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**PLANNING COMMISSION
Work Session
November 7, 2022**

The Planning Commission of the Town of Herndon, Virginia, met in work session on Monday, November 7, 2022, at 7:00 p.m. in the Town of Herndon Municipal Building, Large Conference Room, 2nd floor, 777 Lynn Street, Herndon, Virginia. In attendance were: Chairman Michael Romeo and Commissioners: Dua'a Elbarasse, Jay Donahue, Mike McFarlane, and Meron Yohannes. Vice Chair George Burke and Commissioner Kevin Moses were absent.

Others present during the meeting: Lisa Gilleran, Director of Community Development; Bryce Perry, Deputy Director of Community Development; Lesa Yeatts, Town Attorney; and Aaron Zoellick, Assistant Town Clerk.

CALL TO ORDER

Commissioner Romeo called the Planning Commission work session for November 7, 2022, to order at 7:00pm.

1. DETERMINATION OF QUORUM

Commissioner Romeo stated that there were five Commissioners present, which constituted a quorum.

PUBLIC HEARING

- 2. DEVELOPMENT PLAN – DP #21-01, 555 Herndon Parkway**, a development plan in the Planned Development-Transit Oriented Core zoning district with proffered conditions to allow the redevelopment of the site with mixed office, retail, and multi-family residential uses. This plan would supersede a previously approved development plan for mixed use redevelopment at this location. The site is approximately 3.4 acres and is currently improved with a two-story, 89,711 square feet of gross floor area, office building. The proposed redevelopment includes one residential building with retail spaces and one office building. The residential building would be mid-rise with heights not exceeding 110 feet. The office building would be a tower with heights up to 275 feet. The development plan proposes a density up to 4.3 FAR the same density permitted under the previously approved development plan for the site. The parking for the development would be provided in a parking garage internal to the site and within the office tower podium. The site would also be improved with a private loop road along its boundaries, a central courtyard and drive, and public street frontage improvements. The property is governed by the policies of the "Herndon Transit-Oriented Core," "Metrorail Station Urban Development Areas," and "Herndon Metro Station Area" in the Comprehensive Plan and designated as Regional Corridor Mixed Use in the Comprehensive Plan. The application includes a request for a modification regarding the design of the streetscapes on the private streets in accordance with Section 78-50.2(d) of the zoning ordinance. The property is located on the south side of Herndon Parkway west of its intersection with Exchange Place. Fairfax County Tax Map Reference Number: 0164 10 0002C. Agent: Kenneth W. Wire, Esq. Wire Gill LLP. Applicant/Property Owner: 555 Herndon, LLC.

Chairman Romeo called on Bryce Perry, Deputy Director of Community Development, for the staff report.

Mr. Perry presented the staff report for DP #21-01, dated November 7, 2022, which is on file in the Department of Community Development.

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Work Session**

Staff did not provide a recommendation while the applicants continue to address comments raised by staff.

Commissioners offered questions about the following topics: proposed location of the office space, acreage of proposed green space/phase two footprint, possible proffers for proposed green space, appearance and materials of parking garage screening/blank exterior walls, hours of operation of public space areas, minimum square footage of potential retail space, drone delivery zones, deterrence of right turns from east site entrance, potential conflicting statements from applicant regarding existing market conditions and economic sustainability of proposal, comparison of available office space between current proposal and existing approved plan, the screening of the garage in the interim, and the screening of the office building garage. Mr. Perry and Ms. Gilleran responded to Commissioners questions. In addition, Chairman Romeo suggested proffer language regarding the interim park design and amenities and the location of the retail parking.

DISCUSSION

3. Overview of the TRG process and actions to date

Chairman Romeo called on Lisa Gilleran, Director of Community Development for an update on the TRG.

Ms. Gilleran provided the following updates: staff and SOM consultants are beginning to receive reports from sub-consultants and anticipate receiving more over the coming month; staff is working to have a meeting of the TRG advisory committee either the last week of November or the first week of December; SOM is developing a survey to gather community input on the TRG; SOM is working on a presentation to deliver to Town Council possibly in January or February; an alternate committee member is needed for the TRG advisory committee.

Commissioner Yohannes asked if the SOM presentation to Town Council would be open to the public. Ms. Gilleran confirmed that it would be.

Chairman Romeo volunteered to be an alternate TRG advisory committee member.

4. COMMENTS FROM THE STAFF

Chairman Romeo asked if there were any additional comments from staff. There were no additional comments from staff.

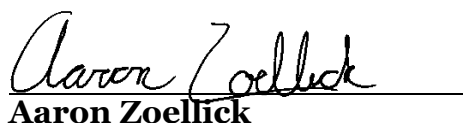
5. COMMENTS FROM THE COMMISSIONERS

Chairman Romeo asked if there were any comments from the Commissioners. There were no comments from the Commissioners.

ADJOURNMENT

On the motion of Commissioner McFarlane, seconded by Commissioner Yohannes, and carried by a vote of 5-0, the November 7, 2022, Planning Commission work session was adjourned. The vote was: Commissioners Elbarasse, Donahue, McFarlane, Yohannes, and Chairman Romeo voting "Aye."

There being no further business, the meeting adjourned at 8:15 p.m



Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Planning Commission: January 23, 2023