Transit Related Growth Small Area Plan

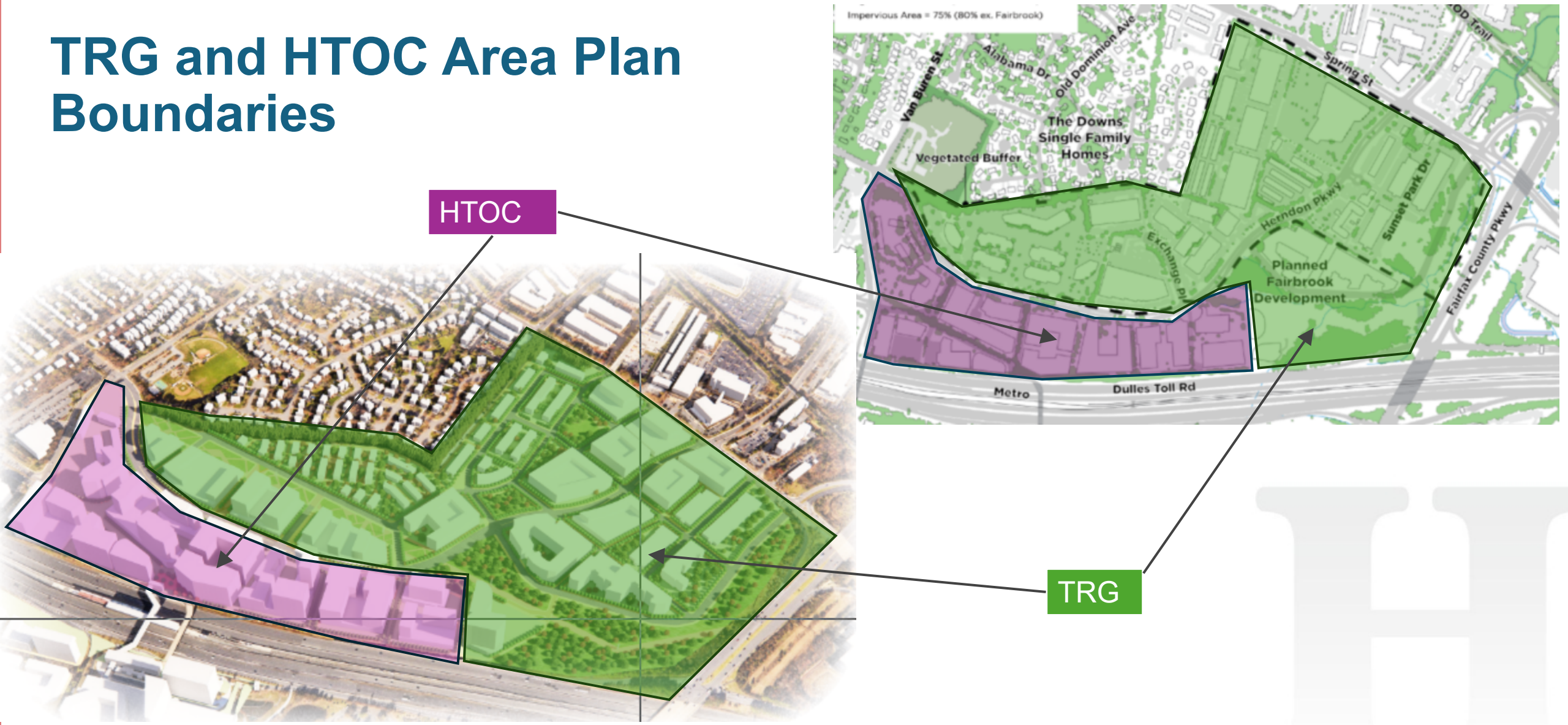
Implementation Overview
ZOTA #25-01, PD-TRG2
August 6, 2025

TOWN OF Herndon
LIVE DIFFERENTLY.

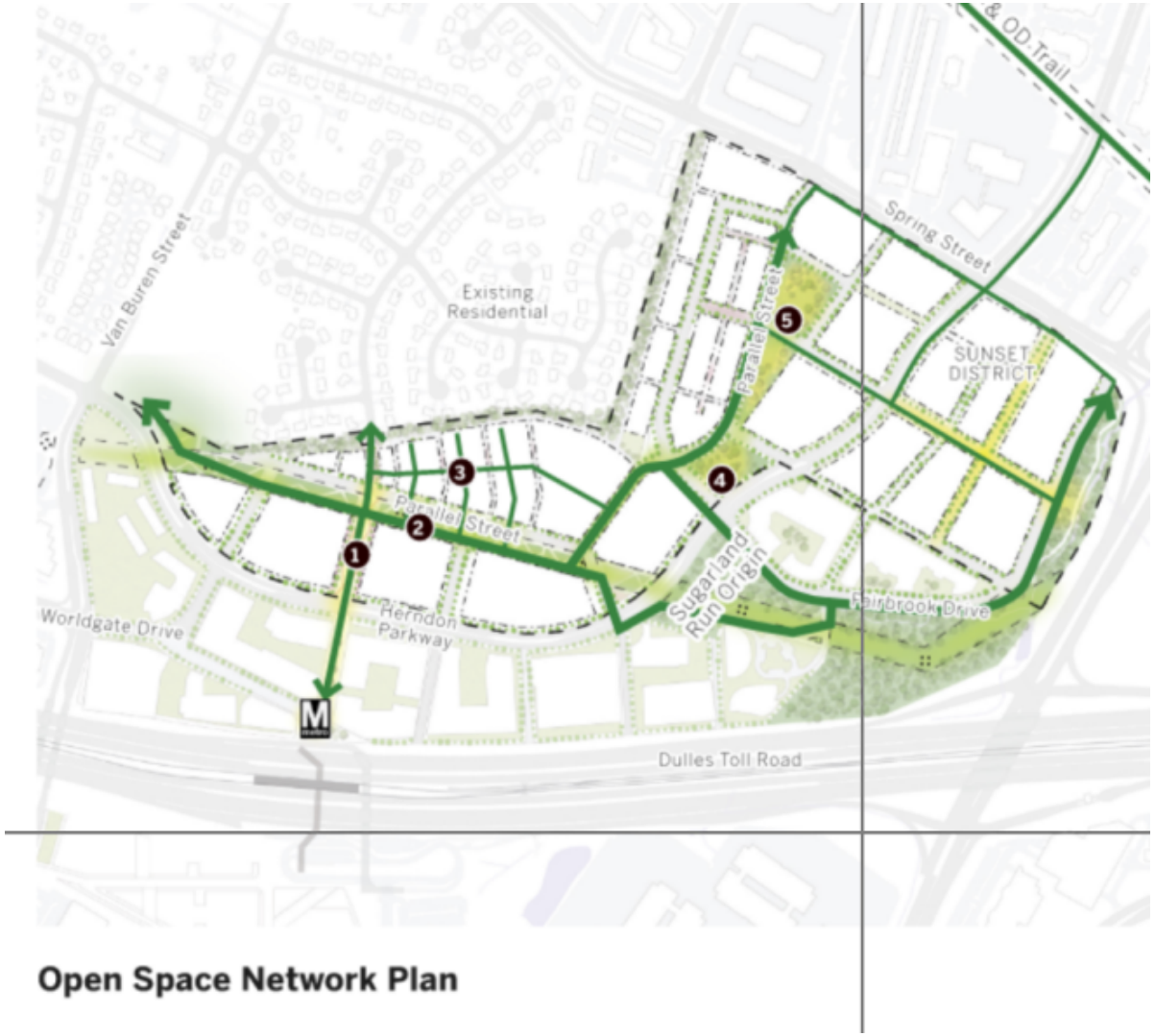
Transit Related Growth (TRG) Small Area Plan

- ✓ A component of the Comprehensive Plan.
- ✓ Establishes a detailed vision for future growth and changes in land use and density.
- ✓ Outlines specific public and private improvements.
  - ✓ New public and private roads.
  - ✓ New public and private parks and open spaces.
- ✓ Complements the previously approved (2011) Herndon Transit Oriented Core (HTOC) Small Area Plan.
- ✓ Divides the TRG into 3 distinct areas of varying densities and uses

TRG and HTOC Area Plan Boundaries



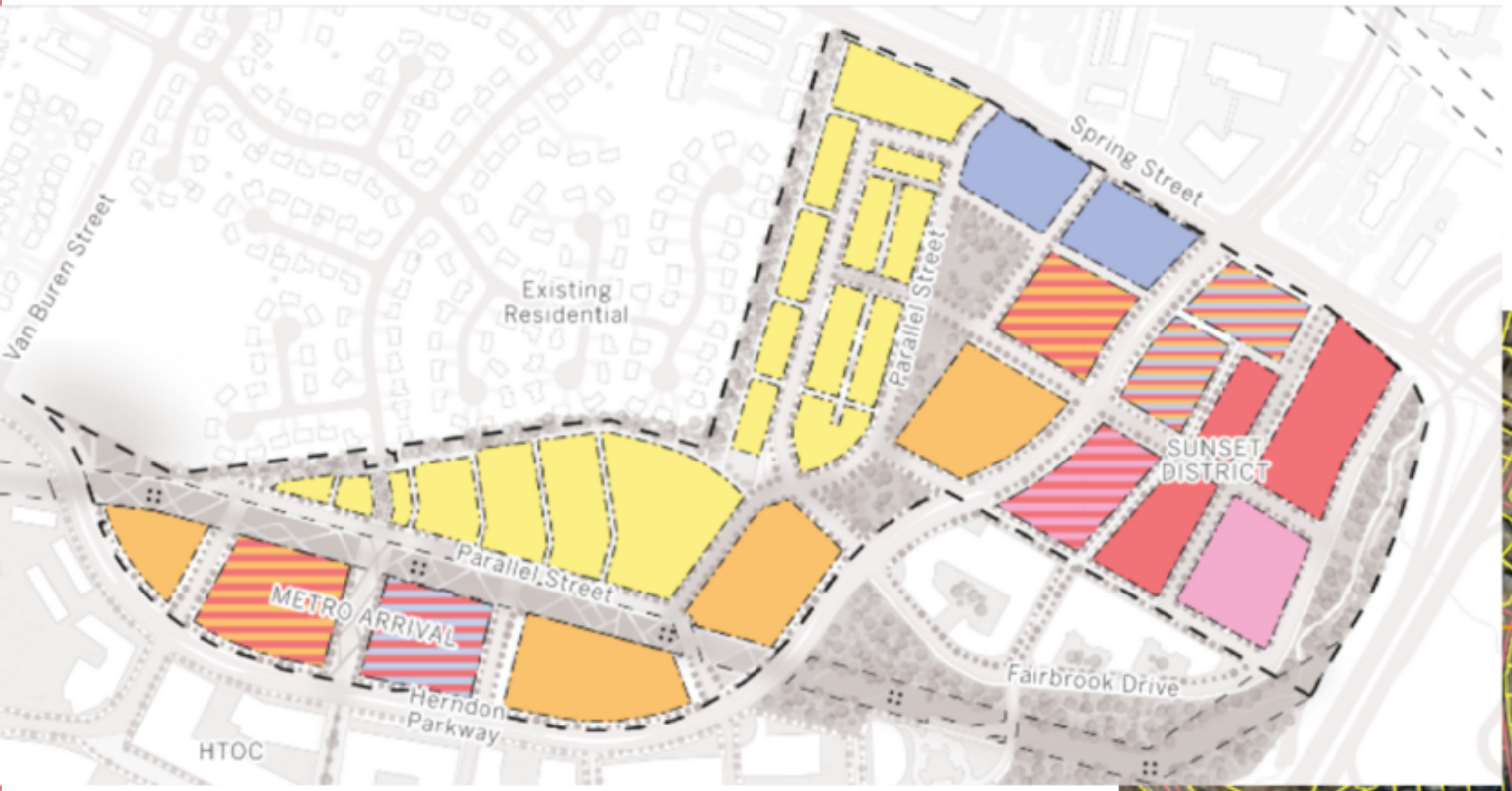
Transit Related Growth Plan Components



Open Space Network Plan

- ✓ Parks and open space
- ✓ Streets & sidewalks
- ✓ Higher density
- ✓ <u>Transitioning density</u>
- ✓ Redevelopment vs. repurposing and rebranding

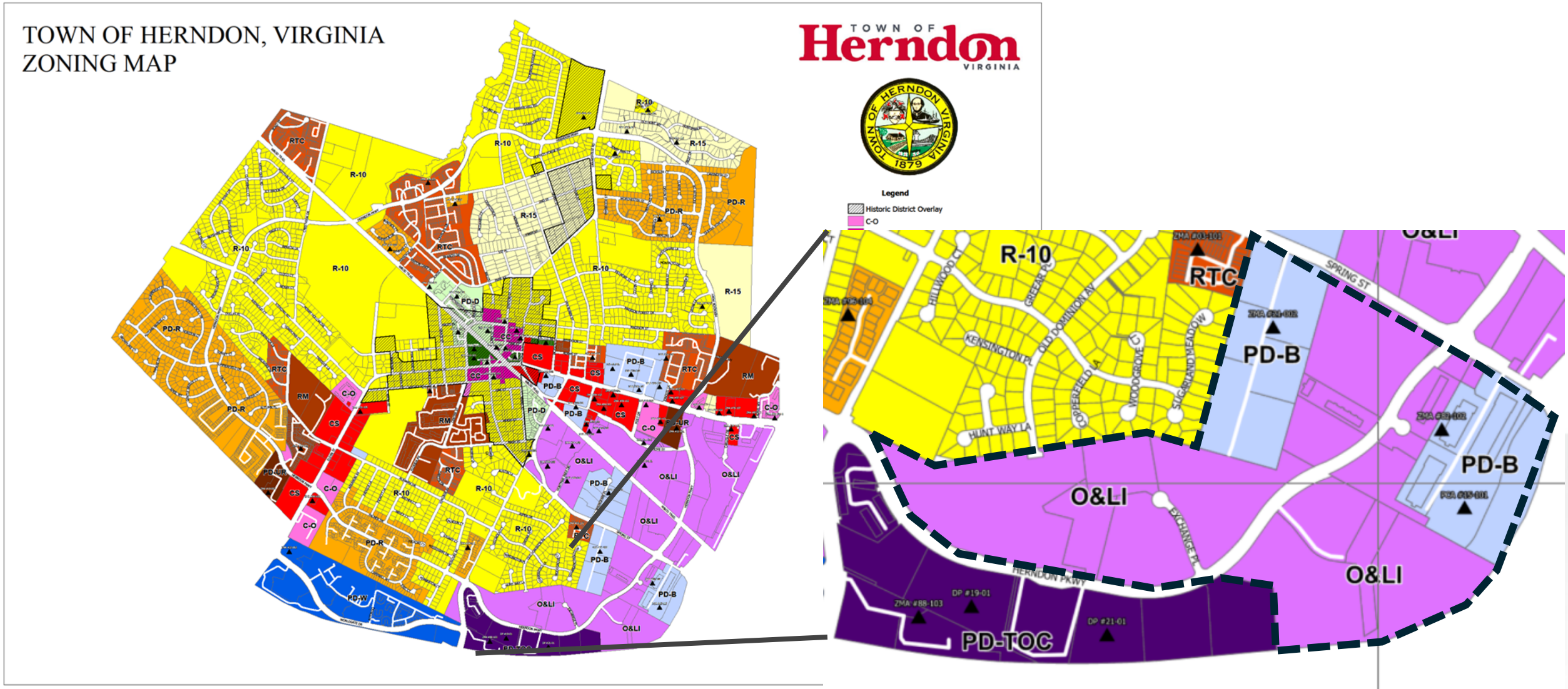
Transit Related Growth Land Use Recommendations





- Medium Density Residential
- Mixed Use/Residential
- Mixed Use/Office
- Office
- Mixed Use/Hospitality
- Mixed Use/Residential/Office

Existing Zoning



Transit Related Growth Implementation Steps

- [x] ZOTA #24-02, PD-TRG1 – Planned Development – Transit Related Growth Mixed Use, Medium Density Residential and Office
  Adopted 1/28/2025
- [x] ZOTA #25-03, Amended electronic warehouse standards to require a special exception under the existing O&LI (Office and Light Industrial) and PD-B (Planned Development – Business) zoning districts Adopted 4/8/2025
- [ ] ZOTA #25-02, PD-TRG2 – Planned Development – Transit Related Growth Mixed Use, Low Density Residential and Low Impact Commercial
  Town Council Public Hearing 8/12/2025
- [ ] Future zoning ordinance text amendment for Sunset District

