# Planning Commission Work Session
## Agenda Item 3.a.

**Agenda Item:** **Discussion - 575 Herndon Parkway Development Plan**

**Meeting Date:** February 9, 2026

**Category:** New Business

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

**Description:**
This is a preliminary look at the legislative land use application DP#24-01, which would rezone the property at 575 Herndon Parkway to allow redevelopment of the site with a mixed-use stick-over podium building. The property is a little over four and a half acres and is currently improved with a multi-story office building and surface parking lot. It abuts the Herndon Metrorail Station north pavilion. The proposed building would include 525 residential apartments, around 9,000sf of retail, and around 6,000sf of office/flex space. The building is designed to wrap up an internal private outdoor amenity space and a structured parking garage. The development also consists of a reconstructed streetscape and bus bays along Herndon Parkway, a new private street along its eastern boundary, a predominantly pedestrian connection along the south side, and the majority portion of the promenade spanning from the Herndon Parkway to the Metro pavilion.

**Background/Timing Impact:**
Four submissions have been reviewed by staff for this project. The materials provided with this item to the Planning Commission were part of the fourth submission. Staff provided comments to the applicant regarding this submission and expects the next submission to be provided for review prior to formal Planning Commission consideration of the item. The intent of presenting this item to the commission, while staff review is ongoing, is to familiarize the members with the project and help ensure an efficient evaluation when it's back to the commission as a public hearing item. The generalized development plan (GDP), statement of justification, and draft proffer statement are attached. Staff and the applicant are continuing to discuss these items and additional edits are anticipated. However, at this time, there is not an expectation that any significant changes to the overall land use program and design will occur prior to formal review by the commission. Note that zoning modifications are requested as part of the application and staff will be providing comments on each of those requests when the item returns to the commission.

Review Considerations:

- This project does not propose significant office square footage. The HTOC plan

calls for a district with approximately half of the square footage to be office. The previously approved development plans for the HTOC (555 Herndon Parkway, 593 Herndon Parkway) both included office high rises. This aligns with a broader trend in the region and within Herndon of office square footage being replaced with residential uses.

- This project continues the established urban grid of private streets called for in the HTOC plan and generally provides the vehicle and pedestrian connections expected for the site, including a trail connection on the Metrorail station pavilion property and a rebuilt bus bay area.
- The project would build a significant portion of the promenade and has focused much of the design attention on this area.
- The ARB reviewed the architecture and will be providing a report to the Commission outlining general support for the design, which has been revised to respond to ARB comments.
- Six zoning modifications are requested with justifications expressed in the Statement of Justifications.
- The applicant has committed to proffers to assist with offsetting the impacts of the project. The proffers include but aren't limited to commitments regarding transportation improvements, uses, easements, environmental design, urban design, and cash contributions for certain services.

**Timing Impact:**
Typically, Planning Commission reviews of similar projects have taken at least two work sessions. However, there are no required timelines or policies associated with the duration of development plan reviews. Following its review, the Commission provides a recommendation to the Town Council, which will then deliberate on a final action for the item.

**Fiscal Impact:**
Replacing a 140,00sf office building with this new development as proposed would have implications for property, BPOL, and meals tax revenues. The notable increase in town residents would also impact public services and increase usage of transportation and utility infrastructure. The proffers address some ways in which these impacts may be offset, including transportation and utility mitigation measures as well as cash contributions. The project also improves portions of town property and would otherwise need to be completed by the town. The town is in the process of engaging a firm to develop a model to assist in the evaluation of the fiscal impact of new developments. Staff anticipates that some additional details regarding the fiscal impact of this project will be available as this application moves forward, but timing is uncertain at this time.

**Legal Impact:**
None at this time.

**Staff Recommendation/Next Steps:**
The Planning Commission is asked to review the materials prior to the work session and

be prepared to discuss any components of the proposed project that require further explanation or that may be an area of concern as the case moves into a formal commission evaluation in the coming months.

**Attachments:**

1. Statement of Justification
2. Generalized Development Plan
3. Draft Proffer Statement