Encroachment Agreement with AM Worldgate Owner, LLC

to permit the encroachment of stormwater ponding backup and overland relief over Chandon Park

Town Council Regular Meeting

July 28, 2026

Lauri A.N. Sigler

Deputy Town Attorney

LIVE DIFFERENTLY.

TOWN OF Herndon VIRGINIA

Chandon Park



Overview of Worldgate development per Site Plan MJP 24-02



PROPOSED SITE PLAN

The proposed multi-family building will use half of the garage structure, wrapping around it to create internal courtyards and build an urban edge towards Elden Street and Worldgate Drive. The new Road A South access will announce the multi-family amenity from Worldgate Drive, while the new Road B will connect the townhouse neighborhood directly to the building's entry.

The single-family component is proposed as a series of urban blocks with townhouses and stacked flats; a grid of landscaped streets, pedestrian mews and service alleys will integrate with the multi-family building and adjacent residential complex.

SITE AREA	10.42 ACRES 453,958 SF
MULTIFAMILY (MF) BUILDING	
5 FLOORS+ BASEMENT	
359 UNITS	
STACKED BUILDINGS	
4 FLOORS	
52 UNITS	
TOWNHOUSE (TH) BUILDINGS	
4 FLOORS	
47 UNITS	
PARKING PROVIDED	
MF GARAGE	498 SPACES
SURFACE PARKING	34 SPACES
STACKED PRIVATE GARAGES	104 SPACES
TH PRIVATE GARAGES	94 SPACES
TOTAL	730 SPACES

SITE PLAN

These images are conceptual and are subject to change in accordance with the approved development plans and proffers. Building materials and colors are subject to change, in accordance with final ARB approval.

20230003 02/13/2026

100-Year encroachment footprint on Chandon Park



TOWN OF Herndon VIRGINIA

Recommendation

Staff recommends the Town Council approve the Encroachment Agreement in accordance with the draft Ordinance.