Planning Commission

April 13, 2026, Work Session

ZMA# 24-01 – 250 Exchange Place Rezoning Application

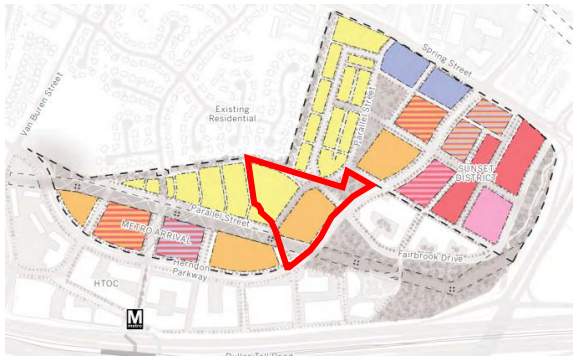
TOWN OF Herndon

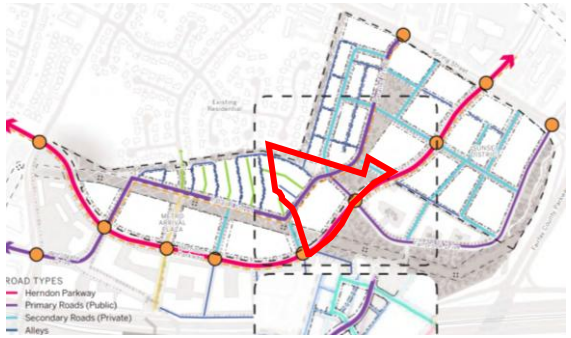
LIVE DIFFERENTLY.

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 four modification requests
- Includes proffers
- *Update:* staff comments issued for last submission




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

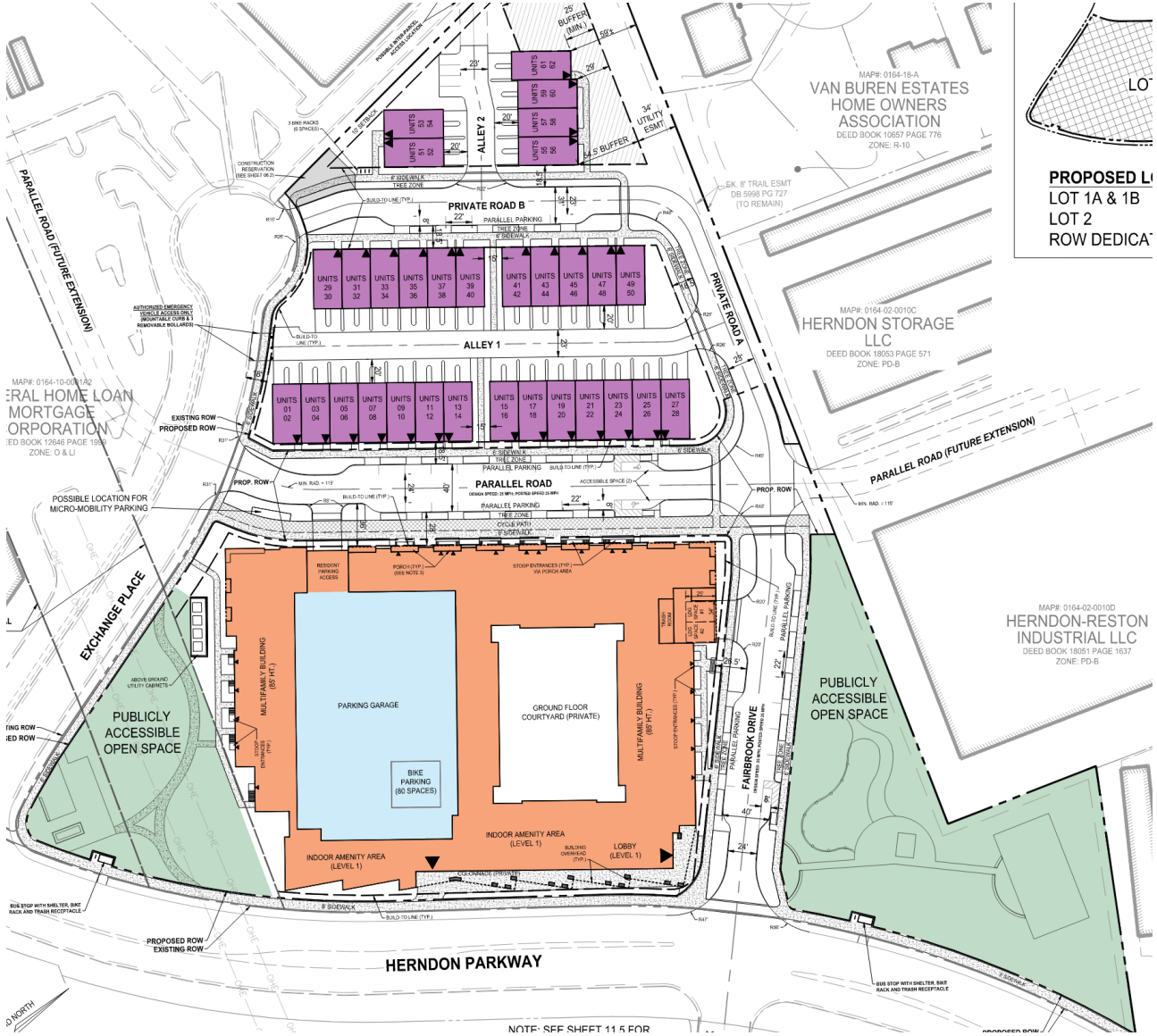

ROAD TYPES
Herndon Parkway
Primary Roads (Public)
Secondary Roads (Private)
Alleys



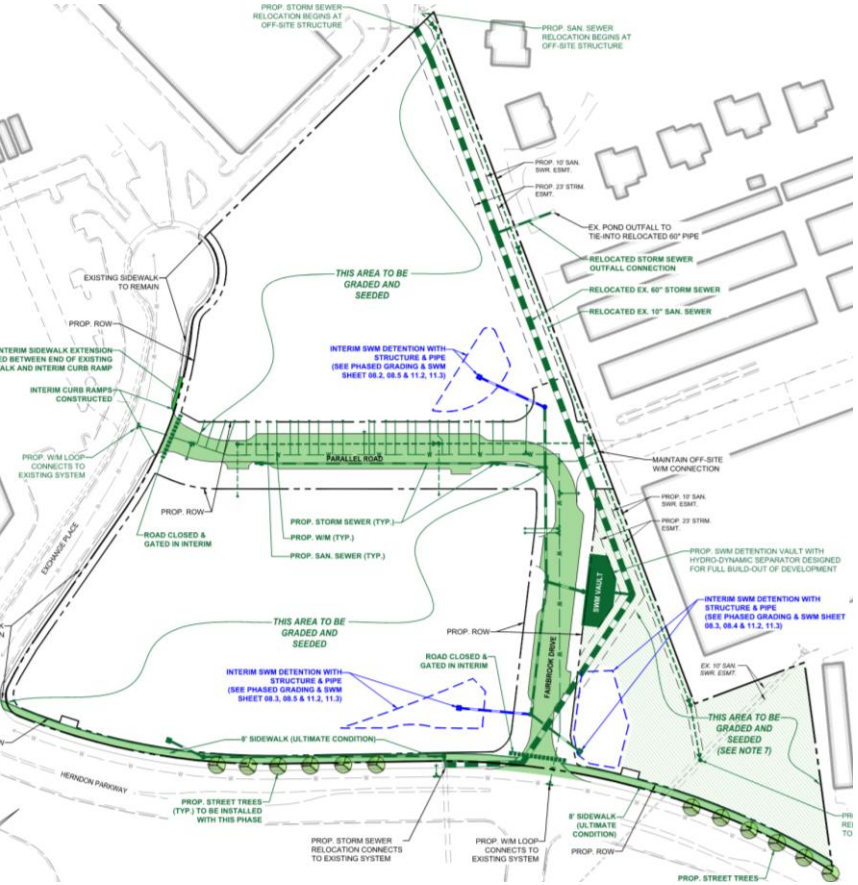

Van Buren Street
Spring Street
Herndon Parkway

Outstanding Comments

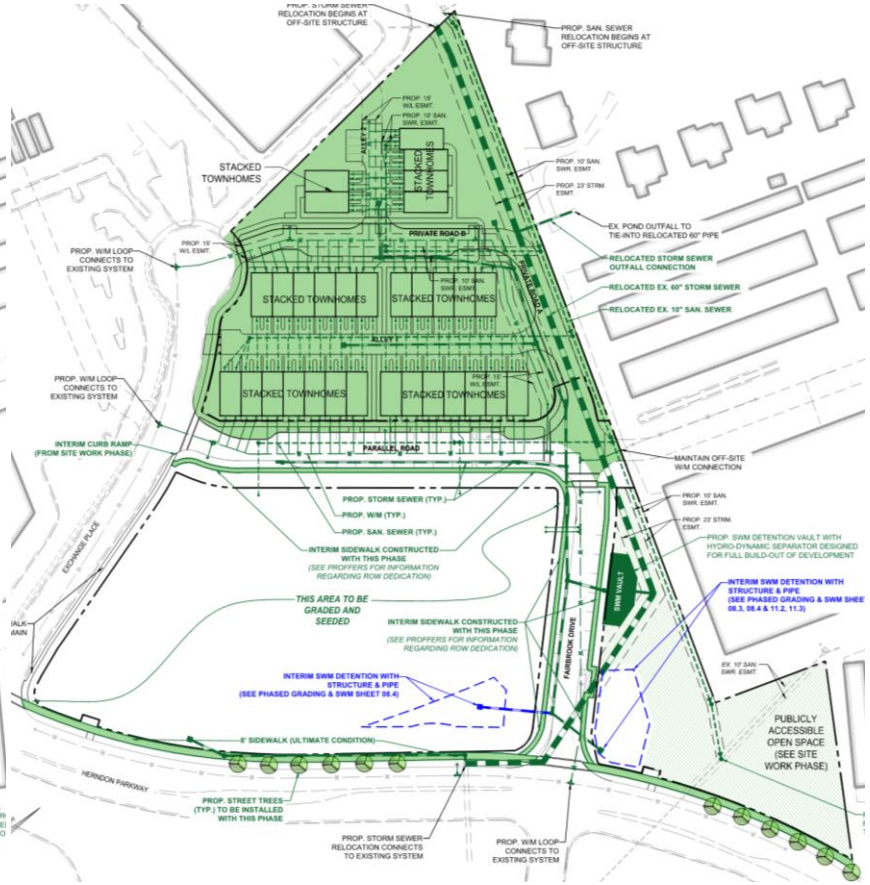
- Corrections for accuracy, consistency, clarity, enforceability
- Conflicts with utilities and proposed improvements
- Uncertainty on offsite work impacts and permissions
- No landscaping on garage deck
- Spacing constraints of loading space
- Further specificity on phasing and updates to which phase certain components should be constructed/completed
- Further commitment to low impact development stormwater management practices
- Further specificity and strengthened language for park area design
- Strengthened language for conflicts between utilities and trees



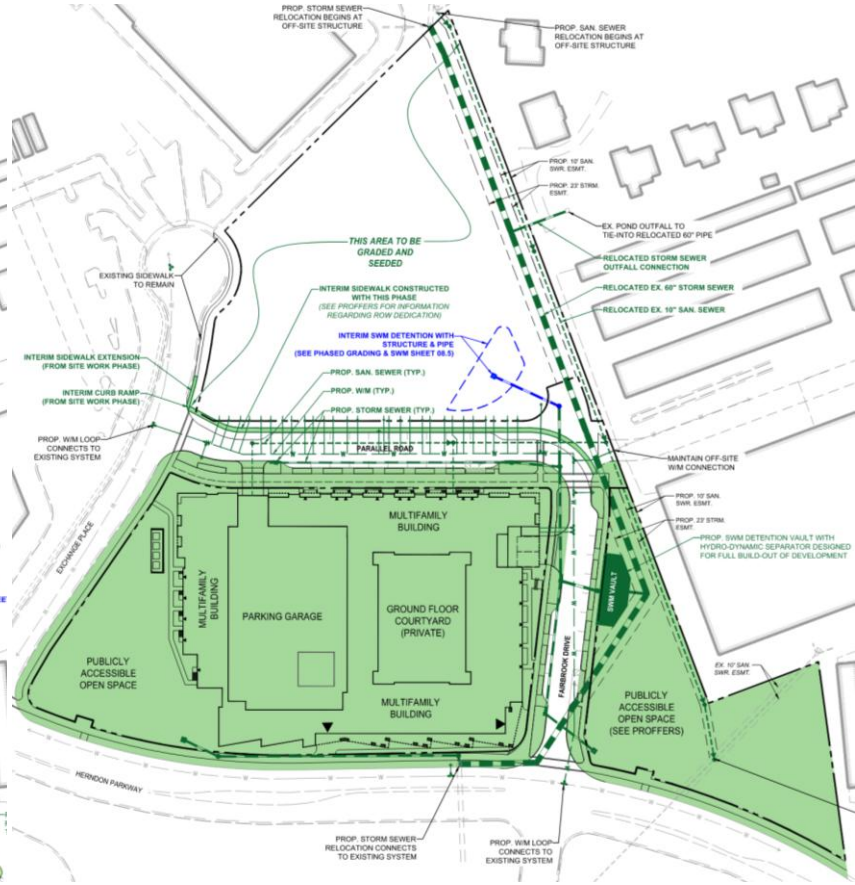
Phasing



major infrastructure phase



stacked townhouse phase



multi-family phase

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