Planning Commission Work Session
Agenda Item 2.a.

Agenda Item: **Update on the 2050 Comprehensive Plan Project, the Downtown and Metro Early Action Plans, and the Market Study**

Meeting Date: August 10, 2026

Category: Old Business/Updates

Prepared by: Lisa Gilleran, Director of Community Development

Description:
Town staff will provide an update on the 2050 Comprehensive Plan and the Market Study projects. Input from the Commission will be sought regarding their thoughts on the process and findings to date.

Background/Timing Impact:
The Herndon 2050 Comprehensive Plan project formally began in December 2025. Phases I and II, which included background research and public outreach, are complete. Phase III is underway and will continue through fall 2026. During this phase, the Town will seek additional public input, and the Early Action Plan committees will develop future scenarios for the Downtown and Metro areas. Adoption of the plan is anticipated in late 2027 or early 2028.

Fiscal Impact:
Decisions made during the development of the Herndon 2050 Comprehensive Plan may have future fiscal impacts, including potential changes to Town revenues and expenditures, depending on the policies and recommendations adopted.

Legal Impact:
Once adopted, the Herndon 2050 Comprehensive Plan will guide the Town's elected and appointed officials and staff in making decisions related to the Town's physical development. Virginia Code §15.2-2223 requires the local planning commission to prepare and recommend a comprehensive plan and the governing body to adopt a comprehensive plan for the territory within its jurisdiction.

Staff Recommendation/Next Steps:
As this is a discussion item, the staff will not be providing a recommendation.

Attachments:
None