Town Council Work Session
Agenda Item 3.a.

Agenda Item: **Town Council and Planning Commission Joint Work Session**

Meeting Date: July 8, 2025

Category: Discussion

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Description:
This joint work session brings together the Town Council and Planning Commission to align on three key, interconnected planning initiatives that will shape Herndon's long-term future: (1) upcoming update to the Town's Comprehensive Plan, (2) ongoing planning related to the Transit-Related Growth (TRG) and Herndon Transit-Oriented Core (HTOC) areas, and (3) status of the Town's Capital Improvement Program (CIP). These topics represent foundational components of the Town's long-term planning and investment strategy. This session also provides context for how these efforts relate to each other and to the Town's broader land use, infrastructure, and budget planning.

These three items represent some of the most important planning tools and priorities for Herndon:

1. Comprehensive Plan Update - "Herndon 2050": This is the Town's primary long-range planning document, guiding future decisions about growth, development, infrastructure, transportation, housing, the environment, and more. Mandated by the Code of Virginia, the plan is prepared by the Planning Commission and adopted by the Town Council. It is required to be general in nature while addressing the character, location, and extent of planned development, infrastructure, and conservation efforts. Herndon's current plan, "Herndon 2030," was adopted in 2008, and this update will bring the Town's vision and policies in line with current realities and future goals. Additionally, the Town has adopted several new plans and policies since 2008, further necessitating a unified vision. Presentation by the Department of Community Development.

2. Transit-Related Growth Area (TRG) and Herndon Transit-Oriented Core (HTOC): These are two strategic areas near the Herndon Metro Station that have been identified for future redevelopment. The goal is to encourage walkable, mixed-use development that supports transit and enhances the surrounding community. Staff will provide an overview of planning completed to date and the types of

redevelopment envisioned. Presentation by the Department of Community Development.

3. Capital Improvement Program (CIP): The CIP is the Town's long-term plan for infrastructure investments, from sidewalk and roadway improvements, to major facility repairs and utility upgrades. Staff will share a status update on active projects and preview priorities for the upcoming year. Presentation by the Department of Public Works.

Background:
All three topics are interrelated. The updated Comprehensive Plan will guide future CIP priorities and inform planning around TRG/HTOC redevelopment. In turn, implementation of those plans will depend on capital investment and infrastructure coordination.

1. The Comprehensive Plan update will officially begin this year and is expected to take about two years. It will involve a consultant-led process, a wide range of public engagement, and active roles for both the Planning Commission and Town Council.

2. The TRG and HTOC plans were adopted in recent years to provide more detailed guidance for the area around the Herndon Metro Station. While redevelopment in these areas will ultimately depend on private property owners, the Town's planning work helps shape expectations and readiness for future proposals.

3. The CIP briefing is the Town's process for planning and funding infrastructure improvements. This includes facility upgrades, street and sidewalk enhancements, and utility improvements. Staff will provide a briefing on the status of projects funded in FY 2025 and preview those slated to begin in FY 2026 using reserve funds. These efforts reflect years of needs assessments and prioritization, including facility evaluations for the Herndon Community Center and Herndon Municipal Center, and studies of transportation safety and connectivity. The CIP process is annual and relies on both identified needs and available resources to guide investment decisions.

Timing Impact:
This information is being provided to keep the Town Council, Planning Commission, and community updated and advised on the comprehensive planning process; TRG and HTOC areas; and progress of on-going and planned CIP projects. Timing for each item varies, but all will require continued engagement from the Planning Commission and Town Council.

Strategic Focus Area:
Strong Fiscal Stewardship
Environmental and Economic Sustainability
Thriving Community

Fiscal Impact:
There is no immediate fiscal impact from these items. Potential impacts will include financing for future larger projects. Additionally, redevelopment near the Metro Station will be privately funded but is expected to grow the Town's tax base over time.

Legal Impact:
Legal impacts include state law requirements to adopt a Comprehensive Plan and to follow appropriate procedures related to capital projects. The planning policies discussed help set direction, but do not commit the Town to specific expenditures, without Council approval.

Staff Recommendation/Next Steps:
This is a briefing item; no formal action is required at this time. Input from this discussion will help guide project scoping, prioritization, and public outreach as each initiative moves forward.

Attachments:
1. Comprehensive Plan PowerPoint
2. HTOC-TRG PowerPoint
3. CIP PowerPoint