF OF UNPAVED PLANTING AREA	- 78-110.5(B)(2)D



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

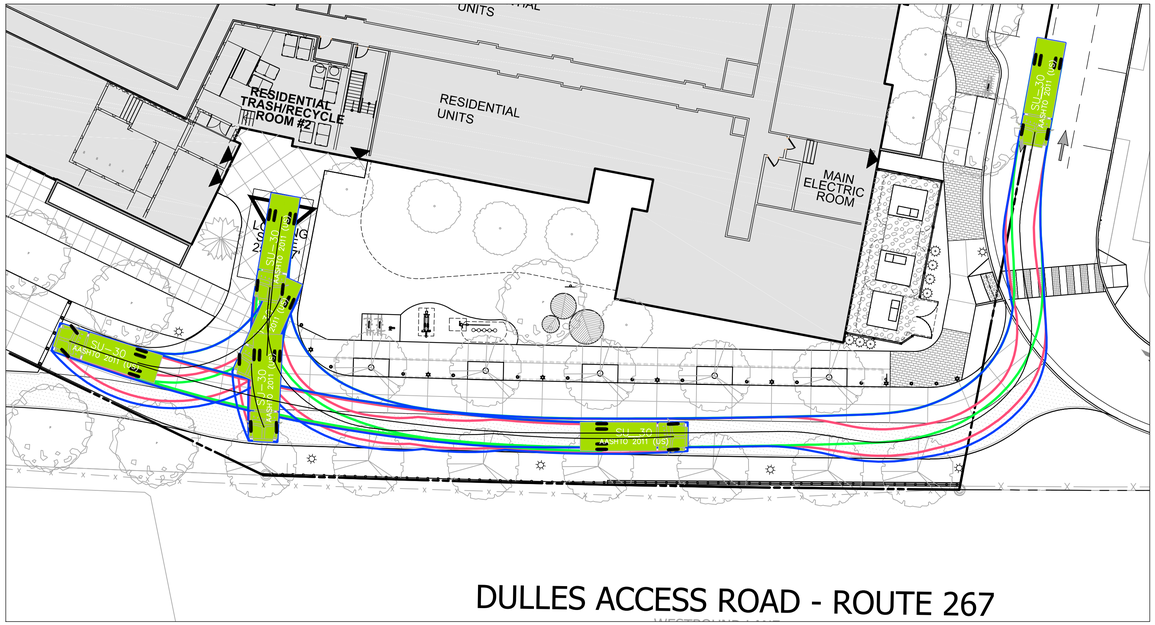
FAIRFAX COUNTY, VIRGINIA

ZONING MODIFICATIONS

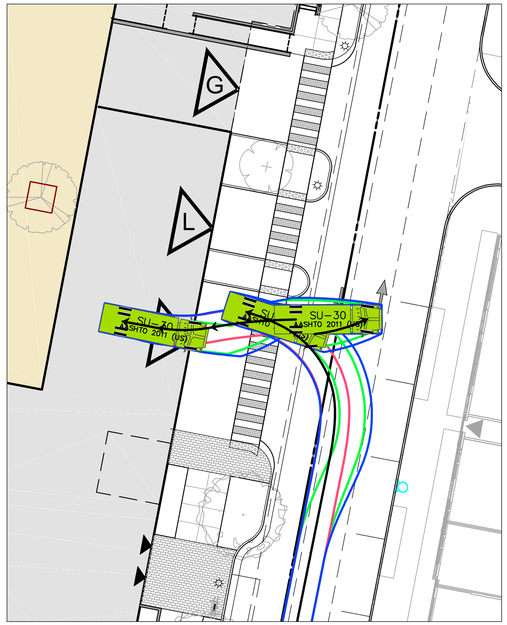
DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	1' = 40'
VIKA NO.	7815B
SHEET NO.	C-17

FILE: C:\Projects\7815\7815B\CADD\PLANNING\PLANNING DRAWINGS\7815D_EASEMENT AND MODS PLAN.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:43:09 AM LAYOUT: C-17 MODIFICATIONS

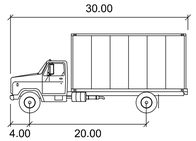
LAYOUT: C-17 MODIFICATIONS, Plotted By: Bentley



COMMERCIAL LOADING SCALE: 1"=20'

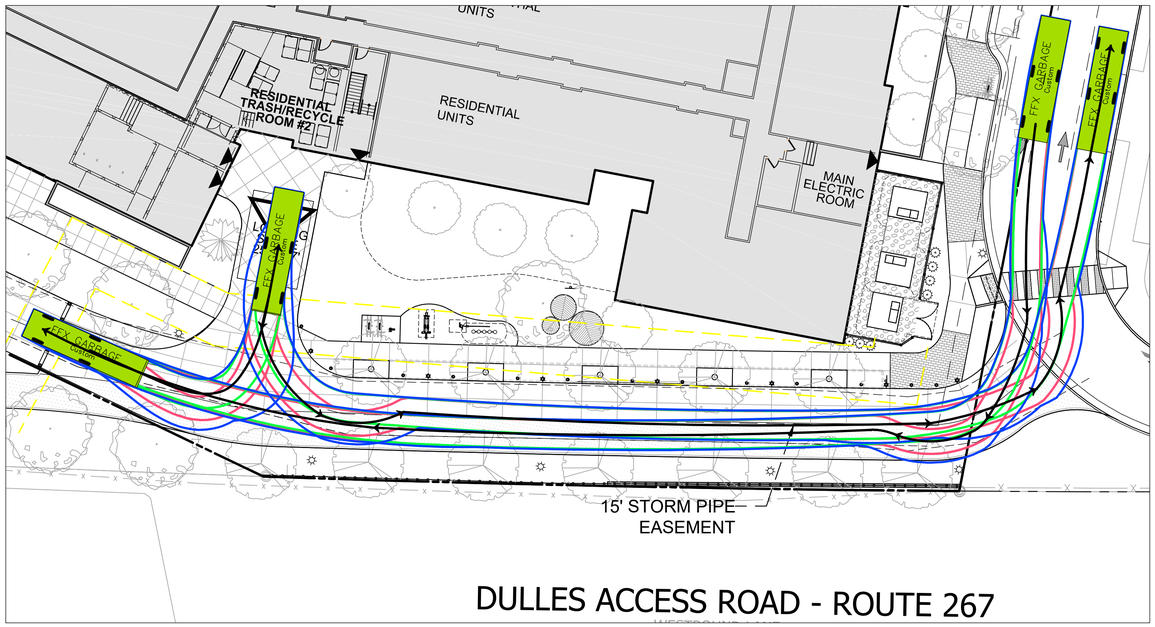


RETAIL LOADING SCALE: 1"=20'

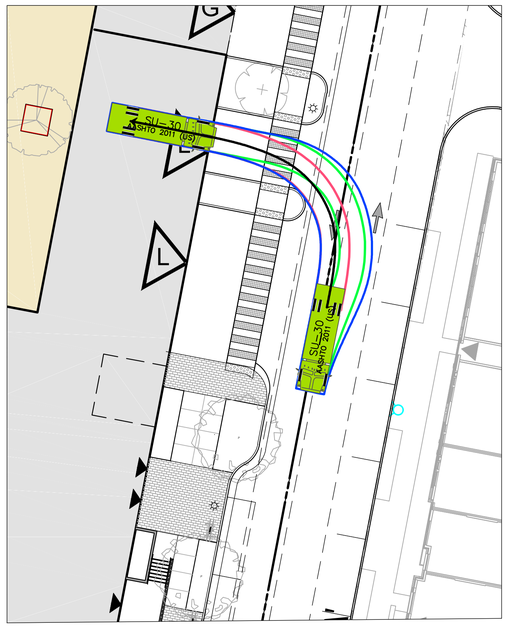


SU-30

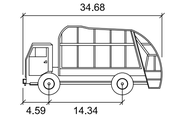
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



GARBAGE SCALE: 1"=20'



RESIDENTIAL LOADING SCALE: 1"=20'



FFX GARBAGE

	feet
Width	: 8.20
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 41.8

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT B. COCHRAN
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

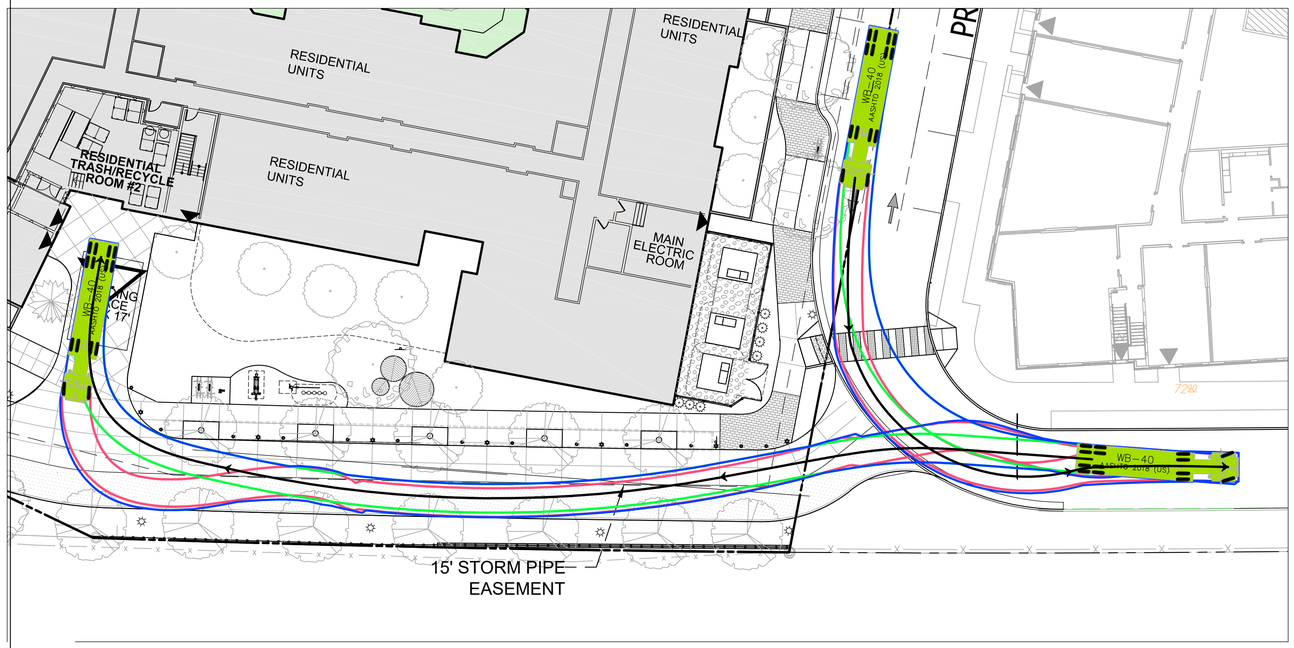
FAIRFAX COUNTY, VIRGINIA

AUTOTURN EXHIBIT

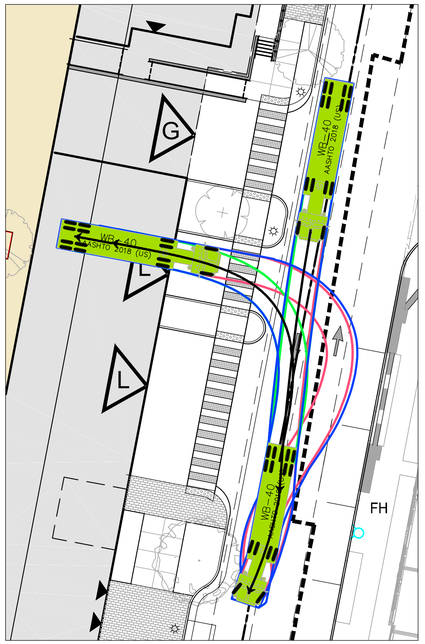
DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	AS SHOWN
VIKA NO.	7815B
SHEET NO.	C-18

FILE: Q:\Projects\7815\7815B\CADD\PLANNING DRAWINGS\7815D_AUTOTURN_SU30.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:44:10 AM LAYOUT: C-18 AUTOTURN

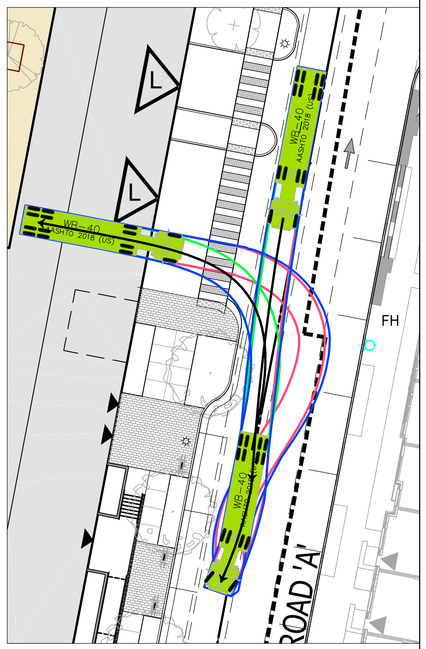
LAYOUT: C-18 AUTOTURN, Plotted By: Bentley



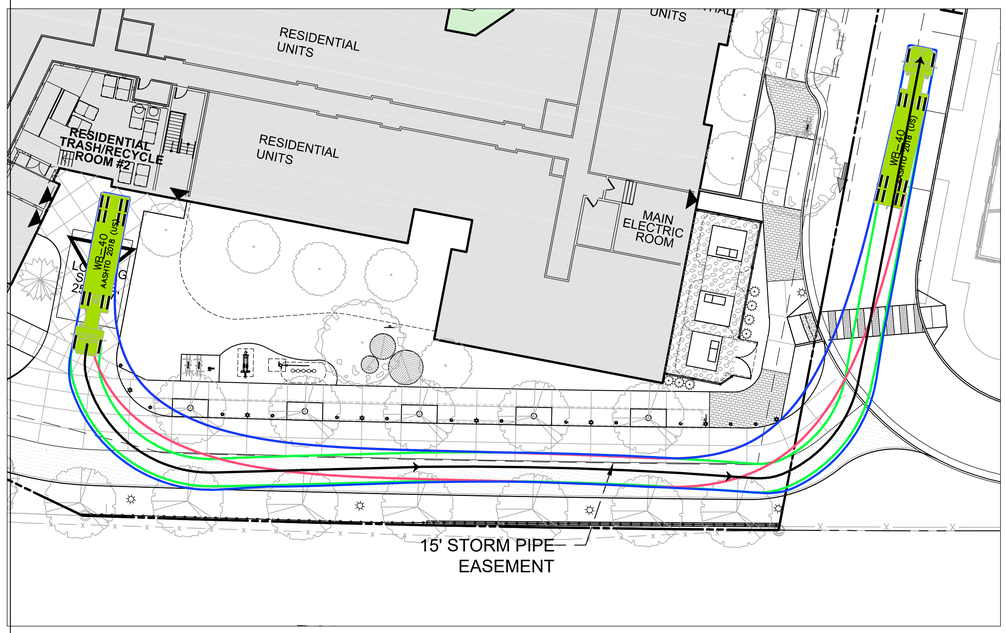
COMMERCIAL AND ADDITIONAL RESIDENTIAL LOADING - ENTER SCALE: 1"=20'



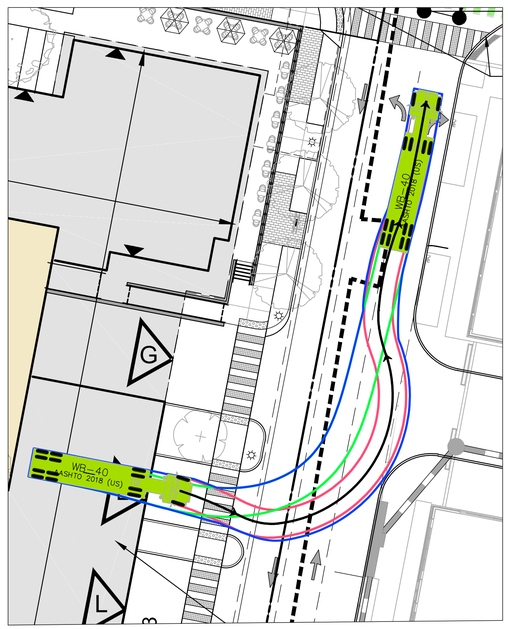
RETAIL LOADING - ENTER SCALE: 1"=20'



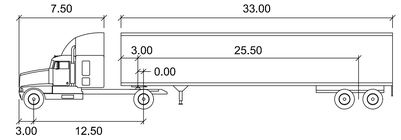
RESIDENTIAL LOADING - ENTER
SCALE: 1"=20'



COMMERCIAL AND ADDITIONAL RESIDENTIAL LOADING - EXIT SCALE: 1"=20'



RESIDENTIAL LOADING - EXIT SCALE: 1"=20'



WB-40

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

THE INFORMATION, DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, L.L.C. AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE DIGITALLY FORWARDED, SHARED OR COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY DESIGN PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, L.L.C. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR RECORDING AND/OR CONSTRUCTION PURPOSES.

© 2021 VIKA VIRGINIA, L.L.C.

V 12.00

OWNER/APPLICANT:
BRISTOL HERNDON PARKWAY, LLC.
700 NEW HAMPSHIRE, SUITE 709
WASHINGTON, DC 20037

ARCHITECT:
DCS DESIGN
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VA 22182

LANDSCAPE ARCHITECT:
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310

TRAFFIC CONSULTANT:
VIKA

PLAN STATUS	DATE
FIRST SUBMISSION	05/08/2024
RESUBMISSION	11/22/2024
RESUBMISSION	05/14/2025
RESUBMISSION	10/15/2025

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
10/15/25
ROBERT R. COCHRAN
Lic. No. 2901
LAND SURVEYOR

575 HERNDON PARKWAY

TOWN OF HERNDON

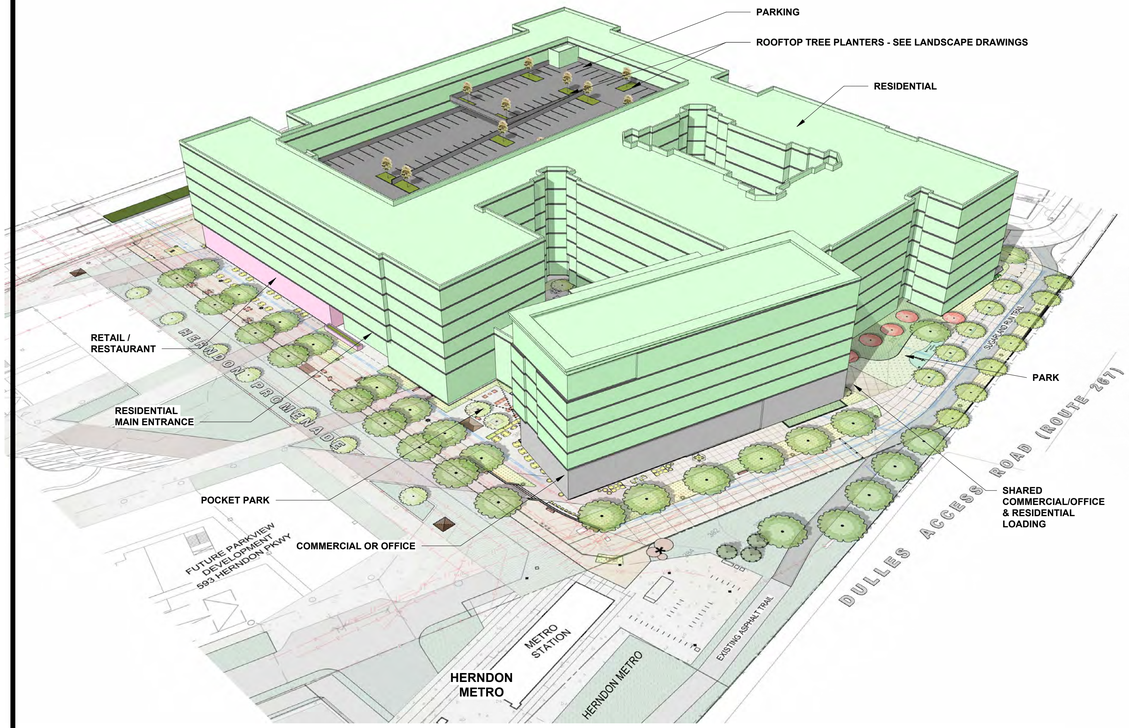
FAIRFAX COUNTY, VIRGINIA

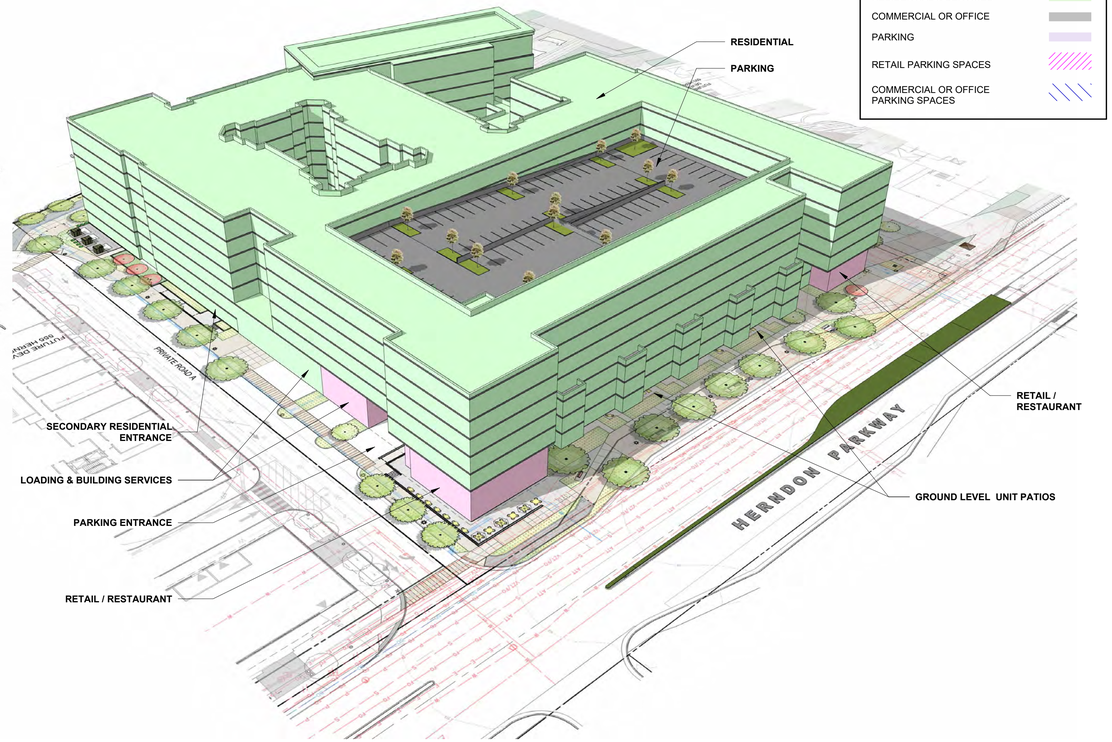
AUTOTURN EXHIBIT

DRAWN BY:	
DESIGNED BY:	
DATE ISSUED:	05/08/2024
DWG. SCALE:	AS SHOWN
VIKA NO.	7815B
SHEET NO.	C-18A

FILE: Q:\Projects\7815\7815B\CADD\PLANNING\DRAWINGS\7815D_AUTOTURN_SU30.dwg USER: Bentley DATE: October 15, 2025 TIME: 8:45:24 AM LAYOUT: C-18A WB-40

LAYOUT: C-18A WB-40, Plotted By: Bentley





LEGEND

- RETAIL / RESTAURANT & SERVICES
- RESIDENTIAL & SERVICES
- COMMERCIAL OR OFFICE
- PARKING
- RETAIL PARKING SPACES
- COMMERCIAL OR OFFICE PARKING SPACES

BUILDING AREAS

(FAR SF: Measured from the exterior face of exterior walls)

LEVEL	RETAIL/ RESTAURANT (2)	COMMERCIAL OR OFFICE (2)	RESIDENTIAL			TOTAL (FAR SF)
			UNITS / CORE (3)	INDOOR RESIDENTIAL AMENITIES (1)	BUILDING SERVICE (2)	
LEVEL 1	9,222	5,987	50,834	11,063	8,950	86,056
LEVEL 2			58,000	1,728		59,728
LEVEL 3			86,384			86,384
LEVEL 4			85,790			85,790
LEVEL 5			85,790			85,790
LEVEL 6			85,790			85,790
LEVEL 7			85,592			85592
TOTALS	**9,222**	**5,987**	**538,180**	**12,791**	**8,950**	**575,130 ****
				559,921		

(1) Includes Lobby, Amenity Areas & Pool Support Spaces.
(2) Includes Building Service Rooms & Loading Area.
(3) Unit Areas, Corridors & Core.
** Open to below area identified in Level 2 not included in Total FAR SF

BUILDING USES

BUILDING USE	GFA	RESIDENTIAL
A - RETAIL / RESTAURANT	9,222	-
B - RESIDENTIAL	559,921	525
C - COMMERCIAL OR OFFICE	5,987	-
	575,130	**525**

VEHICLE PARKING

REQUIRED PARKING RATIOS	TOTAL REQUIRED PARKING SPACES	TOTAL PROVIDED PARKING SPACES	* ACCESSIBLE PARKING REQUIRED	* ACCESSIBLE PARKING PROVIDED
1.25 / 1,000 SF	12	46	1.00	2.00
1.0 / UNIT	525	572	14.00	15.00
2.0 / 1,000 SF	12	20	1.00	2.00
	549	**638**	**16.00**	**19.00**

* Accessible spaces included in total number of parking spaces.

See Illustrative Parking Sheets for break down of parking provided per level for each use.

BICYCLE PARKING

REQUIRED PARKING RATIOS	BICYCLE PARKING REQUIRED	BICYCLE PARKING PROVIDED DAY 1	FUTURE BICYCLE PARKING PROVIDED
.25 / 1,000 GFA	3	3	
.75 / DWELLING UNIT	394	208	186
.20 / 1,000 GFA	1	1	
	398	212	186
	398	**398**	

An additional on-street 24 bicycle parking spaces(12 racks) are provided around the building (not included in calculation).

LOADING

REQUIRED PARKING RATIOS	LOADING SPACES REQUIRED	LOADING SPACES PROVIDED
1 / 3,000 - 14,999 GFA	1	1
1 / 200 UNITS	3	2
1 / 6,000 GFA	1	1
	5	**4**

GENERAL NOTES:

- **Building heights are above average site elevation and include above-grade parking levels, but do not include mechanical penthouse requirements or rooftop facilities.**
- **Square footage and number of dwelling units are approximate.**
- **Applicant reserves the right to adjust GFA, use mix, unit counts and heights in accordance with proffers.**

dcs DESIGN
DAVIS CARTER SCOTT Ltd
Architecture
Interior Architecture
Land Planning
8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182
P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:18 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

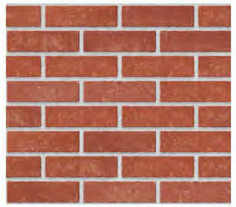
DRAWING TITLE
TABULATIONS

DRAWN BY AK, AM, KS
QC CHECKED BY KS
QA REVIEWED BY KS

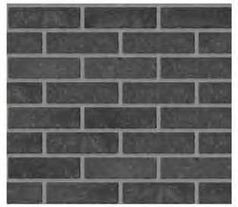
DRAWING NUMBER
A - 4.0

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT, LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENSIONS TO THIS PROJECT. IN WHOLE OR PART IN VIS. CARTER, SCOTT, LTD. ALL RIGHTS RESERVED.

Autodesk Docs://323248.00 - HERNDON PARKWAY/323248.00 - Herndon Parkway.rvt
10/13/2025 3:46:18 PM



1



2



3



4



5



6



7



8



9



10



11



12



13



14



15

LOADING OVERHEAD DOORS - PRECEDENT IMAGES





16

EXTERIOR FINISHES LEGEND

1	BRICK - RED
2	BRICK - BLACK
3	BRICK - BROWN
4	BRICK - LIGHT BROWN
5	BRICK - WHITE TEXTURED
6	FIBER CEMENT BOARD - DARK GRAY
7	FIBER CEMENT BOARD - BROWN
8	FIBER CEMENT BOARD - GRAY
9	FIBER CEMENT - VERTICAL BOARD & BATTEN, LIGHT GRAY
10	FIBER CEMENT - FINISH TO MATCH WOOD LOOK
11	FIBER CEMENT BOARD - DARK GREEN
12	METAL PANEL - BLACK
13	ARCHITECTURAL STONE VENEER - BLACK
14	ARCHITECTURAL BLOCK (CMU) - BLACK, SPLIT FACE FINISH
14A	ARCHITECTURAL BLOCK (CMU) - BROWN, SMOOTH FINISH
15	ALUMINUM SLATS SCREENING - DARK GRAY
16	OVERHEAD ROLL-UP DOOR, SEE PRECEDENT IMAGES BELOW
17	WALL MURAL, REFER TO SHEET A - 14.1
18	ALUMINUM STOREFRONT SYSTEM - BLACK
19	VINYL WINDOWS - BLACK
20	PREFINISHED ALUMINUM CANOPY - BLACK

DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182

P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:19 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE

575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE

ILLUSTRATIVE EXTERIOR FINISHES AND PRECEDENT IMAGES

DRAWN BY	KO, KS
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER

A - 14.0

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT, LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENSIONS TO THIS PROJECT. IN WHOLE OR PARTS IS. CARTER, SCOTT LTD. ALL RIGHTS RESERVED.

HERNDON MURAL:

Proposed Wall mural featuring the sign "Herndon" in recognition of the town's historic rail heritage and its influence on Herndon's cultural identity.





WALL MURAL

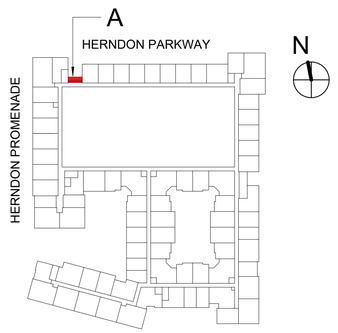
HERNDON IDENTITY - PRECEDENT IMAGES



HERNDON FIRE STATION



ICON IN TOWN OF HERNDON



DAVIS CARTER SCOTT Ltd
Architecture
Interior Architecture
Land Planning
8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182
P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:20 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
ILLUSTRATIVE HERNDON MURAL

DRAWN BY	KO
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER
A - 14.1

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT, LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENSIONS TO THIS PROJECT IN WHOLE OR PART. DAVIS CARTER SCOTT LTD ALL RIGHTS RESERVED

Autodesk Docs://323248.00 - HERNDON PARKWAY/323248.00 - Herndon Parkway.rvt
10/13/2025 3:46:20 PM



4 PERSPECTIVE VIEW



2 PERSPECTIVE VIEW

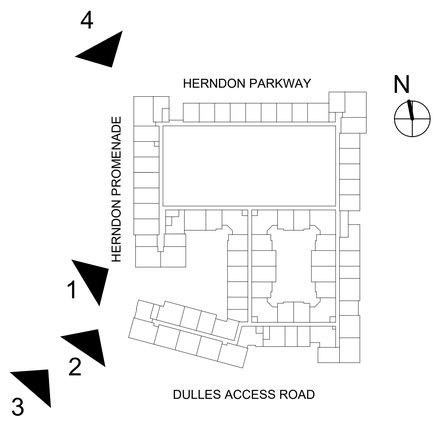


1 PERSPECTIVE VIEW



3 PERSPECTIVE VIEW

THE GRAPHICS PRESENTED IN THIS SHEET ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE ARCHITECTURAL REVIEW BOARD APPROVAL.



dcs DESIGN

DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182

P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:21 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE

575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE

PERSPECTIVE VIEWS

DRAWN BY	KO
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER

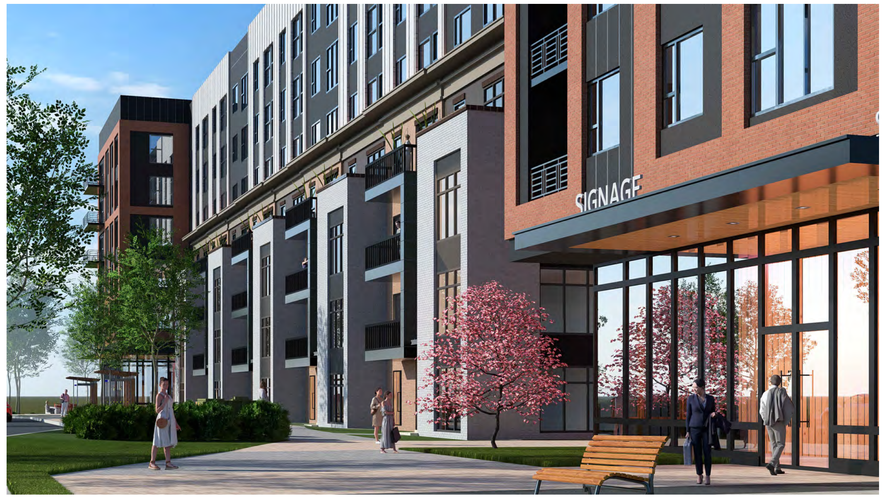
A - 15.0

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT, LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENDING TO THIS PROJECT. IN WHOLE OR PART DAVIS CARTER SCOTT LTD ALL RIGHTS RESERVED

Autodesk Docs://323248.00 - HERNDON PARKWAY/323248.00 - Herndon Parkway.rvt
10/13/2025 3:46:21 PM



4 PERSPECTIVE VIEW



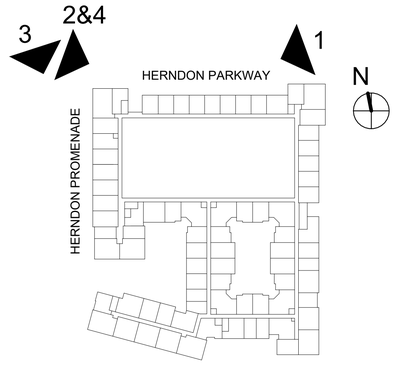
2 PERSPECTIVE VIEW



1 PERSPECTIVE VIEW



3 PERSPECTIVE VIEW



THE GRAPHICS PRESENTED IN THIS SHEET ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE ARCHITECTURAL REVIEW BOARD APPROVAL.

dcs DESIGN

DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182

P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:22 PM

ISSUE DATE	
FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE

575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE

PERSPECTIVE VIEWS

DRAWN BY	KO
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER

A - 15.1

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT, LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENDED TO THIS PROJECT IN WHOLE OR PART WITHOUT THE WRITTEN PERMISSION OF DAVIS, CARTER, SCOTT, LTD. ALL RIGHTS RESERVED

Autodesk Docs://323248.00 - HERNDON PARKWAY/323248.00 - Herndon Parkway.rvt
10/13/2025 3:46:22 PM



4 PERSPECTIVE VIEW



2 PERSPECTIVE VIEW

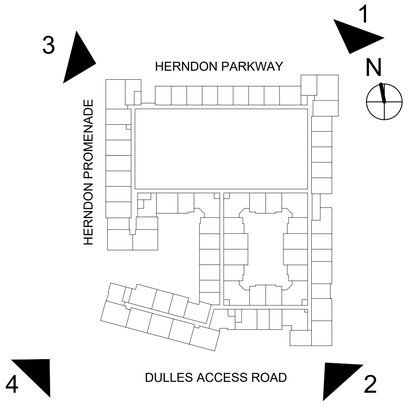


1 PERSPECTIVE VIEW



3 PERSPECTIVE VIEW

THE GRAPHICS PRESENTED IN THIS SHEET ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE ARCHITECTURAL REVIEW BOARD APPROVAL.



dcs DESIGN

DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182

P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:23 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE

575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE

PERSPECTIVE VIEWS

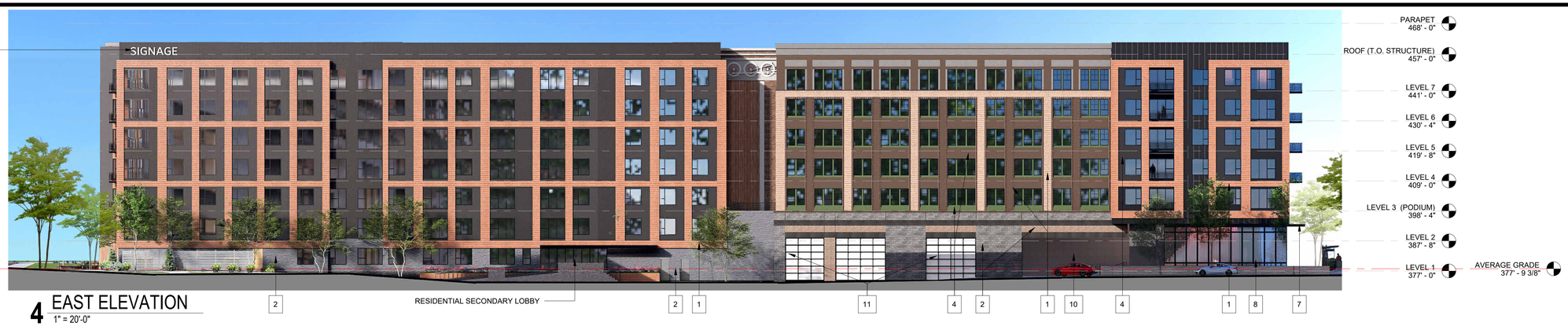
DRAWN BY	KO
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER

A - 15.2

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT, LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENDED TO THIS PROJECT IN WHOLE OR PART. DAVIS CARTER SCOTT LTD ALL RIGHTS RESERVED.

Autodesk Docs://323248.00 - HERNDON PARKWAY/323248.00 - Herndon Parkway.rvt
10/13/2025 3:46:23 PM



4 EAST ELEVATION
1" = 20'-0"



3 NORTH ELEVATION (RESTON PARKWAY)
1" = 20'-0"

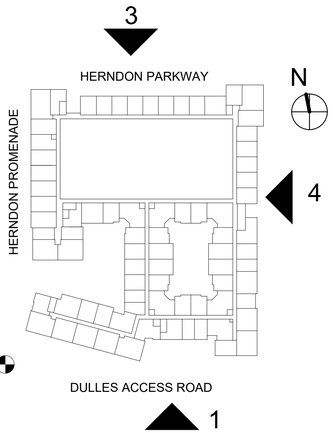


2 WEST ELEVATION (PROMENADE)
1" = 20'-0"

1	BRICK
2	ARCHITECTURAL BLOCK / STONE FINISH
3	DECORATIVE STONE CLADDING
4	FIBER CEMENT PANEL
5	FIBER CEMENT WOOD FINISH
6	WALL MURAL / TBD
7	PREFAB METAL CANOPIES / METAL ACCENT
8	STOREFRONT SYSTEM
9	BUILDING SIGNAGE
10	PARKING ENTRANCE
11	LOADING & SERVICE AREAS



1 SOUTH ELEVATION (DULLES ACCESS RD - RTE 267)
1" = 20'-0"



THE GRAPHICS PRESENTED IN THIS SHEET ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE ARCHITECTURAL REVIEW BOARD APPROVAL.

dcs DESIGN

DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182

P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:24 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
ELEVATION VIEWS

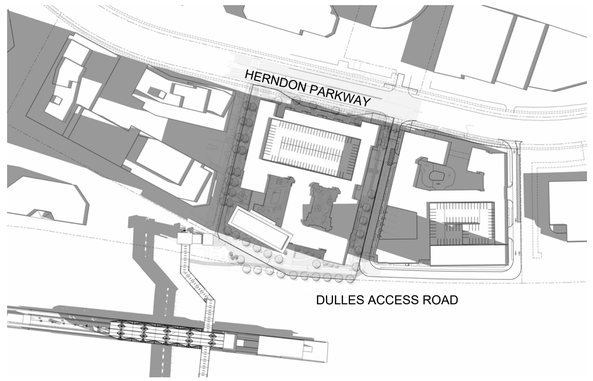
DRAWN BY	AK, KO
QC CHECKED BY	KS
QA REVIEWED BY	AK

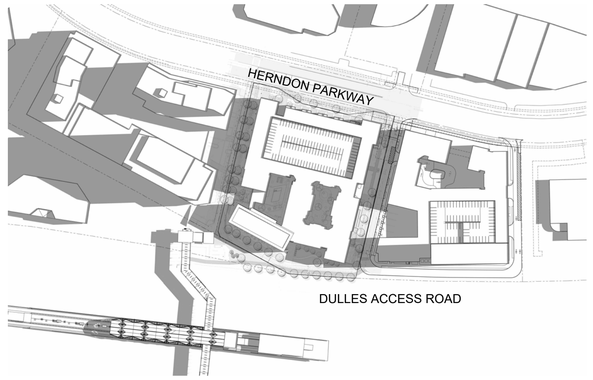
DRAWING NUMBER
A - 15.3

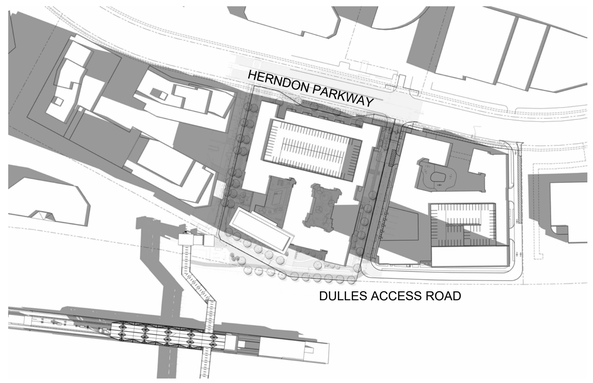
THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT LTD. (T/A DCS DESIGN) AND IS FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN ON EXTENDING TO THIS PROJECT. IN WHOLE OR PART IN U.S. COPYRIGHT LTD ALL RIGHTS RESERVED

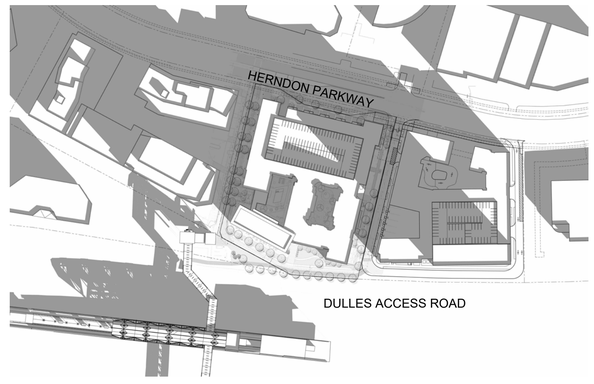
Autodesk Docs://323248.00 - HERNDON PARKWAY/323248.00 - Herndon Parkway.rvt
10/13/2025 3:46:24 PM

9.00 AM

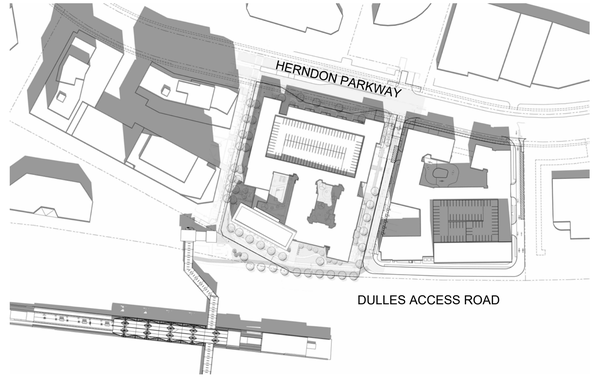


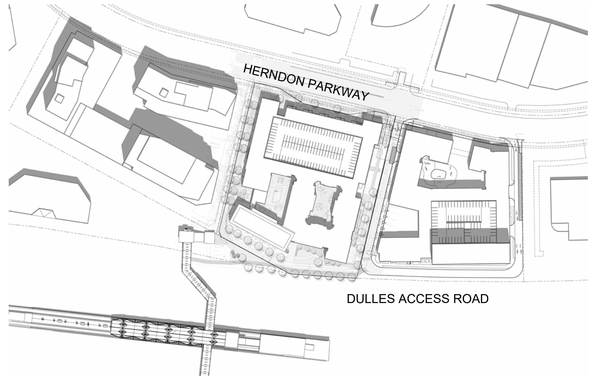


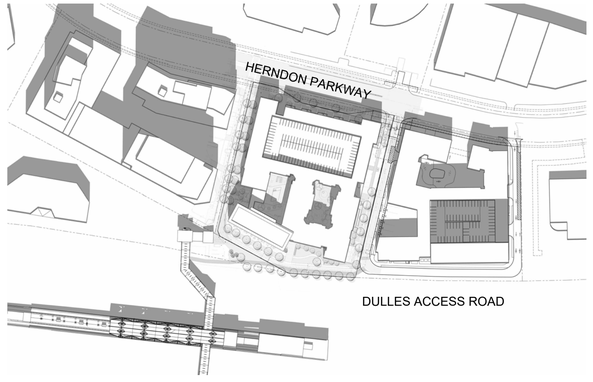


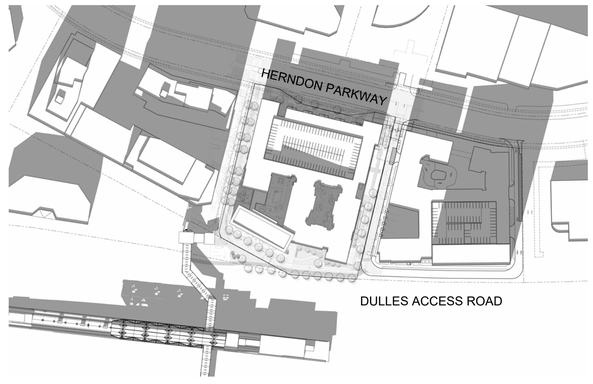


1.00 PM

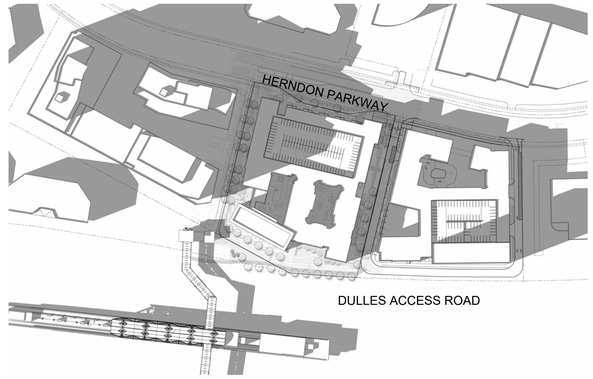


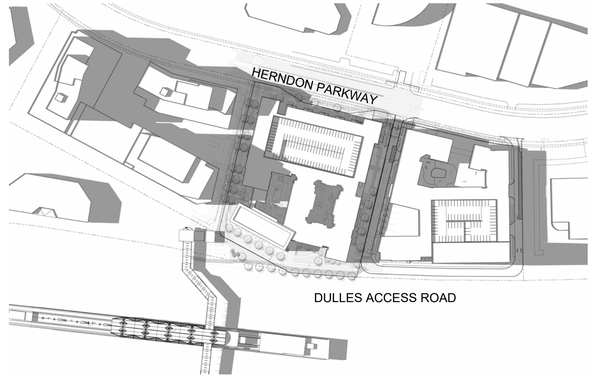


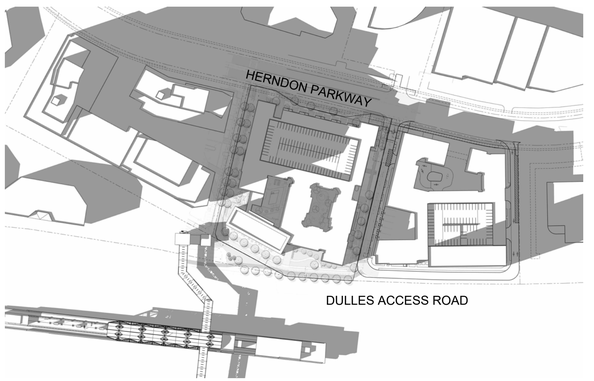


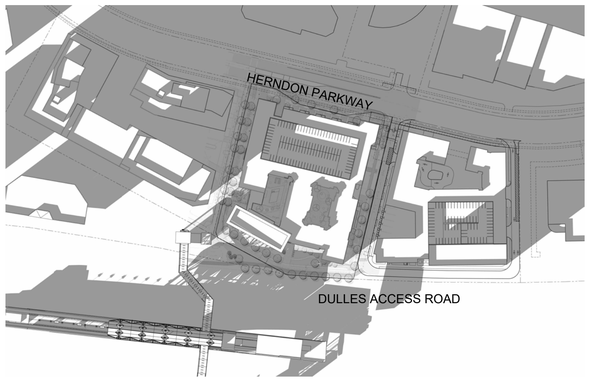


5.00 PM









SPRING - 03/21

SUMMER - 06/21

FALL - 09/21

WINTER - 12/21

dcs DESIGN

DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182

P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:27 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE

575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE

SHADOW ANALYSIS

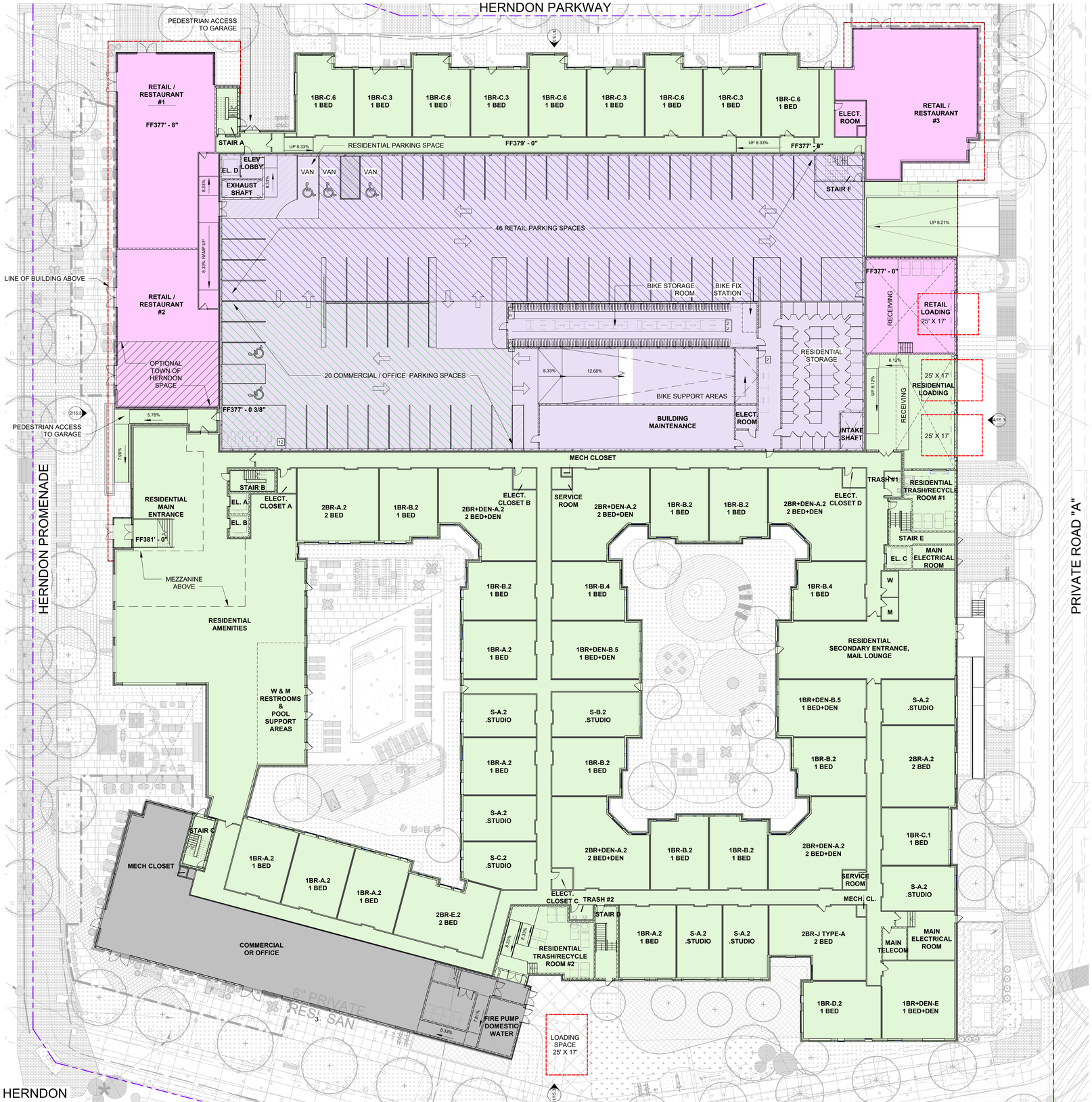
DRAWN BY	AM
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER

A - 16.0

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT, LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENSIONS TO THIS PROJECT. IN WHOLE OR PARTIAL IS . CARTER . SCOTT . LTD . ALL RIGHTS RESERVED.

Autodesk Docs://323248.00 - HERNDON PARKWAY/323248.00 - Herndon Parkway.rvt
10/13/2025 3:46:27 PM



GENERAL NOTES

- RETAIL / RESTAURANT & SERVICES
- RESIDENTIAL & SERVICES
- COMMERCIAL OR OFFICE
- PARKING
- RETAIL PARKING
- COMMERCIAL OR OFFICE PARKING
- PLANTERS
- FUTURE BIKE ROOMS

NOTES:

1. GARAGE DESIGN IS CONCEPTUAL AND CAN BE MODIFIED AT TIME OF SITE PLAN ON THE CONDITION THAT THE MINIMUM REQUIRED RATIO FOR EACH USE IS PROVIDED.
2. INTERIOR LAYOUT AND EXTERIOR FEATURES PRESENTED ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO REVISION AS LEASING AND UNIT MIX CONFIGURATIONS ARE FURTHER DEVELOPED.
3. TREE CANOPY LOCATIONS SHOWN ON LEVEL 7 OF PARKING STRUCTURE ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN SUBMISSION.

TOTAL PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF SPACES (INCLUDING ACCESSIBLE)	ACCESSIBLE PARKING T	HC	VAN
377' 0"	LEVEL 1	67	5	2	3
387' 8"	LEVEL 2	92	2	2	0
398' 4"	LEVEL 3 (PODIUM)	112	3	3	0
409' 0"	LEVEL 4	112	3	3	0
419' 8"	LEVEL 5	112	2	2	0
430' 4"	LEVEL 6	107	2	2	0
441' 0"	LEVEL 7	36	2	2	0
TOTAL STRUCTURED SPACES		638	19	16	3

PARKING SPACE DIMENSIONS:

90°	8'-6" X 18'-0"
PARALLEL	8'-0" X 22' 0"

LOADING SPACE DIMENSIONS:

17'-0" WIDE X 25'-0" LONG X 14'-0" HIGH (4)

PARKING COUNT_LEVEL 1

LEVEL	TYPE OF SPACE TYPE	NUMBER OF SPACES
COMMERCIAL		
LEVEL 1	HC	2
LEVEL 1	S	18
		20
RESIDENTIAL		
LEVEL 1	AV	1
		1
RETAIL		
LEVEL 1	AV	2
LEVEL 1	S	44
		46
TOTAL		67

BIKE PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF BIKE SPACES PROVIDED ON DAY 1	FUTURE NUMBER OF BIKE SPACES PROVIDED
377' 0"	LEVEL 1	168	0
387' 8"	LEVEL 2	4	81
398' 4"	LEVEL 3	10	41
409' 0"	LEVEL 4	10	41
419' 8"	LEVEL 5	10	23
430' 4"	LEVEL 6	10	0
441' 0"	LEVEL 7	0	0
SUBTOTAL BIKE SPACES		**212**	**186**
TOTAL BIKE SPACES		**398**	

1 ILLUSTRATIVE PARKING LEVEL 1
1" = 20'-0"

N
1" = 20'-0"
0' 5' 10' 20' 40' 80'

dcs DESIGN
DAVIS CARTER SCOTT Ltd
Architecture
Interior Architecture
Land Planning
8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182
P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:32 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

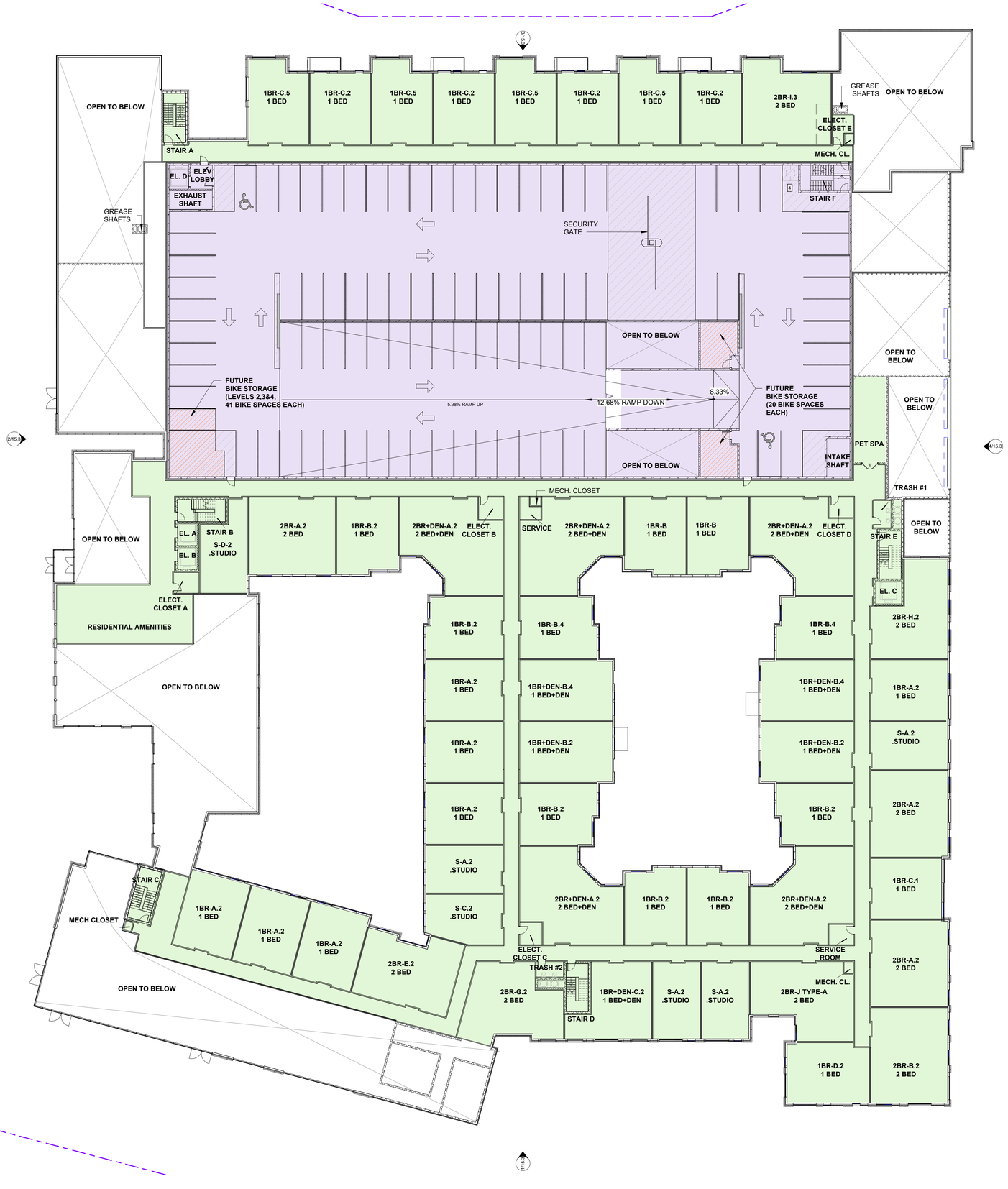
PROJECT NO. 323248

DRAWING TITLE
ILLUSTRATIVE PARKING LEVEL 1

DRAWN BY	AK, KS
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER
A - 17.0

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT, LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENSIONS TO THIS PROJECT. IN WHOLE OR PARTS DAVIS, CARTER, SCOTT, LTD. ALL RIGHTS RESERVED.



GENERAL NOTES

RETAIL / RESTAURANT & SERVICES	
RESIDENTIAL & SERVICES	
COMMERCIAL OR OFFICE	
PARKING	
RETAIL PARKING	
COMMERCIAL OR OFFICE PARKING	
PLANTERS	
FUTURE BIKE ROOMS	

NOTES:

1. GARAGE DESIGN IS CONCEPTUAL AND CAN BE MODIFIED AT TIME OF SITE PLAN ON THE CONDITION THAT THE MINIMUM REQUIRED RATIO FOR EACH USE IS PROVIDED.
2. INTERIOR LAYOUT AND EXTERIOR FEATURES PRESENTED ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO REVISION AS LEASING AND UNIT MIX CONFIGURATIONS ARE FURTHER DEVELOPED.
3. TREE CANOPY LOCATIONS SHOWN ON LEVEL 7 OF PARKING STRUCTURE ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN SUBMISSION.

PARKING COUNT_LEVEL 2

LEVEL	TYPE OF SPACE TYPE	NUMBER OF SPACES
LEVEL 2	HC	2
LEVEL 2	S	90
TOTAL		92

BIKE PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF BIKE SPACES PROVIDED ON DAY 1	FUTURE NUMBER OF BIKE SPACES PROVIDED
377' 0"	LEVEL 1	168	0
387' 8"	LEVEL 2	4	81
398' 4"	LEVEL 3	10	41
409' 0"	LEVEL 4	10	41
419' 8"	LEVEL 5	10	23
430' 4"	LEVEL 6	10	0
441' 0"	LEVEL 7	0	0
SUBTOTAL BIKE SPACES		**212**	**186**
TOTAL BIKE SPACES		**398**	

1 ILLUSTRATIVE PARKING LEVEL 2
1" = 20'-0"

N
1" = 20'-0"
0' 5' 10' 20' 40' 80'

dcs DESIGN
DAVIS CARTER SCOTT Ltd
Architecture
Interior Architecture
Land Planning
8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182
P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:35 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

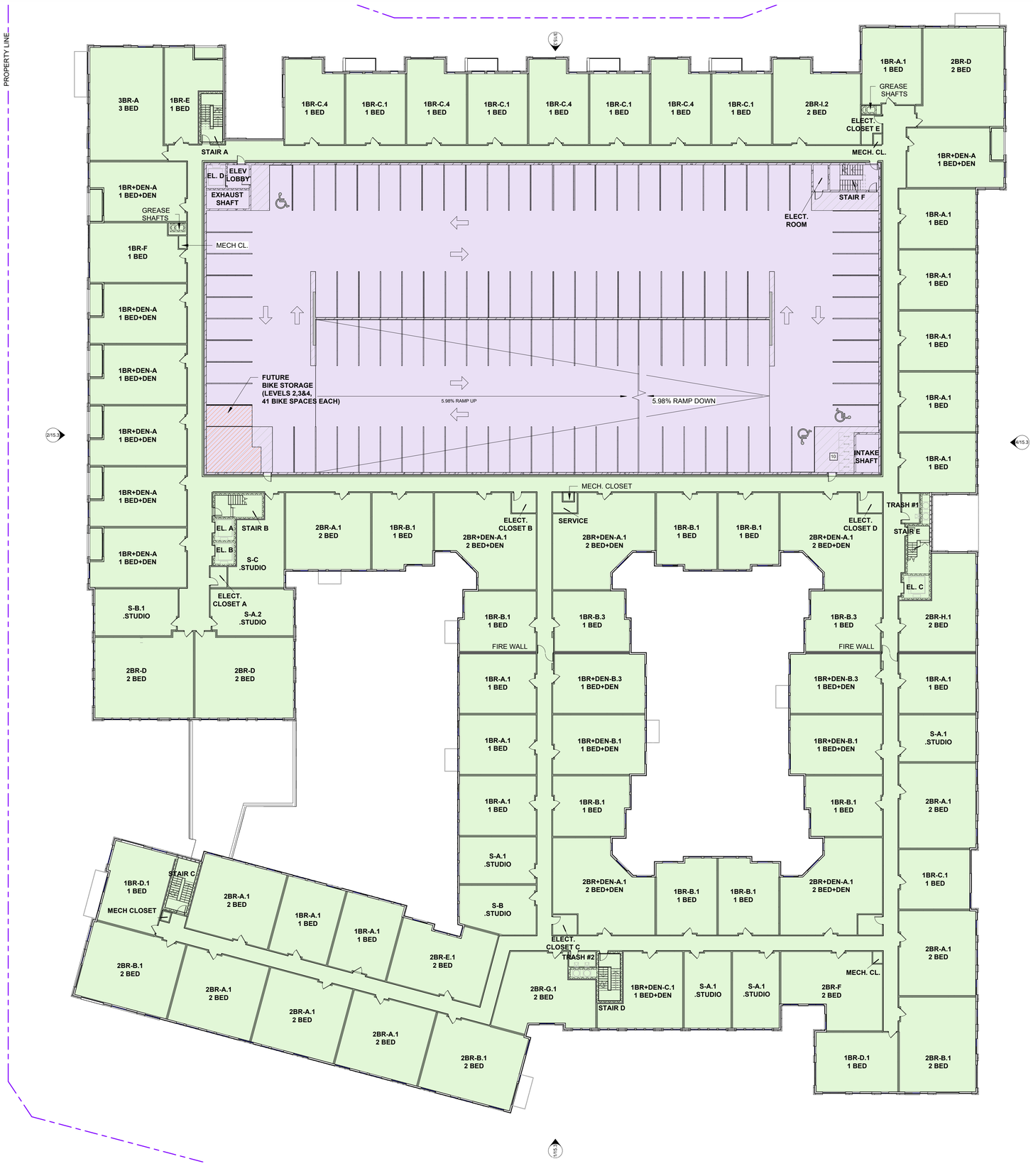
DRAWING TITLE
ILLUSTRATIVE PARKING LEVEL 2

DRAWN BY	AK, KS
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER
A - 18.0

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN ON EXTENSIONS TO THIS PROJECT. IN WHOLE OR PARTS V1.0 CARTER SCOTT LTD ALL RIGHTS RESERVED

Autodesk Docs://323248.00 - HERNDON PARKWAY/323248.00 - Herndon Parkway.rvt
10/13/2025 3:46:36 PM



GENERAL NOTES	
RETAIL / RESTAURANT & SERVICES	
RESIDENTIAL & SERVICES	
COMMERCIAL OR OFFICE	
PARKING	
RETAIL PARKING	
COMMERCIAL OR OFFICE PARKING	
PLANTERS	
FUTURE BIKE ROOMS	

NOTES:

1. GARAGE DESIGN IS CONCEPTUAL AND CAN BE MODIFIED AT TIME OF SITE PLAN ON THE CONDITION THAT THE MINIMUM REQUIRED RATIO FOR EACH USE IS PROVIDED.
2. INTERIOR LAYOUT AND EXTERIOR FEATURES PRESENTED ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO REVISION AS LEASING AND UNIT MIX CONFIGURATIONS ARE FURTHER DEVELOPED.
3. TREE CANOPY LOCATIONS SHOWN ON LEVEL 7 OF PARKING STRUCTURE ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN SUBMISSION.

PARKING COUNT_LEVEL 3

LEVEL	TYPE OF SPACE TYPE	NUMBER OF SPACES
LEVEL 3 (PODIUM)	HC	3
LEVEL 3 (PODIUM)	S	109
TOTAL		112

BIKE PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF BIKE SPACES PROVIDED ON DAY 1	FUTURE NUMBER OF BIKE SPACES PROVIDED
377' 0"	LEVEL 1	168	0
387' 8"	LEVEL 2	4	81
398' 4"	LEVEL 3	10	41
409' 0"	LEVEL 4	10	41
419' 8"	LEVEL 5	10	23
430' 4"	LEVEL 6	10	0
441' 0"	LEVEL 7	0	0
SUBTOTAL BIKE SPACES		**212**	**186**
TOTAL BIKE SPACES		**398**	

1 ILLUSTRATIVE PARKING LEVEL 3
1" = 20'-0"

N
1" = 20'-0"
0' 5' 10' 20' 40' 80'

dcs DESIGN
DAVIS CARTER SCOTT Ltd
Architecture
Interior Architecture
Land Planning
8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182
P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:39 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

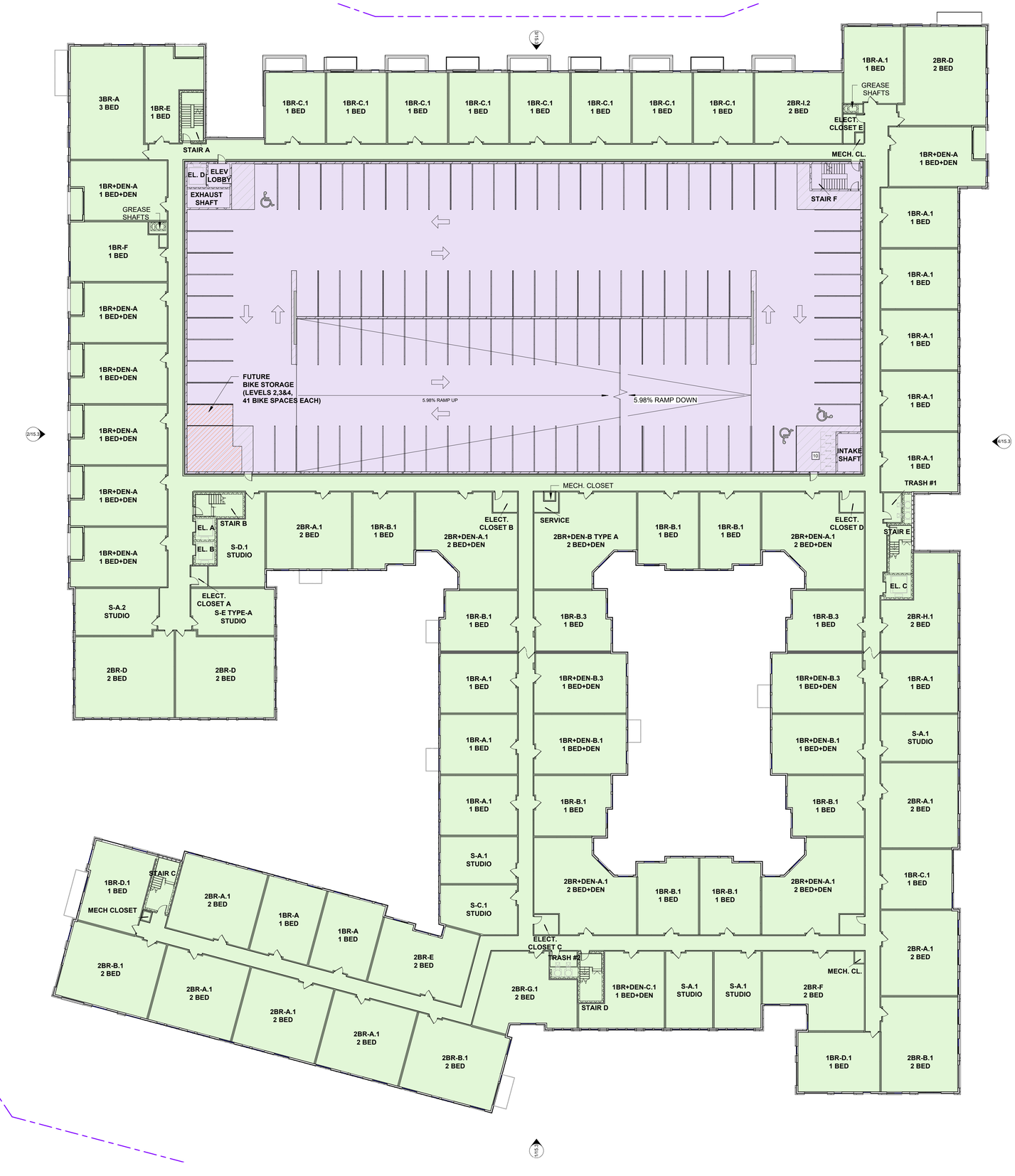
PROJECT NO. 323248

DRAWING TITLE
ILLUSTRATIVE PARKING LEVEL 3

DRAWN BY	AK, KS
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER
A - 19.0

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT, LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENSIONS TO THIS PROJECT. IN WHOLE OR PART. DAVIS CARTER SCOTT, LTD. ALL RIGHTS RESERVED.



GENERAL NOTES

- RETAIL / RESTAURANT & SERVICES
- RESIDENTIAL & SERVICES
- COMMERCIAL OR OFFICE
- PARKING
- RETAIL PARKING
- COMMERCIAL OR OFFICE PARKING
- PLANTERS
- FUTURE BIKE ROOMS

NOTES:

1. GARAGE DESIGN IS CONCEPTUAL AND CAN BE MODIFIED AT TIME OF SITE PLAN ON THE CONDITION THAT THE MINIMUM REQUIRED RATIO FOR EACH USE IS PROVIDED.
2. INTERIOR LAYOUT AND EXTERIOR FEATURES PRESENTED ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO REVISION AS LEASING AND UNIT MIX CONFIGURATIONS ARE FURTHER DEVELOPED.
3. TREE CANOPY LOCATIONS SHOWN ON LEVEL 7 OF PARKING STRUCTURE ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN SUBMISSION.

PARKING COUNT_LEVEL 5

LEVEL	TYPE OF SPACE TYPE	NUMBER OF SPACES
LEVEL 5	HC	2
LEVEL 5	S	110
TOTAL		112

BIKE PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF BIKE SPACES PROVIDED ON DAY 1	FUTURE NUMBER OF BIKE SPACES PROVIDED
377' 0"	LEVEL 1	168	0
387' 8"	LEVEL 2	4	81
398' 4"	LEVEL 3	10	41
409' 0"	LEVEL 4	10	41
419' 8"	LEVEL 5	10	23
430' 4"	LEVEL 6	10	0
441' 0"	LEVEL 7	0	0
SUBTOTAL BIKE SPACES		**212**	**186**
TOTAL BIKE SPACES		**398**	

1 ILLUSTRATIVE PARKING LEVEL 4
1" = 20'-0"

N 1" = 20'-0"
0' 5' 10' 20' 40' 80'

dcs DESIGN
DAVIS CARTER SCOTT Ltd
Architecture
Interior Architecture
Land Planning
8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182
P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:43 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

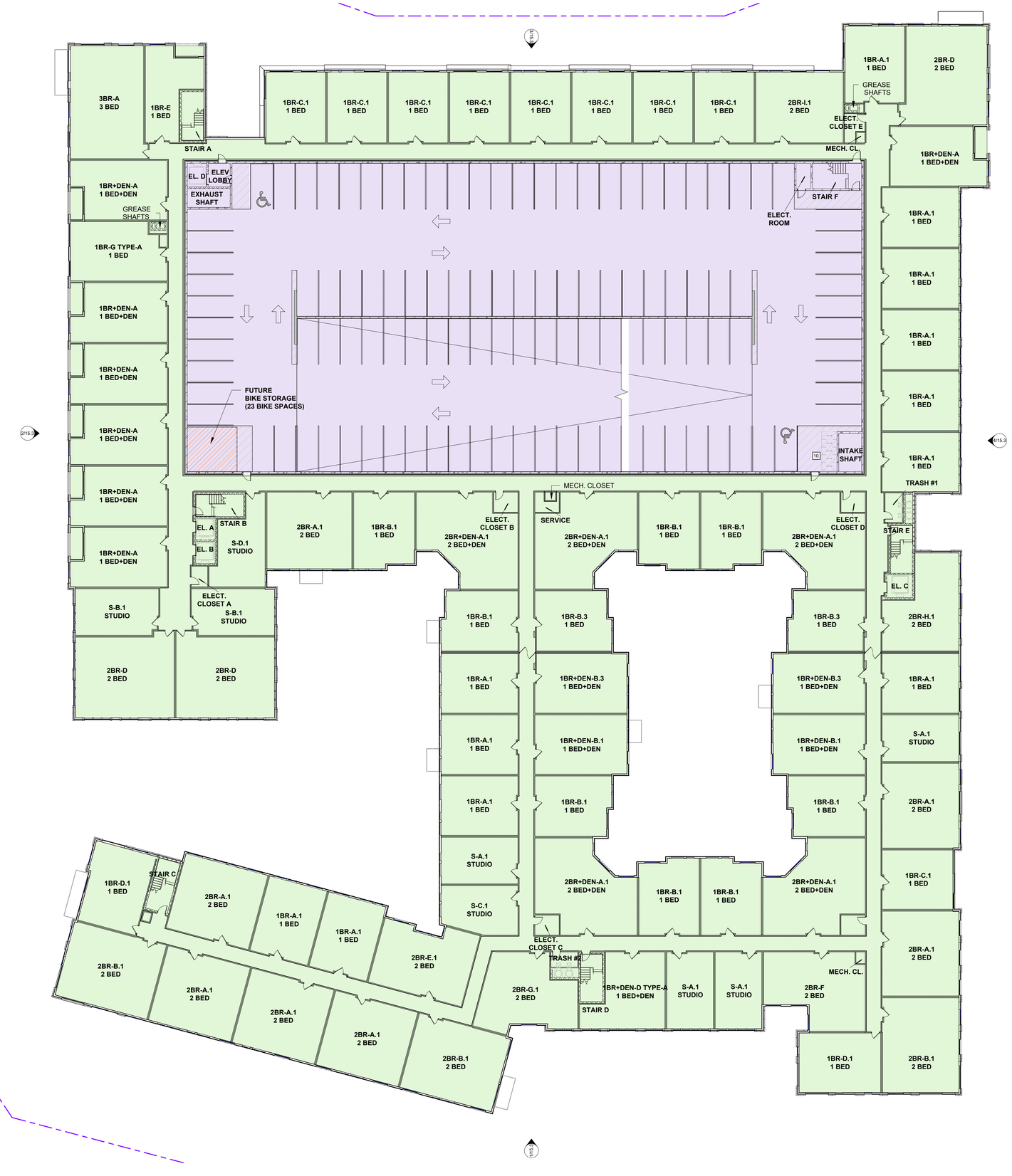
DRAWING TITLE
ILLUSTRATIVE PARKING LEVEL 4

DRAWN BY AK, KS
QC CHECKED BY KS
QA REVIEWED BY KS

DRAWING NUMBER
A - 20.0

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT, LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENDING TO THIS PROJECT IN WHOLE OR IN PART. DAVIS CARTER SCOTT, LTD ALL RIGHTS RESERVED.

Autodesk Docs://323248.00 - HERNDON PARKWAY/323248.00 - Herndon Parkway.rvt
10/13/2025 3:46:43 PM



GENERAL NOTES

RETAIL / RESTAURANT & SERVICES	
RESIDENTIAL & SERVICES	
COMMERCIAL OR OFFICE	
PARKING	
RETAIL PARKING	
COMMERCIAL OR OFFICE PARKING	
PLANTERS	
FUTURE BIKE ROOMS	

NOTES:

1. GARAGE DESIGN IS CONCEPTUAL AND CAN BE MODIFIED AT TIME OF SITE PLAN ON THE CONDITION THAT THE MINIMUM REQUIRED RATIO FOR EACH USE IS PROVIDED.
2. INTERIOR LAYOUT AND EXTERIOR FEATURES PRESENTED ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO REVISION AS LEASING AND UNIT MIX CONFIGURATIONS ARE FURTHER DEVELOPED.
3. TREE CANOPY LOCATIONS SHOWN ON LEVEL 7 OF PARKING STRUCTURE ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN SUBMISSION.

PARKING COUNT_LEVEL 5

LEVEL	TYPE OF SPACE TYPE	NUMBER OF SPACES
LEVEL 5	HC	2
LEVEL 5	S	110
TOTAL		112

BIKE PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF BIKE SPACES PROVIDED ON DAY 1	FUTURE NUMBER OF BIKE SPACES PROVIDED
377' 0"	LEVEL 1	168	0
387' 8"	LEVEL 2	4	81
398' 4"	LEVEL 3	10	41
409' 0"	LEVEL 4	10	41
419' 8"	LEVEL 5	10	23
430' 4"	LEVEL 6	10	0
441' 0"	LEVEL 7	0	0
SUBTOTAL BIKE SPACES		**212**	**186**
TOTAL BIKE SPACES		**398**	

1 ILLUSTRATIVE PARKING LEVEL 5
1" = 20'-0"

N
1" = 20'-0"
0' 5' 10' 20' 40' 80'

DAVIS CARTER SCOTT Ltd
Architecture
Interior Architecture
Land Planning
8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182
P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:47 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

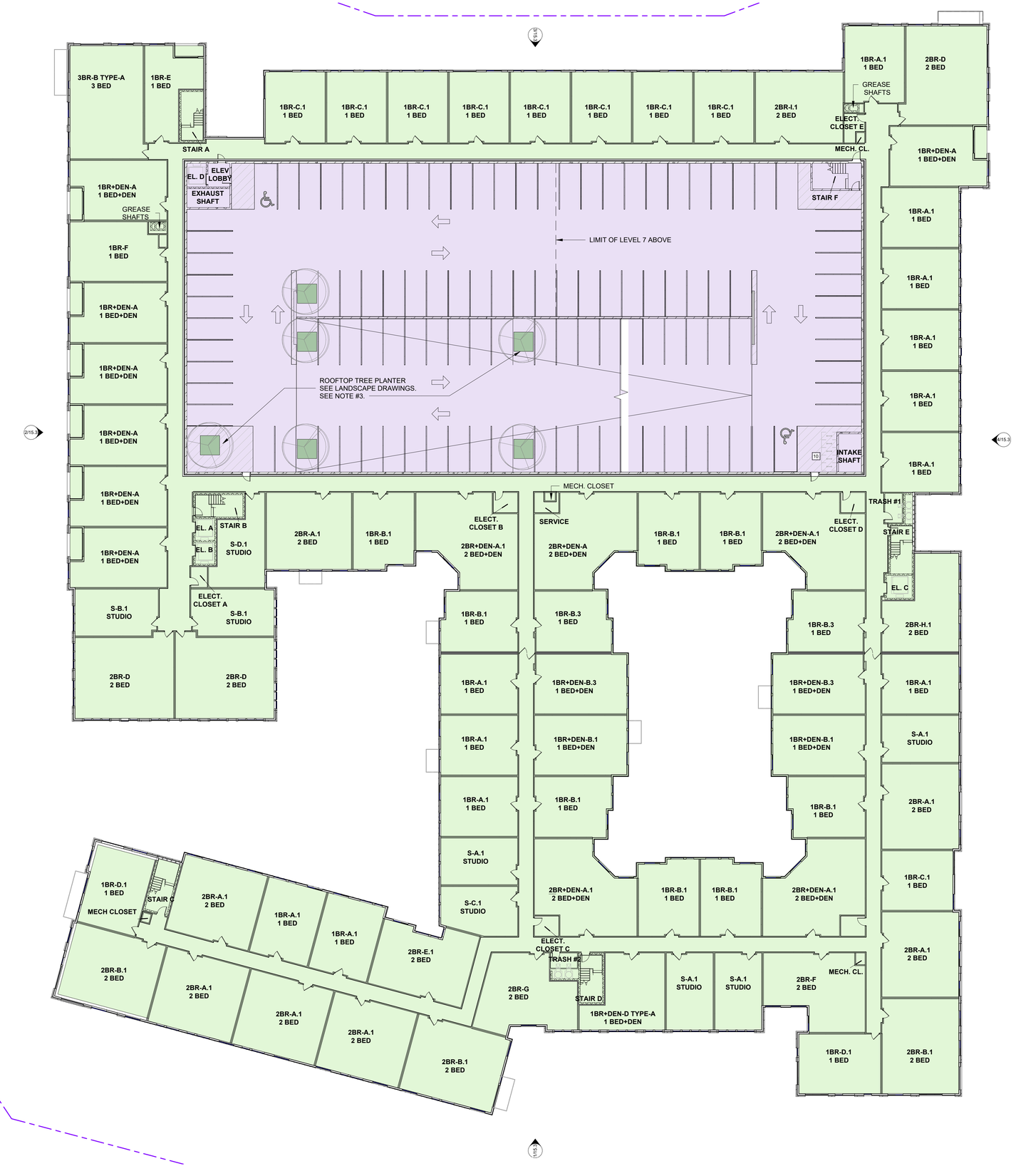
PROJECT NO. 323248

DRAWING TITLE
ILLUSTRATIVE PARKING LEVEL 5

DRAWN BY	AK, KS
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER
A - 21.0

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT, LTD. (T/S LTD) BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENSIONS TO THIS PROJECT. IN WHOLE OR PART W/O D. CARTER, SCOTT, LTD. ALL RIGHTS RESERVED.



GENERAL NOTES

RETAIL / RESTAURANT & SERVICES	
RESIDENTIAL & SERVICES	
COMMERCIAL OR OFFICE	
PARKING	
RETAIL PARKING	
COMMERCIAL OR OFFICE PARKING	
PLANTERS	
FUTURE BIKE ROOMS	

NOTES:

1. GARAGE DESIGN IS CONCEPTUAL AND CAN BE MODIFIED AT TIME OF SITE PLAN ON THE CONDITION THAT THE MINIMUM REQUIRED RATIO FOR EACH USE IS PROVIDED.
2. INTERIOR LAYOUT AND EXTERIOR FEATURES PRESENTED ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO REVISION AS LEASING AND UNIT MIX CONFIGURATIONS ARE FURTHER DEVELOPED.
3. TREE CANOPY LOCATIONS SHOWN ON LEVEL 7 OF PARKING STRUCTURE ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN SUBMISSION.

PARKING COUNT_LEVEL 6

LEVEL	TYPE OF SPACE TYPE	NUMBER OF SPACES
LEVEL 6	HC	2
LEVEL 6	S	105
TOTAL		107

BIKE PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF BIKE SPACES PROVIDED ON DAY 1	FUTURE NUMBER OF BIKE SPACES PROVIDED
377' 0"	LEVEL 1	168	0
387' 8"	LEVEL 2	4	81
398' 4"	LEVEL 3	10	41
409' 0"	LEVEL 4	10	41
419' 8"	LEVEL 5	10	23
430' 4"	LEVEL 6	10	0
441' 0"	LEVEL 7	0	0
SUBTOTAL BIKE SPACES		**212**	**186**
TOTAL BIKE SPACES		**398**	

1 ILLUSTRATIVE PARKING LEVEL 6
1" = 20'-0"

N
1" = 20'-0"
0' 5' 10' 20' 40' 80'

dcs DESIGN
DAVIS CARTER SCOTT Ltd
Architecture
Interior Architecture
Land Planning
8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182
P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:50 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
ILLUSTRATIVE PARKING LEVEL 6

DRAWN BY	AK, KS
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER
A - 22.0

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN ON EXTENSIONS TO THE PROJECT. IN WHOLE OR PARTS V.1.0. CARTER, SCOTT LTD. ALL RIGHTS RESERVED

Autodesk Docs://323248.00 - HERNDON PARKWAY/323248.00 - Herndon Parkway.rvt
10/13/2025 3:46:50 PM



GENERAL NOTES

RETAIL / RESTAURANT & SERVICES	
RESIDENTIAL & SERVICES	
COMMERCIAL OR OFFICE	
PARKING	
RETAIL PARKING	
COMMERCIAL OR OFFICE PARKING	
PLANTERS	
FUTURE BIKE ROOMS	

NOTES:

1. GARAGE DESIGN IS CONCEPTUAL AND CAN BE MODIFIED AT TIME OF SITE PLAN ON THE CONDITION THAT THE MINIMUM REQUIRED RATIO FOR EACH USE IS PROVIDED.
2. INTERIOR LAYOUT AND EXTERIOR FEATURES PRESENTED ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO REVISION AS LEASING AND UNIT MIX CONFIGURATIONS ARE FURTHER DEVELOPED.
3. TREE CANOPY LOCATIONS SHOWN ON LEVEL 7 OF PARKING STRUCTURE ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN SUBMISSION.

PARKING COUNT_LEVEL 7

LEVEL	TYPE OF SPACE TYPE	NUMBER OF SPACES
LEVEL 7	HC	2
LEVEL 7	S	34
TOTAL		36

BIKE PARKING PROVIDED

ELEVATION	LEVEL	NUMBER OF BIKE SPACES PROVIDED ON DAY 1	FUTURE NUMBER OF BIKE SPACES PROVIDED
377' 0"	LEVEL 1	168	0
387' 8"	LEVEL 2	4	81
398' 4"	LEVEL 3	10	41
409' 0"	LEVEL 4	10	41
419' 8"	LEVEL 5	10	23
430' 4"	LEVEL 6	10	0
441' 0"	LEVEL 7	0	0
SUBTOTAL BIKE SPACES		**212**	**186**
TOTAL BIKE SPACES		**398**	

1 ILLUSTRATIVE PARKING LEVEL 7
1" = 20'-0"

N
1" = 20'-0"
0' 5' 10' 20' 40' 80'

dcs DESIGN
DAVIS CARTER SCOTT Ltd
Architecture
Interior Architecture
Land Planning
8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182
P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:46:54 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
ILLUSTRATIVE PARKING LEVEL 7

DRAWN BY AK, KS
QC CHECKED BY KS
QA REVIEWED BY KS

DRAWING NUMBER
A - 23.0

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT, LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENSIONS TO THIS PROJECT. IN WHOLE OR PART. DAVIS CARTER SCOTT, LTD. ALL RIGHTS RESERVED.

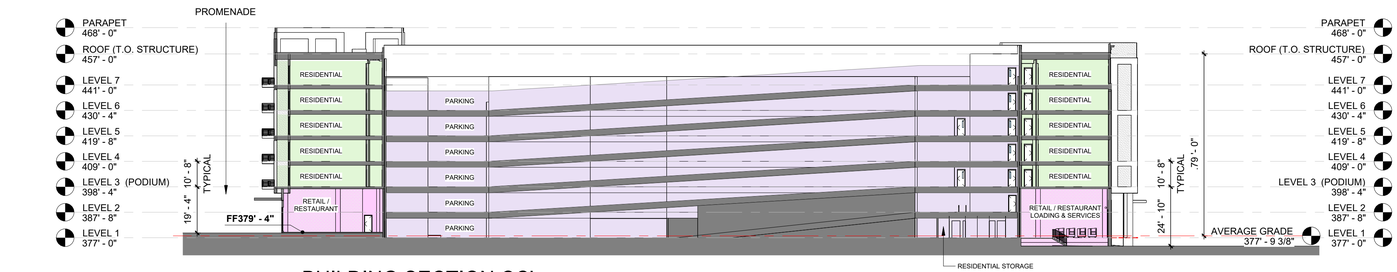
Autodesk Docs://323248.00 - HERNDON PARKWAY/323248.00 - Herndon Parkway.rvt
10/13/2025 3:46:54 PM



5 BUILDING SECTION EE'
1" = 30'-0"



4 BUILDING SECTION DD'
1" = 30'-0"



3 BUILDING SECTION CC'
1" = 30'-0"



2 BUILDING SECTION BB'
1" = 30'-0"



1 BUILDING SECTION AA'
1" = 30'-0"

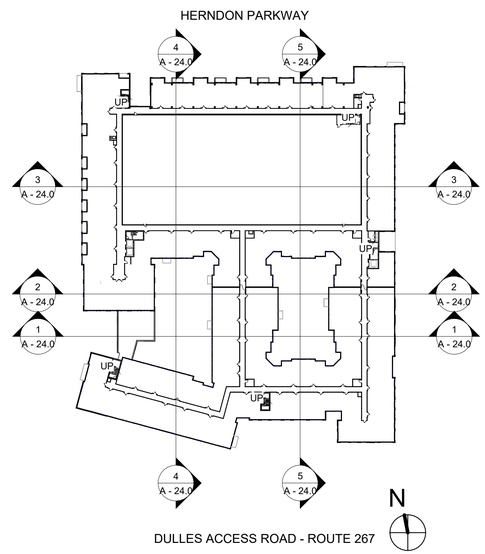
THE GRAPHICS PRESENTED IN THIS SHEET ARE CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE ARCHITECTURAL REVIEW BOARD APPROVAL.

GENERAL NOTES

- RETAIL / RESTAURANT & SERVICES
- RESIDENTIAL & SERVICES
- COMMERCIAL OR OFFICE
- PARKING
- RETAIL PARKING
- COMMERCIAL OR OFFICE PARKING
- PLANTERS
- FUTURE BIKE ROOMS

NOTES:

1. GARAGE DESIGN IS CONCEPTUAL AND CAN BE MODIFIED AT TIME OF SITE PLAN ON THE CONDITION THAT THE MINIMUM REQUIRED RATIO FOR EACH USE IS PROVIDED.
2. INTERIOR LAYOUT AND EXTERIOR FEATURES PRESENTED ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO REVISION AS LEASING AND UNIT MIX CONFIGURATIONS ARE FURTHER DEVELOPED.
3. TREE CANOPY LOCATIONS SHOWN ON LEVEL 7 OF PARKING STRUCTURE ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN SUBMISSION.



1" = 30'-0"
0' 10' 20' 40' 80' 120'

dcs DESIGN

DAVIS CARTER SCOTT Ltd

Architecture
Interior Architecture
Land Planning

8614 Westwood Center Dr.
Suite 800
Tysons, Virginia 22182

P 703.556.9275
F 703.821.6976
www.dcsdesign.com

WOODFIELD DEVELOPMENT

BRISTOL HERNDON PARKWAY LLC

COMMONWEALTH OF VIRGINIA
DOUGLAS N. CARTER
Lic. No. 3435
ARCHITECT
10/15/2025

PRINT DATE 10/13/2025 3:47:09 PM

ISSUE DATE

FIRST SUBMISSION	05/08/2024
SECOND SUBMISSION	04/17/2025
THIRD SUBMISSION	05/14/2025
FOURTH SUBMISSION	10/15/2025

REVISION DATE

PROJECT TITLE
575 HERNDON PARKWAY

575 HERNDON PARKWAY,
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 323248

DRAWING TITLE
BUILDING SECTIONS

DRAWN BY	AK, KS
QC CHECKED BY	KS
QA REVIEWED BY	KS

DRAWING NUMBER
A - 24.0

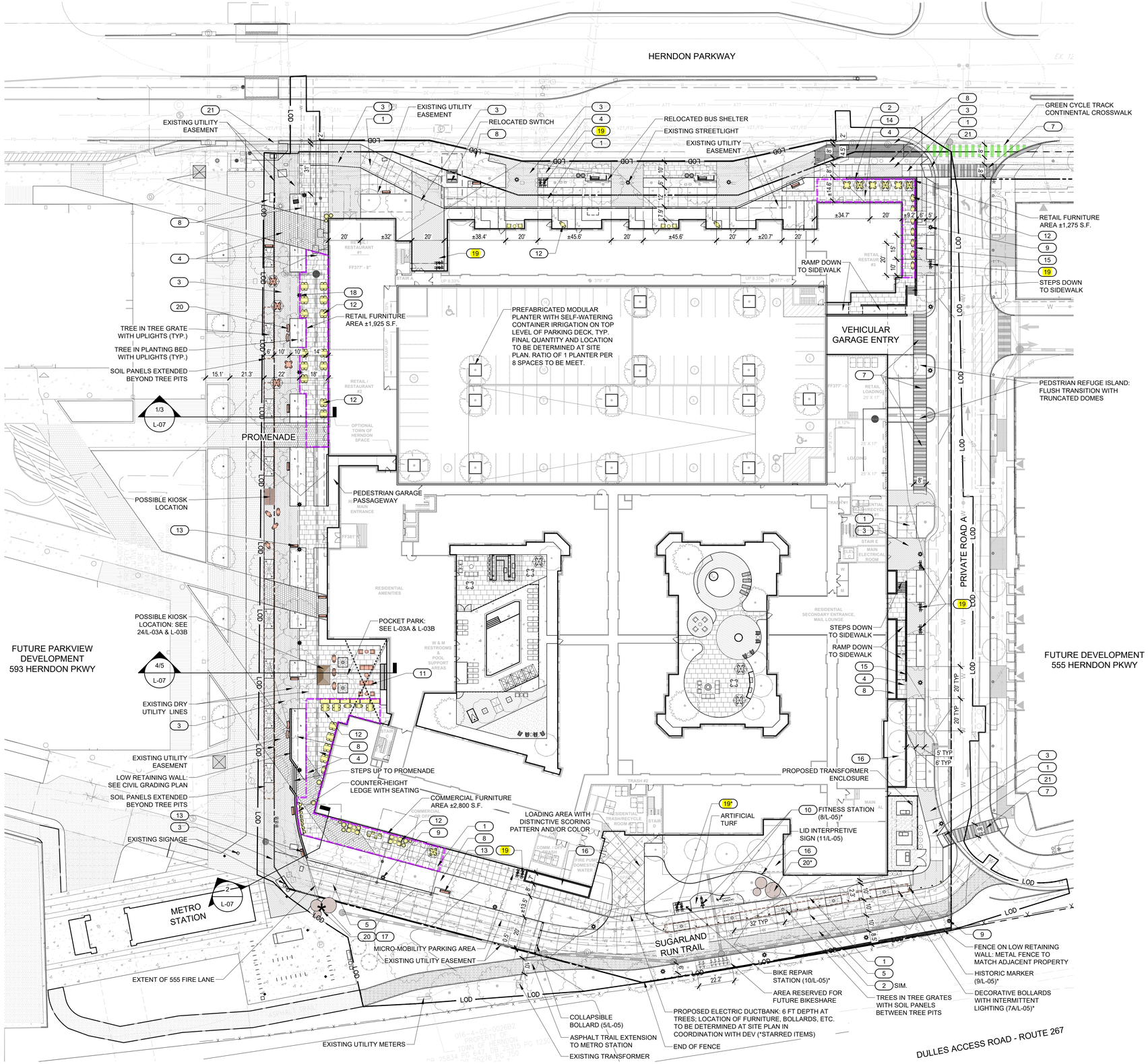
THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT LTD. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN, OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR PART, WITH DAVIS CARTER, SCOTT LTD. ALL RIGHTS RESERVED

Autodesk Docs://323248.00 - HERNDON PARKWAY/323248.00 - Herndon Parkway.rvt
10/13/2025 3:47:09 PM

HARDSCAPE SCHEDULE

#	DESCRIPTION
1	STANDARD CONCRETE SIDEWALK
2	CYCLE TRACK: ASPHALT WITH CONCRETE BORDER
3	SIDEWALK UNIT PAVING: 4X8 PAVERS PER HTOC GUIDELINES
4	DECORATIVE UNIT PAVING
5	VEHICULAR RATED SPECIALTY CONCRETE PAVING
6	VEHICULAR RATED UNIT PAVING
7	STAMPED CROSSWALK PER TOH STREETSCAPE STANDARDS
8	PLANTING AREA
9	STREET LIGHT
10	FITNESS STATION/EXERCISE EQUIPMENT
11	PROMENADE FURNITURE PROVIDED BY APPLICANT: FINAL QUANTITIES AND LOCATIONS TO BE DETERMINED AT SITE PLAN, TYP.
12	FUTURE TENANT FURNITURE: SHOWN FOR ILLUSTRATION ONLY
13	BENCH
14	RETAINING WALL
15	RETAINING WALL WITH GUARDRAIL
16	STORMWATER MANAGEMENT PLANTER
17	POSSIBLE FOCAL POINT/PUBLIC ART
18	PEDESTRIAN LIGHT FIXTURE
19	BIKE RACK
20	PLAYFUL SEATING
21	ADA COMPLIANT CURB RAMP WITH TRUNCATED DOMES

NOTE: IMPROVEMENTS SHOWN ON THE 593 AND 555 PROPERTIES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT TO BE INSTALLED WITH THIS DEVELOPMENT PLAN



575 HERNDON PARKWAY

575 HERNDON PARKWAY
HERNDON, VA
TOWN OF HERNDON

CLIENT

BRISTOL HERNDON PARKWAY, LLC

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.

5810 KINGSTOWNE CENTER DRIVE
SUITE 120, #749
ALEXANDRIA, VA 22315-5711
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.15.2025
LANDSCAPE ARCHITECT

ISSUE DATE

FIRST SUBMISSION	05.08.2024
SECOND SUBMISSION	11.22.2024
THIRD SUBMISSION	05.14.2025
FOURTH SUBMISSION	10.15.2025

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C. AND SHALL NOT BE COPIED AND/OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

© STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

PROJECT NUMBER:	24002
CONTACT:	S. SCOCOZZO
DRAWN:	SS
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

N

SCALE: 1"=30'-0"

0 15 30 60

SHEET TITLE

HARDSCAPE PLAN

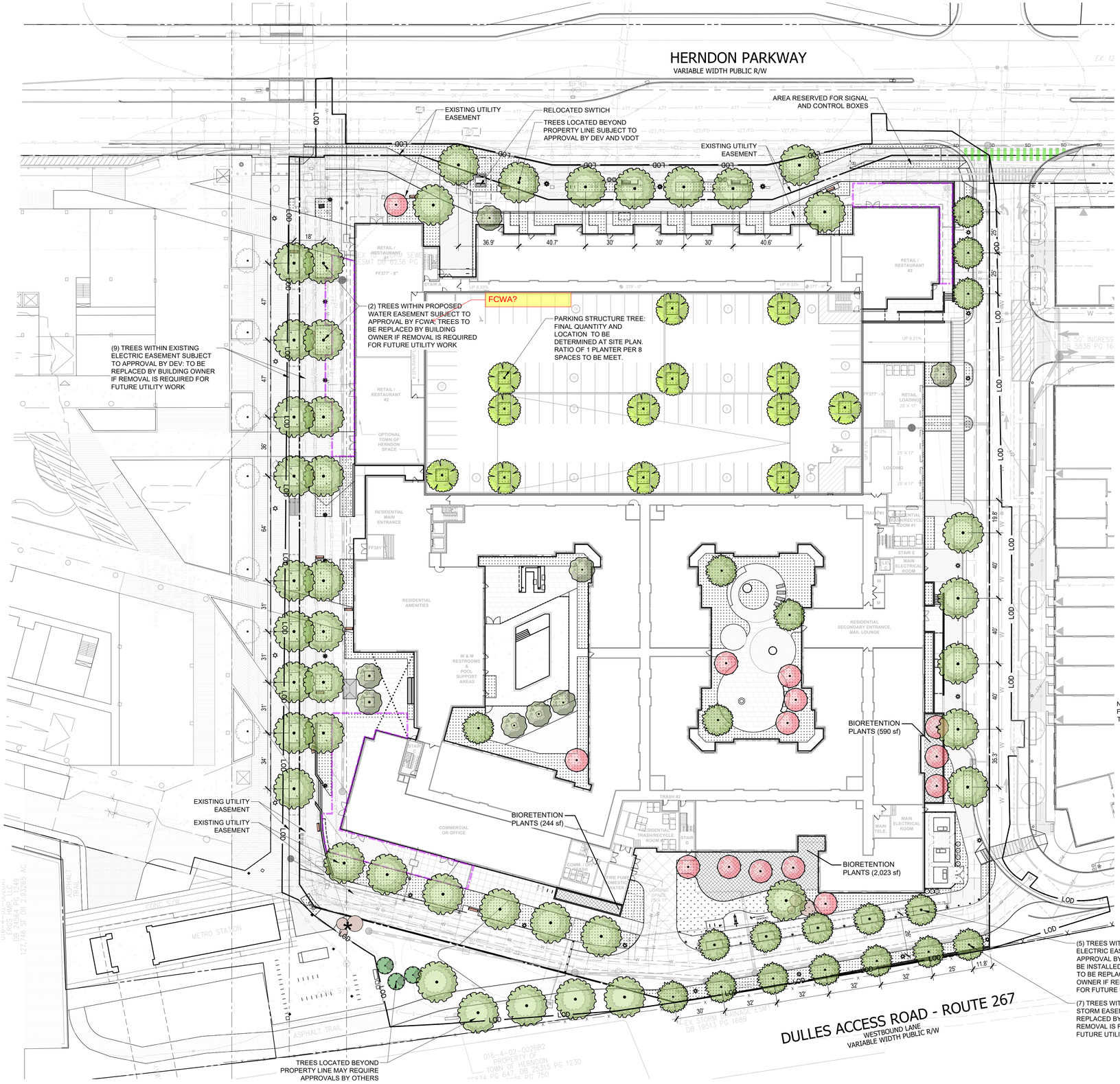
SHEET NUMBER

L-01

GENERAL DEVELOPMENT PLAN PROGRESS SET

NOT RELEASED FOR CONSTRUCTION

P:\2024\24002 575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-01 HARDSCAPE PLAN.dwg



RECOMMENDED PLANT LIST

LARGE SHADE TREE — TOTAL 43
3" min. caliper; B&B, full uniform crown, symmetrical branching, full specimen.
Acer rubrum / Red Maple
Ginkgo biloba 'Autumn Gold' / Maidenhair Tree
Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum
Ostrya virginiana / American Hophornbeam
Quercus palustris / Pin Oak
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden

Promenade	18
Courtyard	-
Site	13
Offsite	12

PARKING STRUCTURE TREE — TOTAL 13
3" min. caliper; B&B, full uniform crown, symmetrical branching, full specimen
Ginkgo biloba 'Autumn Gold' / Maidenhair Tree
Gleditsia triacanthos inermis 'Shademaster' / Shademaster Locust

Garage	13

MEDIUM SHADE TREE — TOTAL 32
3" min. caliper; B&B, full uniform crown, symmetrical branching, full specimen
Betula nigra 'Duraheat' / Duraheat River Birch
Celtis occidentalis / Common Hackberry
Cladrastis kentukea / American Yellowwood
Gleditsia triacanthos inermis 'Shademaster' / Shademaster Locust
Oxydendrum arboreum / Sourwood Tree

Promenade	-
Courtyard	4
Site	15
Offsite	-

ORNAMENTAL TREE — TOTAL 14
2" min. caliper; B&B, full uniform crown, symmetrical branching, full specimen; multi-trunk varities to have 3 trunk minimum
Amelanchier canadensis / Canadian Serviceberry
Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
Cercis canadensis 'Forest Pansy' / Forest Pansy Redbud
Magnolia 'Galaxy' / Galaxy Magnolia
Magnolia virginiana 'Jim Wilson' / Moonglow Sweet Bay
Oxydendrum arboreum / Sourwood Tree
Prunus sargentii 'Columnaris' / Columnar Sargent Cherry

Promenade	-
Courtyard	5
Site	9
Offsite	-

UPRIGHT SHADE TREE — TOTAL 8
3" min. caliper; B&B, full uniform crown, symmetrical branching, full specimen
Acer rubrum 'WW Warren' / Red Sentinel™ Maple
Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam
Ginkgo biloba 'JNP Sky Tower / Sky Tower Ginkgo
Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo

Promenade	-
Courtyard	4
Site	4
Offsite	-

LARGE EVERGREEN TREE — TOTAL 3
6'-8' Height; B&B, full to ground with good seasonal flush
Cryptomeria japonica 'Radicans' / Japanese Cedar
Ilex opaca / American Holly
Juniperus virginiana 'Taylor' / Eastern Red Cedar

Promenade	-
Courtyard	-
Site	-
Offsite	3

MIXED PLANTING BED — 22,363 sf
Shrubs, Perennials, Ornamental Grasses, and Groundcovers; Full specimens, healthy, vigorous, well-rooted and established
Amsonia hubrichtii / Threadleaf Bluestar
Asclepias tuberosa / Butterfly Milkweed
Bouteloua gracilis 'Blonde Ambition' / Blue Grama
Carex pensylvanica / Pennsylvania Sedge
Chasmanthium latifolium / Wood Oats
Echinacea purpurea / Purple Coneflower
Eupatorium purpureum 'Little Joe' / Dwarf Joe-Pye Weed
Helianthus angustifolius 'Low Down' / Swamp Sunflower
Hypericum calycinum / Creeping St. John's Wort
Juncus effusus / Soft Rush
Liatris spicata / Spike Gayfeather
Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint
Panicum virgatum 'Shenendoah' / Burgundy Switch Grass
Pycnanthemum muticum / Clustered Mountainmint
Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan
Schizachyrium scoparium 'Standing Ovation' / Little Bluestem Grass
Solidago rugosa 'Golden Fleece' / Autumn Goldenrod
Sporobolus heterolepis / Prairie Dropseed

BIORETENTION PLANTS — 2,921 sf
Shrubs, Perennials, Ornamental Grasses, and Groundcovers suitable for planting in rain gardens and bioretention areas; Full specimens, healthy, vigorous, well-rooted and established
Amsonia hubrichtii / Threadleaf Bluestar
Asclepias tuberosa / Butterfly Milkweed
Carex pensylvanica / Pennsylvania Sedge
Chasmanthium latifolium / Wood Oats
Echinacea purpurea / Purple Coneflower
Eupatorium purpureum 'Little Joe' / Dwarf Joe-Pye Weed
Helianthus angustifolius 'Low Down' / Swamp Sunflower
Juncus effusus / Soft Rush
Panicum virgatum 'Shenendoah' / Burgundy Switch Grass
Pycnanthemum muticum / Clustered Mountainmint
Schizachyrium scoparium 'Standing Ovation' / Little Bluestem Grass
Solidago rugosa 'Golden Fleece' / Autumn Goldenrod
Sporobolus heterolepis / Prairie Dropseed

LAWN — 1,607 sf
Sod to have uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted; seed to be certified with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed.
Festuca arundinacea 'Rebel IV' / Tall Fescue

Notes
1. A minimum 75% of the amount of plantings in each category (trees, shrubs, and herbaceous plants) will be native to the region,excluding trees located on the parking structure.
2. 10% maximum of each species of deciduous shrubs, 10% maximum of each species of deciduous trees, 25% maximum of each species of evergreen shrubs, and 25% maximum of each species of evergreen trees shall be provided, excluding trees located in the promenade allee and on the parking structure.
3. Species selections are recommendations only and are subject to review and approval by the Town Arborist at the time of site plan.

NOTE: IMPROVEMENTS SHOWN ON THE 593 AND 555 PROPERTIES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT TO BE INSTALLED WITH THIS DEVELOPMENT PLAN

PARKING STRUCTURE LANDSCAPE	
TOTAL EXPOSED PARKING SPACES	99
CANOPY TREES REQUIRED: 1 TREE PER 8 PARKING SPACES	13
CANOPY TREES PROVIDED *FOR PLANTERS, SEE SHEET L-05*	13

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C. AND IS NOT TO BE COPIED AND/OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
© STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

575 HERNDON PARKWAY

575 HERNDON PARKWAY
HERNDON, VA
TOWN OF HERNDON

CLIENT
BRISTOL HERNDON PARKWAY, LLC

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.
5810 KINGSTOWNE CENTER DRIVE
SUITE 120, #749
ALEXANDRIA, VA 22315-5711
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.15.2025
LANDSCAPE ARCHITECT

ISSUE DATE

FIRST SUBMISSION	05.08.2024
SECOND SUBMISSION	11.22.2024
THIRD SUBMISSION	05.14.2025
FOURTH SUBMISSION	10.15.2025

PROJECT NUMBER:	24002
CONTACT:	S. SCOCOZZO
DRAWN:	SS
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

N

SCALE: 1"=30'-0"

0 15 30 60

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L-02

GENERAL DEVELOPMENT PLAN PROGRESS SET

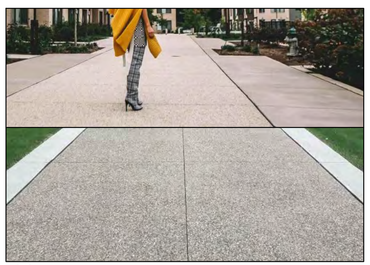
NOT RELEASED FOR CONSTRUCTION

P:\2024\24002 575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-02 LANDSCAPE PLAN.dwg

HARDSCAPE SCHEDULE		HARDSCAPE SCHEDULE	
#	DESCRIPTION	#	DESCRIPTION
1	STANDARD CONCRETE SIDEWALK	12	FUTURE TENANT FURNITURE: SHOWN FOR ILLUSTRATION ONLY
2	CYCLE TRACK: ASPHALT WITH CONCRETE BORDER	13	BENCH
3	SIDEWALK UNIT PAVING: 4X8 PAVERS PER HTOC GUIDELINES	14	RETAINING WALL
4	DECORATIVE UNIT PAVING	15	RETAINING WALL WITH GUARDRAIL
5	VEHICULAR RATED SPECIALTY CONCRETE PAVING	16	STORMWATER MANAGEMENT PLANTER
6	VEHICULAR RATED UNIT PAVING	17	POSSIBLE FOCAL POINT/PUBLIC ART
7	STAMPED CROSSWALK PER TOH STREETSCAPE STANDARDS	18	PEDESTRIAN LIGHT FIXTURE
8	PLANTING AREA	19	BIKE RACK
9	STREET LIGHT	20	PLAYFUL SEATING
10	FITNESS STATION/EXERCISE EQUIPMENT	21	ADA COMPLIANT CURB RAMP WITH TRUNCATED DOMES
11	PROMENADE FURNITURE PROVIDED BY APPLICANT: FINAL QUANTITIES AND LOCATIONS TO BE DETERMINED AT SITE PLAN, TYP.	NOTE: IMPROVEMENTS SHOWN ON THE 593 AND 555 PROPERTIES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT TO BE INSTALLED WITH THIS DEVELOPMENT PLAN	



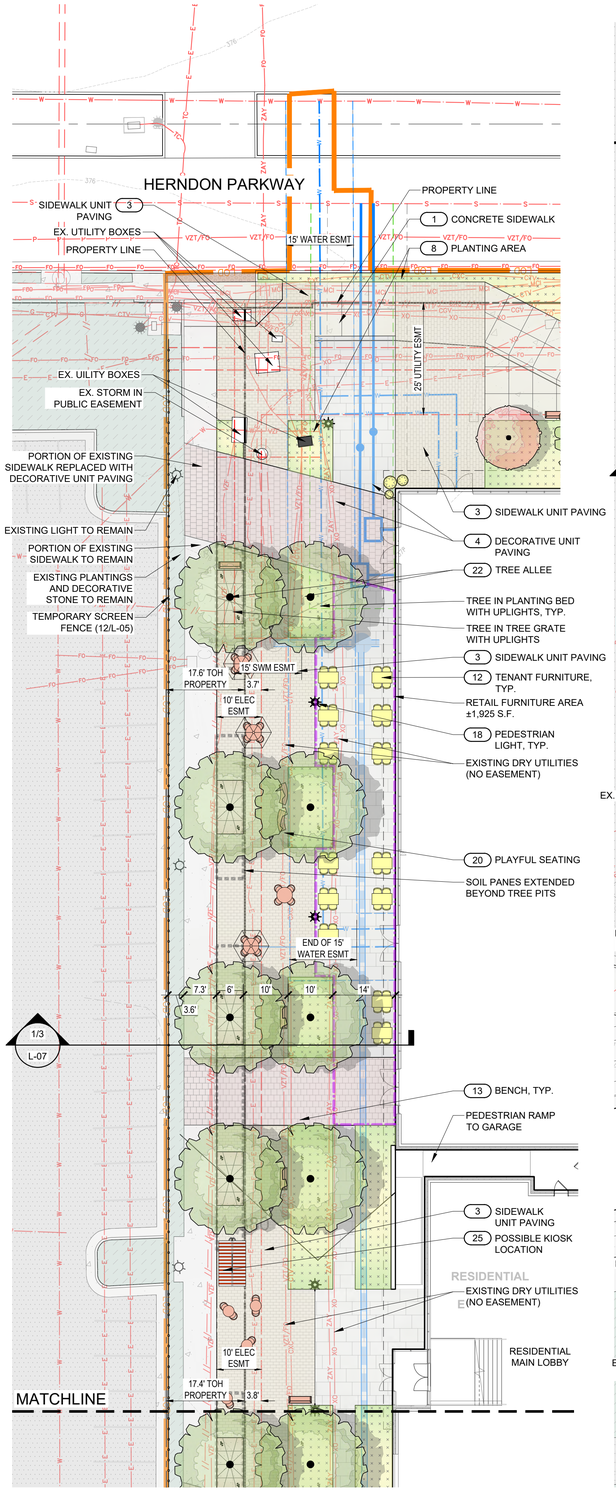
4 DECORATIVE UNIT PAVING

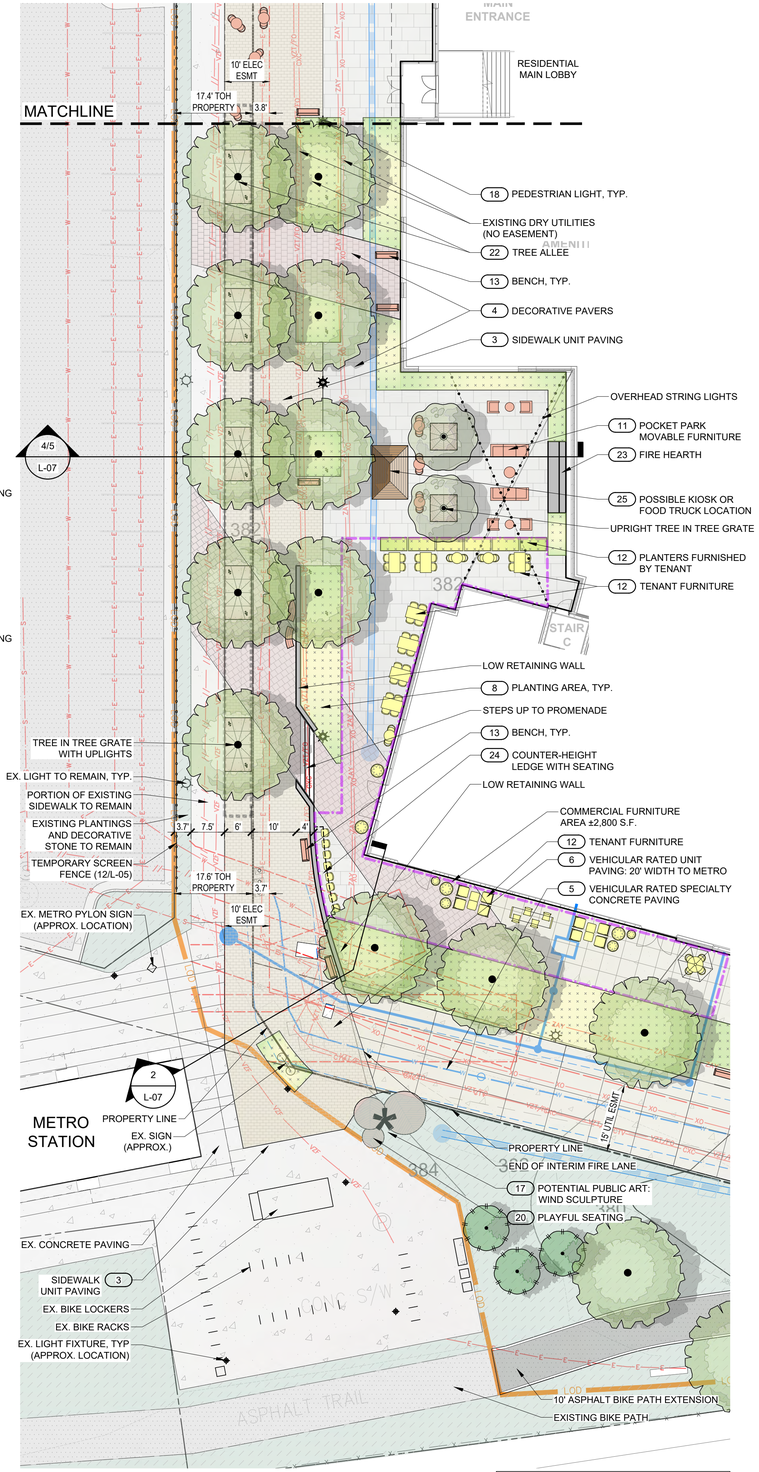


5 VEHICULAR RATED SPECIALTY CONCRETE PAVING



17 PUBLIC ART: WIND SCULPTURE



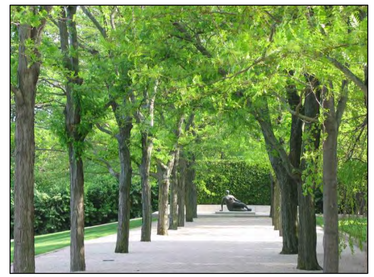


NOTE: TREES WITHIN EASEMENTS TO BE REPLACED BY BUILDING OWNER IF REMOVAL IS REQUIRED FOR FUTURE UTILITY WORK

PROMENADE LANDSCAPE	
TOTAL PROMENADE AREA	17,895 SF
TOTAL LANDSCAPE AREA PROVIDED	3,461 SF
PERCENTAGE OF LANDSCAPE IN PROMENADE	19.3%



20 PLAYFUL SEATING



22 TREE ALLEE



23 FIRE HEARTH



24 COUNTER-HEIGHT LEDGE WITH SEATING



25 EXAMPLE KIOSKS (BY OTHERS)
SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

575 HERNDON PARKWAY

575 HERNDON PARKWAY
HERNDON, VA
TOWN OF HERNDON

CLIENT

BRISTOL HERNDON PARKWAY, LLC

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.
5810 KINGSTOWNE CENTER DRIVE
SUITE 120, #749
ALEXANDRIA, VA 22315-5711
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.15.2025
LANDSCAPE ARCHITECT

ISSUE DATE

FIRST SUBMISSION	05.08.2024
SECOND SUBMISSION	11.22.2024
THIRD SUBMISSION	05.14.2025
FOURTH SUBMISSION	10.15.2025

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C. AND IS NOT TO BE COPIED AND/OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
© STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

PROJECT NUMBER:	24002
CONTACT:	S. SCOCOZZO
DRAWN:	SS
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

N

SCALE: 1/16"=1'-0"

0 8 16 32

SHEET TITLE

INTERIM PROMENADE PLAN

SHEET NUMBER

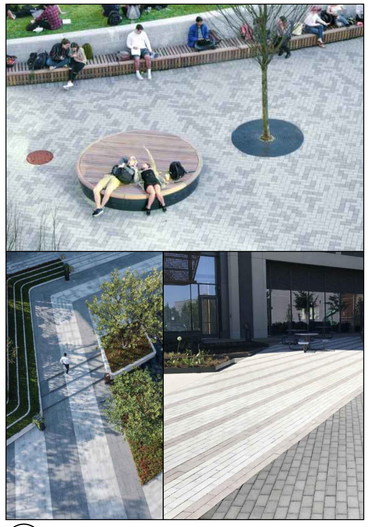
L-03A

GENERAL DEVELOPMENT PLAN PROGRESS SET

NOT RELEASED FOR CONSTRUCTION

P:\2024\24002 575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-03A INTERIM PROMENADE PLAN.dwg

HARDSCAPE SCHEDULE		HARDSCAPE SCHEDULE	
#	DESCRIPTION	#	DESCRIPTION
1	STANDARD CONCRETE SIDEWALK	12	FUTURE TENANT FURNITURE: SHOWN FOR ILLUSTRATION ONLY
2	CYCLE TRACK: ASPHALT WITH CONCRETE BORDER	13	BENCH
3	SIDEWALK UNIT PAVING: 4X8 PAVERS PER HTOC GUIDELINES	14	RETAINING WALL
4	DECORATIVE UNIT PAVING	15	RETAINING WALL WITH GUARDRAIL
5	VEHICULAR RATED SPECIALTY CONCRETE PAVING	16	STORMWATER MANAGEMENT PLANTER
6	VEHICULAR RATED UNIT PAVING	17	POSSIBLE FOCAL POINT/PUBLIC ART
7	STAMPED CROSSWALK PER TOH STREETSCAPE STANDARDS	18	PEDESTRIAN LIGHT FIXTURE
8	PLANTING AREA	19	BIKE RACK
9	STREET LIGHT	20	PLAYFUL SEATING
10	FITNESS STATION/EXERCISE EQUIPMENT	21	ADA COMPLIANT CURB RAMP WITH TRUNCATED DOMES
11	PROMENADE FURNITURE PROVIDED BY APPLICANT: FINAL QUANTITIES AND LOCATIONS TO BE DETERMINED AT SITE PLAN, TYP.	NOTE: IMPROVEMENTS SHOWN ON THE 593 AND 555 PROPERTIES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT TO BE INSTALLED WITH THIS DEVELOPMENT PLAN	



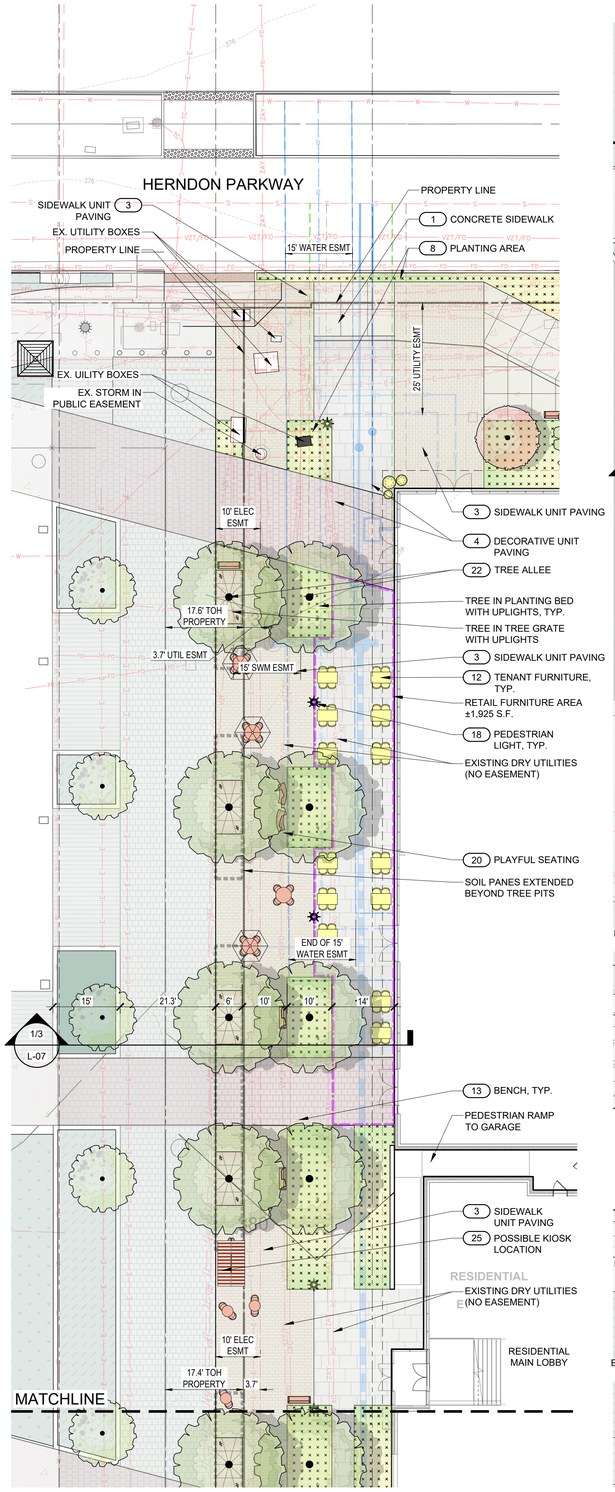
4 DECORATIVE UNIT PAVING



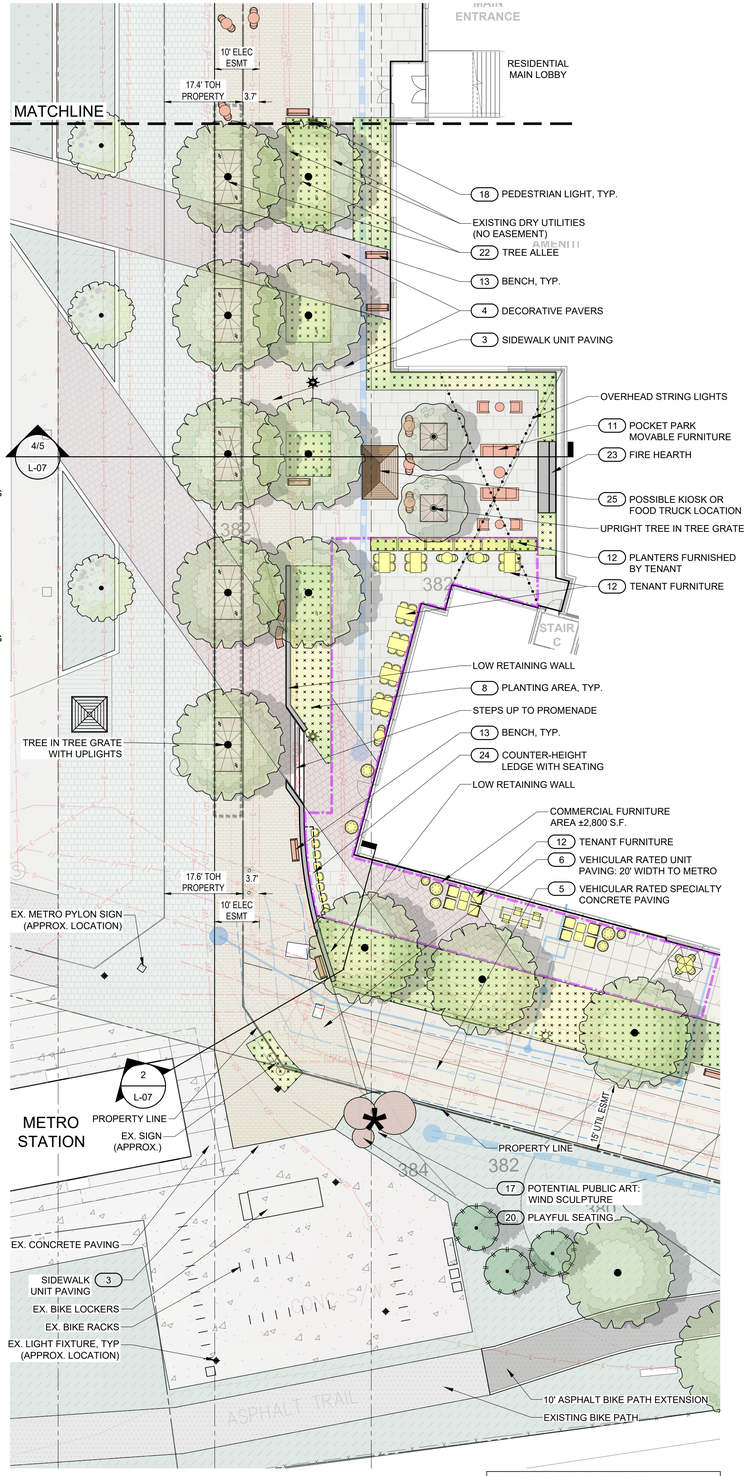
5 VEHICULAR RATED SPECIALTY CONCRETE PAVING



17 PUBLIC ART: WIND SCULPTURE



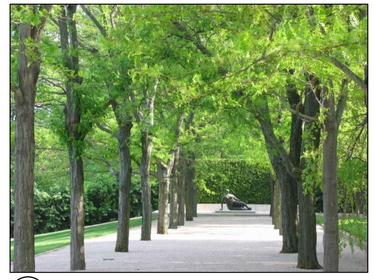
NOTE: TREES WITHIN EASEMENTS TO BE REPLACED BY BUILDING OWNER IF REMOVAL IS REQUIRED FOR FUTURE UTILITY WORK



PROMENADE LANDSCAPE	
TOTAL PROMENADE AREA	17,895 SF
TOTAL LANDSCAPE AREA PROVIDED	3,461 SF
PERCENTAGE OF LANDSCAPE IN PROMENADE	19.3%



20 PLAYFUL SEATING



22 TREE ALLEE



23 FIRE HEARTH



24 COUNTER-HEIGHT LEDGE WITH SEATING



25 EXAMPLE KIOSKS (BY OTHERS)
SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

575 HERNDON PARKWAY

575 HERNDON PARKWAY
HERNDON, VA
TOWN OF HERNDON

CLIENT

BRISTOL HERNDON PARKWAY, LLC

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.
5810 KINGSTOWNE CENTER DRIVE
SUITE 120, #769
ALEXANDRIA, VA 22315-5711
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.15.2025
LANDSCAPE ARCHITECT

ISSUE DATE

FIRST SUBMISSION	05.08.2024
SECOND SUBMISSION	11.22.2024
THIRD SUBMISSION	05.14.2025
FOURTH SUBMISSION	10.15.2025

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C. AND IS NOT TO BE COPIED AND/OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
© STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

PROJECT NUMBER:	24002
CONTACT:	S. SCOCOZZO
DRAWN:	SS
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

N

SCALE: 1/16"= 1'-0"

0 8 16 32

SHEET TITLE

ULTIMATE PROMENADE PLAN

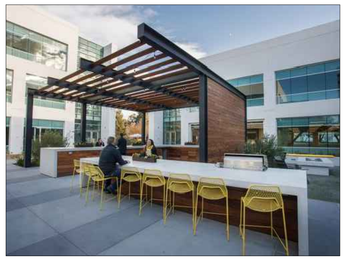
SHEET NUMBER

L-03B

GENERAL DEVELOPMENT PLAN PROGRESS SET

NOT RELEASED FOR CONSTRUCTION

P:\2024\24002 575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-03B ULTIMATE PROMENADE PLAN.dwg



OUTDOOR KITCHEN WITH GRILL STATIONS, BAR SEATING, & TV





DINING AREA



CURVED BENCH BUILT INTO WALL





SELF-CONTAINED WATER FEATURE FOR AMBIENT NOISE



FIRE PIT WITH SEATING



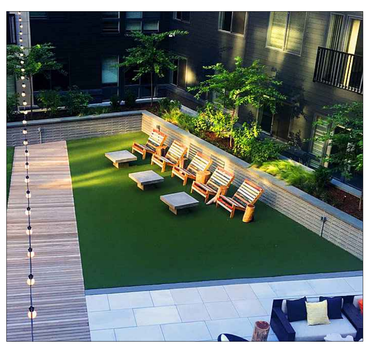
POOL WITH SUN SHELF

GLASS POOL FENCE

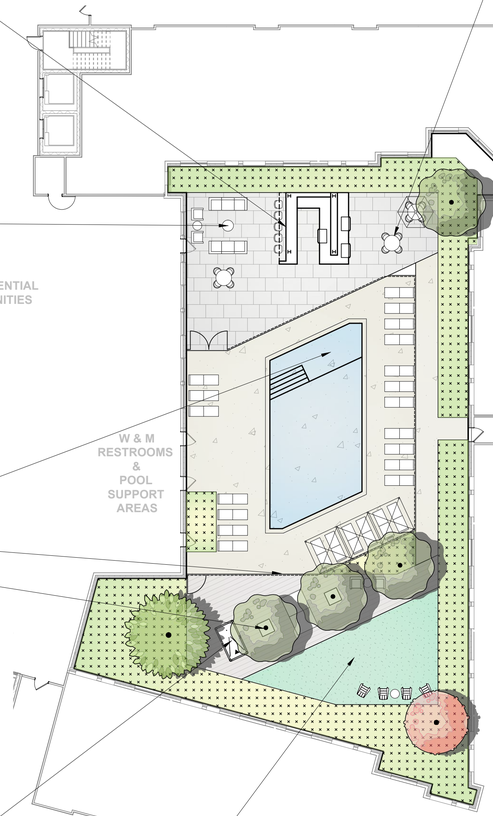
COLUMNAR, NARROW TREES



GAME TABLES



ARTIFICIAL TURF LAWN WITH LAWN GAMES AND LOUNGE SEATING







GRILL STATIONS



CHAISE LOUNGE SEATING

STATEMENT PLANTS IN OVERSIZED POTS





QUIET SEATING AREAS SURROUNDED BY PLANTS



FLOWERING TREES WITH UPLIGHTING

NOTE: THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY

P:\2024\24002 575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-04 PRIVATE COURTYARDS.dwg

575 HERNDON PARKWAY

575 HERNDON PARKWAY
HERNDON, VA
TOWN OF HERNDON

CLIENT

BRISTOL HERNDON PARKWAY, LLC

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.

5810 KINGSTOWNE CENTER DRIVE
SUITE 120, #769
ALEXANDRIA, VA 22315-5711
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.15.2025
LANDSCAPE ARCHITECT

ISSUE DATE

FIRST SUBMISSION	05.08.2024
SECOND SUBMISSION	11.22.2024
THIRD SUBMISSION	05.14.2025
FOURTH SUBMISSION	10.15.2025

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C. AND IS NOT TO BE COPIED AND/OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

© STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

PROJECT NUMBER:	24002
CONTACT:	S. SCOCOZZO
DRAWN:	SS
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

N

SCALE: 1"=30'-0"

0 15 30 60

SHEET TITLE

PRIVATE COURTYARDS

SHEET NUMBER

L-04

GENERAL DEVELOPMENT PLAN PROGRESS SET

NOT RELEASED FOR CONSTRUCTION



BENCH

MANUFACTURER:
FORMS + SURFACES

MODEL: CORDIA BENCH

OPTIONS: FREE-STADNING BACKED BENCH WITH ALUMINUM SLATS

TEXTURED POWDERCOAT FINISH: SLATE SLATS, ARGENTO FRAME

OR APPROVED EQUAL

1 L-05 **BENCH** PRODUCT INFORMATION
Scale: NTS



BIKE RACK

MANUFACTURER:
FORMS + SURFACES

MODEL: TWIST

TEXTURED POWDERCOAT FINISH: SLATE

OR APPROVED EQUAL

2 L-05 **BIKE RACK** PRODUCT INFORMATION
Scale: NTS



LITTER & RECYCLING BINS

MANUFACTURER:
FORMS + SURFACES

MODEL: UBRAN RENAISSANCE

OPTIONS: 36 GALLON, VERTICAL GRILLWORK PATTERN, DOME LID, CUSTOM HERNDON LOGO

LITTER OPTIONS: SIDE OPENING, BLACK POWDERCOAT

RECYCLING OPTIONS: CUSTOM RECYCLING SIDE OPENING, AZURE POWDERCOAT

OR APPROVED EQUAL

3 L-05 **LITTER BINS** PRODUCT INFORMATION
Scale: NTS



CONCEPT IMAGES

SIDEWALK PAVERS

MANUFACTURER: GLEN GERY

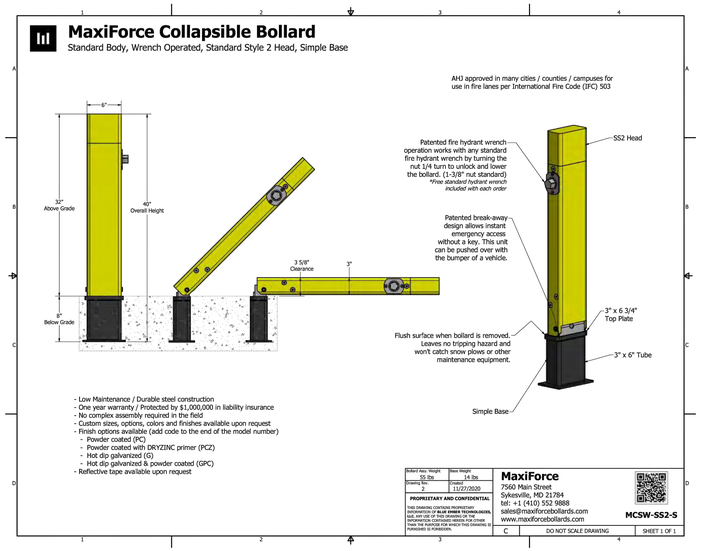
MODEL: 4 x 8 STRAIGHT EDGE CLAY PAVER

COLOR: BLEND OF 30% CREAM, 40% LIGHT GREY, 40% DARK GREY

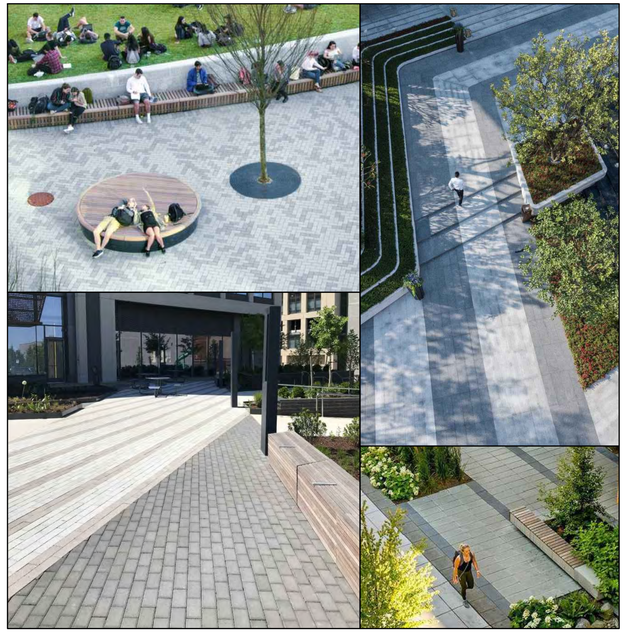
PATTERN: RUNNING BOND PERPENDICULAR TO SIDEWALK

OR APPROVED EQUAL

4 L-05 **SIDEWALK PAVERS** PRODUCT INFORMATION
Scale: NTS



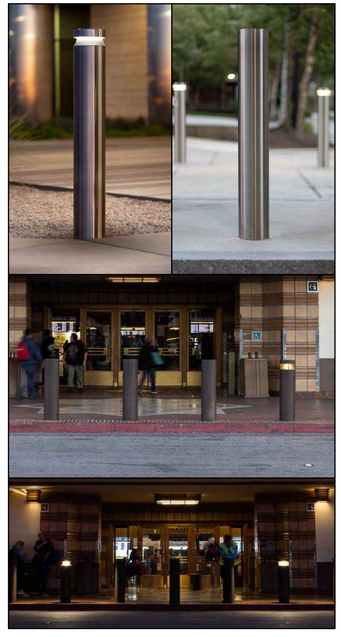
5 L-05 **COLLAPSIBLE BOLLARD** PRODUCT INFORMATION
Scale: NTS



6 L-05 **DECORATIVE PAVERS**
EXAMPLE



7 L-05 **PEDESTRIAN LIGHTING**
EXAMPLE



7A L-05 **DECORATIVE BOLLARDS WITH INTERMITTENT LIGHTING**
EXAMPLE



8 L-05 **FITNESS STATION**
EXAMPLE



9 L-05 **HISTORIC MARKER**
EXAMPLE



10 L-05 **BIKE REPAIR STATION**
EXAMPLE



11 L-05 **LID INTERPRETIVE SIGN**
EXAMPLE

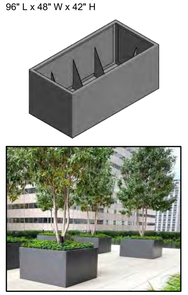


12 L-05 **TEMPORARY SCREEN FENCE**
EXAMPLE

EXAMPLE 1:
STREETLIFE SHRUBTUB
STEEL
91" W x 91" L x 35" H



EXAMPLE 2:
TOURNESOL WILSHIRE 964842
STEEL, ALUMINUM, FRP OR GFRC
96" L x 48" W x 42" H



13 L-05 **PARKING DECK PLANTER**
EXAMPLES OF AVAILABLE LARGE PRE-FABRICATED PLANTERS - OR APPROVED EQUAL

NOTE: EXAMPLES ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND MAY NOT REFLECT FINAL QUANTITIES, DIMENSIONS, MATERIALS, OR CONDITIONS.

F:\2024\24009.575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-05 PUBLIC REALM AMENITIES.dwg

575 HERNDON PARKWAY

575 HERNDON PARKWAY
HERNDON, VA
TOWN OF HERNDON

CLIENT
BRISTOL HERNDON PARKWAY, LLC

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.
5810 KINGSTOWNE CENTER DRIVE
SUITE 120, #749
ALEXANDRIA, VA 22315-5711
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.15.2025
LANDSCAPE ARCHITECT

ISSUE DATE

FIRST SUBMISSION	05.08.2024
SECOND SUBMISSION	11.22.2024
THIRD SUBMISSION	05.14.2025
FOURTH SUBMISSION	10.15.2025

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C. AND IS NOT TO BE COPIED AND/OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
© STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

PROJECT NUMBER:	24002
CONTACT:	S. SCOCOZZO
DRAWN:	SS
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

N

SCALE: NTS

SHEET TITLE

PUBLIC REALM AMENITIES

SHEET NUMBER

L-05

GENERAL DEVELOPMENT PLAN PROGRESS SET

NOT RELEASED FOR CONSTRUCTION



575 HERNDON PARKWAY

575 HERNDON PARKWAY
HERNDON, VA
TOWN OF HERNDON

CLIENT

BRISTOL HERNDON PARKWAY, LLC

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.

5810 KINGSTOWNE CENTER DRIVE
SUITE 120, #769
ALEXANDRIA, VA 22315-5711
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.15.2025
LANDSCAPE ARCHITECT

ISSUE DATE

FIRST SUBMISSION	05.08.2024
SECOND SUBMISSION	11.22.2024
THIRD SUBMISSION	05.14.2025
FOURTH SUBMISSION	10.15.2025

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C. AND IS NOT TO BE COPIED AND/OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

© STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

PROJECT NUMBER: 24002
CONTACT: S. SCOCOZZO
DRAWN: SS
APPROVED/CHECKED: DD

ORIENTATION AND SCALE

N

SCALE: 1"=30'-0"

0 15 30 60

SHEET TITLE

RENDERED PLAN

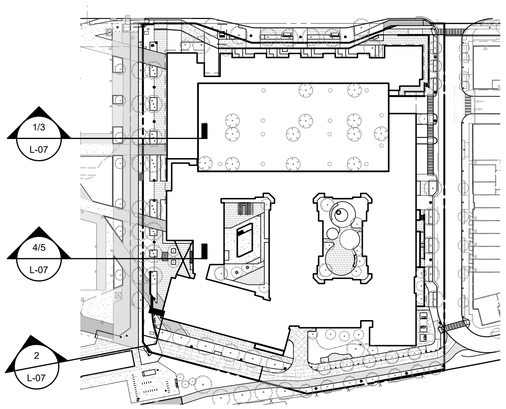
SHEET NUMBER

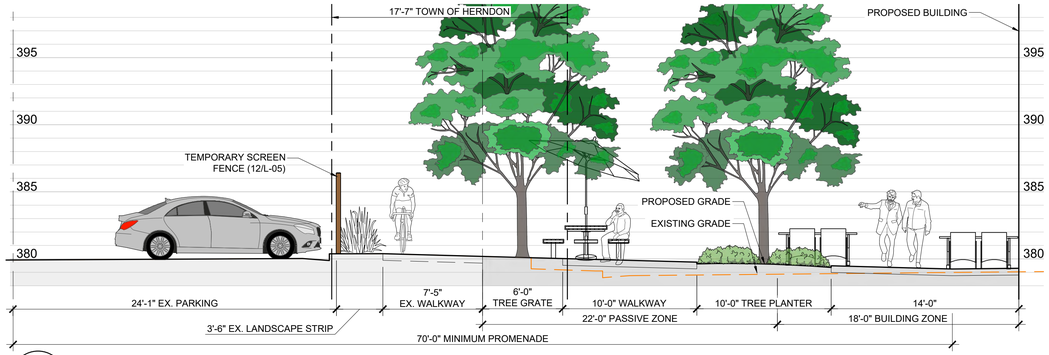
L-06

GENERAL DEVELOPMENT PLAN
PROGRESS SET

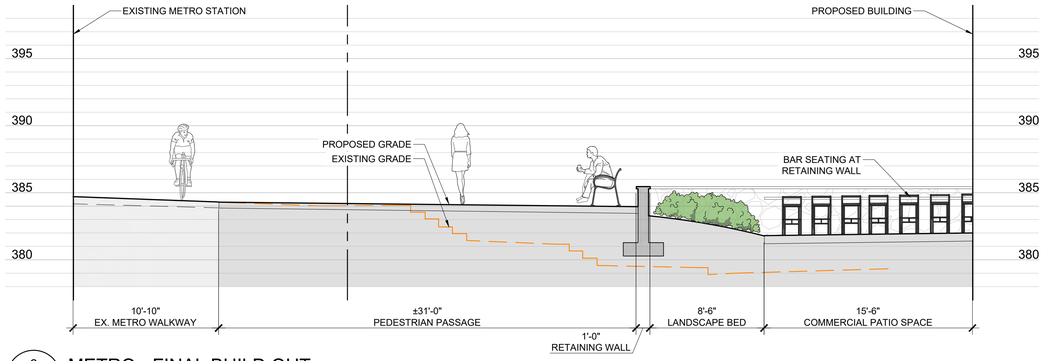
NOT RELEASED FOR CONSTRUCTION

P:\2024\24002 575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-06 RENDERED PLAN WITH COMMENT KEY.dwg

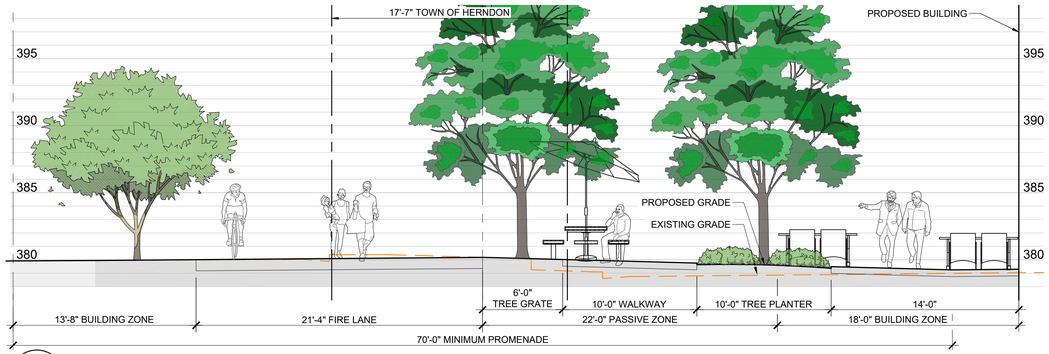




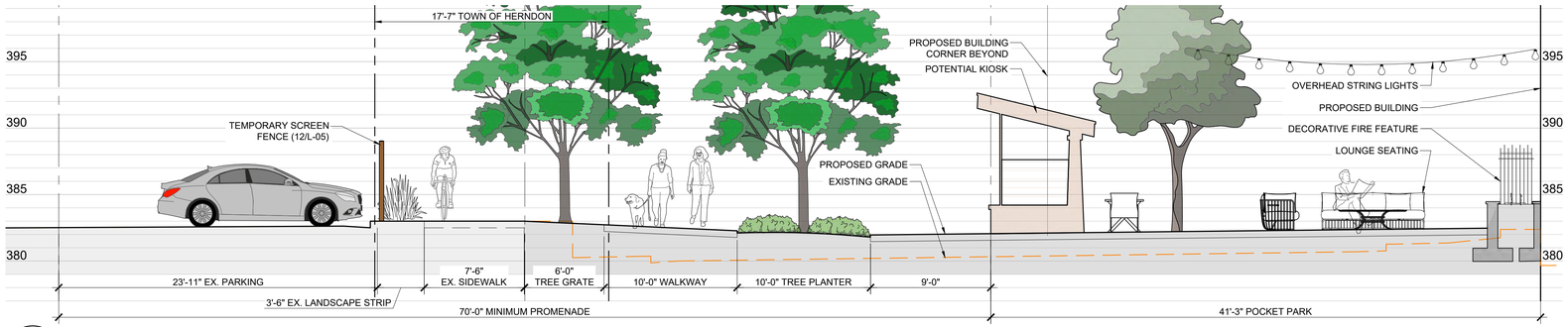
1 L-07 PROMENADE - INTERIM SECTION
Scale: 3/16" = 1'-0"



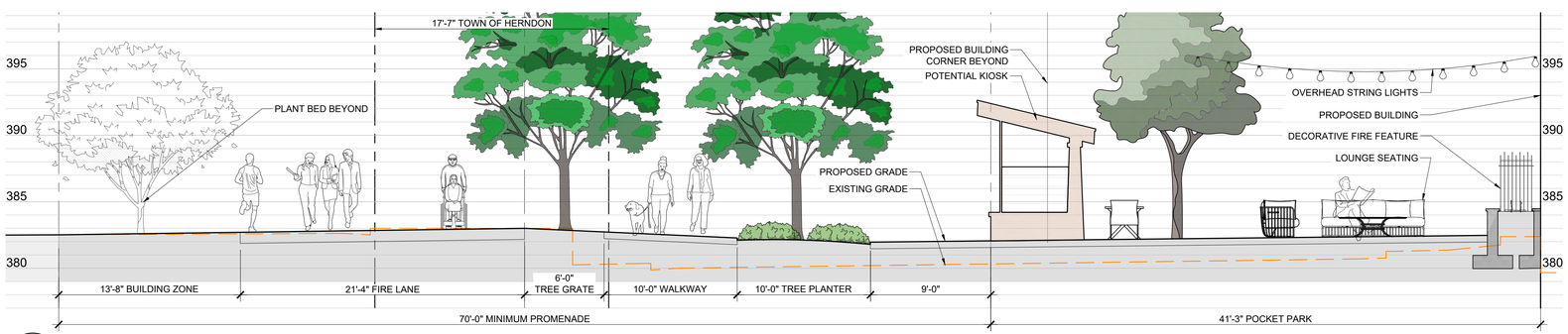
2 L-07 METRO - FINAL BUILD OUT SECTION
Scale: 3/16" = 1'-0"



3 L-07 PROMENADE - FINAL BUILD OUT SECTION
Scale: 3/16" = 1'-0"



4 L-07 POCKET PARK - INTERIM SECTION
Scale: 3/16" = 1'-0"



5 L-07 POCKET PARK - FINAL BUILD OUT SECTION
Scale: 3/16" = 1'-0"

P:\2024\24002 575 Herndon Parkway\6.0 CAD Files\CURRENT PHASE\L-07 SITE SECTIONS.dwg

575 HERNDON PARKWAY

575 HERNDON PARKWAY
HERNDON, VA
TOWN OF HERNDON

CLIENT
BRISTOL HERNDON PARKWAY, LLC

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.
5810 KINGSTOWNE CENTER DRIVE
SUITE 120, #769
ALEXANDRIA, VA 22315-5711
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
10.15.2025
LANDSCAPE ARCHITECT

ISSUE DATE

FIRST SUBMISSION	05.08.2024
SECOND SUBMISSION	11.22.2024
THIRD SUBMISSION	05.14.2025
FOURTH SUBMISSION	10.15.2025

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C. AND IS NOT TO BE COPIED AND/OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
© STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

PROJECT NUMBER:	24002
CONTACT:	S. SCOCOZZO
DRAWN:	SS
APPROVED/CHECKED:	DD

ORIENTATION AND SCALE

SHEET TITLE
SITE SECTIONS

SHEET NUMBER
L-07

GENERAL DEVELOPMENT PLAN
PROGRESS SET

NOT RELEASED FOR CONSTRUCTION

Proffer Statement

Bristol Herndon Parkway LLC

Development Plan # DP24-01

May 8, 2024
Revised November 22, 2024
Revised May 14, 2025
Revised October 15, 2025

Pursuant to Section 15.2-2303 of the Code of Virginia (1950, as amended) and Section 78-50.8 of the Town of Herndon Zoning Ordinance, as amended, (the "Zoning Ordinance"), Bristol Herndon Parkway, LLC, the owner of the hereafter described property, for itself and its successors and/or assigns (referred to hereafter as the "Applicant",), hereby voluntarily proffers that the development (the "Development") of the parcel that is the subject of this application, which is shown on the Fairfax County 2022 Tax Map as parcel 16-4(10))6A (the "Property" or the "Subject Property") shall be in substantial conformance with the conditions set forth below· ("the "Proffers") if and only if the Property is approved for development by the Town of Herndon (the "Town") as set forth in Applicant's development plan entitled, "575 Herndon Parkway General Development Plan," prepared by VIKA dated May 8, 2024, revised through May 14, 2025 (the "Development Plan"), in the PD-TOC (Planned Development – Transit Oriented Core).

GENERAL

1. Development Plan. The Property shall be developed in substantial conformance with the Development Plan prepared by VIKA and dated May 8, 2024, revised through October 15, 2025 (said Development Plan being attached hereto and made a part hereof as Exhibit A). It is understood by the Applicant that all other applicable regulations and policies governing land development within the Town of Herndon (the "Town") shall apply to the Property and its development, unless specifically modified by the language of this approval and these Proffers. Minor modifications of the development plan may be permitted without the need for an Amendment to this approval when necessitated by final engineering or final site design provided that the Development is in substantial conformance with the Development Plan and these Proffers. Substantial conformity shall be determined as provided in Section 78-155.1(f)(3)(d) of the Zoning Ordinance.

2. Architectural Design Elements. The exterior architecture of the building shall be designed to create a unique sense of place reflective of the Town of Herndon through the use of appropriate massing, colors, textures and materials in substantial conformity with that shown in the Development Plan and the HTOC Urban Design and Architectural Guidelines, as amended from time to time. Architectural plans may be revised subsequent to the final approval of the Development Plan and pursuant to approval by the Town Architectural Review Board (ARB). The overhead doors associated with loading and trash areas shall be constructed with materials and colors that are coordinated with the building architecture as shown on Sheets A14.0 and A15.3 of the Development Plan. The site design

shall include wayfinding signage, art/sculpture, a wall treatment/mural, and interactive elements that are reflective of the Town of Herndon, as generally shown on Sheet A14.1 of the Development Plan.

3. Uses. Any use or combination of uses permitted in the PD-TOC may be established on the Property as long as such use is in substantial conformance with the Development Plan and the following density levels:

   a. The total maximum floor area is limited to 575,130 square feet.

   b. Total residential development, to include residential amenity space, shall not exceed 561,342 square feet;

   c. Non-residential space consisting of office, retail or other commercial shall not be less than 13,788 square feet, of which Retail/Restaurant shall not be less than 8,851 square feet inclusive of the area offered to the Town of Herndon per 4.d.

   d. A maximum of 1,200 square feet of the total non-residential space noted in 4.c. above and as identified on Sheet A-17 of the Development Plan shall be offered in writing to the Town of Herndon rent free, with an initial term of 10 years, as office/administrative space with reasonable business hours. Following conclusion of the initial 10-year lease, the Applicant will offer the Town two-5year lease renewal options at fifty percent (50%) of the then prevailing market rate. If mutually agreed upon lease terms have not been executed within one year of the official offering of the space to the Town, the space may be leased to others and this proffer shall be fulfilled and the Applicant shall have no further obligations to the Town for the space.

4. Easements/Maintenance. The Applicant shall grant public pedestrian access easements and public emergency ingress/egress easements over the at-grade Publicly Accessible Spaces as shown on Sheet C-03A of the Development Plan in a form approved by the Town. These easements will allow the Applicant to restrict access temporarily in these areas for private events or maintenance provided all regulations of the Zoning Ordinance relative to temporary use of the spaces are satisfied. The Applicant shall grant public vehicular access easements as shown on Sheet C-03A of the Development Plan in a form approved by the Town. The Applicant shall maintain all elements within the areas designated as Public Access Easements on the Development Plan, Sheet C-03A. Maintenance commitments include, but are not limited to: landscaping, hardscape, walls, streetscape furnishings, lighting, snow and leaf removal, trash, recycling and litter removal, and drainage facilities. With regard to maintenance, the Applicant shall ensure that overhang of any vegetation shall not hinder truck access to trash and loading areas. The Applicant shall be responsible for obtaining such easements prior to site plan approval.

   The Applicant shall dedicate, at no cost to the Town, any public utility, public access or temporary construction easements necessary to install the traffic signal at the intersection of Herndon Parkway and Road A as shown on Sheet C-03A within sixty (60) days of

request by the Town.

The Applicant shall obtain, defined as signed by Grantor and submitted to Town, any easements for off-site grading and temporary construction which are necessary for the redevelopment of the Property prior to site plan approval.

5. Existing Development. The Property is currently developed with a commercial office building and an associated surface parking lot as shown on Sheet C-02A of the Development Plan (the "Existing Condition"). The Applicant may obtain building permits for internal improvements and obtain Certificates of Occupancy for any non-residential permitted use in the PD-TOC zoning district for the Existing Condition. Provided the required approval is obtained, building permits for internal improvements and Certificates of Occupancy may also be obtained for any uses permitted by special exception in the PD-TOC zoning district for the Existing Condition, provided the required special exception approval is obtained. The provisions of this proffer are voided upon commencement of construction of the building shown on the Development Plan. If portions of the parking lots or landscaping become the property of and are removed by the Town for the construction of Herndon Parkway and its associated streetscape or the Promenade, the Existing Condition shall not be deemed non-conforming with respect to parking ratio, building setback, site lighting, or required landscaping.

6. Interim Development. In the event that the property located at 593 Herndon Parkway does not redevelop prior to the redevelopment of the Subject Property, the Subject Property will be developed pursuant to Sheet C-07A of the Development Plan. In the event that the property located at 555 Herndon Parkway does not redevelop prior to the redevelopment of the Subject Property, the Subject Property will be developed pursuant to Sheet C-07B of the Development Plan, which includes a vehicle turn-around provided off-site easements are obtained per Proffer 4.

7. Utility Relocation. All existing utility relocations necessary to accommodate the construction of the proposed site features as shown on Sheet C-03 of the Development Plan shall be completed prior to the issuance of any certificate of occupancy. In the event that relocation of an existing utility is not viable or permissible, subject to the design and cost constraints of the applicable utility, any landscaping that is not acceptable to the utility easement grantee and that creates a conflict with that utility shall be relocated in as close a proximity as practicable to its location on the Development Plan, subject to the review and approval of the Zoning Administrator. Relocation of any grouping of trees shall be subject to assessment by the Zoning Administrator for substantial conformance with the Development Plan and may necessitate an amendment to the rezoning. As part of the site plan review, the Applicant shall submit to the Town a *Conceptual Dry Utility Plan* for review and approval, which shall identify all existing utilities to remain, all proposed new utilities, and all utilities proposed to be relocated, including but not limited to gas, electric, and communications, in order to demonstrate compatibility with the site features depicted on the Development Plan.

8. Ground Level Activation. The Applicant shall include active ground level uses facing the Promenade and on Herndon Parkway at the northwest and northeast corner spaces of the

development. Activated uses are identified as Retail/Restaurant, Residential Main Lobby & Amenity Area and Commercial or Office as shown on Sheets C-07, C-07A and C-07B of the Development Plan. "Pop-up" stores may also be included along the Promenade spaces provided the use is permitted in the PD-TOC District and necessary permits are obtained. These uses shall incorporate areas of transparency along exterior store fronts and residential and office lobbies. Window graphics and/or static cling decals, promotional and/or supporting themes of Herndon identity, shall be displayed on windows of retail/restaurant/commercial spaces which are vacant for more than one month after certificate of occupancy.

9. Private Amenity Spaces. The type of amenities shown in the private amenity areas, on Sheet L-04 of the Development Plan, are precedent images, the purpose of which is to illustrate the quality and breadth of amenities proposed. The Applicant reserves the right to determine the type of amenity that is ultimately installed in those areas at the time of site plan review.

10. Herndon Parkway Frontage Improvements, Promenade Improvements and Parcel 16-4((2))26B2, part. Design elements of the Herndon Parkway Streetscape, to include plantings, pavement treatments and furniture shall be as generally shown on Sheets L-01 and L-02 of the Development Plan, shall be in substantial conformance with the HTOC Urban Design & Architectural Guidelines and the Herndon Streetscape Manual and shall be subject to review and approval by the Architectural Review Board (ARB). Design elements of the Promenade, to include focal points, interactive elements, public art and hard- and soft-scape, shall be in general conformance with that shown on Sheets L-03A and L-03B of the Development Plan and shall be subject to approval of the ARB. As noted on Sheets L-01, L-03A and L-03B of the Development Plan, the seating and other elements shown in yellow are to be provided by the respective tenants of the commercial spaces. The furniture and fixtures shown in peach color shall be provided by the Applicant. One of the focal points in the Promenade shall be a minimum of one kiosk, not located on Town property, a precedent image of which is shown on Sheets L-03A and L-03B of the Development Plan. This kiosk(s) shall be movable and "pop-up" in nature. The Applicant shall construct the improvements shown on the portion of Parcel 16-4((2))26B2 adjacent to the Metro Station as shown on Sheets L-01, L-02, L-03A, L-03B and L-06 of the Development Plan. Prior to the issuance of the first certificate of occupancy on the Property, the Applicant will construct the frontage improvements shown on the Development Plan along the Property's Herndon Parkway frontage, the improvements shown along the Promenade and the improvements on the portion of Parcel 16-4((2))26B2 as indicated in this proffer provided a License Agreement, as indicated in Proffer 11, is executed with the Town.

11. License Agreement. Concurrent with the submission of the first site plan for the Property, the Applicant shall request a draft Licensing Agreement from the Town for the development of the portion of the Promenade owned by the Town, any portion of the Herndon Parkway frontage improvements owned by the Town, and the parcel at Tax Map 16-4((2))26B2 proposed by the Applicant for development as shown on the Development Plan. The License Agreement will define and provide for maintenance commitments for

improvements constructed on Town property. Should the Town Council opt not to execute the agreement, the Applicant shall have no obligation to construct the improvements shown on Town properties.

TRANSPORTATION

12. Bicycle Parking. The Applicant shall install bicycle parking and storage areas as shown on Sheets A-17 through A-21 and L-01 of the Development Plan. Specific locations for the bicycle parking shall be determined as part of site plan approval process and in consultation with the Town of Herndon. As noted on Sheet A-17, initially, 212 bike parking spaces shall be installed with the garage prior to the issuance of the certificate of occupancy for the residential use. The bike racks shown on Sheet L-01 shall also be installed prior to the issuance of a certificate of occupancy for the residential use. The remainder of the bike parking requirement shall be installed in the future as demand arises. The potential locations for the bike storage areas are shown on Sheets A-18 through A-21.

13. Vehicular Parking. Parking shall be provided in substantial conformance with the Development Plan and these proffers. Notwithstanding the above, the Applicant reserves the right to provide parking at revised ratios as may be permitted at time of site plan by the Town of Herndon Zoning Ordinance or may seek future parking reductions for the Property as permitted by the Town of Herndon Zoning Ordinance, either of which shall not require a Development Plan amendment.

14. Bus Bays. The use of the Property will not interfere or hinder the operation of the existing bus bays along the Property's frontage on Herndon Parkway, including during construction. Relative to the period of construction, the Applicant will submit a Management of Traffic (MoT) Plan at the time of site plan review which addresses the specifics of continued operation of the bus bays.

15. Right-of-way Dedication. At no public cost, the Applicant shall dedicate in fee simple the area along the frontage of Herndon Parkway as shown on Sheet C-03A. The fee simple dedication shall be granted prior to the site plan approval. The Applicant reserves future density credit from the right-of-way dedication in accordance with the terms and conditions of Zoning Ordinance Section 78-155.9 in effect as of the date of the approval of these Proffers.

16. Transportation Demand Management. This Proffer sets forth the programmatic elements of a transportation demand management program (the "TDM Program") that shall be implemented by the Applicant to encourage the use of transit (Metrorail, Fairfax Connector, Metro bus, or other public transit service), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the multi-family units constructed on the Property. The proffered elements of the TDM Program will be implemented through a Transportation Demand Management Work Plan (the "TDM Work Plan") developed by the Applicant. This TDM Work Plan

shall be submitted for review with the first submission of a site plan on the Property and approved prior to the issuance of the first Certificate of Occupancy. It is the intent of this Proffer that the TDM Work Plan will be adapted over time to respond to changing transportation-related circumstances of the Property, the surrounding community and region, as well as to technological and/or other improvements. The Applicant's TDM Work Plan has the objective of meeting the trip reduction goals for single occupancy vehicles measured at the peak AM/PM hours of 35% for residential uses. The trip reduction percentages will be multiplied by the total number of vehicle trips that would be expected to be generated by the uses developed on the Property as determined by the application of the most recent version of the Institute of Traffic Engineers, Trip Generation Manual rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation subtracted from the total trips will be referred to herein as the "Maximum Trips After Reduction". For purposes of this calculation, the maximum number of dwelling units or gross floor area proposed to be constructed as shown on the Development Plan will be applied to the calculation described in the preceding sentence.

The TDM Work Plan shall incorporate the following elements:

a. Appointment of a TDM Program Manager
b. Contributions to resident and employee Metro fare cards.
c. Dissemination of Transportation Program Information
d. Ride sharing and carpool parking spaces.
e. Bicycle racks, bicycle share station(s), and micro-mobility station(s).
f. Bicycle storage and maintenance facilities.
g. Program monitoring on an annual basis, to include surveys and/or vehicular traffic counts

Monitoring. The proffered trip reduction goals will be verified that they are being met through the completion of Vehicular Traffic Counts of residential uses and/or other such methods as may be reviewed and approved by the Town. The results of such Vehicular Traffic Counts and the residential occupancy rates on the day of the traffic counts will be provided to the Town as part of the Annual Reporting process. The Vehicular Traffic Counts will be conducted for the Property beginning one year following issuance of the final Certificate of Occupancy. Vehicular Traffic Counts will be collected annually thereafter until the results of three consecutive annual traffic counts conducted, with a minimum residential occupancy rate of 90%, show that the applicable trip reduction goals for the Property have been met. At such time Traffic Counts will thereafter be provided every five (5) years. If the Annual Report demonstrates that the trip reduction goals are not being met, then the Applicant shall meet with the Town to review the TDM elements in place and to develop modifications to the TDM Work Plan to address the surplus of trips.

17. Traffic Signal at Herndon Parkway and Eastern Property Entrance. Prior to approval of the site plan, a traffic signal warrant analysis shall be prepared and submitted to the Town for review and approval, unless the signal has been installed by others at that time. If

warranted, the site plan shall include a full design of the traffic signal and the traffic signal shall be installed by the Applicant prior to the issuance of the final residential certificate of occupancy.

18. Non-residential Parking. Parking for non-residential uses shall be located in a convenient location in the garage relative to the uses as indicated on Sheet A-17.0 (Illustrative Parking Level 1) and will be signed for commercial parking only.

19. Loading Spaces. Loading spaces shall be constructed and operated in such a way so as to not obstruct any sidewalks, vehicular parking spaces or roads. The Applicant will implement an operations plan, coordinated with residential, retail/restaurant and commercial or office uses to manage loading facilities accordingly. The operations plan will include corresponding signage as noted on Sheet C-08A, management-scheduled use of loading areas for move ins/move-outs and deliveries, closure of overhead doors when not in use and enforcement prohibiting loading from the sidewalk, travel lanes, or parking spaces of Road A and from the southern shared access drive.

20. Collapsible Bollards. Collapsible bollards shall be utilized to preclude public vehicular traffic yet provide for municipal and emergency vehicle access along the southern side of the building between the loading zone and the Promenade as shown on Sheet L-01 of the Development Plan. The design of the bollards shall be in general conformance with that shown on Sheet L-05 of the Development Plan.

21. Micro-Mobility Vehicle Parking. The Applicant shall provide space, located with an appropriate easement if requested by the Town, for the parking of micro-mobility vehicles (scooters or bikes), either is a stationed, or un-stationed format in coordination with the Town. The space shall be sized, at a minimum, to accommodate a standard Capitol Bikeshare Station. A potential location is shown on Sheet L-01.

ENVIRONMENT

22. Green Building. For the multifamily residential building, the Applicant shall achieve either LEED Silver for Homes v4, Multifamily Mid-rise certification from the U.S. Green Building Council, Silver certification from the National Green Building Standard (NGBS), Earthcraft Multifamily certification or an equivalent green building program certification. Equivalency shall be determined by the Zoning Administrator. The Applicant shall submit the design scorecard for review to the Town at time of building permit application and shall submit the report from a green building verifier consultant certifying as-built compliance and deliverable prior to the issuance of the final residential certificate of occupancy.

23. Interior Noise Attenuation. The Applicant shall submit highway noise studies, prepared by a qualified acoustical consultant, at the time of building permit submission to determine what if any noise attenuation measures are needed to achieve Day-Night Average Sound Levels (DNL) of no more than 50 dBA for interior residential uses. Based on the findings of the studies, the Applicant shall incorporate the appropriate noise attenuation elements into the design and construction documents to achieve the recommended DNL.

24. Stormwater Management. A Manufactured Treatment Device (MTD) will be sited below grade under the garage as noted on Sheet C-14 of the Development Plan. Bio-retention or other Low Impact Development facilities ("LID") shall be provided also as shown on Sheet C-14 of the Development Plan. Additional facilities may further be included such as Filterra, StormFilter, or BayFilter devices provided they are utilized in conjunction with LIDS. The Applicant shall include an educational sign situated near a stormwater management planter of the Applicant's choice which explains the significance and purpose of the stormwater management measure as noted on L-01 and shown on L-05. Other measures may be proposed by the Applicant, if deemed by the Town to be acceptable and permitted by State regulations. Commitments for maintenance of stormwater management improvements in the Development Plan and that provides easement(s) benefitting the Town will be included in a stormwater management maintenance agreement to be recorded prior to site plan approval.

25. Planting Species and Biodiversity. In order to promote biodiversity, 10% maximum of each species of deciduous shrubs, 30% maximum of each species of deciduous trees, 25% maximum of each species of evergreen shrubs, and 25% maximum of each species of evergreen trees shall be provided with the exception of the trees located within the Allee in the Promenade and those located on the top level of the parking garage which may exceed these percentages as shown on Sheets L-02, L-03A, L-03B, and L-06 of the Development Plan. A minimum of 75% of the amount of plantings in each category (trees, shrubs and herbaceous plants) will be native to the region as noted on Sheet L-02 of the Development Plan.

26. Trash/Recycling Service. The Development shall be served by a private trash and recycling service.

27. Electric Vehicle Charging Facilities. The Applicant shall install 2% of the total parking spaces in the garage with Level 2 electric vehicle ("EV") charging stations, installed and functional prior to issuance of a Certificate of Occupancy. The Applicant shall provide an additional 5% of the total parking spaces in the garage as EV-Ready, meaning the provision of space, conduit banks, conduits, and access points to facilitate installation of future Level 2 EV charging stations. The Applicant will include the number of EV charging stations and EV-Ready locations in the first site plan submission and designate their locations in the first building permit application.

CONTRIBUTIONS

28. Recreation/Community Amenities/Civic Facilities. Prior to the issuance of the first certificate of occupancy, the Applicant shall demonstrate that the value of any proposed public and private, exterior and interior recreational on-site amenities/community amenities/civic facilities to include those facilities/amenities provided in the Promenade and those improvements proposed on the Town Parcel 16-4((2))26B2, as shown on Sheets

C-07, L-01, L-02 and L-06 of the Development Plan, are equivalent to a minimum of $2,150 per residential unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall provide the remainder in a cash contribution to the Town of Herndon for use on recreational facilities in the Town of Herndon.

29. Offsite Recreation Contribution. The Applicant shall make a per gross square foot shown on the site plan contribution payment of $0.45 to the Town for offsite recreation improvements for residential Gross Floor Area ("GFA") and $0.19 for offsite recreation improvements for non-residential GFA prior to the issuance of the first certificate based on the actual GFA of the building constructed. Such funds shall be used for the improvements of Town recreational facilities in locations that logically serve the approved development and the HTOC area.

30. Off-Site Transportation Improvement Contribution. The Applicant shall make a per gross square foot shown on the site plan contribution of $1.65 for residential GFA and $2.75 for retail/restaurant and commercial GFA to the Town to address off-site transportation improvements. This contribution shall be paid prior to issuance of the certificate of occupancy for the building based on the actual gross floor area of the building. The Applicant shall receive credit towards this contribution for off-site improvement expenditures requested by the Town and constructed by the Applicant provided in Proffer 19.

31. School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Fairfax County Board of Supervisors on January 7, 2003, as amended, prior to the issuance of a certificate of occupancy for the residential uses, the Applicant will contribute funds to the Board of Supervisors for transfer to the Fairfax County School Board at an assumed rate of 0.061 students per unit shown on the site plan for elementary school, 0.019 students per unit shown on the site plan for middle school, 0.028 students per unit shown on the site plan for high school multiplied by $14,956.00 per student generated to be used for capital improvements and capacity enhancements to schools that serve the Town. The contributions will be based on the actual number of residential units constructed, as the total amount may vary. Following approval of this Development Plan and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if the Fairfax County Board of Supervisors should modify the ratio of students per unit or the amount of the contribution per student, the Applicant will pay the modified contribution amount for that phase of development to reflect the then current ratio and/or contribution. Prior to beginning construction, the Applicant will notify Fairfax County Public Schools of the intended construction and anticipated completion date.

32. Public Safety Contribution. The Applicant shall contribute $60 per residential unit shown on an approved site plan to the Town of Herndon Police Department. The contribution shall be paid prior to the issuance of the first residential certificate of occupancy.

33. Sanitary Sewer Contribution. The Applicant shall make a contribution to the Town of Herndon in the amount of $136,500 for the construction of a new sanitary sewer line along the site's Herndon Parkway frontage which shall be paid prior to the issuance of a building

permit. This contribution shall relieve the Applicant from any obligation to physically replace the sewer line and the Applicant shall receive credit towards this amount for any off-site sanitary sewer work required of the Applicant at the time of site plan approval.

34. Escalation. All monetary contributions required by these proffers, with the exception of the proffer relating to the public school contribution, shall escalate on a yearly basis from the base year of 2025 and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U. S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI"), as permitted by Virginia State Code Section 15.2-2303.3.

Successors and Assigns

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

Counterparts

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

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

Bristol Herndon Parkway LLC
Title Owner of 16-4((10))6A

By: _____

Name: _____

Title: _____

COMMONWEALTH OF _____

CITY/COUNTY OF_____, to-wit:

The foregoing instrument was acknowledged before me this ___ day of _____, 2025 by _____ as _____ of and on behalf of _____.

_____

Notary Public

Notary Registration No: _____

My Commission Expires:_____