Town Council

April 21, 2026, Work Session

DP# 24-01 – 575 Herndon Parkway Rezoning Application

TOWN OF Herndon

LIVE DIFFERENTLY.

Summary

- Submitted as an HTOC Development Plan.
- Existing office building would be demolished.
- New building is mixed-use with stick-over-podium construction.
- Completes urban grid between 555 and Parkview projects.
- Constructs majority of promenade.

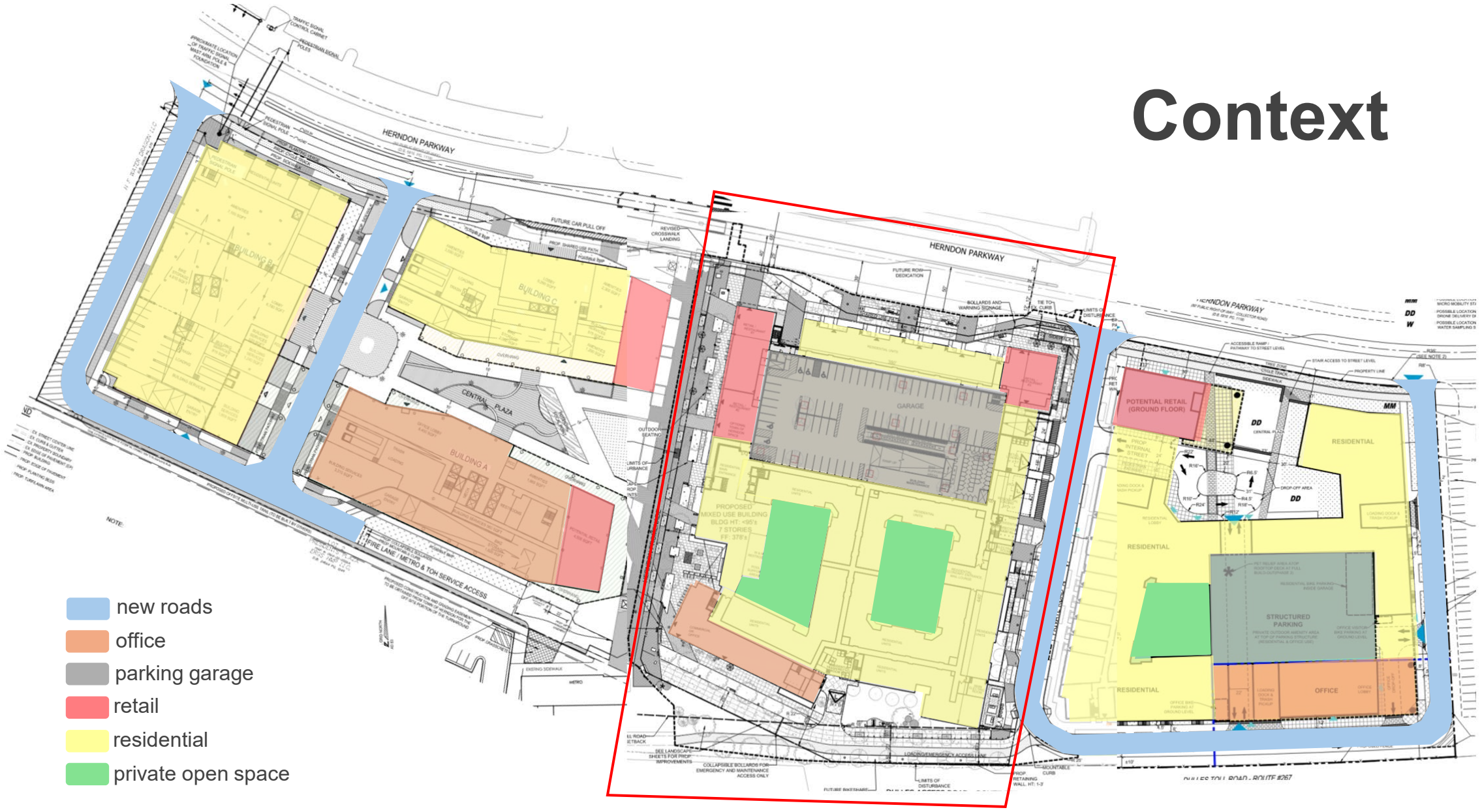


Context

- At Herndon Metrorail Station
- Across from Transit-related Growth Area
- One mile to downtown Herndon, half mile to Sunset Business Park
- 750 feet to closest single family detached residential parcels
- Haley Smith closest public park



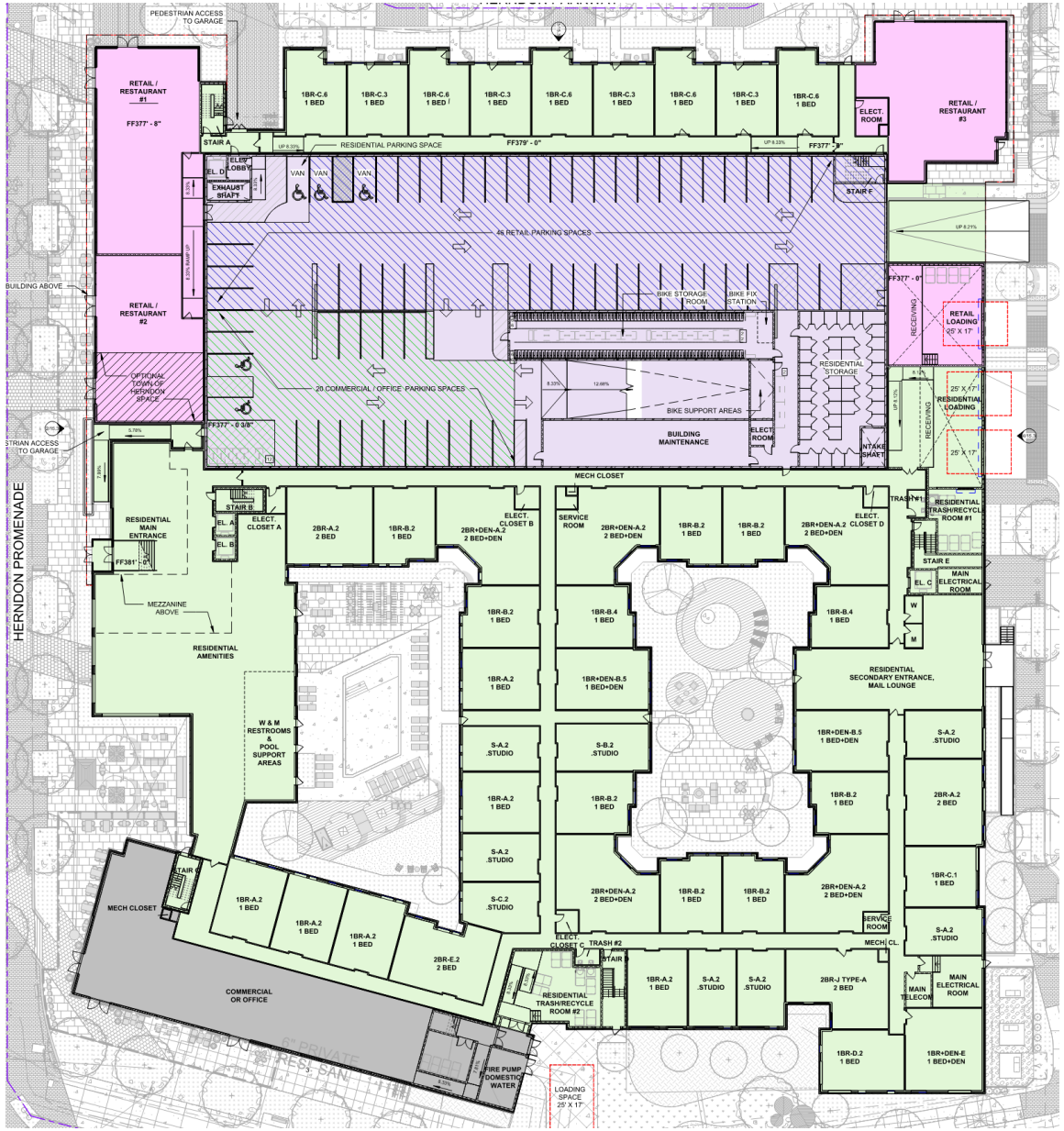
Context



- new roads
- office
- parking garage
- retail
- residential
- private open space

Land Use Program

- 525 market-rate residential units, 575,000+ residential square footage
- 9,000+ retail square footage
- 6,000 office/commercial flex square footage
- Residential lobby & interior amenity space
- Structured parking garage
- Private interior courtyards
- Interior space for TOH





Transportation Improvements

- New streetscapes and promenade
- Cycle track and shared use path
- Reconstruction of Herndon Parkway bus bays
- Completes private road along eastern boundary
- 638 structured parking spaces provided
- Traffic signal likely warranted

Architecture

- ARB reviewed, report to be issued
- Designed to appear as several separate buildings
- Exterior cladding mostly masonry and fiber cement materials
- Storefronts mostly glass
- Use of both inset and cantilevered balconies
- Warmer color palette employed
- Herndon-specific references integrated



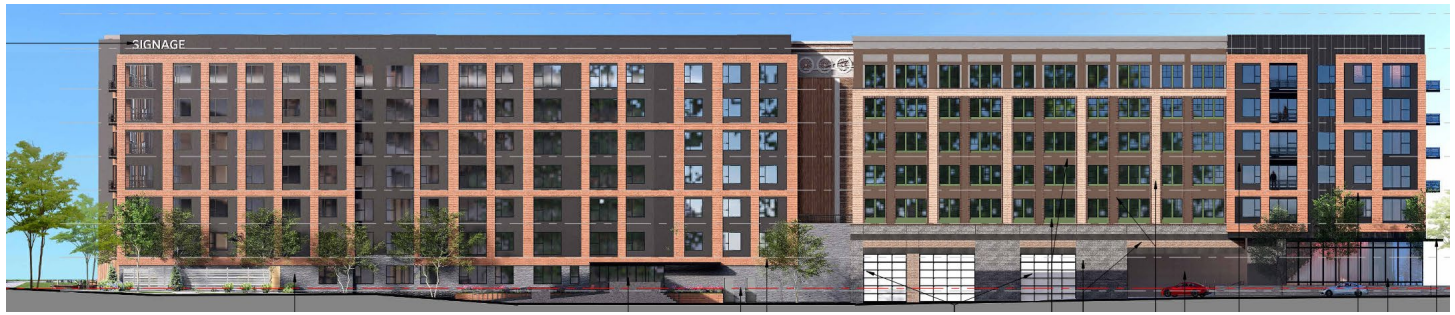
north



west

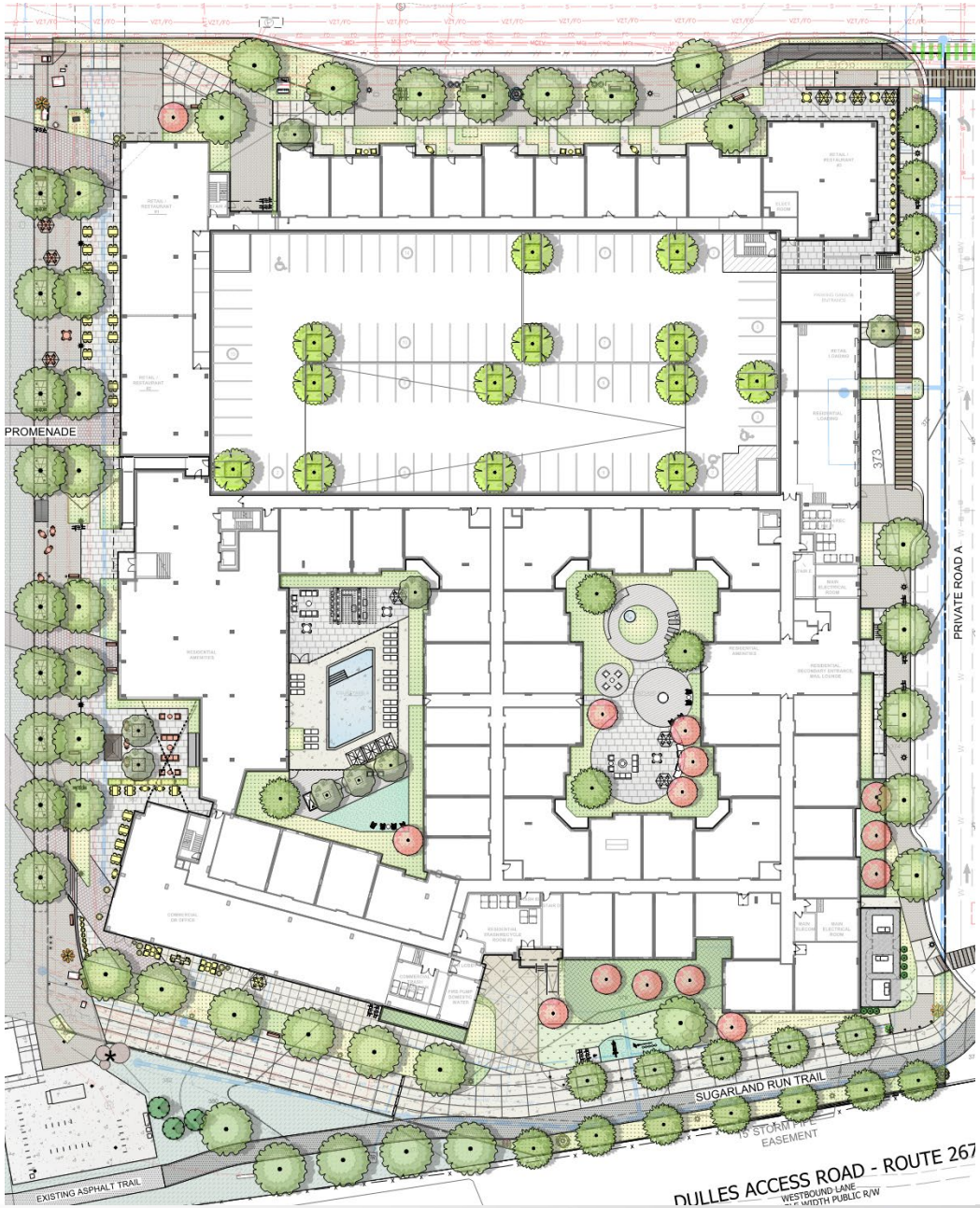


south



east

Landscape Design





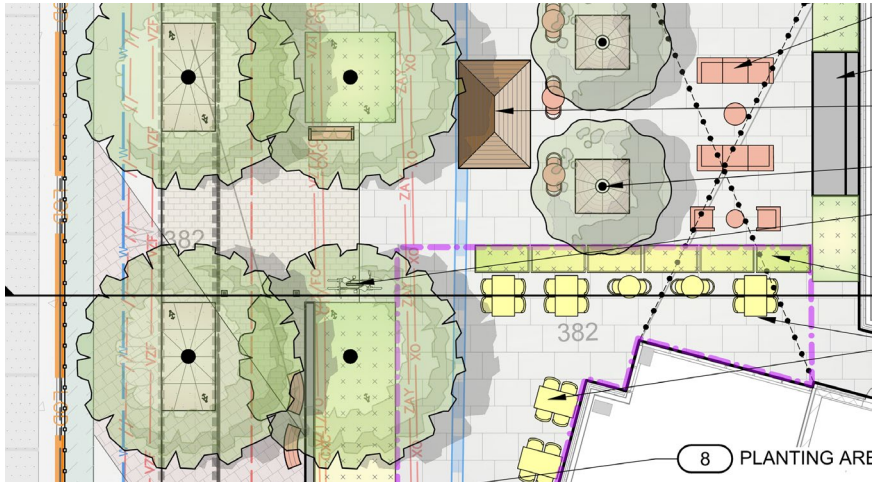
25 EXAMPLE KIOSKS (BY OTHERS)
SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



24 COUNTER-HEIGHT LEDGE WITH SEATING



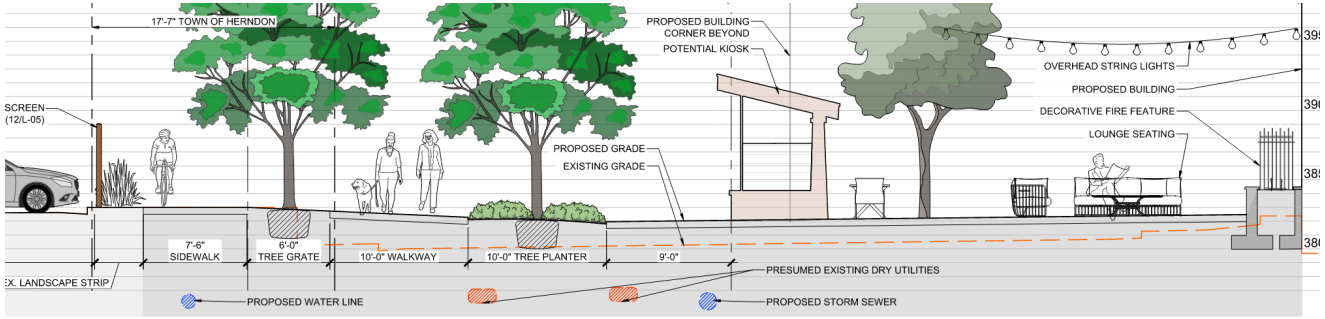
23 FIRE HEARTH



8 PLANTING ARE



20 PLAYFUL SEATING



Requested Modifications

1. Deviations from streetscape standard for Herndon Parkway
2. Deviation from streetscape standard for the private street
3. Deviation from streetscape standard for the southern shared use corridor
4. Less loading spaces than minimum required
5. Utility cabinets not located in enclosed space
6. Provision of parking lot trees per standards on the top deck of the garage



Review Highlights

- **Traffic Impact Study** conducted
  - Analysis of existing conditions, future conditions, w/o development, future conditions w/ development
  - Minor increases in delay and queuing at study intersections
  - Traffic signal likely necessary at project entrance, dependent on signal warrant analysis
  - Further mitigation with pipeline development necessary
  - Transportation Demand Management Program to be established
- **Fiscal analysis** indicated significant increases to real estate tax revenues post development
- **Proffers** offered to help offset impacts
  - Contributions for off-site recreation improvement, off-site transportation improvements, public schools, public safety, and sewer upgrades
  - Other proffers for EV charging, diversified native plantings, low impact development stormwater devices, green building certification, micro-mobility parking
- **Compliance with the Herndon Transit-oriented (HTOC) Plan and zoning ordinance**
  - No significant office provided, however, 1200SF of space provided for town use
- **Proposed improvements to town property** along Herndon Parkway, the bus bays, along the Promenade, and on the Metrorail pavilion parcel
  - Required licenses at the time of site plan
- **Staff recommending approval** in accordance with provided draft ordinance

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