Town Council

April 28, 2026, Regular Meeting

DP# 24-01 – 575 Herndon Parkway Rezoning Application

TOWN OF Herndon

LIVE DIFFERENTLY.

north



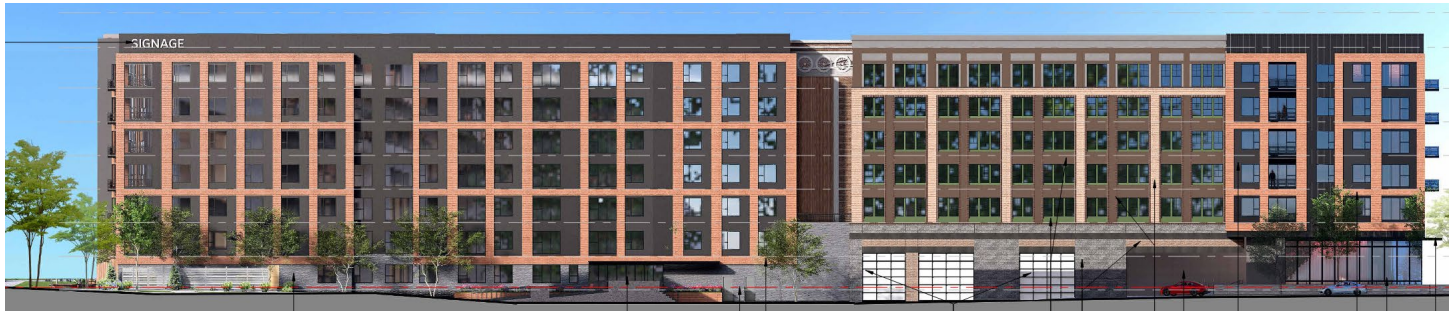
west



south



east



Summary

- Third HTOC Development Plan
- Existing office building would be demolished
- New building is mixed-use with stick-over-podium construction
- Single phase
- Completes urban grid between 555 and Parkview projects
- Constructs majority of HTOC promenade
- Six zoning modifications requested
- Proffers provided

Context

- At Herndon Metrorail Station
- Across from Transit-related Growth Area
- One mile to downtown Herndon, half mile to Sunset Business Park
- 750 feet to closest single family detached residential parcels
- Haley Smith closest public park
- One of nine original HTOC parcels





Context

- new roads
- office
- parking garage
- retail
- residential
- private open space



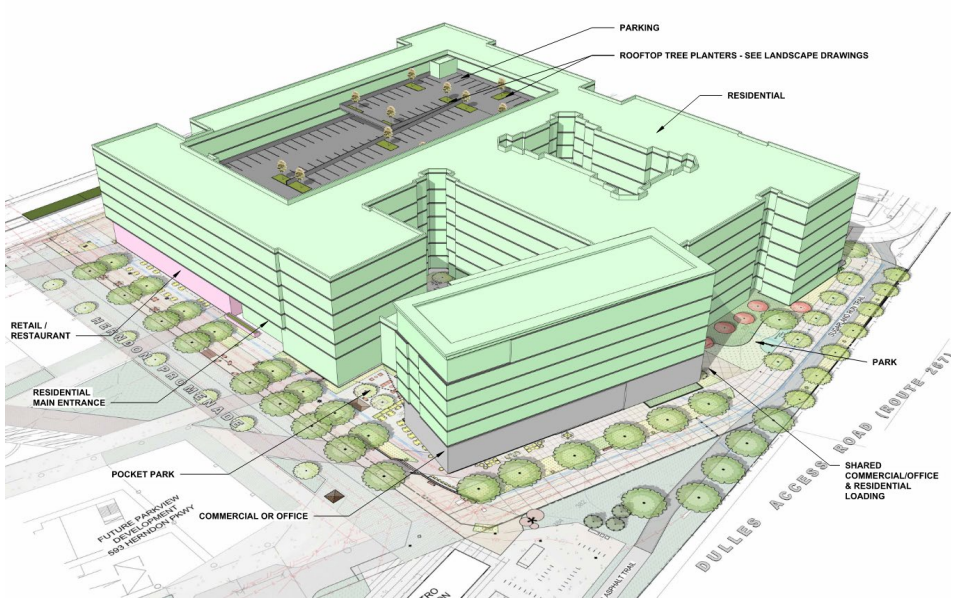
555 Herndon Parkway

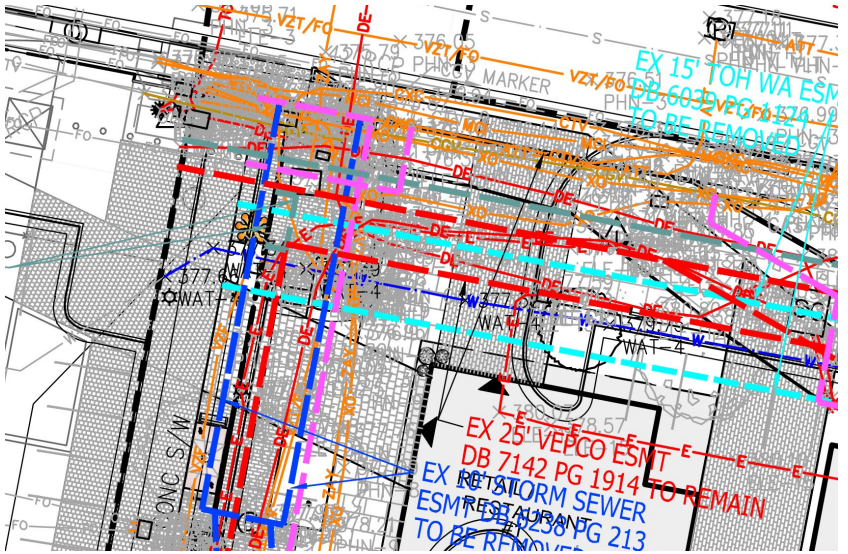


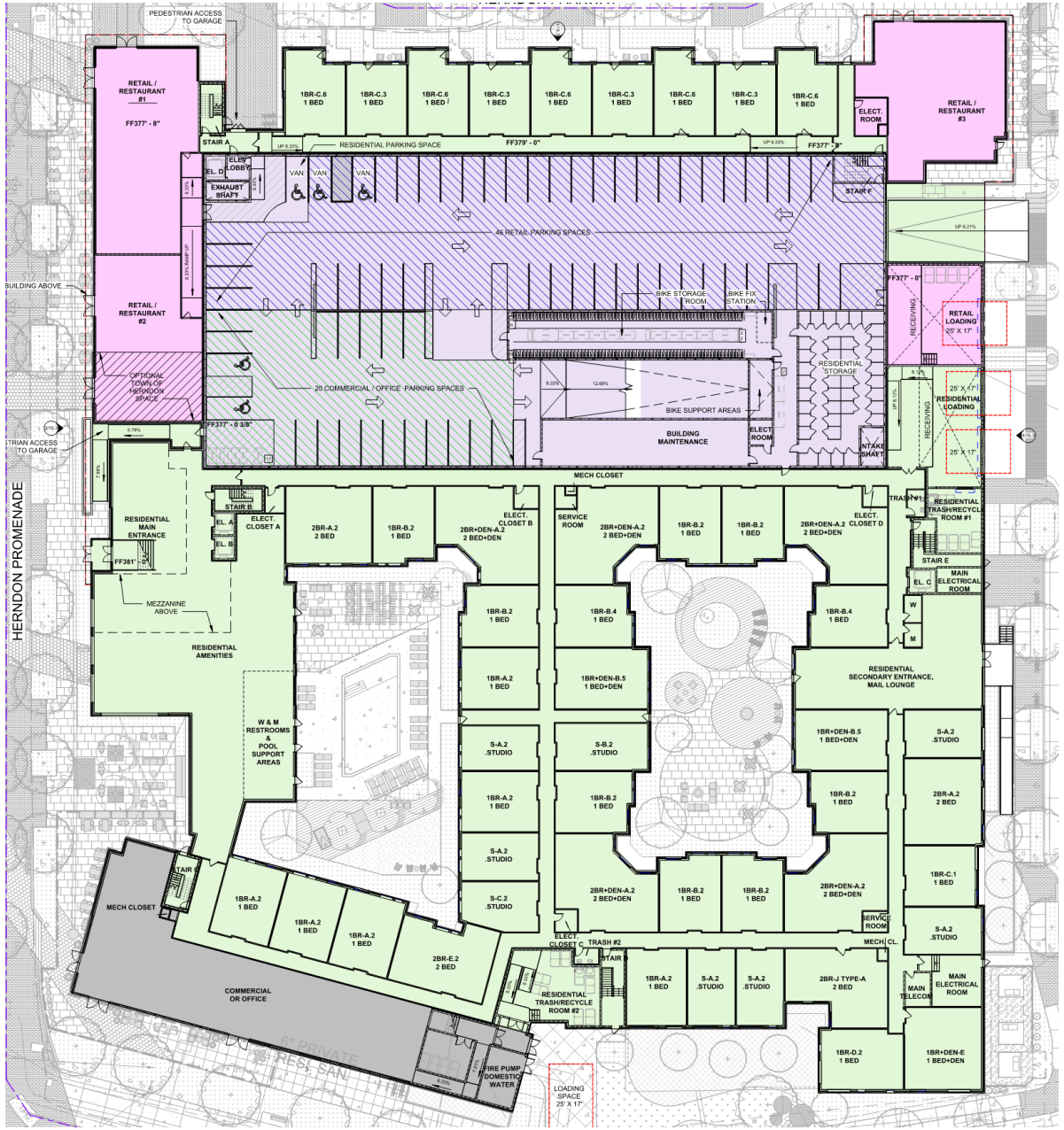
593 Herndon Parkway

Background

- HTOC Small Area Plan Adopted 2012
- Comprehensive Plan Amended and Zoning regulations updated
- PD-TOC zoning district created and HTOC properties rezoned
- HTOC Urban Design & Architectural Guidelines drafted and adopted
- Private development applications submitted 2016 - present
- For this application:
  - Staff technical review of five submissions
  - ARB advisory review of concept architecture
  - Planning Commission advisory and issuance of recommendation
  - Applicant hosted neighborhood meeting
- Review included:
  - Assessment of adherence to applicable standards, guidelines, regulations, policies
  - Evaluation of application of sound planning practices
  - Analysis of impacts to traffic, utilities, public facilities, services and programs, town finances
- Proposed project amended and refined throughout process

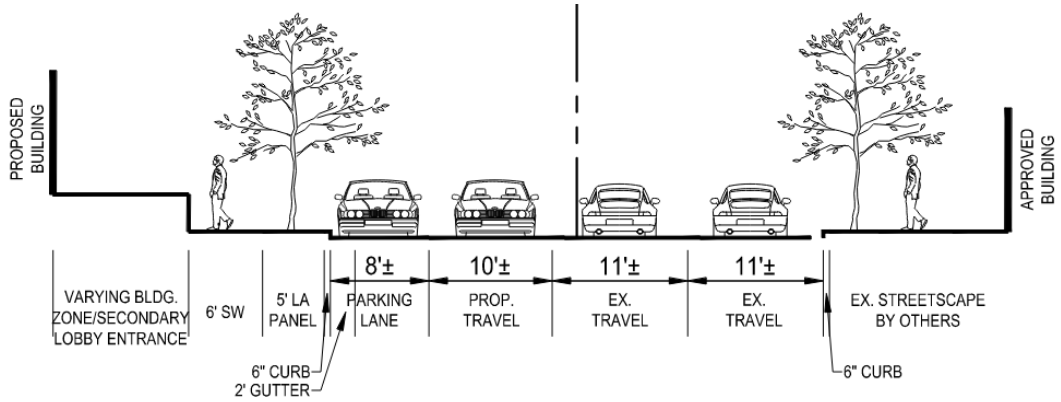


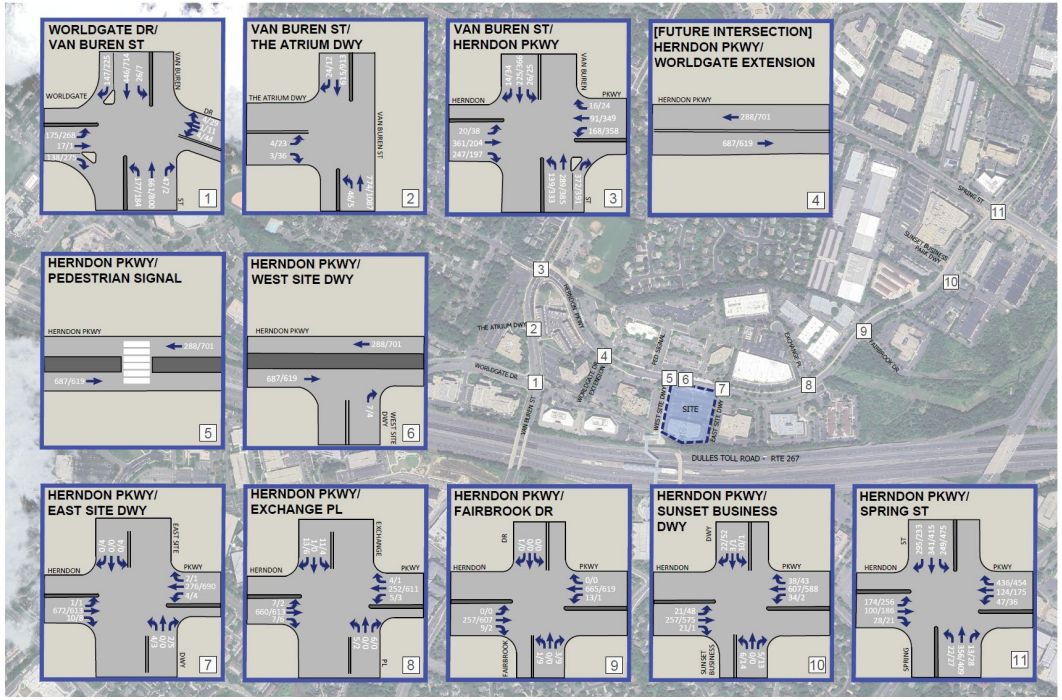




Land Use Program

- 525 market-rate residential units, 575,000sf residential gross floor area
- 9,200sf retail gross floor area
- 6,000sf office/commercial flex gross floor area
- Residential lobby & interior amenity space
- Structured parking garage
- Two private interior courtyards
- Interior space for town use





Site Circulation

- New streetscapes and promenade
- Cycle track and shared use path
- Reconstruction of Herndon Parkway bus bays
- Completes private road along eastern boundary
- 638 structured parking spaces provided
- On-site loading
- Traffic signal likely warranted





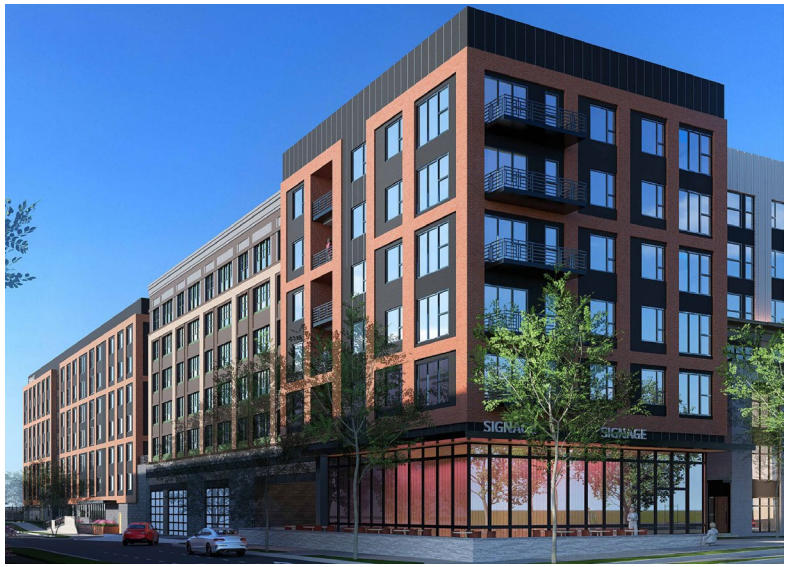
NW corner



SW corner

- ARB reviewed, report issued
- Designed to appear as several buildings
- Exterior cladding mostly masonry and fiber cement materials
- Storefronts mostly glass
- Herndon-specific references integrated

Building Design

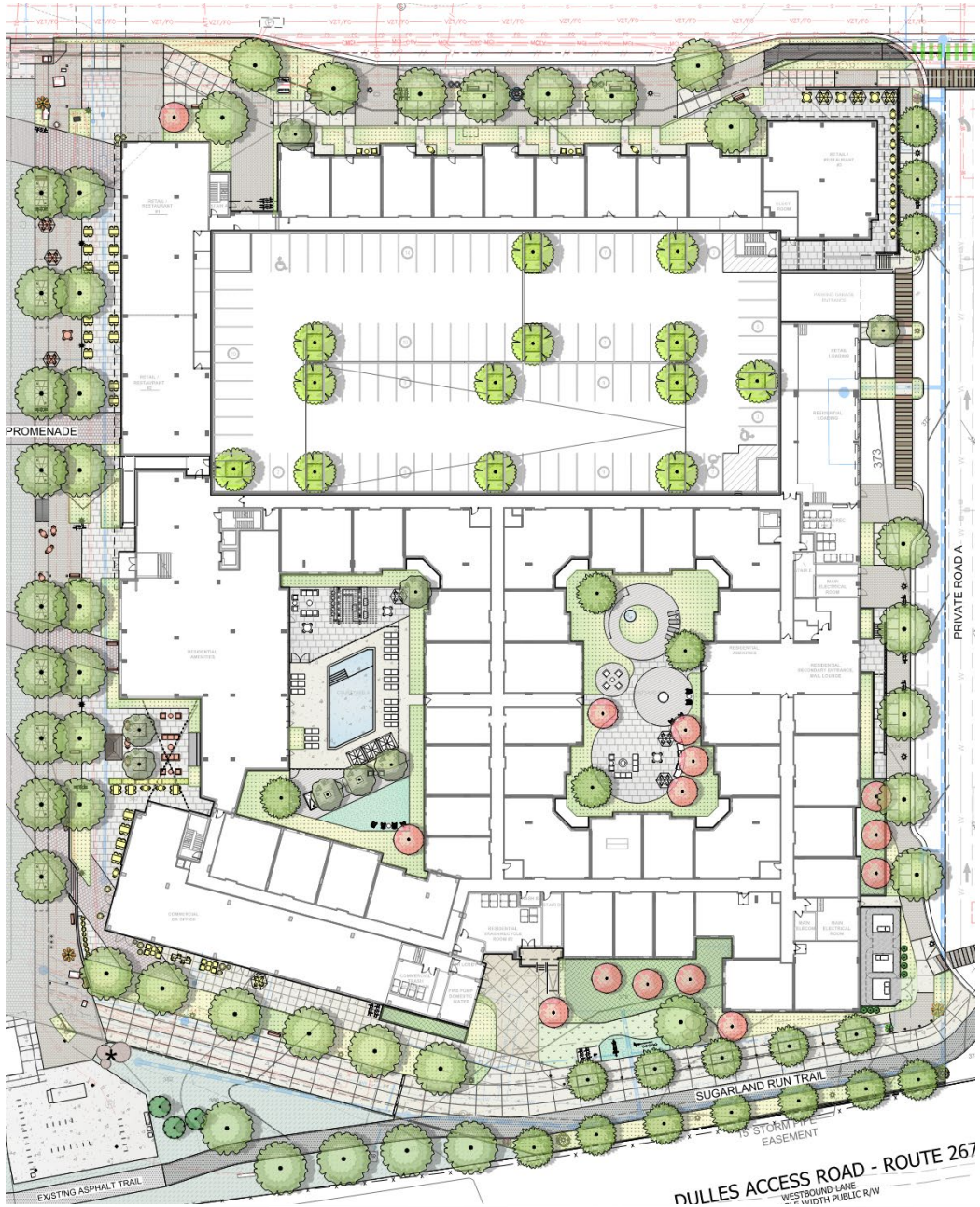


NE corner



SE corner

Landscape Design





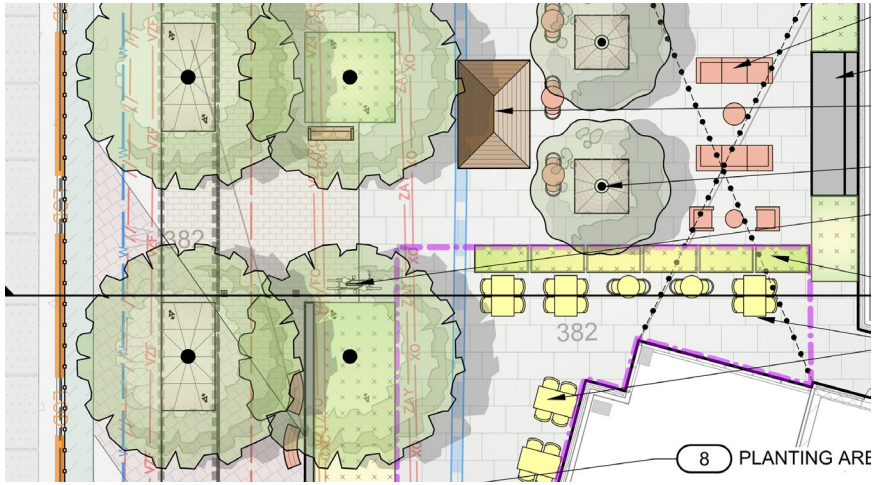
25 EXAMPLE KIOSKS (BY OTHERS)
SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



24 COUNTER-HEIGHT LEDGE WITH SEATING

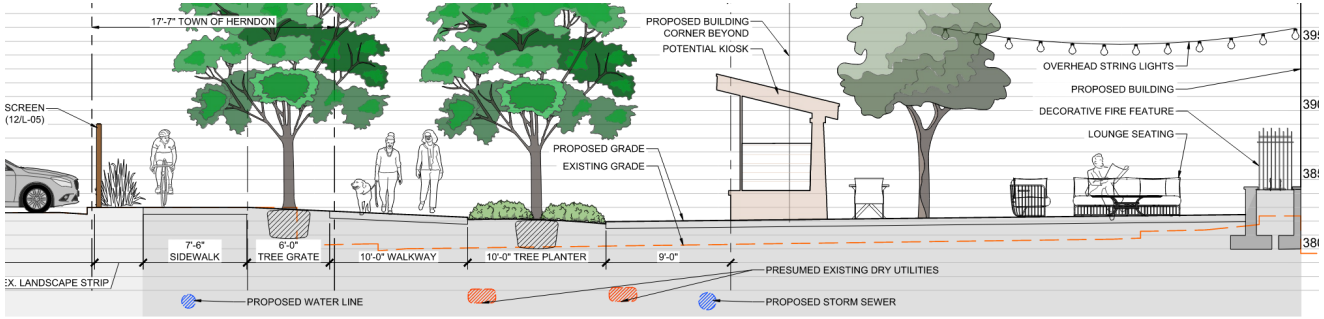


23 FIRE HEARTH





20 PLAYFUL SEATING





Requested Modifications

1. Deviations from streetscape standard for Herndon Parkway
2. Deviation from streetscape standard for the private street
3. Deviation from streetscape standard for the southern shared use corridor
4. Less loading spaces than minimum required
5. Utility cabinets not located in enclosed space
6. Provision of parking lot trees per standards on the top deck of the garage

Review Considerations

- **Traffic Impact Study** shows minor increases in delay and queuing at study intersections
  - Traffic signal likely necessary at project entrance, dependent on signal warrant analysis
  - Transportation Demand Management Program to be established
- **Fiscal analysis** indicated significant increases to real estate tax revenues post development
- **Proffers** (36) offered to offset impacts
  - Contributions for off-site recreation improvement, off-site transportation improvements, public schools, public safety, and sewer upgrades
  - Other proffers for EV charging, diversified native plantings, low impact development stormwater devices, green building certification, micro-mobility parking
- **Compliance with the Herndon Transit-oriented (HTOC) Plan and zoning ordinance**
  - No significant office provided, however, 1200SF of space provided for town use
- **Proposed improvements to town property** along Herndon Parkway, the bus bays, along the Promenade, and on the Metrorail pavilion parcel
  - Required licenses at the time of site plan
- **Housing policy** not applied to this case given its advanced review and design at the time of policy adoption
- **Lower than anticipated density** however aligns with the massing and scale expected for the HTOC podium level building and still provides activated urban form and function
- **Iterative and technical review process** worked through staff identified issues with prior submissions
- **Staff recommending approval** in accordance with provided draft ordinance

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