TOWN OF Herndon VIRGINIA

HERNDON PLANNING COMMISSION
Special Work Session Minutes
Thursday, May 28, 2026

1. Call to Order

Chair Romeo called the Planning Commission Special Work Session meeting to order on Thursday, May 28, 2026, at 7:03 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon. In attendance were: Commissioners Stephen Mundt; Brenda Wichman; Vice Chair Meron Yohannes; and Chair Michael G. Romeo.

Commissioners Andrew Beatty; Yung C. Kim; and Samuel F. Richardson II were absent.

Staff present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; Collin Okoniewski, Economic Development Manager; Bryce Perry, Deputy Director of Community Development; Ahmad Zaki Sarfaraz, Comprehensive Planner; and Amanda Kertz, Town Clerk.

Chair Romeo determined there was a quorum with four Commissioners present.

2. Discussion

a. Herndon 2050 Comprehensive Plan and Market Study and Economic Development Strategy - Project Update and Visioning Exercise

Chair Romeo recognized Lisa Gilleran, Director of Community Development, who provided opening remarks and introduced the Town's Comprehensive Planning consultant team. Ms. Gilleran provided an overview of the Herndon 2050 Comprehensive Plan and the accompanying Market Study and Economic Development Strategy.

Members of the consultant team introduced themselves and outlined their roles in the planning process: Jill Allen Dixon, Project Manager, Agency Landscape+ Planning; Ann Furbush, Senior Economist at Cambridge Econometrics; Thomas Orgren, Senior Transportation Planner, Foursquare ITP; and Karthik Girish, Urban Planner, Agency Landscape+ Planning.

Ms. Dixon reviewed the findings from the recent community survey and stated that the project was concluding Phase 2 of the planning process, which focused on developing an opportunity framework. She stated that the project was transitioning

into Phase 3, which will focus on visioning and preparation of the future Comprehensive Plan.

Members of the consultant team discussed methods used to gather and analyze the community survey data and explained how that information would be incorporated into the development of the Comprehensive Plan. The presentation highlighted Herndon's demographic and economic characteristics, projected population and employment growth, and the Town's historic character and sense of community. Ms. Dixon also discussed existing and anticipated land-use patterns, noting that current development patterns do not fully align with the Town's vision for mixed-use, walkable development, with connections between the Metro and downtown areas.

There was discussion among the Commission, staff, and the consultants, regarding the survey findings and planning process, including:

1. Previous and ongoing planning efforts, including recent small area plans, and how those plans would be incorporated into the Comprehensive Plan.
2. The importance of the Herndon Metro Station and its role in connecting visitors to the Town.
3. Housing affordability and overcrowding concerns.
4. Transportation and mobility issues for vehicular and pedestrian travel.
5. The role of community organizations in volunteer efforts and public engagement.
6. Environmental sustainability and projected population growth will impact parks and open spaces.
7. Chair Romeo's request that the planning process consider the impacts on individual neighborhoods and geographic areas throughout the Town.

The consultants then led the Commission through a visioning exercise in which participants prioritized ideas related to the Metro area, downtown, and the Town as a whole. Ms. Dixon stated that the results would be compiled and evaluated along with feedback received from other stakeholder groups participating in the visioning process. She encouraged Commissioners to submit additional questions regarding the Comprehensive Plan to the consultants and staff. Ms. Dixon stated that the consultant team anticipated returning in July for a joint work session with the Planning Commission and Town Council as the project continued into the next phase.

3. Comments

a. Comments from the Staff Members

Chair Romeo recognized staff members for additional comments.

Lisa Gilleran, Director of Community Development, provided general updates on upcoming projects that may come before the Planning Commission, including one at 535 Herndon Parkway.

Staff and the Commission also discussed:

1. Office vacancies in the Town.
2. The upcoming Herndon Municipal Center renovation project.
3. Economic Development initiatives, including Panda Express on Elden Street and businesses that are located in Herndon Centre.

b. Comments from the Commissioners

There were no additional comments from the Commission.

4. Adjournment

There being no further business, and without objection, Chair Romeo adjourned the May 28, 2026, Planning Commission Special Work Session at 8:51 p.m.

Amanda E. Moran Kertz

Amanda E.M. Kertz
Town Clerk

TOWN OF HERNDON, VIRGINIA
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Minutes approved by Planning Commission: **September 28, 2026**