



**JOINT PLANNING COMMISSION &
TRANSIT-RELATED GROWTH (TRG) ADVISORY COMMITTEE
MEETING
DECEMBER 11, 2023**

The Planning Commission and Transit-Related Growth (TRG) Area Advisory Committee of the Town of Herndon, Virginia, met in joint session on Monday, December 11, 2023, at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia.

Planning Commissioners in attendance: Chair Michael Romeo and Commissioners Jay Donahue, Mike McFarlane, and Kevin Moses. Commissioner Dua'a Elbarasse was absent.

TRG Advisory Committee members in attendance: Chair George Burke, Emlyn Marsteller, Bryce Perry, Greg Riegler, and Ken Wire. Vice Chair Meron Yohannes and members Andrew Snowwhite and Ramesh Ramasubramanian were absent.

Staff members present: Lisa Gilleran, Director of Community Development; Lesa Yeatts, Town Attorney; Ahmad Zaki, Lead Planner, Long-Range Planning; and Aaron Zoellick, Clerk of Boards and Commissions.

1. Call to Order

Chair Burke called the meeting to order at 7:00 p.m. and stated that five members of the advisory committee were present, which constituted a quorum.

Chair Romeo stated that four members of the Planning Commission were present, which constituted a quorum.

2. Approval of Minutes

- a. June 8, 2023, TRG Advisory Committee Meeting

On the motion by committee member Riegler, seconded by committee member Perry, the minutes from the June 8, 2023, TRG Advisory Committee Meeting were approved by a 5 - 0 vote.

The vote was: committee members Marsteller, Perry, Riegler, Wire, and Chair George Burke voting "Aye."

3. New Business

- a. **Discussion** – SOM presentation of report and discussion

Chair Burke recognized Ms. Gilleran for introductory comments.

Ms. Gilleran stated that there would be no public comment period at this meeting. Public comment can be provided at the Planning Commission regular meeting on December 18, 2023. There will likely be one more TRG Advisory Committee meeting before the proposal goes to the Planning Commission.

Ms. Gilleran introduced the consultants from SOM for their presentation.

Susana Arisso delivered a presentation dated December 11, 2023, which is on file with the Department of Community Development.

Chair Burke recognized members of the Planning Commission and the TRG Advisory Committee for questions and comments.

Members of the Planning Commission and the TRG Advisory Committee offered questions and comments regarding the recommended building heights; clarification on the specific uses listed on the land use plan slides of the presentation; clarification about the urban design framework; clarification about whether the designs shown are meant to show the architecture that will be in those locations; whether three to four-story

**Meeting
December 11, 2023**

structures in the transitional height area are meant to be inclusive or exclusive of penthouses; whether the front area of the MEWS is publicly accessible; clarification that the 20-foot area shown in the back area of the MEWS is meant for the street; clarification on whether specific measurements for square footage, street widths, and other dimensional details are prescriptive or guidance; clarification about the 50 foot buffer behind the MEWS; how much of the 94-acre area will be park; how people will cross Herndon Parkway to access Sugarland Park; disconnect between the hierarchy of roads and the road types in the staff report; mixed-use retail and residential may be better than office for Spring Street and Herndon Parkway; clarification about the different hatching used on the illustrations for some of the areas; concern about the location of the office space in the area marked blue; the possibly of planting shrubs in the in section A; the renderings using full trees which will take a long time to develop; the need to consider a plan B for the Sunset Business Park; the process on providing additional comments; and when staff will receive the traffic mitigation information.

Ms. Arisso, Ms. Gilleran, and Mr. Perry responded to the commissioners' and advisory committee members' questions and concerns.

Chair Burke recognized Ms. Gilleran to facilitate further discussion.

Ms. Gilleran provided comments regarding how the TRG reflects Herndon, parking strategies, levels of service, sustainability measures, phased construction, and parks and recreation amenities.

Members of the Planning Commission and the TRG Advisory Committee offered questions and comments regarding whether the town is planning to do a town-driven rezoning initiative; whether staff will reduce the December 11, 2023; presentation to a proposal text prior to the next meeting; the need for more specifics on the character of Herndon in a plan; whether the town has a policy on green buildings; the mechanism for providing comment and feedback; concern about the difference between the illustrative plans provided and future developers insisting on doing their project by right; transportation and traffic analysis; possible creation of a new zoning district; and uncertainty about how to distill down what it means to be Herndon.

Chair Burke recognized members of the TRG Advisory Committee for any formal recommendations to the Planning Commission.

No formal recommendations were provided.

Members of the TRG Advisory Committee provided comments regarding identifying items that the advisory committee wants to bring back to the next TRG Advisory Committee meeting; a notion on what is prescriptive and what is guidance, and the need to build in reasonable flexibility; and it would be helpful to have committee questions before the next meeting.

Ms. Gilleran stated that staff will compile a list of discussion topics in the agenda for the next TRG Advisory Committee meeting.

4. Comments

a. Comments from Planning Commission Members

No comments were offered.

b. Comments from TRG Advisory Committee Members

No comments were offered.

c. Comments from Staff Members

Ms. Gilleran stated that TRG Advisory Committee members should submit comments to staff as soon as possible.

**Meeting
December 11, 2023**

5. Adjournment

There being no further business, and without objection, the December 11, 2023, Joint Planning Commission & TRG Advisory Committee meeting was adjourned at 8:57 p.m. on the motion of committee member Wire and seconded by committee member Reigle.

A handwritten signature in black ink, reading "Aaron Zoellick", written over a horizontal line.

**Aaron Zoellick
Clerk of Boards and Commissions**

Minutes approved by the Planning Commission: January 22, 2024

**Minutes approved by the Transit-Related Growth (TRG) Advisory Committee:
January 10, 2024**