Planning Commission Work Session
Agenda Item 2.a.

Agenda Item: **Development Plan – DP #24-01, 575 Herndon Parkway, to consider a development plan in the PD-TOC, Planned Development-Transit Oriented Core Zoning District with proffered conditions to allow the redevelopment of the site with commercial and multi-family residential uses**

Meeting Date: March 9, 2026

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:
This case proposes to rezone the property at 575 Herndon Parkway to allow redevelopment of the site with a mixed-use stick-over podium building. The property consists of slightly more than 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 around 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 extending from the Herndon Parkway to the Metro pavilion.

Background/Timing Impact:
The application materials provided to the Planning Commission constitute the fifth submission of this project. These materials are currently under review by staff. Due to the ongoing review, staff will provide the Planning Commission with updated information at the work session. The Planning Commission received a preliminary presentation of this project at its February work session, during which an overview of the development as proposed and a summary of the staff review was provided. The review considerations listed in the coversheet provided for the discussion item remain relevant and are reattached to this item. In addition to the updated application materials, the Traffic Impact Study and report from the Architectural Review Board are attached for the commission's review. A staff report for this item is expected to be ready for the Planning Commission Regular Meeting in March.

Timing Impact:
The duration of staff review may impact when staff will be able to provide a draft resolution and recommendation to the Planning Commission.

Fiscal Impact:
Replacing a 140,000sf 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. Throughout the process, staff will be conducting more analysis to better understand these impacts.

The Fairfax County assessed value of the property has decreased from $24,170,180 [$8,488,790 for the land/$15,681,390 for the building] in 2023 to $8,488,800 in 2026 due to the devaluation of the building to a current value of $10.00. Unfortunately, there isn't a comparable development in proximity to the site that matches the proposed project in the number of units, proximity to the Metro, and amount of non-residential square footage. The Ian apartment building is the closest apartment building to the site and was built in 2021. Located immediately south of the Toll Road on Monroe Street, the Ian consists of 375 units, does not have immediate access to the Metro, and does not have any non-residential square footage. The 2026 Fairfax County assessment for the Ian is $117,754,720 [$15,750,000 for the land/$102,004,720 for the building.]

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. Staff is withholding any recommended actions by the Planning Commission at this time.

Attachments:
1. DP 24-01 Statement of Justification
2. DP24-01 Generalized Development Plan
3. DP24-01 Draft Proffer Statement
4. DP24-01 PC February Work Session Memo
5. DP24-01 Traffic Impact Study
6. DP24-01 ARB Report