Planning Commission

April 27, 2026, Regular Meeting

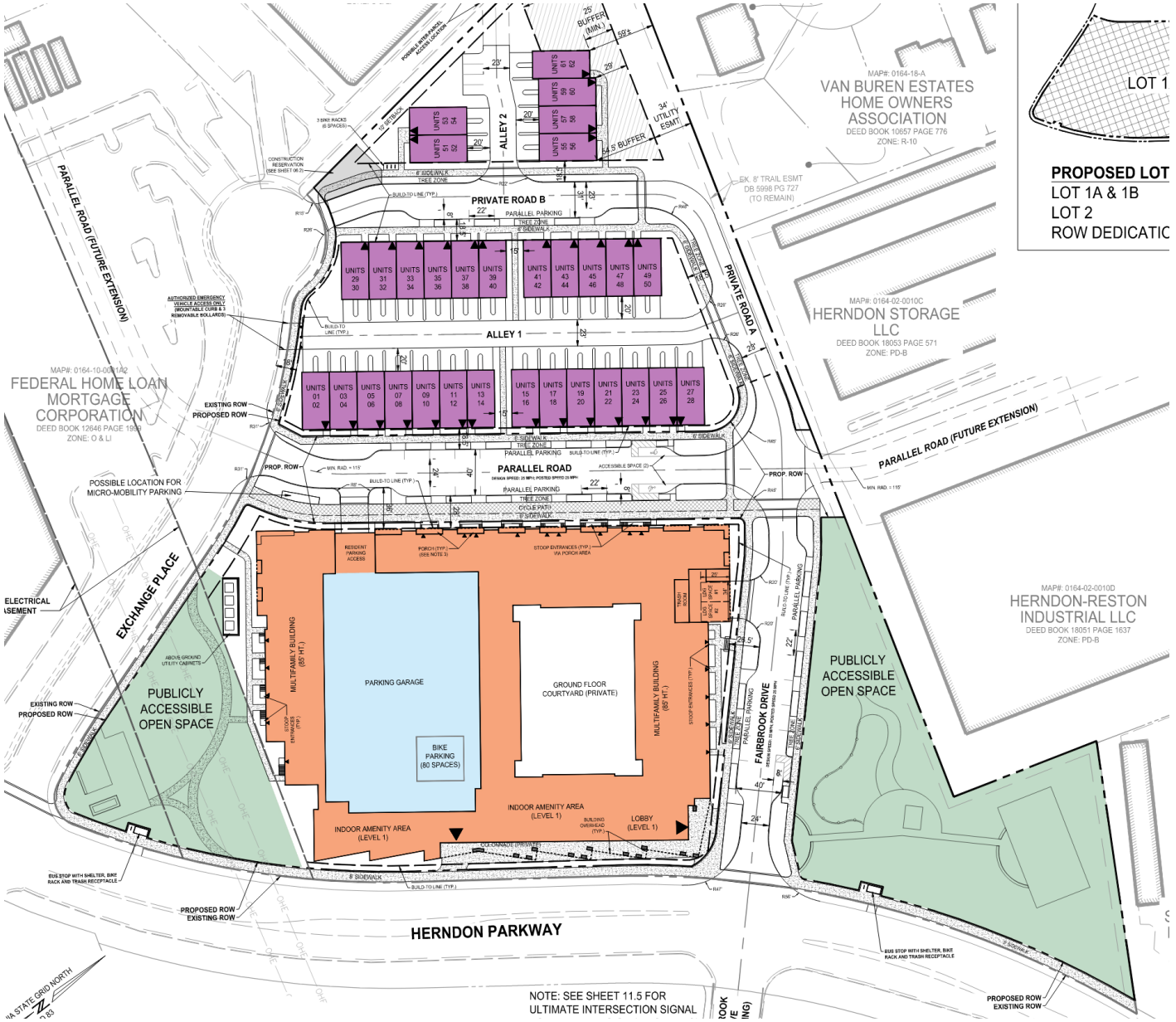
ZMA# 24-01 – 250 Exchange Place Rezoning Application

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:* resubmission since work session





Eastbound Herndon Parkway



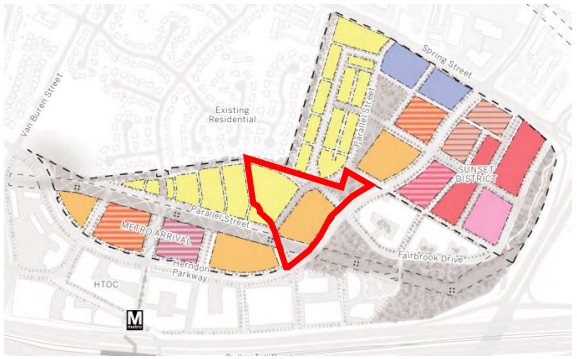
Westbound Herndon Parkway

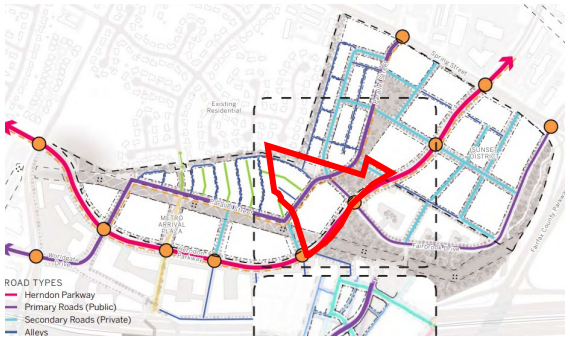


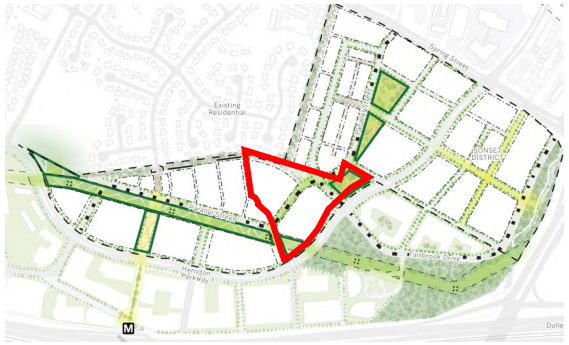
NE Corner



NW Corner


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

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