TOWN OF Herndon VIRGINIA

HERNDON PLANNING COMMISSION
Work Session Minutes
Monday, August 10, 2026

1. Call to Order

Chair Romeo called the Planning Commission Work Session to order on Monday, August 10, 2026, at 7:01 p.m. in the Herndon Council Chambers, 765 Lynn Street, Herndon. In attendance were: Commissioners Andrew Beatty; Yung C. Kim; Stephen Mundt; Brenda Wichman; Vice Chair Meron Yohannes; and Chair Michael G. Romeo.

Commissioner Samuel Richardson was absent.

Staff present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; Bryce Perry, Deputy Director of Community Development; Collin Okoniewski, Economic Development Manager; and Margie Tacci, Deputy Town Clerk.

Chair Romeo stated that six Planning Commissioners were present, which constituted a quorum.

2. Old Business/Updates

a. Update on the 2050 Comprehensive Plan Project, the Downtown and Metro Early Action Plans, and the Market Study

Chair Romeo recognized Lisa Gilleran, Director of Community Development, for the staff presentation. Ms. Gilleran provided an update on the Herndon 2050 Comprehensive Plan and the Downtown and Metro Early Action Plans. She stated that work was continuing on the Comprehensive Plan and the accompanying early action plans, as well as the Market Study and Economic Development Strategy (MSEDS). Ms. Gilleran shared that an open house was planned in the fall to receive public feedback on scenarios for the Downtown and Metro areas. Following the open house, the Town's consultants would refine the scenarios based on the feedback received, and consider what the action areas should be.

Ms. Gilleran requested the Commission’s input on potential land uses, activities, and connections between the Downtown and Metro areas.

Chair Romeo and Vice Chair Yohannes provided updates on their participation on the Metro and Downtown Early Action Plan committees. They stated that the

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committees were continuing to discuss the roles of both areas, opportunities for future growth, and ways to maintain the Downtown's character while supporting development in the Metro area.

There was discussion among the Commission and staff on the following:

1. Metro Area and Downtown Area: The Metro area and Downtown area should be viewed as complementary, with opportunities for growth while maintaining the Downtown area's character. The Metro area was identified as an important growth area for residential, office, retail, and service uses.
2. Connectivity and Transportation: Improved connections between the Metro area, Downtown area, open spaces, and surrounding neighborhoods were emphasized, including trails, Herndon Parkway, wayfinding, and potential transportation improvements. A possible roundabout at Van Buren Street and Spring Street was discussed, although one is not currently planned.
3. Downtown Area Revitalization: Opportunities to support the Downtown area include the Main Street Program, events and entertainment, public art, and strategies to attract more visitors to the area.
4. Parks and Amenities: Potential amenities include parks, splash pads, larger tot lots, unique restaurants, and connections to the golf course and surrounding neighborhoods.
5. Development and Land Use: The future use of Parcel H was discussed, including whether additional services or mixed-use development could attract visitors. Flexible industrial uses were also noted as potentially performing well, including light warehousing and data center support services.
6. Staff Follow-Up: Staff discussed the importance of connectivity, active uses, and understanding the committees' perspectives. Staff will follow up, as appropriate, on the feasibility of proposed transportation and connectivity improvements and will provide any additional information requested regarding Downtown area properties and Parcel H.

Collin Okoniewski, Economic Development Manager, briefed the Commission on the Market Study and Economic Development Strategy, including strategies for business recruitment and retention and opportunities for flexible space. He noted that the Economic Development Authority (EDA) would have a supporting role in implementation. The applicability of the Main Street Program will depend on future discussions regarding Downtown area boundaries and would include additional community input and promotional efforts.

There was discussion among the Commission and staff on the following:

1. Housing: The Commission discussed workforce housing, including varying definitions of the term and how current housing needs differ from previous consultant recommendations. Ms. Gilleran referenced housing consultant

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findings indicating a need for greater housing diversity and attainable homeownership options. She noted that while the Town can establish policies and goals, developers ultimately determine the types of housing constructed. Housing recommendations and future opportunities remain under evaluation.

2. Arts Center: The Arts Center was briefly referenced as another topic of ongoing community interest and planning consideration.

3. Comments

a. Comments from the Staff Members

Chair Romeo recognized staff members for additional comments.

Ms. Lisa Gilleran, Director of Community Development, informed the Commission that no applications had been received for the month and no public hearings would be held.

Chair Romeo stated that, as planning efforts move forward, he would like to review additional areas of the Town. Ms. Gilleran noted that these topics would be discussed further during the upcoming open house.

The Commission discussed future land use concepts for the Pines Center, a shopping center located at the corner of Elden and Monroe Streets. Commissioner Beatty suggested evaluating the commercial area for potential residential use. Ms. Gilleran noted that previous planning documents envisioned residential development with some supporting commercial uses. Chair Romeo observed that any such change would require rezoning or possible incentives to the owners.

Commissioner Mundt suggested that the area could serve as an extension of Junction Square. Chair Romeo commented that the Pines Center should maintain a distinct character and noted that businesses within Junction Square currently occupy a relatively limited area. Ms. Gilleran added that prior concepts for the Pines Center included apartment development with some retail uses.

Commissioner Mundt also asked about the South Elden Area Plan. Ms. Gilleran confirmed that the plan contemplates the redevelopment of existing shopping centers into mixed-use developments.

b. Comments from the Commissioners

Chair Romeo recognized the Commissioners for comments.

Commissioner Mundt asked about the October 1, 2026, open house. Ms. Gilleran stated that the Town will host two Herndon 2050 interactive planning open houses on Thursday, October 1, from 2:00–4:00 p.m. and 6:00–8:30 p.m. The events plan

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to provide an opportunity for residents to help shape the Town's future, with a gift available to the first 100 participants at each session.

4. Adjournment

There being no further business, and without objection, Chair Romeo adjourned the August 10, 2026, Planning Commission Work Session at 8:09 p.m.

Margie C. Tacci
Deputy Town Clerk

Minutes approved by the Planning Commission: _____

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