HERNDON TOWN COUNCIL and PLANNING COMMISSION
Special Joint Work Session Minutes
Wednesday, July 8, 2026

1. Call to Order

Mayor LeBlanc called the July 8, 2026, Town Council and Planning Commission special joint work session to order at 7:00 p.m. in Herndon Police Department Community Room, 397 Herndon Parkway, Herndon, Virginia.

Town Councilmembers in attendance: Mayor Keven LeBlanc; Councilmembers Cesar del Aguila, Kelvin Garcia (arrived at 7:06 p.m.), Michael T. Lloyd, and Alex Reyes.

Planning Commissioners in attendance: Chair Michael Romeo, Vice Chair Meron Yohannes, and Commissioners Andrew Beatty, Yung C. Kim, Stephen Mundt, Samuel F. Richardson, and Brenda Wichman.

Councilmember Naila Alam and Vice Mayor Hedrick were absent.

Staff present during the meeting: Dan Hoffman, Town Manager; Lesa Yeatts, Town Attorney; Kirstyn Barr Jovanovich, Deputy Town Manager; Lisa Gilleran, Director of Community Development; Collin Okoniewski, Economic Development Manager; Bryce Perry, Deputy Director of Community Development; Ahmad Zaki Sarfaraz, Comprehensive Planner; and Amanda Kertz, Town Clerk.

Determination of a Quorum

Mayor LeBlanc noted for the record that there was a quorum of both bodies, with four members of the Town Council and seven members of the Planning Commission. He stated that the meeting was being recorded and would be posted on the Town's website after the meeting.

Mayor LeBlanc and Chair Romeo provided welcoming comments to the Town Council and Planning Commission.

2. Discussion

a. Herndon 2050 Comprehensive Plan and Market Study and Economic Development Strategy - Project Update and Visioning

DRAFT

Mayor LeBlanc recognized Lisa Gilleran, Director of Community Development, who provided introductory remarks and introduced the Town's consultant team. Ms. Gilleran recognized Jill Dixon, Project Manager with Agency Landscape + Planning, to continue the presentation. She indicated that Allen Penniman, a Senior Planner at Agency, was participating virtually and could answer questions about the economic and market survey component.

Councilmember Garcia arrived during the presentation of this item at 7:06 p.m.

Ms. Dixon reviewed the schedules for the Comprehensive Plan and Market Study, identified the current stage of each project, and provided an overview of the analysis findings and community engagement completed to date. She stated that the first phase of engagement generated more than 1,650 community contacts, including 480 online survey responses, 75 paper surveys, more than 1,300 interactions at pop-up events, and 73 vision-wall interactions. Ms. Dixon reviewed Herndon's regional strengths resulting from the survey, including its walkable downtown, community character, quality of life, and flexible office and light-industrial space. She reported that parks, open space, and recreation received the highest number of responses on what participants valued in Herndon, followed by community character and restaurants and shops. She also reviewed projected population and housing growth, stating that approximately 32,700 residents were anticipated by 2030, with 39,100 residents by 2040. The number of housing units is projected to increase from approximately 8,000 in 2024 to 17,000 units by 2040.

Ms. Dixon discussed the economic and real estate findings, including expected job growth, anticipated changes in the workforce, commercial office vacancies, demand for flex and industrial space, and the balance between projected residential and commercial property tax revenue. The presentation identified federal spending and contracting, digital infrastructure and artificial intelligence, commercial real estate conditions, and workforce changes as factors expected to affect economic performance. The findings also identified a regional office vacancy rate of approximately 22 percent, and reflected a continued market demand for higher-quality office space and mixed-use development.

The Town Council, Planning Commission, staff and consultants discussed the community survey and market trends analysis, highlighting the following:

1. Herndon's identity and position among neighboring communities in the region.

2. Workforce and affordable housing needs and how that demand could be met.

3. Importance of housing choices for different ages, incomes, and households; emphasis on opportunities for homeownership and long-term financial

DRAFT

stability.

4. Anticipated job growth; changing commercial space needs; flex space; and the residential and commercial tax balance.

5. Engagement with Spanish-speaking residents and participation from other groups that may be underrepresented in community surveys.

6. Following questions about the numeric and demographic data from the Town Council and Planning Commission, staff stated that the supplemental appendix would be distributed to the Town Council and Planning Commission.

Ms. Dixon continued the presentation and provided an update on the visioning process. She reviewed four community vision themes:

1. Small-town character and thoughtful growth;
2. A vibrant and walkable downtown;
3. Local business and fiscal vitality; and
4. A connected and safe community.

Ms. Dixon presented the draft vision statement. The Town Council, Planning Commission, staff, and consultants discussed the draft statement, focusing on the following:

1. Economic opportunity across income levels.

2. Homeownership and its role in building financial security.

3. The relationship between Herndon’s small-town character and future growth.

4. The importance of the second paragraph’s references to safe and accessible transportation, resilient natural systems, and thoughtfully integrated growth.

5. Connections between downtown and the Metro area, including possible transit connections.

6. Building heights, development patterns, and the types of businesses envisioned for downtown and the Metro area.

7. Connected and inclusive neighborhoods.

DRAFT

8. The need for more specific and concise language.

Vice Chair Yohannes requested that the final vision statement be translated and made accessible to individuals of all abilities.

Ms. Dixon stated that the vision statement would be refined to use more specific and concise language.

Ms. Dixon reviewed the Downtown and Metro Area Early Action Plans. She stated that the existing-conditions analysis and steering committee visioning had been completed. The next steps included refining the vision statement, preparing draft goals, and developing future scenarios.

Ms. Dixon explained that scenario planning would be used in the next phase to evaluate different land-use, density, transportation, and office-market options. She stated that the process was not meant to select one scenario, but to develop a blended or hybrid approach using preferred elements from multiple potential futures.

The Town Council, Planning Commission, staff, and consultants discussed:

1. Parks, density, and downtown development.

2. Trail connections throughout Town, including to the Washington and Old Dominion Trail.

3. Bicycle, pedestrian, and sidewalk infrastructure.

4. Future corridor studies and Capital Improvement Program priorities.

5. Land-use and development constraints.

6. The utility corridor and the constraints of existing utilities on the Washington and Old Dominion Trail.

Ms. Dixon stated that additional information on the scenarios would be presented at a future meeting. Ms. Gilleran stated that staff would distribute the complete presentation with the appendix.

3. Roundtable

Commissioner Beatty, Councilmember Garcia, Chair Romeo, and Mayor LeBlanc thanked staff and the consultants for the presentation and for their work on the project.

Mayor LeBlanc also thanked the members of the Town Council and Planning Commission for participating in that evening's meeting, and he asked staff to

DRAFT

identify additional opportunities for the two bodies to meet as the Comprehensive Plan process advances. He stated that the progress on the Early Action Plans and their committees was encouraging and that he looked forward to the next steps.

4. Adjournment

There being no further business, Mayor LeBlanc adjourned the July 8, 2026, Town Council and Planning Commission special joint work session at 8:13 p.m.

Amanda E.M. Kertz
Town Clerk

Minutes approved by Town Council: _____
Minutes approved by Planning Commission: _____

DRAFT