# Town Council
# Regular Meeting
# Agenda Item 6.a.

**Agenda Item:** **Ordinance 26-O-16 to consider a Zoning Map Amendment - ZMA #24-01, 250 Exchange Place, to amend the zoning from, Office & Light Industrial district (O&LI), to Planned Development – Transit Related Growth Mixed Use, Medium Density Residential, and Office (PD-TRG1), and Planned Development – Transit Related Growth 2 – Low Density Residential and Low Impact Commercial (PD-TRG 2) zoning districts with proffered conditions to allow the redevelopment of the site with stacked townhouses and multi-family residential uses**

**Meeting Date:** June 23, 2026

**Category:** Public Hearings

**Prepared by:** Bryce Perry, Deputy Director of Community Development

**Description:**
The application proposes to rezone the property at 250 Exchange Place to allow redevelopment of the site with multifamily, stacked, and single-family attached residential uses. The slightly less than nine and a half acre property is currently improved with five single-story office buildings, totaling 108,402 gross square feet of office space, and surface parking lots. The project proposes to demolish all current improvements and redevelop the site in three distinct phases. The first phase would construct major utility infrastructure and new public streets. The next two phases, which could be built in either order, would include a seven-story 400-unit multifamily building in one phase and 62 stacked two-over-two residential units in the other phase. The project would construct two public roads and two private roads. Private parking is accommodated in an interior structured parking garage for the multifamily building, and the stacked units are served by individual garages and driveways. Private outdoor amenity space for the multifamily is contained within an internal courtyard, and two publicly-accessible parks are provided along Herndon Parkway.

**Background/Timing Impact:**
Five submissions of the case underwent staff review. Concurrently, the Architectural Review Board preliminarily reviewed the concept design during four work sessions. The Planning Commission reviewed the case at its March and April 2026 work sessions and issued a conditioned recommendation for approval at its hearing in April 2026. The Town Council was briefed on the case at its work session in May. This item is before the Town Council for consideration of a final legislative action.

**Strategic Focus Area:**
Environmental and Economic Sustainability

**Fiscal Impact:**
This project, if built, would increase town revenue from real estate property tax. However, it will also bring in town residents that would impact the services and utilities provided by the town.

**Legal Impact:**
Town of Herndon Zoning Ordinance, § 78-155.1 - Zoning map amendment (ZMA), provides the means by which the Town Council may amend the Town's official zoning map. Specifically, § 78-155.1(i)(2) states the review criteria to be applied by the planning commission and town council in the review of a proposed zoning map amendment. A zoning map amendment approved with proffers is considered "conditional zoning" by the Code of Virginia (§ 15.2-2296). Following approval, proffers become part of the zoning for the property and are enforceable by the Zoning Administrator.

**Staff Recommendation/Next Steps:**
Staff is recommending approval of this application in accordance with the provided draft ordinance.

**Attachments:**
1. Staff Report
2. Ordinance (Proposed)
3. Proffer Statement
4. Planning Commission Resolution
5. Generalized Development Plan
6. Zoning Modification Requests
7. Statement of Justification
8. Stacked Unit Design Standards
9. Traffic Impact Study
10. Legal Ad