Town Council Work Session
Agenda Item 2.a.

Agenda Item: **Discussion on Development Plan – DP #24-01, 575 Herndon Parkway, to consider a Development Plan in the 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: April 21, 2026

Category: Discussion

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:
The intent of this discussion item is to introduce the Town Council to the Development Plan application, DP#24-01, which will be a public hearing item at the Town Council's regular meeting on April 28, 2026. This application would rezone the property at 575 Herndon Parkway to allow redevelopment of the site with a mixed-use stick-over podium building, seven-story building. The 4.65 acre property is currently improved with a multi-story office building and surface parking lot. It abuts the Herndon Metrorail Station north pavilion and forms the eastern portion of the Metro Promenade.

Background/Timing Impact:
The application has undergone review by staff, the Architectural Review Board, and the Planning Commission. The applicant also hosted a neighborhood meeting. Following its review, the Planning Commission issued a resolution recommending approval of the application with certain findings to allow continued dialogue with staff. The materials provided for Town Council review include the generalized development plan (GDP), statement of justification, draft proffer statement, traffic impact analysis, and the Planning Commission resolution. There are six zoning modifications requested as part of this application, which are included in the statement of justification provided by the applicant. A full staff report will be provided with the dispatch for the Town Council's April 28, 2026, regular meeting.

Timing Impact:
This application has been advertised and scheduled for public hearing on April 28, 2026. During the April 21 work session, staff will provide orientation material and general background to familiarize the Council with the upcoming item.

Strategic Focus Area:
Environmental and Economic Sustainability
Secure and Interconnected Community

Fiscal Impact:
There are anticipated fiscal impacts from the project, which will be covered in more detail in the staff report. There are anticipated increases in real estate tax revenues expected and some impact from potential BPOL and meals taxes. The notable increase in town residents would 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.

Legal Impact:
There is no legal impact at this time.

Staff Recommendation/Next Steps:
A recommendation and draft ordinance will be provided to the Town Council for its consideration at the April 28, 2026 regular meeting.

Attachments:
1. DP24-01 Planning Commission Resolution
2. DP24-01 Statement of Justification
3. DP24-01 Generalized Development Plan
4. DP24-01 Proffer Statement
5. DP24-01 Traffic Impact Analysis
6. Legal Advertisement