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**PLANNING COMMISSION
Work Session
May 9, 2022**

The Planning Commission of the Town of Herndon, Virginia, met in work session on Monday, May 9, 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; Chairman Romeo, Vice Chair George Burke, and Commissioners: Jay Donahue, Paul LeReche, Mike McFarlane, Kevin Moses and Meron Yohannes.

Others present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator and Lisa Webster, acting Clerk of Boards and Commissions.

1. DETERMINATION OF QUORUM

Chairman Romeo stated that all seven Commissioners were present, which constituted a quorum.

PUBLIC HEARING

- 2. DEVELOPMENT PLAN – DP #19-01, 593 Herndon Parkway, Parkview, 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. Fairfax County Tax Map Reference Number: 0164-10-0007C. Agents: Greg Riegler and Lori Greenlief, McGuireWoods, LLP. Applicant/Property Owner: Parkview Executive Center, Joint Venture, RLLP.**

Chairman Romeo opened the work session and called on Lisa Gilleran, Director of Community Development for a review of the staff report.

Ms. Gilleran reviewed the proposed Development Plan for the Parkview development with a PowerPoint presentation. The proposal included a mixed-use option, an all-office option, and proposed densities 2.12 to 4.3 FAR (Floor Area Ratio).

Chairman Romeo provided his disclosure:

Transaction under consideration:

DEVELOPMENT PLAN - DP #19-01, 593 Herndon Parkway, Parkview, 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. Fairfax County Tax Map Reference Number: 0164-10-0007C.

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Agents: Greg Riegler and Lori Greenleaf, McGuireWoods, LLP. Applicant/Property Owner: Parkview Executive Center, Joint Venture, RLLP.

Nature of personal interest affected by transactions:

In the course of my employment, I represent the parent company of the owner, Lerner in other matters in another jurisdiction, but I have had no knowledge or involvement in this project or application. I am able to participate in the transaction fairly, objectively, and in the public interest.

DISCUSSION

Commissioners discussed options provided in the PowerPoint presentation and questions were raised about the traffic impacts, especially because the proposal includes more parking than the original studies used in the HTOC (Herndon Transit Oriented Core) small area plan. Commissioners also asked for further information related to the proposed Proffers and how they aligned with the adopted HTOC plan and Design Guidelines. Commissioner Yohannes requested to see the applicant's data regarding anticipated market demand for parking. Ms. Gilleran stated that staff review is ongoing, and the recommendation would be to continue the public hearing to the next meeting date on June 27, 2022.

Commissioners discussed alternative options for the project and asked the applicant developer agent if options were viable. Commissioner Yohannes requested the developer or agent to provide a rendering of the project from the pedestrian perspective and Commissioner LeReche requested additional images of the garage screening, including night-time screening.

3. ITEMS OF INTEREST

Ms. Gilleran provided updates on the Pedestrian and Bicycle Advisory Committee.

4. COMMENTS FROM THE STAFF

There were no comments from the staff.

5. COMMENTS FROM THE COMMISSIONERS

There were no comments from the Commissioners.

ADJOURNMENT

On the motion of Vice Chair Burke seconded by Commissioner McFarland and carried by a vote of 7-0, the May 9, 2022, Planning Commission work session was adjourned. The vote was: Commissioners Donahue, LeReche, McFarlane, Moses, Yohannes, Vice Chair Burke, and Chairman Romeo voting "Aye."

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There being no further business, the meeting adjourned at 8:54 p.m.



**Michael Romeo, Chairman
Planning Commission**



**Erika Orellana
Clerk of Boards & Commissions**

Minutes approved by the Planning Commission: June 27, 2022