Planning Commission

February 9, 2026, Work Session

DP# 24-01 – 575 Herndon Parkway Rezoning Application

TOWN OF Herndon

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Summary

- Submitted as an HTOC Development Plan.
- Existing office building would be demolished.
- New building is mixed-use with stick-over-podium construction.
- Completes urban grid between 555 and Parkview projects.
- Constructs majority of promenade, reconstructs bus bays.



- Staff has reviewed 4 submissions.
- Generalized Development Plan, Statement of Justification, and draft Proffer Statement have been provided.
- This is a preliminary review.

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



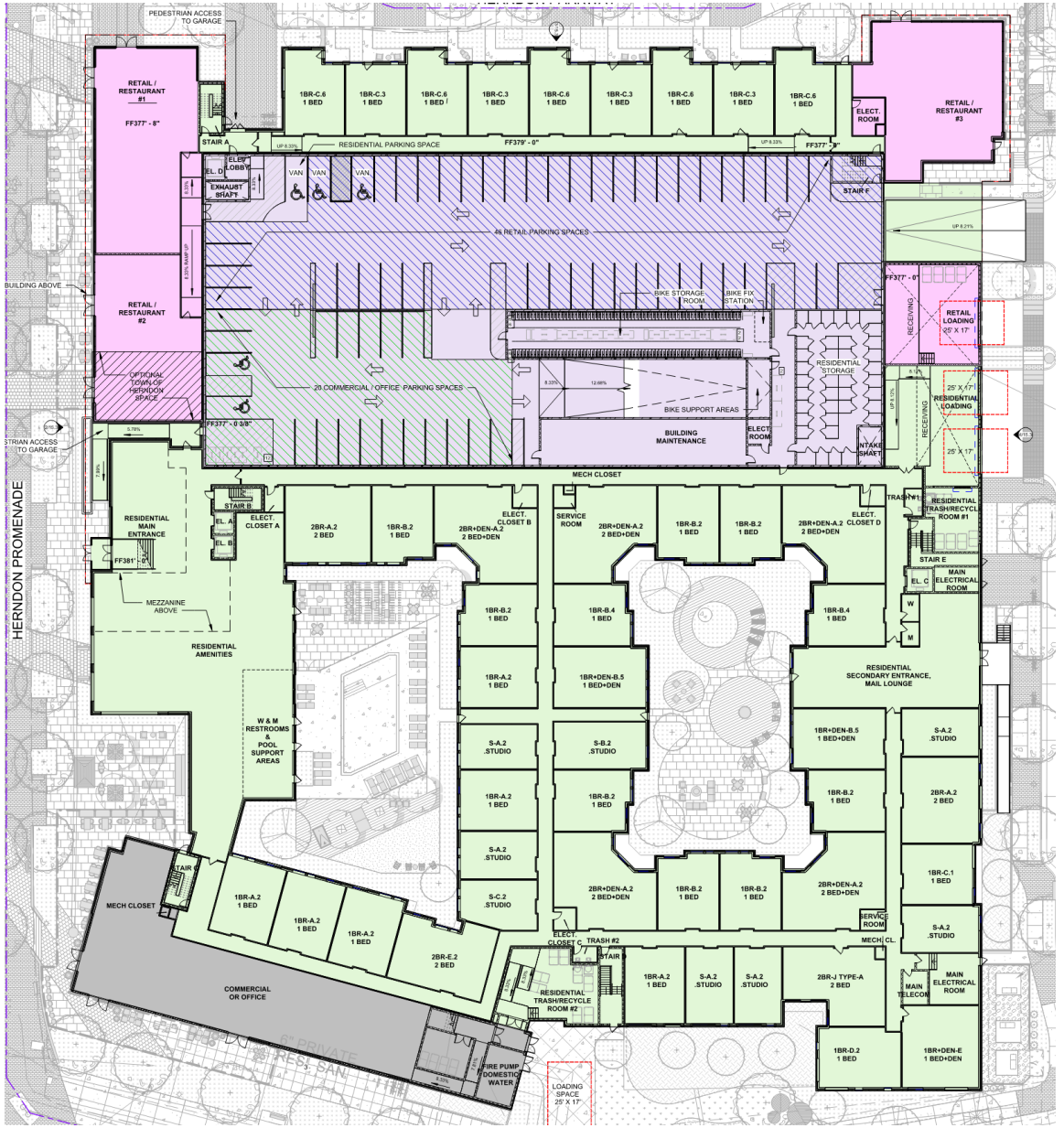
Context



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

Land Use Program

- 525 residential units, 575,000+ residential square footage
- 9,000+ retail square footage
- 6,000 office/commercial flex square footage
- Residential lobby & interior amenity space
- Structured parking garage
- Private interior courtyards
- Public accessible parklets/open spaces and streetscapes around perimeter
- Interior space for TOH





Transportation

- Focus on pedestrian environment
- Cycle track and shared use path
- Reconstruction of Herndon Parkway bus bays
- Completes private road along eastern boundary
- Four loading spaces provided
- Bicycle parking provided
- 638 structured parking spaces provided
- Potential traffic signal needed

Architecture

- ARB reviewed, report to be issued
- Designed to appear as several separate buildings
- Exterior cladding mostly masonry and fiber cement materials
- Storefronts mostly glass
- Use of both inset and cantilevered balconies
- Warmer color palette employed
- Herndon-specific references integrated



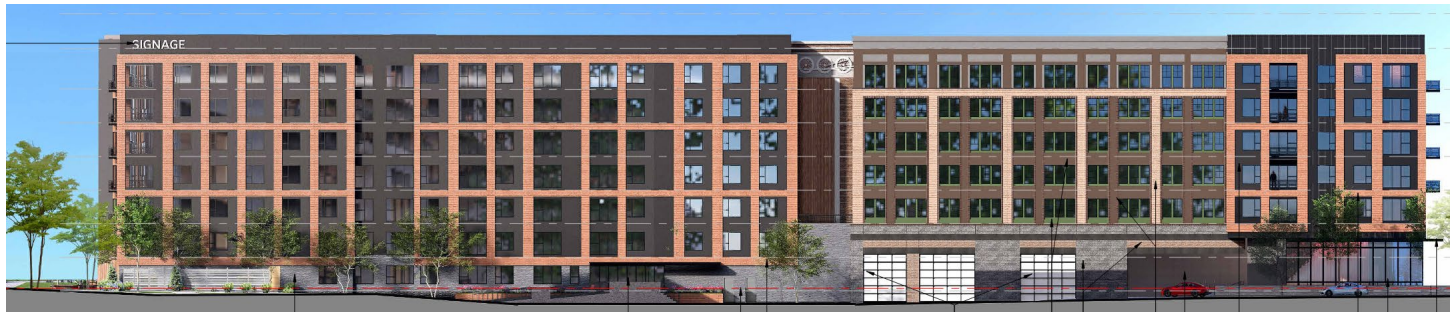
north



west



south



east



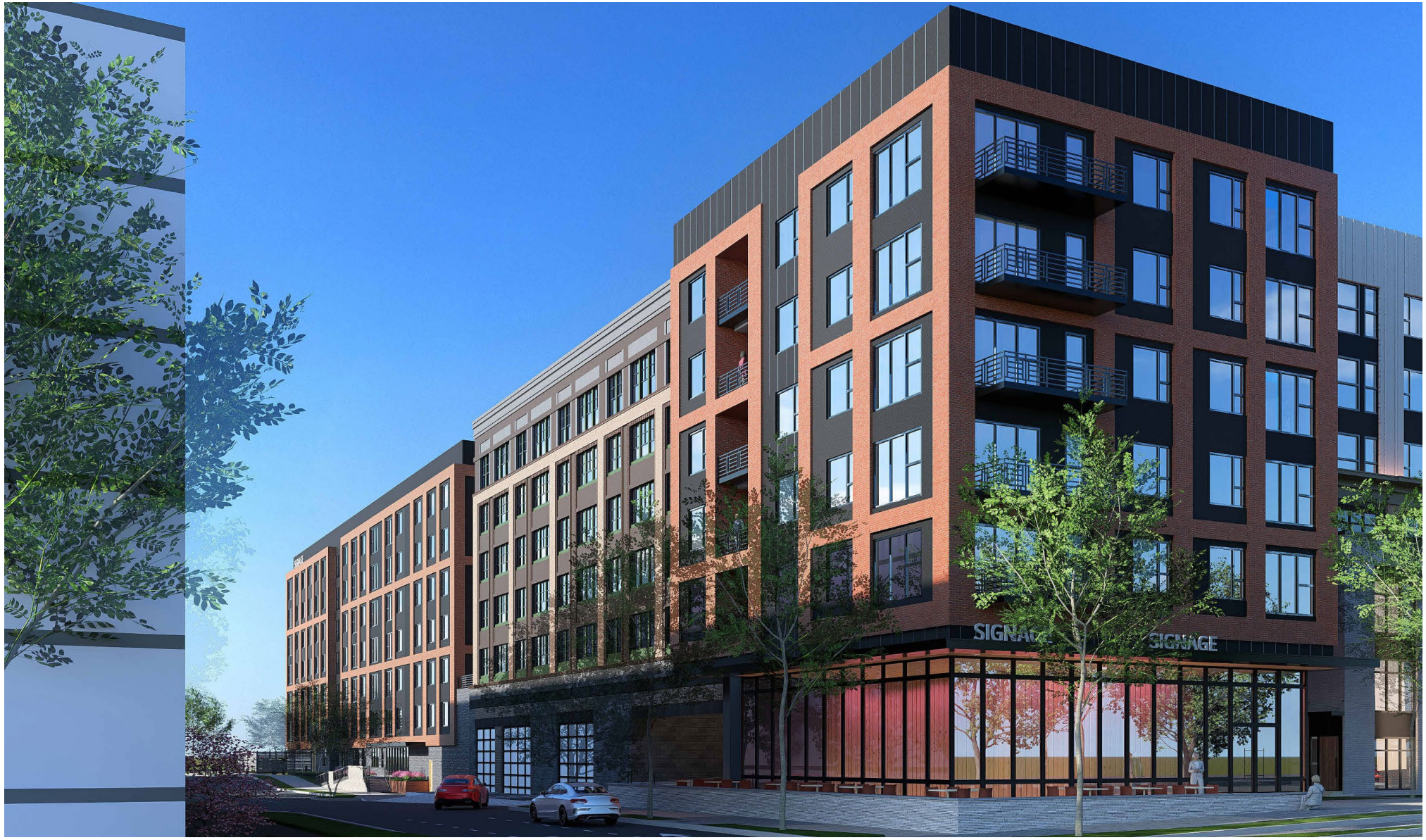
NW corner



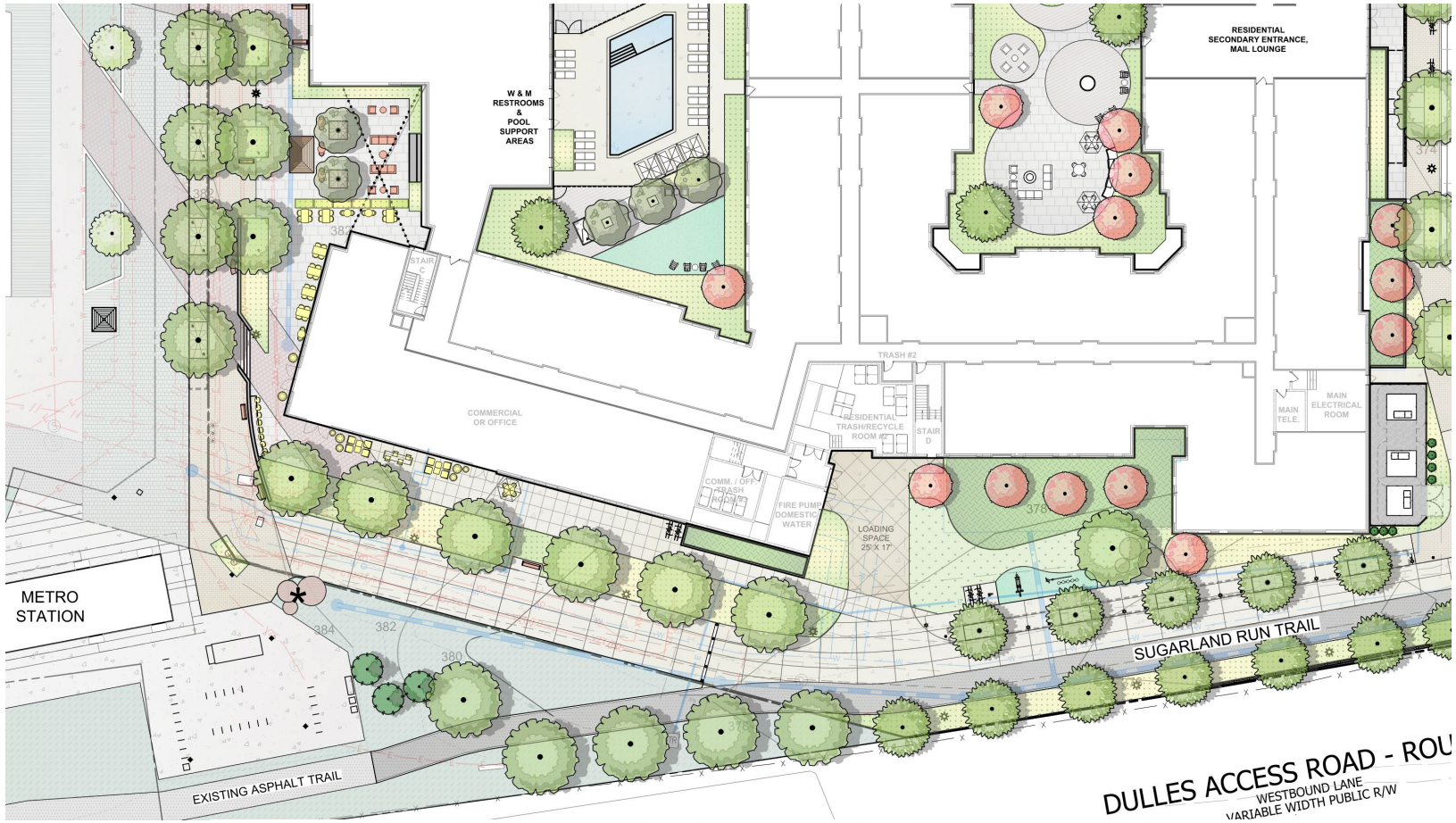
SW corner



SE corner



NE corner





8 L-05 FITNESS STATION
EXAMPLE



9 L-05 HISTORIC MARKER
EXAMPLE



10 L-05 BIKE REPAIR STATION
EXAMPLE



11 L-05 LID INTERPRETIVE SIGN
EXAMPLE



12 L-05 TEMPORARY SCREEN FENCE
EXAMPLE

Open Space Amenities

- Variety of landscapes and hardscapes
- Standard and specialized site furnishings
- Special features
  - Fire hearth
  - Freestanding art displays
  - Decorative screening
  - Kiosk
  - Cafe seating
  - Wayfinding and educational signage

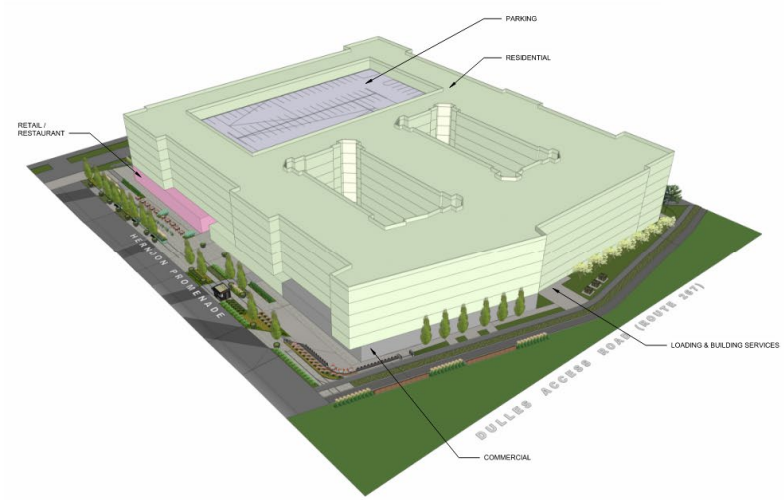
Requested Modifications

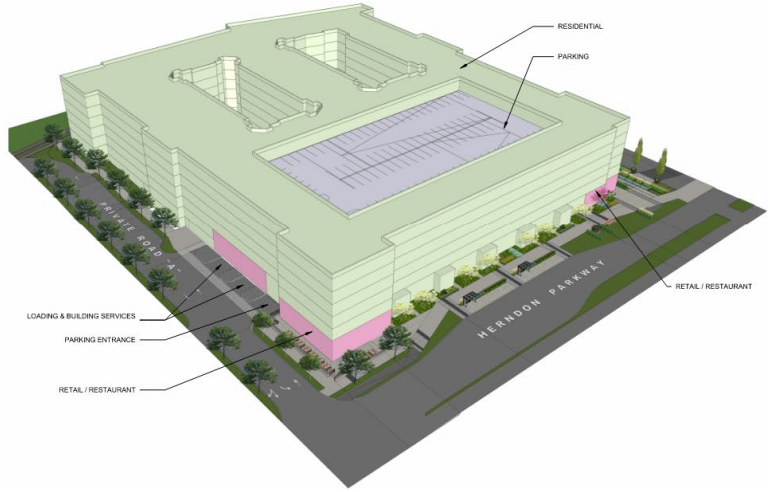
- Deviations from standard streetscapes for Herndon Parkway and private street
- Less loading spaces than minimum required
- Utility cabinets not located in enclosed space
- Provision of parking lot trees per standards on the top deck of the garage

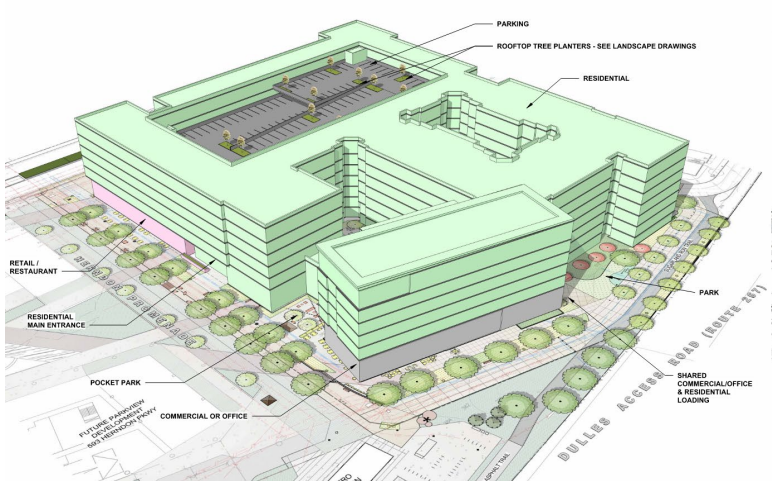


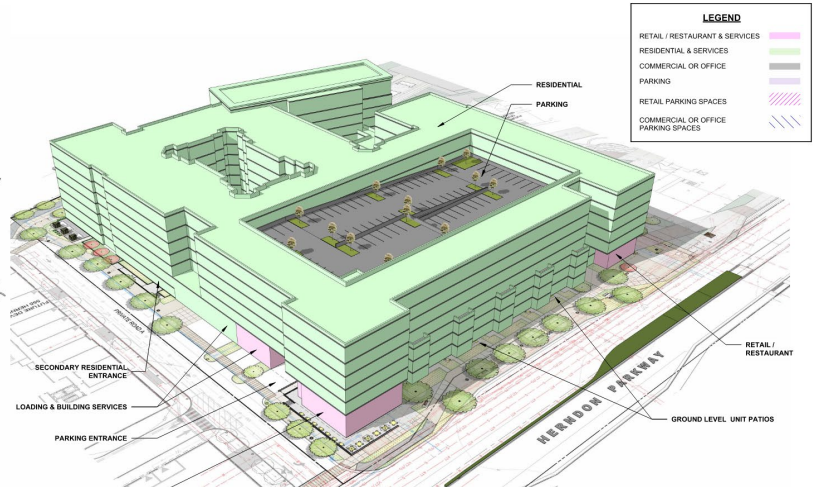
Staff Review

- Staff review on-going
  - Utility locations and easements
  - Loading space design
- Significant changes made throughout review
  - Building massing
  - Building architecture
  - Open space design









Impact Analysis

- Traffic Impact Study conducted
  - Analysis of existing conditions, future conditions, w/o development, future conditions w/ development
  - Minor increases in delay and queuing at study intersections
  - Traffic signal likely necessary at project entrance, dependent on signal warrant analysis
  - Further mitigation with pipeline development necessary
  - Transportation Demand Management Program to be established
- Fiscal analysis to be conducted
- Proffers offered to help 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
  - No significant office provided, however, 1200SF of space provided for town use
- No rent regulated housing provided
  - Housing study pending
- Proposed improvements to town property along Herndon Parkway, the bus bays, along the Promenade, and on the Metrorail pavilion parcel

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