Town Council

May 12, 2026, Work Session

ZMA# 24-01 – 250 Exchange Place Rezoning Application

TOWN OF Herndon

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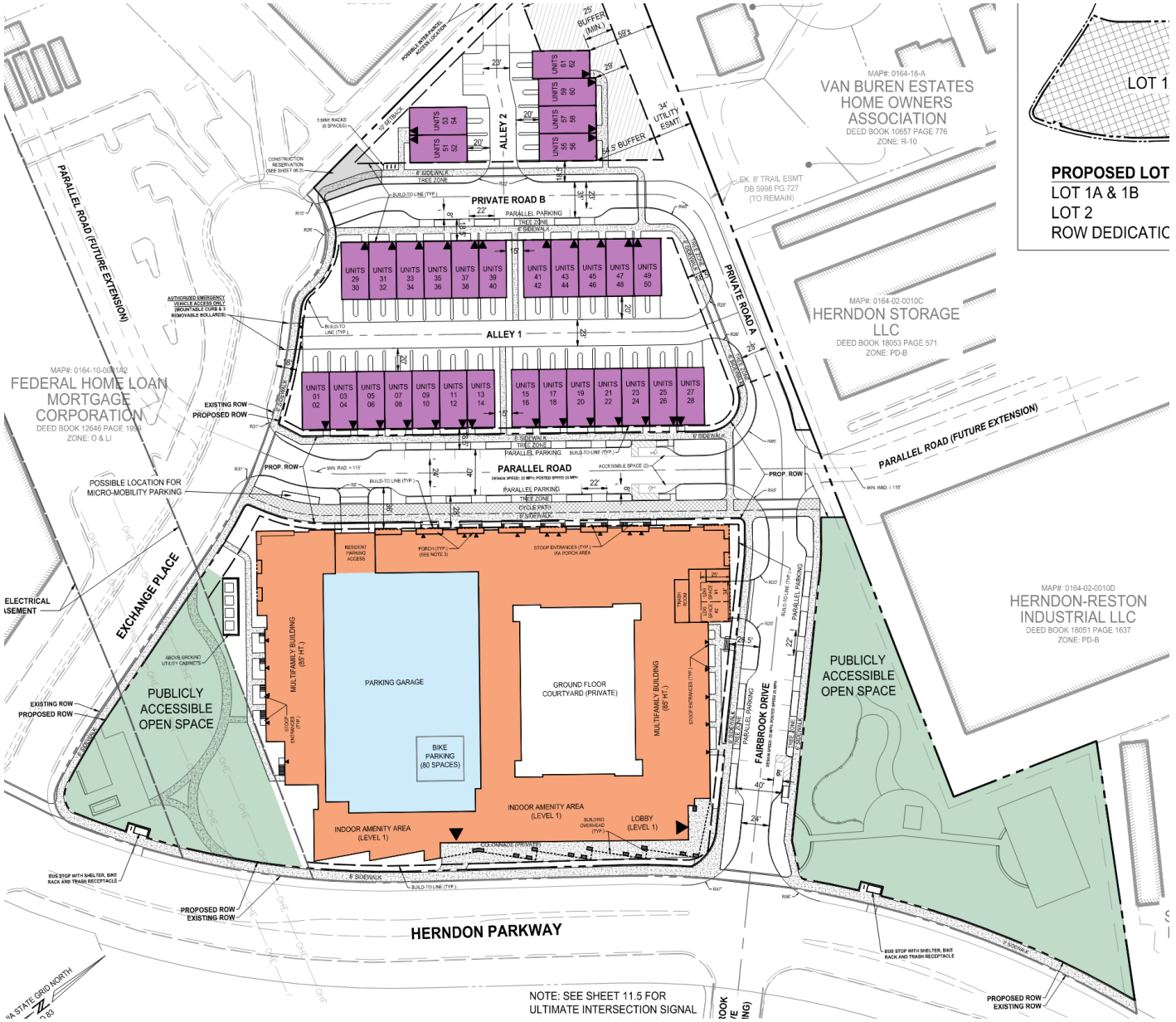
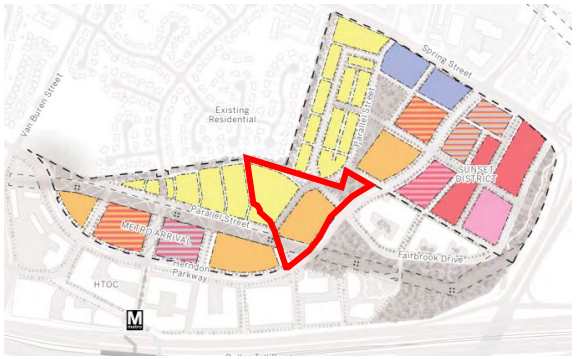
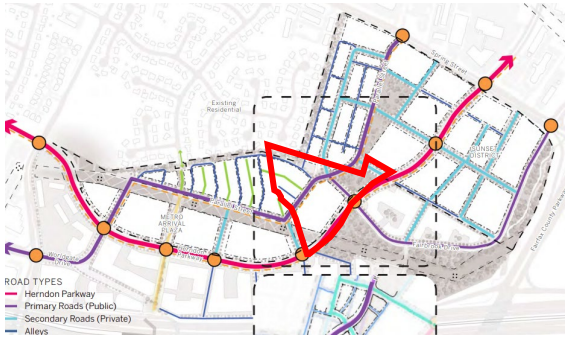
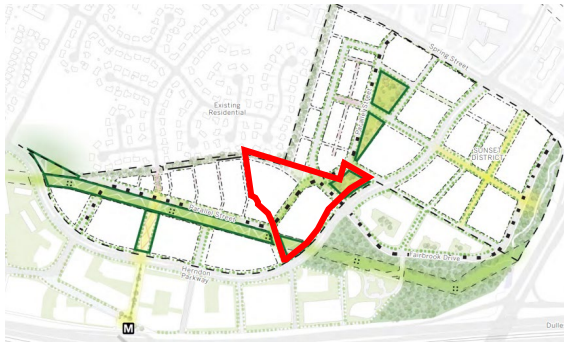
Summary

- First rezoning for the TRG
- O&LI to PD-TRG1 & PD-TRG2
- Five existing office buildings would be demolished
- 3 Phase project with multi-family residential building and residential stacked unit neighborhood
- Constructs two new public streets
- Constructs two publicly-accessible parks
- Includes modification requests
- Includes proffers
- Planning Commission conditionally recommended approval
- Coordination to resolve remaining issues on-going




Spring Street
Van Buren Street
Existing Residential
Parallel Street
SUNSET DISTRICT
METRO ARRIVAL
Herndon Parkway
Fairfax County Parkway
Fairbrook Drive
HTOC

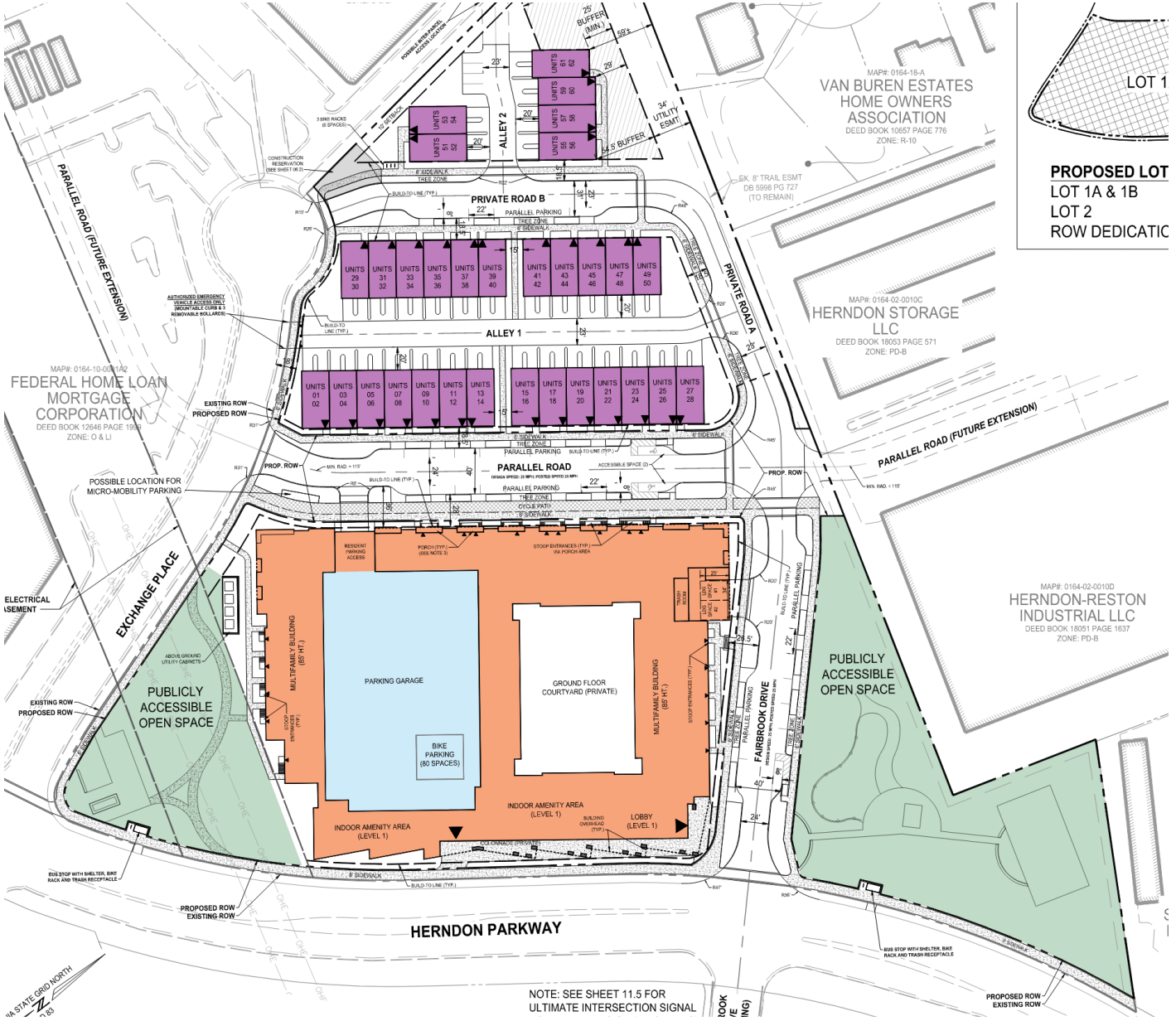

ROAD TYPES
Herndon Parkway
Primary Roads (Public)
Secondary Roads (Private)
Alleys

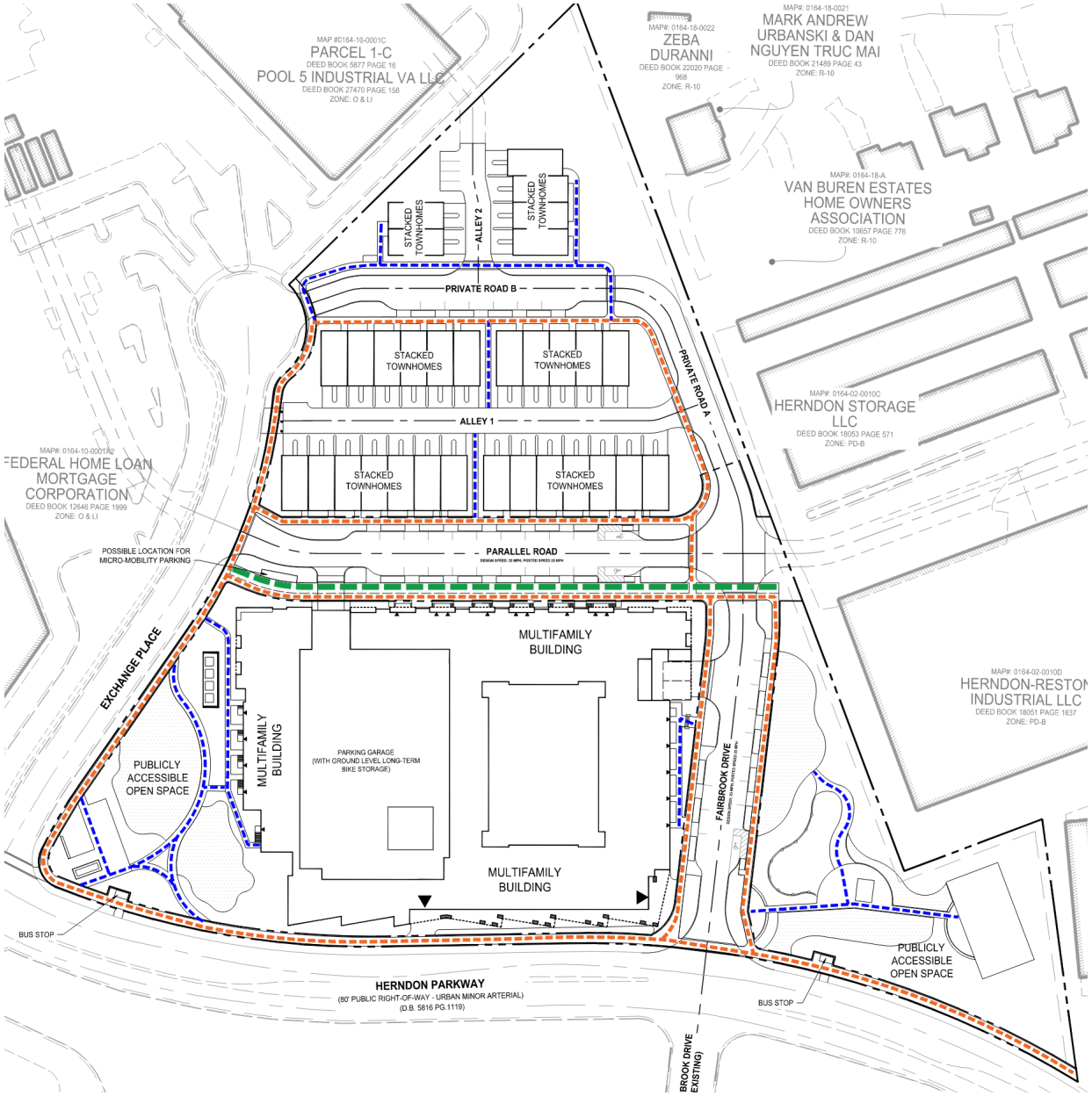

Existing Residential
SUNSET DISTRICT
Herndon Parkway


Van Buren Street
Spring Street
Herndon Parkway

Land Use Program

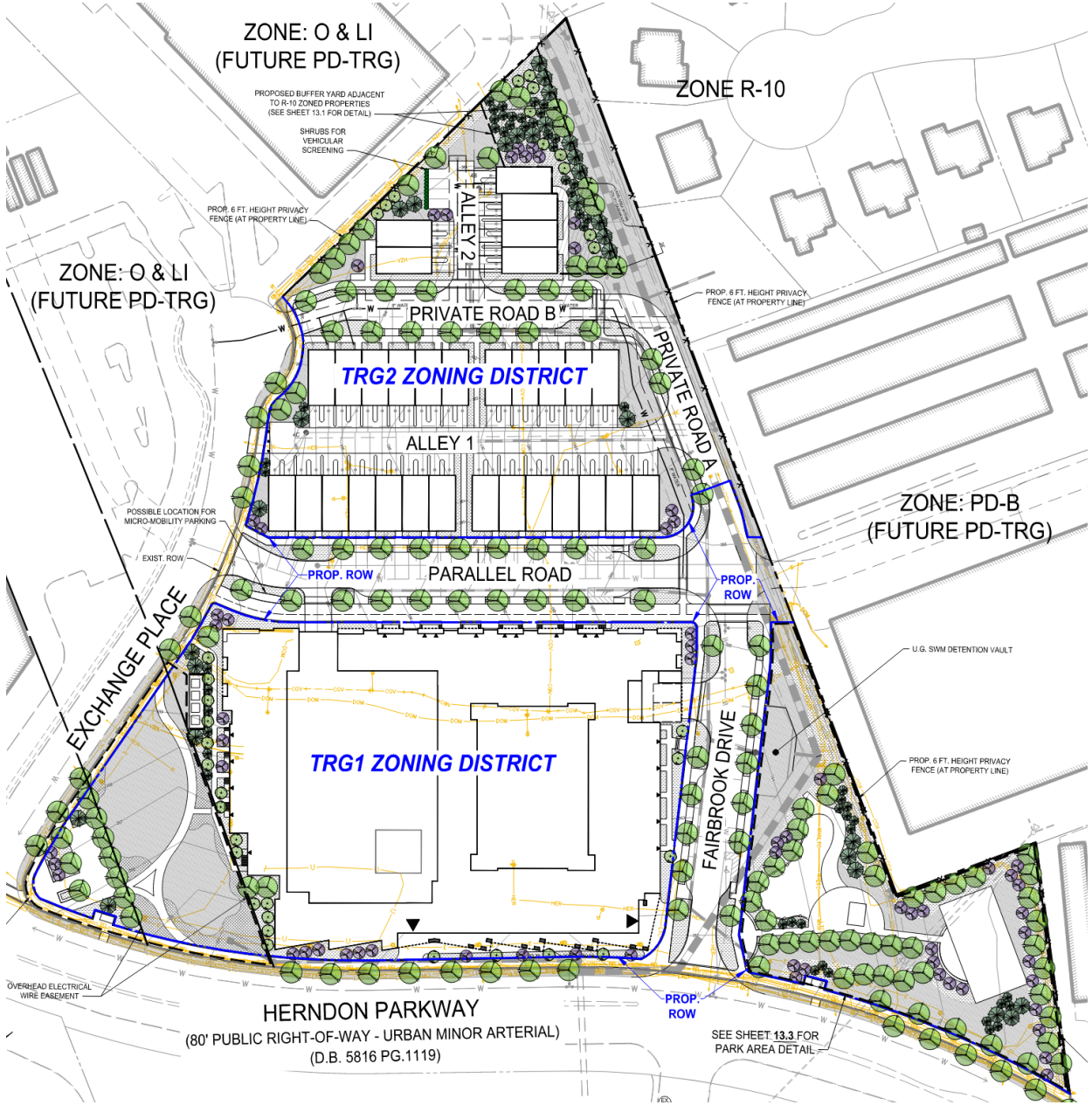
- Intended to be phased
- 400 multi-family residential units in stick-over-podium building
- 62 stacked residential units
- Residential lobby & interior amenity space
- Structured parking garage
- Private interior courtyard
- Public accessible parks and streetscapes around perimeter





Site Circulation

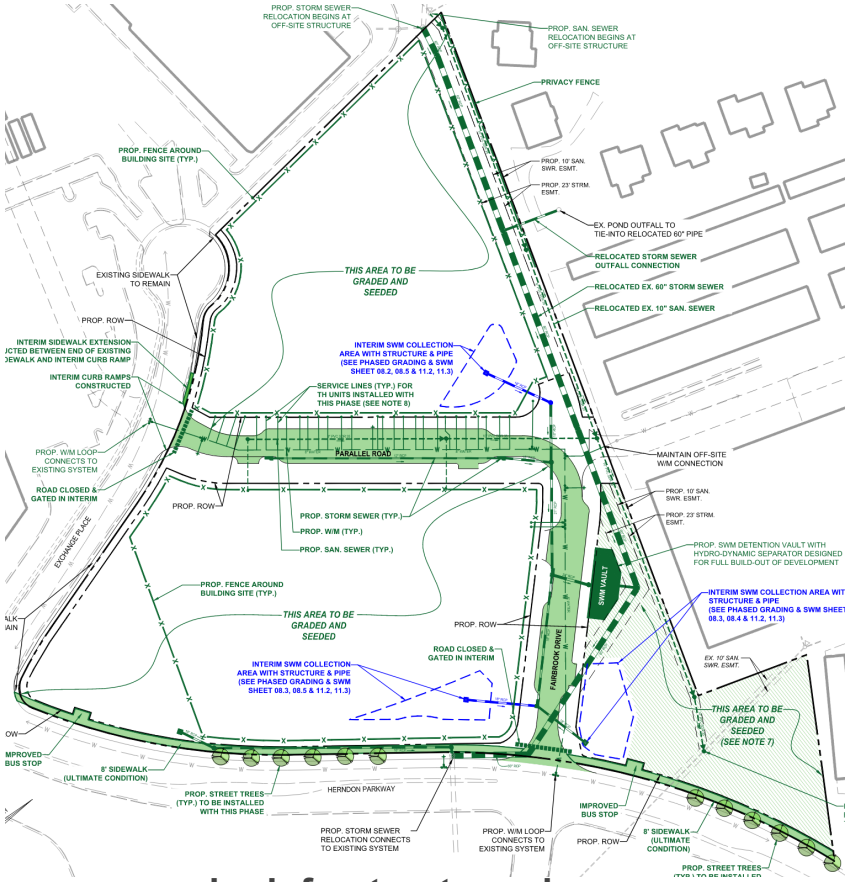
- Accessed off Herndon Parkway and Exchange Place
- Builds a block of two new public streets and a private street
- All streets to include sidewalks
- One block of off-street cycle track included
- Include on-street parking (41), structured garage parking (529), and private garage and driveway parking (124)
- Dedicated bicycle parking provided
- Traffic Impact Analysis completed
- Proposes to upgrade two existing bus stops



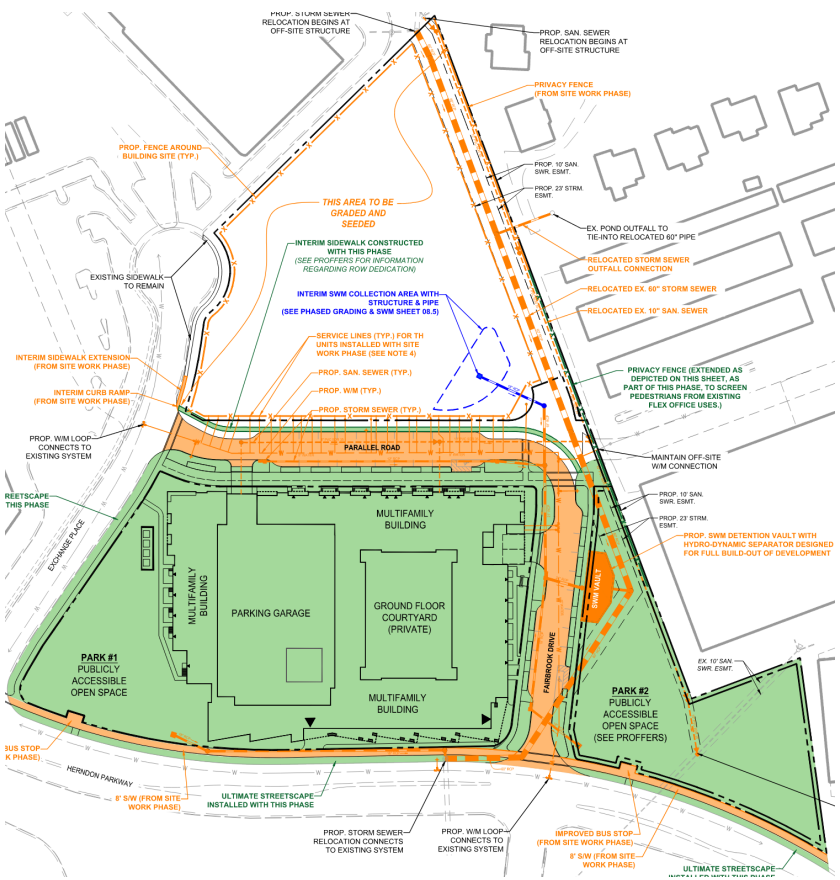
Requested Modifications

- Reduction of the landscape buffer required when abutting land zoned for single family detached uses.
- Reduction in the required building setback when abutting land zoned for single family detached uses
- Increased depth of maximum permitted private amenity zone between sidewalk and building
- *Non-standard landscaping for the top deck of the garage*

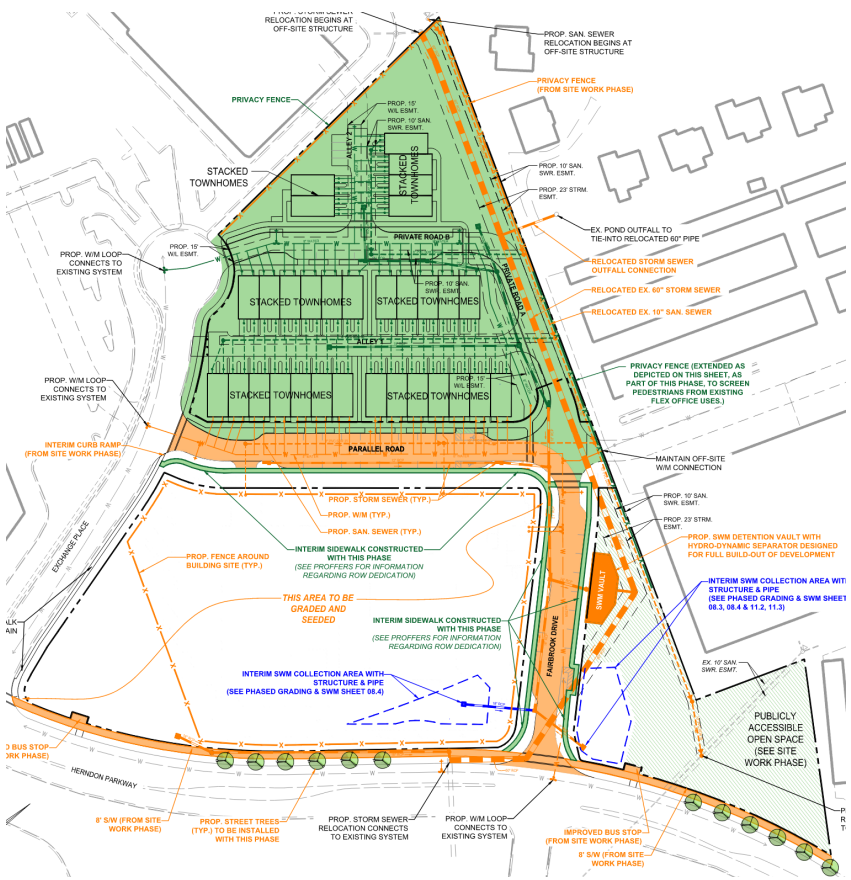
Phasing



major infrastructure phase



stacked townhouse phase



multi-family phase

Multi-Family Architecture

- ARB reviewed, report to be issued
- Designed to appear as several separate buildings
- Exterior cladding mostly masonry and fiber cement materials
- Warmer color palette employed
- North elevation designed to be more compatible with the scale of stacked units across the street
- South elevation uses a butterflied sawtooth design composition to reflect the curve of Herndon Parkway
- Several walkout units and inset balconies are used



south



east



west



north



Eastbound Herndon Parkway



Westbound Herndon Parkway



NE Corner



NW Corner

Stacked Townhouse Architecture

- Use of design standards in lieu of elevations in the GDP
- ARB reviewed, report issued
- Includes standards for style, building orientation, building form and configuration, façade design, materials, features, and decorative components
- Standards are organized depending on visibility and prominence of each specific elevation

Exchange Place

D. Facade Design *

1.0 Composition

1.1 Vertical Organizing Strategy

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

1.1.2 Each section must be delineated. Some obvious strategies could be:

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

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

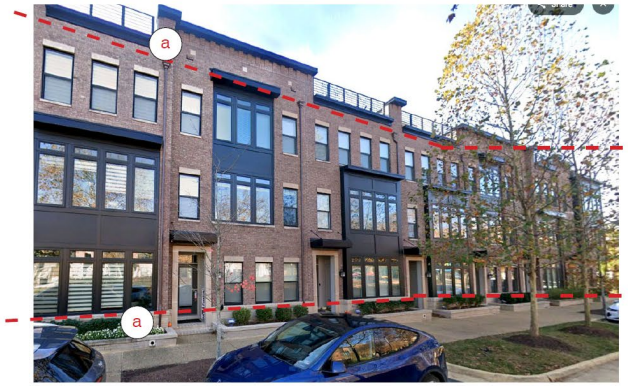
(c) c. Belt course or banding in a contrasting color / material or with an alternate brick coursing - soldier rows vs running bond

1.1.3 While more subtle delineation strategies could include:

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

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

* **GENERAL DESIGN NOTE:**
The successful facade design will conform to a traditional or contemporary design style. Refer to page 14 for compliant examples.



VERTICAL DIVISIONS WITH A SMALL BASE & TOP

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



VERTICAL DIVISIONS WITH COLOR & COURSING CONTRASTS

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



VERTICAL DIVISIONS WITH MONOCHROME UNIT ELEVATIONS

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



VERTICAL DIVISIONS WITH BELT COURSES IN MONOCHROME BRICK

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

Parks

- Two distinct areas which will be parts of larger parks
- Open to the public
- Design and use limitations
  - Transmission line
  - Private stormwater facility
- Park at Herndon Parkway & Fairbrook Drive
  - Playground
  - Sports court
  - Pavilion with tables and seating
  - Passive lawn space
- Park at Herndon Parkway & Exchange Place:
  - Gateway to linear park
  - Passive lawn space
  - Plaza area with focal features and gaming tables





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