TOWN OF Herndon VIRGINIA

HERNDON PLANNING COMMISSION
Work Session Minutes
Monday, March 9, 2026

1. Call to Order

Chair Romeo called the March 9, 2026, Planning Commission work session to order at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon. In attendance were: Commissioners Andrew Beatty; Stephen Mundt; Samuel F. Richardson II; Brenda Wichman; Vice Chair Meron Yohannes; and Chair Michael G. Romeo.

Commissioner Yung C. Kim was absent.

Staff present during the meeting: Lesa Yeatts, Town Attorney; Kirstyn Jovanovich, Deputy Town Manager; Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator; Bryce Perry, Deputy Director of Community Development; Fadrique Iglesias, Community Planner; Ben Schitter, Development Program Planner; Aaron Zoellick, Zoning Services Specialist; and Margie Tacci, Deputy Town Clerk.

Chair Romeo stated that six Planning Commission Members were present, which constituted a quorum. He welcomed the newly appointed Commissioner, Brenda Wichman, to the Board.

2. Public Hearings

a. 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 multifamily residential uses

Chair Romeo noted that this application was discussed at the previous work session and recognized Bryce Perry, Deputy Director of Community Development, for the staff presentation. Mr. Perry presented the discussion item regarding Development Plan DP #24-01 for 575 Herndon Parkway within the PD-TOC (Planned Development – Transit Oriented Core) Zoning District. The site consists of approximately 4.5 acres and is improved with a multi-story office building and surface parking lot. The property is adjacent to the north pavilion of the Herndon Metrorail Station.

Mr. Perry stated the proposal includes redevelopment of the site with a mixed-use stick-over-podium building with approximately 525 residential units, 9,000 square feet of retail, and 6,000 square feet of office/flex space. The building is designed

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around a structured parking garage and private amenity space. The proposal also includes reconstructed streetscape and bus bays along Herndon Parkway, a private street along the eastern boundary, a pedestrian connection on the south side, and a promenade extending to the Metro pavilion. Mr. Perry stated that the proposal represents the fifth submission of the project. Staff continues to review the application and will provide additional information as the review progresses. A staff report and recommendation are expected at a future Planning Commission meeting.

There was discussion among the Commission and staff on this item, including:

1. EV charging provisions in the proposed proffers.

2. Sanitary sewer contributions, including how contributions are calculated and concerns about rising infrastructure costs

3. Fiscal impacts related to the site redevelopment.

4. Project elements, including submission completeness, timeline, traffic impacts, maintenance responsibilities, accessibility considerations, and tree canopy.

5. Access agreement language in the proposed proffers. Vice Chair Yohannes stated she would provide additional comments on this topic to staff.

Responding to Commissioner Richardson, Mr. Perry stated that staff would provide additional information regarding the project timeline.

b. Application for a Special Exception – SE #26-01, 1020 Elden Street, Suite 205, to consider a special exception to permit a personal services use consisting of hair services, within the CO, Commercial Office Zoning District

Chair Romeo called on Fadrique Iglesias, Community Planner, who presented the staff report and staff presentation dated March 9, 2026. Mr. Iglesias stated the property is located within the Crossroads of Dulles Office Condominium development at the northwest corner of Elden Street and Sterling Road. Unit 205 consists of approximately 1,081 square feet on the second floor of a multi-unit building fronting Elden Street.

Mr. Iglesias reviewed the zoning and Comprehensive Plan designation and summarized the application. He noted that over the past ten years, the Town Council has approved several special exceptions at the office park without reported complaints.

Staff recommended approval of the application with two conditions: (a) substantial conformance with the submitted application and plan submitted by the applicant on January 30, 2026; and (b) business operations shall be conducted by appointment

only and limited to seven (7) total people, inclusive of employees, occupying the space at any given time during business hours.

There was discussion among the Commission and staff on this item, including:

1. A request that the applicant explain how the office areas within the space would be used.

2. Questions regarding the number of people permitted in the space and the parking requirements.

c. Zoning Ordinance Text Amendment – ZOTA #25-06, to amend Chapter 78 (ZONING), ART. VI (Overlay Districts), and Article XVIII (Definitions), to update sections for conformance with the Virginia Administrative Code regarding changes to the Chesapeake Bay Preservation Act

Chair Romeo recognized Aaron Zoellick, Zoning Services Specialist, who presented the staff report and presentation dated March 9, 2026. Mr. Zoellick stated the Town of Herndon is one of the localities subject to the Chesapeake Bay Preservation Act. In April 2020, the Virginia General Assembly amended the Code of Virginia to require the Department of Environmental Quality (DEQ) to adopt regulations on the preservation of mature trees, along with resiliency and adaptation measures within the Resource Protection Area. The State Water Control Board adopted a new section of the Chesapeake Bay Preservation Area Designation and Management Regulations in September 2021.

Mr. Zoellick stated that the proposed Zoning Ordinance Text Amendment updates the relevant sections of the zoning ordinance to conform with the Virginia Code. Updates include:

1. Requirements for a resiliency assessment for proposed land development in the Resource Protection Area (RPA).

2. Conditions for the selection, design, installation, and maintenance of adaptation measures in the RPA.

3. Requirements for the preservation of mature trees in the RPA.

4. New and updated definitions applicable to the ordinance updates.

Staff recommends that the Planning Commission recommend approval of the ZOTA to the Town Council.

There was discussion among the Commission and staff on this item, including:

1. Buffer management within the RPA, including thresholds for pruning versus vegetation in the area.

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2. Administration of vegetation removal within the RPA.

3. Tree removal during development.

4. Application of the updates to the development review process.

3. New Business

a. Zoning Map Amendment, ZMA #24-01, 250 Exchange Place

Chair Romeo recognized Bryce Perry, Deputy Director of Community Development, to begin the discussion on this item. Mr. Perry presented the staff report and presentation dated March 9, 2026, regarding Zoning Map Amendment ZMA #24-01, 250 Exchange Place. The applicant proposes to rezone the property to allow redevelopment of the site with multifamily, stacked, and single-family attached residential units.

The application would demolish the existing five single-story office buildings and redevelop the site in three phases. Mr. Perry stated the first phase will build major utilities and public streets. The remaining phases include construction of the residential development, proposed to include approximately 400 multifamily residential units and 62 stacked residential units. Mr. Perry reviewed the transportation access and multimodal areas, stating that the development will include structured parking, internal amenities, updated streetscapes, and two public open space areas near Herndon Parkway.

Staff is evaluating the traffic study, fiscal considerations, and proposed proffers intended to address the project impacts. He noted that the Architectural Review Board (ARB) generally supports the application and will provide additional comments during the formal review process. Staff supports the first three requested modifications but does not support the fourth request to waive landscaping requirements on the garage deck, as it does not conform to the Transit Related Growth (TRG) standards.

There was discussion among the Commission and staff on this item, including:

1. Ownership and access to the open space areas. The open space areas would be maintained privately rather than by the Town.

2. Parking infrastructure, likely occurring in the first phase.

3. Timeline of Planning Commission review.

4. Design of single-family attached units.

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5. Staff's suggested modifications and potential project constraints.

Staff advised that community outreach meetings will be coordinated with the applicant as the design progresses.

4. Comments

a. Comments from the Staff Members

Lisa Gilleran, Director of Community Development, stated that tomorrow's Town Council work session agenda includes further review of the housing study. She encouraged the Commission to review the materials and try and attend or watch the livestream of the meeting.

b. Comments from the Commissioners

Commissioner Beatty: welcomed the new Planning Commissioner, Brenda Wichman.

5. Adjournment

There being no further business, and without objection, Chair Romeo adjourned the March 9, 2026, Planning Commission Work Session at 8:43 p.m.

Amanda Kertz
Town Clerk

Minutes approved by the Planning Commission : _____

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