



PLANNING COMMISSION REGULAR MEETING AGENDA

Town Council Chambers Building
765 Lynn Street, Herndon, VA 20170

Monday, March 23, 2026 | 7:00 PM

1. Call to Order

2. Approval of Minutes

- a. February 23, 2026, Planning Commission Regular Meeting Minutes
- b. March 9, 2026, Planning Commission Work Session Minutes

3. Comments

- a. Comments from the Staff Members
- b. Comments from the Commissioners
- c. Comments from the Public
Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

4. Public Hearings

- a. Development Plan – DP #24-01, 575 Herndon Parkway, to consider a development plan in the, PD-TOC, Planned Development-Transit Oriented Core Zoning District with proffered conditions to allow the redevelopment of the site with commercial and multi-family residential uses
- b. Application for a Special Exception – SE #26-01, 1020 Elden Street, Suite 205, to consider a special exception to permit a personal services use consisting of hair services, within the Commercial Office (CO) Zoning District
- c. Zoning Ordinance Text Amendment – ZOTA #25-06, to amend Chapter 78 (ZONING), ART. VI (Overlay Districts), and Article XVIII (Definitions), to update sections for conformance with the Virginia Administrative Code regarding changes to the Chesapeake Bay Preservation Act

5. Old Business

- a. Resolution to Recommend Adoption of the Town of Herndon Roadway Safety Action Plan

6. Adjournment

Agenda Item: February 23, 2026, Planning Commission Regular Meeting Minutes

Meeting Date: March 23, 2026

Category: Approval of Minutes

Prepared by: Amanda Kertz, Town Clerk

Description:

This is a request to approve the February 23, 2026, Planning Commission Regular Meeting Minutes.

Background/Timing Impact:

Planning Commission minutes are typically presented for approval in chronological order. Action on the minutes is an important function of the Planning Commission.

Fiscal Impact:

N/A

Legal Impact:

Code of Virginia Section 2.2-3707 outlines the requirements for the recording of minutes for all public bodies.

Staff Recommendation/Next Steps:

Recommend approval as presented.

Attachments:

1. February 23, 2026, Planning Commission Draft Minutes

HERNDON PLANNING COMMISSION
Regular Meeting Minutes
Monday, February 23, 2026

1. Call to Order

Chair Romeo called the February 23, 2026, regular meeting to order at 7:00 p.m. in the Herndon Council Chambers, 765 Lynn Street, Herndon. In attendance were: Commissioners Andrew Beatty; Stephen Mundt; Samuel F. Richardson II; Vice Chair Meron Yohannes; and Chair Michael Romeo.

Commissioner Yung C. Kim was absent.

Staff present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; John Irish, Deputy Director of Public Works; Fadrique Iglesias, Community Planner; John Verdin, Capital Project Program Manager; and Margie Tacci, Deputy Town Clerk.

Chair Romeo stated that six Commission Members were present, which constituted a quorum.

Chair Romeo noted that the meeting would be Commissioner Jay Donahue's final Planning Commission meeting and recognized Mayor Keven LeBlanc, who presented Commissioner Donahue with a Certificate of Appreciation for his years of service to the Planning Commission and the Town. Mayor LeBlanc thanked Commissioner Donahue for his dedication to the community and his many years of service on Town boards, committees, and commissions throughout the years.

2. Organizational Meeting

a. Election of Officers (rescheduled from January 26, 2026)

Chair Romeo stated that the election of officers had been rescheduled from the January 26, 2026, meeting, which was canceled due to inclement weather.

Nomination and Vote

Chair of the Planning Commission

Chair Romeo opened nominations for the Chair of the Planning Commission. Commissioner Mundt moved to nominate Commissioner Romeo as the Chair. The nominations were closed.

Commissioner Mundt moved to elect Michael Romeo as Chair of the Planning Commission. Motion seconded by Commissioner Donahue. The question was

called on the motion, which carried by a 6-0 roll call vote. The vote was: Commissioners Beatty, Donahue, Mundt, Richardson, Vice Chair Yohannes, and Chair Romeo voting "Aye." Commissioner Kim was absent.

Nomination and Vote
Vice Chair of the Planning Commission

Chair Romeo opened the floor for nominations for Vice Chair of the Planning Commission. Chair Romeo moved to nominate Meron Yohannes as Vice Chair of the Planning Commission. The nominations were closed.

Chair Romeo moved to elect Meron Yohannes as Vice Chair of the Planning Commission. Motion was seconded by Commissioner Mundt. The question was called on the motion, which carried by a 6-0 roll call vote. The vote was: Commissioners Beatty, Donahue, Mundt, Richardson, Vice Chair Yohannes, and Chair Romeo voting "Aye." Commissioner Kim was absent.

Vote to Designate
Secretary of the Planning Commission

Chair Romeo moved to designate the Town Clerk as Secretary of the Planning Commission. Motion seconded by Commissioner Beatty. The question was called on the motion, which carried by a 6-0 roll call vote. The vote was: Commissioners Beatty, Donahue, Mundt, Richardson, Vice Chair Yohannes, and Chair Romeo voting "Aye." Commissioner Kim was absent.

Vote to Designate
Parliamentarian of the Planning Commission

Chair Romeo moved to designate the Town Attorney as Parliamentarian of the Planning Commission. Motion seconded by Vice Chair Yohannes. The question was called on the motion, which carried by a 6-0 roll call vote. The vote was: Commissioners Beatty, Donahue, Mundt, Richardson, Vice Chair Yohannes, and Chair Romeo voting "Aye." Commissioner Kim was absent.

3. Approval of Minutes

- a. **October 20, 2025, Planning Commission Work Session Minutes (rescheduled from January 26, 2026)**
- b. **October 27, 2025, Planning Commission Regular Meeting Minutes (rescheduled from January 26, 2026)**
- c. **December 8, 2025, Planning Commission Work Session Minutes (rescheduled from January 26, 2026)**

d. January 12, 2026, Planning Commission Work Session Minutes

Commissioner Beatty moved the following sets of minutes for approval, as presented:

- October 20, 2025, Planning Commission Work Session Minutes
- October 27, 2025, Planning Commission Regular Meeting Minutes
- December 8, 2025, Planning Commission Work Session Minutes
- January 12, 2026, Planning Commission Work Session Minutes

Motion seconded by Commissioner Richardson. The question was called on the motion, which was carried by a 6-0 roll call vote. Commissioners Beatty, Donahue, Mundt, Richardson, Vice Chair Yohannes, and Chair Romeo voting "Aye." Commissioner Kim was absent.

4. Comments

a. Comments from the Staff Members

Lisa Gilleran, Director of Community Development, provided remarks on the recent joint Town Council and Planning Commission work session. She noted that the Comprehensive Plan process will include two early action plans focused on the Downtown and Metro areas. These plans will include data analysis, community engagement, and visioning. Drafts are anticipated toward the end of 2026.

b. Comments from the Commissioners

Vice Chair Yohannes: thanked staff and her colleagues for an excellent and informative joint work session last week. She thought it was helpful in framing the Comprehensive Plan discussions.

Chair Romeo: echoed Vice Chair Yohannes' comments about the joint work session.

Commissioner Mundt: asked whether the Town must conduct the five-year review of the Comprehensive Plan while the Herndon 2050 Comprehensive Plan update has started.

Lesa Yeatts, Town Attorney, stated that it is acceptable practice to proceed with preparation of a new comprehensive plan rather than holding a separate five-year review of the existing plan. She advised that she could discuss the matter further with Commissioner Mundt and Chair Romeo outside of the meeting.

Commissioners Beatty, Donahue, and Richardson offered no additional comments.

c. Comments from the Public

Chair Romeo reviewed the process and asked those who wanted to provide Comments from the Public to come forward. The following individual provided comments:

- Sean Regan, 1000 Monroe Street, Herndon: provided comments about the Trellis housing community on Elden Street. Mr. Regan discussed the workforce housing program on the property and suggested that the Town review the program as part of its housing policy discussions.

Chair Romeo thanked Mr. Regan for his comments and noted that housing policy had recently been discussed during the joint work session between the Planning Commission and Town Council.

5. Public Hearings

- Application for a Special Exception– SE #25-03, 1207 Sunrise Court, to consider a special exception to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district (rescheduled from January 26, 2026)**

Certifications of Publication from the Editor of the Fairfax County Times newspapers were filed, showing that notices of the following public hearing items were duly advertised in the January 9 and January 16, 2026, issues.

Chair Romeo opened the public hearing and called on Fadrique Iglesias, Community Planner, who provided an overview of SE #25-03, 1207 Sunrise Court. Mr. Iglesias stated that the proposed application would allow up to 12 children to attend the child daycare, which is permitted under the zoning ordinance with a special exception. He reviewed zoning compliance, operational conditions, parking analysis, and neighborhood compatibility. Staff recommended approval of the special exception and forwarding the item to Town Council for review, to include the recommended conditions outlined in the staff report.

Chair Romeo invited the applicant or applicant's agent to speak on the application.

Idalia Bonilla Alvarenga, 1207 Sunrise Court, Herndon, provided brief remarks regarding the proposed daycare operation.

There were no comments from the public.

Chair Romeo closed the public hearing and moved to the Commission level for discussion and action.

Commissioner Mundt moved to recommend approval of Special Exception SE #25-03, 1207 Sunrise Court, to consider a special exception to permit a home-

based child daycare use within the PD-R, Planned Development-Residential, zoning district. Motion seconded by Vice Chair Yohannes.

There were comments from the Planning Commission on this item.

The question was called on the motion which carried by a 6-0 roll call vote. Commissioners Beatty, Donahue, Mundt, Richardson, Vice Chair Yohannes, and Chair Romeo voted "Aye." Commissioner Kim was absent.

**b. Town of Herndon FY 2027 - FY 2032 Capital Improvement Plan (CIP)
(rescheduled from January 26, 2026)**

Certifications of Publication from the Editor of the *Fairfax County Times* newspapers were filed, showing that notices of the following public hearing items were duly advertised in the January 9 and January 16, 2026, issues.

Chair Romeo opened the public hearing and recognized John Verdin, Capital Project Program Manager, for the staff report. Mr. Verdin stated that the Capital Improvement Plan is a six-year financial planning document that outlines proposed capital projects and supports the Town's Comprehensive Plan and annual budget process. As allowed by the Code of Virginia § 15.2-2239, the Planning Commission will make a recommendation to the Town Manager regarding the CIP. This allows the Town Manager to consider the Commission's recommendation prior to recommending the budget and CIP to Town Council. He indicated that nothing had changed since the work session review of this item and that the document is posted on the Town's website.

Mr. Verdin reviewed the proposed projects included in the FY 2027–FY 2032 CIP and described funding sources, including General Fund revenues, enterprise funds, grant funding, and potential bond financing. Staff recommends approval of the proposed CIP, recommending the document to the Town Manager to be presented to Town Council.

There was discussion between staff and the Commission about the proposed CIP, regarding recent Town Council discussions of capital priorities. Commissioner Mundt requested a further breakdown of budgetary funding sources for specific projects.

There were no comments from the public. Chair Romeo closed the public hearing and moved to Commission level for discussion and action.

Commissioner Donahue moved to approve the Town of Herndon FY 2027–FY 2032 Capital Improvement Plan (CIP). Motion seconded by Chair Romeo.

There were comments from the Commission on this item.

The question was called on the motion which carried by a 6-0 roll call vote. Commissioners Beatty, Donahue, Mundt, Richardson, Vice Chair Yohannes, and Chair Romeo voting "Aye." Commissioner Kim was absent.

6. Adjournment

There being no further business, and without objection, Chair Romeo adjourned the February 23, 2026, Planning Commission regular meeting at 7:51 p.m.

Amanda E.M. Kertz
Town Clerk

Minutes approved by Planning Commission: _____

[Note: Approved resolutions are on file in the Department of Community Development.]

DRAFT

Agenda Item: March 9, 2026, Planning Commission Work Session Minutes

Meeting Date: March 23, 2026

Category: Approval of Minutes

Prepared by: Amanda Kertz, Town Clerk

Description:

This is a request to approve the March 9, 2026, Planning Commission Work Session Minutes.

Background/Timing Impact:

Planning Commission minutes are typically presented for approval in chronological order. Action on the minutes is an important function of the Planning Commission.

Fiscal Impact:

N/A

Legal Impact:

Code of Virginia Section 2.2-3707 outlines the requirements for the recording of minutes for all public bodies.

Staff Recommendation/Next Steps:

Recommend approval as presented.

Attachments:

1. March 9, 2026, Planning Commission WS Draft Minutes

HERNDON PLANNING COMMISSION
Work Session Minutes
Monday, March 9, 2026

1. Call to Order

Chair Romeo called the March 9, 2026, Planning Commission work session to order at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon. In attendance were: Commissioners Andrew Beatty; Stephen Mundt; Samuel F. Richardson II; Brenda Wichman; Vice Chair Meron Yohannes; and Chair Michael G. Romeo.

Commissioner Yung C. Kim was absent.

Staff present during the meeting: Lesa Yeatts, Town Attorney; Kirstyn Jovanovich, Deputy Town Manager; Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator; Bryce Perry, Deputy Director of Community Development; Fadrique Iglesias, Community Planner; Ben Schitter, Development Program Planner; Aaron Zoellick, Zoning Services Specialist; and Margie Tacci, Deputy Town Clerk.

Chair Romeo stated that six Planning Commission Members were present, which constituted a quorum. He welcomed the newly appointed Commissioner, Brenda Wichman, to the Board.

2. Public Hearings

a. Development Plan – DP #24-01, 575 Herndon Parkway, to consider a development plan in the PD-TOC, Planned Development-Transit Oriented Core Zoning District with proffered conditions to allow the redevelopment of the site with commercial and multifamily residential uses

Chair Romeo noted that this application was discussed at the previous work session and recognized Bryce Perry, Deputy Director of Community Development, for the staff presentation. Mr. Perry presented the discussion item regarding Development Plan DP #24-01 for 575 Herndon Parkway within the PD-TOC (Planned Development – Transit Oriented Core) Zoning District. The site consists of approximately 4.5 acres and is improved with a multi-story office building and surface parking lot. The property is adjacent to the north pavilion of the Herndon Metrorail Station.

Mr. Perry stated the proposal includes redevelopment of the site with a mixed-use stick-over-podium building with approximately 525 residential units, 9,000 square feet of retail, and 6,000 square feet of office/flex space. The building is designed

around a structured parking garage and private amenity space. The proposal also includes reconstructed streetscape and bus bays along Herndon Parkway, a private street along the eastern boundary, a pedestrian connection on the south side, and a promenade extending to the Metro pavilion. Mr. Perry stated that the proposal represents the fifth submission of the project. Staff continues to review the application and will provide additional information as the review progresses. A staff report and recommendation are expected at a future Planning Commission meeting.

There was discussion among the Commission and staff on this item, including:

1. EV charging provisions in the proposed proffers.
2. Sanitary sewer contributions, including how contributions are calculated and concerns about rising infrastructure costs
3. Fiscal impacts related to the site redevelopment.
4. Project elements, including submission completeness, timeline, traffic impacts, maintenance responsibilities, accessibility considerations, and tree canopy.
5. Access agreement language in the proposed proffers. Vice Chair Yohannes stated she would provide additional comments on this topic to staff.

Responding to Commissioner Richardson, Mr. Perry stated that staff would provide additional information regarding the project timeline.

b. Application for a Special Exception – SE #26-01, 1020 Elden Street, Suite 205, to consider a special exception to permit a personal services use consisting of hair services, within the CO, Commercial Office Zoning District

Chair Romeo called on Fadrique Iglesias, Community Planner, who presented the staff report and staff presentation dated March 9, 2026. Mr. Iglesias stated the property is located within the Crossroads of Dulles Office Condominium development at the northwest corner of Elden Street and Sterling Road. Unit 205 consists of approximately 1,081 square feet on the second floor of a multi-unit building fronting Elden Street.

Mr. Iglesias reviewed the zoning and Comprehensive Plan designation and summarized the application. He noted that over the past ten years, the Town Council has approved several special exceptions at the office park without reported complaints.

Staff recommended approval of the application with two conditions: (a) substantial conformance with the submitted application and plan submitted by the applicant on January 30, 2026; and (b) business operations shall be conducted by appointment

only and limited to seven (7) total people, inclusive of employees, occupying the space at any given time during business hours.

There was discussion among the Commission and staff on this item, including:

1. A request that the applicant explain how the office areas within the space would be used.
2. Questions regarding the number of people permitted in the space and the parking requirements.

c. Zoning Ordinance Text Amendment – ZOTA #25-06, to amend Chapter 78 (ZONING), ART. VI (Overlay Districts), and Article XVIII (Definitions), to update sections for conformance with the Virginia Administrative Code regarding changes to the Chesapeake Bay Preservation Act

Chair Romeo recognized Aaron Zoellick, Zoning Services Specialist, who presented the staff report and presentation dated March 9, 2026. Mr. Zoellick stated the Town of Herndon is one of the localities subject to the Chesapeake Bay Preservation Act. In April 2020, the Virginia General Assembly amended the Code of Virginia to require the Department of Environmental Quality (DEQ) to adopt regulations on the preservation of mature trees, along with resiliency and adaptation measures within the Resource Protection Area. The State Water Control Board adopted a new section of the Chesapeake Bay Preservation Area Designation and Management Regulations in September 2021.

Mr. Zoellick stated that the proposed Zoning Ordinance Text Amendment updates the relevant sections of the zoning ordinance to conform with the Virginia Code. Updates include:

1. Requirements for a resiliency assessment for proposed land development in the Resource Protection Area (RPA).
2. Conditions for the selection, design, installation, and maintenance of adaptation measures in the RPA.
3. Requirements for the preservation of mature trees in the RPA.
4. New and updated definitions applicable to the ordinance updates.

Staff recommends that the Planning Commission recommend approval of the ZOTA to the Town Council.

There was discussion among the Commission and staff on this item, including:

1. Buffer management within the RPA, including thresholds for pruning versus vegetation in the area.

2. Administration of vegetation removal within the RPA.
3. Tree removal during development.
4. Application of the updates to the development review process.

3. New Business

a. Zoning Map Amendment, ZMA #24-01, 250 Exchange Place

Chair Romeo recognized Bryce Perry, Deputy Director of Community Development, to begin the discussion on this item. Mr. Perry presented the staff report and presentation dated March 9, 2026, regarding Zoning Map Amendment ZMA #24-01, 250 Exchange Place. The applicant proposes to rezone the property to allow redevelopment of the site with multifamily, stacked, and single-family attached residential units.

The application would demolish the existing five single-story office buildings and redevelop the site in three phases. Mr. Perry stated the first phase will build major utilities and public streets. The remaining phases include construction of the residential development, proposed to include approximately 400 multifamily residential units and 62 stacked residential units. Mr. Perry reviewed the transportation access and multimodal areas, stating that the development will include structured parking, internal amenities, updated streetscapes, and two public open space areas near Herndon Parkway.

Staff is evaluating the traffic study, fiscal considerations, and proposed proffers intended to address the project impacts. He noted that the Architectural Review Board (ARB) generally supports the application and will provide additional comments during the formal review process. Staff supports the first three requested modifications but does not support the fourth request to waive landscaping requirements on the garage deck, as it does not conform to the Transit Related Growth (TRG) standards.

There was discussion among the Commission and staff on this item, including:

1. Ownership and access to the open space areas. The open space areas would be maintained privately rather than by the Town.
2. Parking infrastructure, likely occurring in the first phase.
3. Timeline of Planning Commission review.
4. Design of single-family attached units.

5. Staff's suggested modifications and potential project constraints.

Staff advised that community outreach meetings will be coordinated with the applicant as the design progresses.

4. **Comments**

a. **Comments from the Staff Members**

Lisa Gilleran, Director of Community Development, stated that tomorrow's Town Council work session agenda includes further review of the housing study. She encouraged the Commission to review the materials and try and attend or watch the livestream of the meeting.

b. **Comments from the Commissioners**

Commissioner Beatty: welcomed the new Planning Commissioner, Brenda Wichman.

5. **Adjournment**

There being no further business, and without objection, Chair Romeo adjourned the March 9, 2026, Planning Commission Work Session at 8:43 p.m.

Amanda Kertz
Town Clerk

Minutes approved by the Planning Commission : _____

Agenda Item: Development Plan – DP #24-01, 575 Herndon Parkway, to consider a development plan in the, PD-TOC, Planned Development-Transit Oriented Core Zoning District with proffered conditions to allow the redevelopment of the site with commercial and multi-family residential uses

Meeting Date: March 23, 2026

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:

This is a development plan application that, if approved, would permit the redevelopment of the property located at 575 Herndon Parkway with a mixed-use building comprised of residential multi-family and ground floor commercial land uses.

Background/Timing Impact:

The application has undergone staff review and reviews at two Planning Commission work sessions. After final Planning Commission review, the application will be scheduled for review by the Town Council. For more information, see the provided staff report.

Timing Impact:

There is no timing impact at this time.

Fiscal Impact:

There are anticipated fiscal impacts from the project. The staff report includes some details on how those impacts are being analyzed.

Legal Impact:

There is no legal impact at this time.

Staff Recommendation/Next Steps:

The staff is recommending approval of this application. A draft resolution has been provided for consideration by the Planning Commission. This resolution includes a recommendation for approval of the project with noted findings.

Attachments:

1. DP24-01 Staff Report

2. DP24-01 PC Draft Resolution
3. Legal Ad

STAFF REPORT

Agenda Item: HTOC Development Plan –Development Plan – DP #24-01, 575 Herndon Parkway, to consider a development plan in the PD-TOC, Planned Development-Transit Oriented Core Zoning District with proffered conditions to allow the redevelopment of the site with commercial and multi-family residential uses.

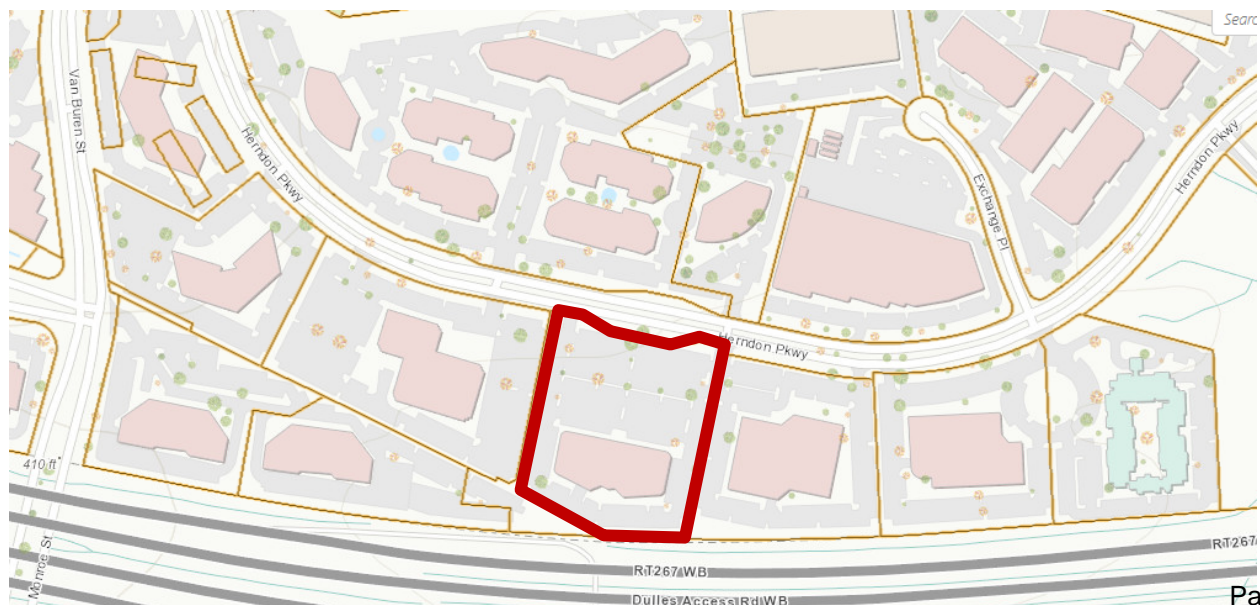
Meeting Date: March 23, 2026

Staff Contact: Bryce A. Perry, Deputy Director of Community Development
bryce.perry@herndon-va.gov (703)787-7380

Summary Information:

| | |
|--------------------------------------|--|
| Applicant Request | To rezone the subject parcel to allow redevelopment of the site with a mixed-use building |
| Address | 575 Herndon Parkway |
| Owner | Bristol Herndon Parkway, LLC |
| Agent | Woodfield Development Company, LLP |
| Zoning | PD-TOC: Planned Development Transit-Oriented Core District |
| Adjacent Zoning | North: O&LI; Office and light industrial South: I-4; industrial medium intensity (FFX CO) East: PD-TOC; Planned Development - transit-oriented core district West: PD-TOC; Planned Development - transit-oriented core district |
| Land Use Designation | Regional Corridor Mixed Use / Metro Area Plan |
| Adjacent Land Use Designation | North: Regional Corridor Mixed Use / Transit Related South: Office, Public Facilities (FFX CO) East: Regional Corridor Mixed Use West: Regional Corridor Mixed Use |
| Total Site Area | 4.64 acres / 202,120 square feet |
| Existing Use | 139,200 GFA office building with surface parking lot |

Location Map:



Site Description:

This parcel is located on the south side of Herndon Parkway in a through-lot configuration with the Dulles Toll Road. It has approximately 425' of frontage along the Parkway and 195' of frontage along the toll road. The parcel's elevation drops about 10' west to east. It immediately abuts the Herndon Metrorail Station, is adjacent to the current walkway from Herndon Parkway to the Metro station along its western boundary, and is about one mile from downtown Herndon. The site is improved with an office building, a surface parking lot, and small areas of parking lot and buffer landscaping. The site was developed in 1988 and has been largely vacant in recent years. Currently, access to the site is gained via two entrances off Herndon Parkway and town-built bus bays exist along the Herndon Parkway frontage.

Case Background:

Case Materials. The application materials include the following items:

- Statement of Justification dated February 13, 2026
- Proffer Statement dated February 13, 2026
- Generalized Development Plan dated February 13, 2026
- Traffic Impact Analysis dated October 15, 2025
- Architectural Review Board (ARB) Preliminary Review Report dated February 5, 2026

Herndon Transit-Oriented Core. This property is part of an area that was master planned in 2012 and rezoned to PD-TOC in 2013 to allow mixed use redeveloped up to 4.3 FAR with approval of a development plan.

Principal Sources of Regulation and Guidance. Redevelopment within the PD-TOC is specifically regulated under Section 78-50.8 of the Zoning Ordinance. New development is further guided by the Land Use and Transportation chapters of the 2030 Comprehensive Plan, the Herndon Metro Area Plan (adopted 2012) and the Herndon Transit-Oriented Core Urban Design and Architectural Guidelines.

Staff Review. The town's development review team has reviewed five submissions of this application. The Planning Commission is reviewing the fifth submission. Coordination between staff and the applicant remains ongoing with an expectation that the dialogue and minor refinements to the proposal will continue up until final Town Council action.

Architectural Review Board (ARB) Evaluation. The architectural design of the project was reviewed at two ARB work sessions. A report on the ARB findings of those reviews, for consideration by the Planning Commission, has been issued.

Planning Commission Review. The Planning Commission's role in the review of this HTOC Development Plan, as with all rezoning applications, is advisory. It is tasked with reviewing and making recommendations to the Town Council on whether to approve, approve with recommendations, or disapprove the application. The Town Council will make the legislative decision following Planning Commission review. A site plan, which is an administrative action, and review and action by the ARB regarding the design of the buildings and site features, are required prior to issuance of a building permit. Staff would re-confirm conformance with the approved Development Plan and its proffered conditions at each of these steps. In future years, failure to adhere to the proffered conditions would result in zoning enforcement actions.

Neighborhood Meetings. The applicant held an in-person neighborhood meeting, on-location at the subject property. It was held on December 5, 2024 and approximately 15 citizens attended. The meeting was promoted with direct mailings to the following groups:

- all property owners and business owners (if different than property owners) within ¼ mile for any portion of the property (within town limits);
- all property owners and business owners within the HTOC;
- Any HOAs or POAs (commercial or residential) within ½ mile from any portion of the property.

At the meeting the applicant's team presented the specifics of the project utilizing various architectural renderings and views including a fly over of a model of the project. A one-page handout was provided summarizing the project and members of the design team were present to answer questions. Many of the questions were related to the construction and no opposition to the project was voiced.

Case Proposal:

Land Use Program

The overall land use program for the redevelopment proposed is listed below.

| | |
|------------------------|----------------------|
| Total GFA | 575,130 SF |
| - Residential GFA | - 559,921 SF (97.4%) |
| - Retail/Restaurant | - 9,222 SF (1.6%) |
| - Commercial or Office | - 5,987 SF (1.0%) |
| Density | 2.85 FAR |

The project will be completed in a single phase with retail, restaurant, and office flex spaces, residential lobby and indoor amenity areas, and residential walk-out units, and back-of-house services areas along the ground floor and all residential on the upper floors. Approximately 1,200 square feet of space along the Promenade is reserved for lease to the Town of Herndon per certain conditions as stated in the proffers.

Building Architecture

The building design utilizes a "four-sided" architectural approach with mostly masonry cladding materials and various compositions arranged to appear as smaller buildings across the block. The building would be seven stories in height with stick-over-podium construction. The building wraps an aboveground parking garage in addition to two internal courtyards.

Site Layout

The site is designed as a cohesive development within the context of the neighboring development of the HTOC district with shared points of access and a focus on an urban layout. The development essentially creates a new urban block with Herndon Parkway and new bus bay along the northern boundary, the completion of a new private road shared with 555 Herndon Parkway along the eastern boundary, a pedestrian-oriented corridor along the southern boundary that would serve a link of the Sugarland Run Trail, and the pedestrian-only promenade along the western boundary. All sides of the development have been designed to accommodate pedestrians with sidewalks, street trees and various site furnishings and amenities. The active ground floor uses are generally consolidated to the Herndon Parkway and promenade facades while the loading and service bays and garage access entrance are grouped along the east side of the site.

Parking

The parking garage holds 638 spaces for vehicles including accessible spaces and dedicated spaces for electric vehicle charging and for patrons of the commercial uses. Vehicle access to the site is gained from the new private road along the eastern boundary. On-street parking would also be providing on both sides of the private street. Both short-term public bicycle parking would be provided throughout the site and dedicated internal parking for building residents.

Promenade Design

The Promenade is designed to fulfill the vision established in the HTOC Design Guidelines with attention to the pedestrian experience. The design consists of an allee of trees spaced to provide shade at regular intervals along with other planter beds to break up the hardscape. Several decorative paver surface treatments would be used and designed in a manner that carries through a previous paver design employed at the approved but not yet built 593 Herndon Parkway project. The design incorporates multiple amenities, including pop-up business kiosks, various seating and lounging areas, pedestrian lighting, artwork, wayfinding signage, and other focal elements.

Bus Bays

For this development the existing Town of Herndon bus bays would be reconstructed with a new design that incorporates a larger shared user streetscape along the Herndon Parkway. There will not be any loss in number of bus stop shelters and additional amenities for transit users would be added. This would be a mixing area of transit users, pedestrians, and cyclists and the design is intended to accommodate each.

Sugarland Run Trail

The rear of the site is designed as a pedestrian corridor and link of the Sugarland Run Trail. In its final configuration the trail would continue through the HTOC, into Fairbrook, and connect with the W&OD Trail via the existing trail north of Spring Street. The design incorporates a wide hardscaped path that not only serves as a bike and pedestrian connection but also allows for emergency vehicle access and the occasional loading vehicle access by use of a mountable curb. This proposal would continue the trail off-site, on the town-owned parcel to the east to connect with the existing trail that currently goes to Van Buren Street.

Traffic Analysis

A Traffic Impact Analysis (TIA) was conducted with the following findings. The proposed redevelopment is forecasted to generate 219 AM peak hour trips and 207 PM peak hour trips. Given the subject property's location immediately adjacent to the Herndon Metrorail Station, the analysis incorporates significant non-auto mode share reductions—specifically 45% for residential uses and 25% for commercial space. This transit-oriented approach effectively offsets the impact of the proposed density by leveraging the site's high accessibility to the Silver Line and existing pedestrian infrastructure. To mitigate local impacts, the applicant will consolidate site access to a shared eastern driveway with the adjacent 555 Herndon Parkway development. Key commitments include a signal warrant analysis for this shared entrance and a commitment to establish and operate a Transportation Demand Management (TDM) program with the goal of reduced single occupancy vehicle trips.

Modifications

The applicant is requesting six modifications as part of this case. Those requests are included in the Statement of Justification provided by the applicant. They are further explained and evaluated in the modification evaluation table contained within the analysis portion of this report.

Proffers

A proffer statement with a number of provisions and commitments volunteered by the applicant to help offset the impacts of the development has been provided. They are further explained in the analysis portion of this report.

Staff Analysis:

1. Reviewing Agencies. For the evaluation of this plan, staff review was conducted by zoning administration staff, town planners, town engineers, utility managers, transportation staff, and the county fire marshal. The review is centered around confirming compliance with applicable codes and standards, confirming adherence to guidance from planning documents, and understanding and managing impacts to the neighbors and town. With each staff review, written comments are provided and often, one or more meetings are held with the applicant. Typically, with rezoning applications, coordination with staff to address minor comments continue through until final Town Council review. That is the case with this application. Staff will be issuing a few remaining comments to the applicant prior to the March 23, 2026 Planning Commission regular meeting. Those comments are not expected to have an impact on the overall land use program, density, or site layout as currently proposed.
2. Zoning Ordinance Compliance. This plan is largely governed by Section 78-50.8 of the zoning ordinance which includes dimensional standards, principal and accessory land use allowances, open space provisions, site planning standards, and building design standards. If the development plan is approved, zoning ordinance compliance will be monitored as the project progresses through site plan, ARB, and building permitting review processes. There remain a few items of the current case submission that staff is evaluating for compliance with the applicable zoning ordinance requirements including the zoning modifications.
3. Review Criteria Assessment. The table below includes an assessment of compliance with the standards for development plans within the PD-TOC found in Zoning Ordinance Section 78-50.8(m)(2). This section states that the applicant shall demonstrate that the proposed development furthers the purpose and intent of the PD-TOC district and the vision of the adopted comprehensive plan, documents referenced therein and the Urban Design and Architectural Guidelines for the Herndon Transit-Oriented Core by addressing and achieving at a minimum the following objectives:

| Section 78-50.8(m)(2) Review Criteria | Meets or Does Not Meet | Explanation of Compliance/Adherence |
|---|---------------------------------------|---|
| a. Contribute to a tiered intensity of development, with the highest intensities located closest to the Herndon Metro Station pavilion, and the | Meets | While this application is not proposing a development at the highest permitted FAR of 4.3, it is still a high-density project with its 2.85 FAR. While the neighboring 555 Herndon Parkway is currently at 2.6 FAR, its |

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| <p>Herndon Station promenade, with a mix of residential, office, retail and hotel uses and public spaces necessary to achieve a vibrant, mixed-use urban environment.</p> | | <p>ultimate buildout to 3.7 FAR via a future office tower sets a precedent for the highest intensities to be located nearest the Metro station pavilion. This subject site complements that tiered approach by providing a residential and commercial mix that supports the 'vibrant, mixed-use urban environment' envisioned for the district. Furthermore, by siting ground-floor retail adjacent to the promenade, the design activates the pedestrian connection between the high-density office uses to the west and the Metro station, reinforcing the station-centric intensity hierarchy.</p> |
| <p>b. Contribute to a logical networks of open space and urban parks designed as described in the Urban Design and Architectural Guidelines for the Herndon Transit-Oriented Core and Chapter 6 of the Herndon Metro Station area study to include but not be limited to the Herndon Station promenade, Herndon Parkway streetscape and cycle track, the extension of the Folly Lick Trail as an urban streetscape with multi-modal accommodations, the Metrorail Station urban development area portion of the Sugarland Run Stream Valley Trail pocket parks, common greens, civic plazas and recreational amenities for the district's residents and workforce, which reflect exemplary design in the fields of landscape architecture, urban design and public art.</p> | <p>Meets</p> | <p>The project significantly contributes to the regional open space network by completing the western section of the Herndon Station promenade, featuring high-quality amenities and an enhanced pedestrian experience. The site design also extends the Sugarland Run Trail network via a wide southern pedestrian route and integrates a shared-use path along the Herndon Parkway streetscape. These elements collectively reflect the "exemplary design" standards for landscape architecture and multi-modal accommodations defined in the Herndon Metro Station area study. The cycle track is combined into a shared use path due to the bus bays along Herndon Parkway.</p> |
| <p>c. Voluntarily address impacts to public facilities that result from the proposed development plan application, to include police protection, park and recreation</p> | <p>Meets</p> | <p>The applicant has submitted proffer commitments to provide monetary contributions for impacts on offsite recreation, transportation, public safety, and Fairfax County Public Schools. Additionally,</p> |

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| <p>services, public utilities and Fairfax County services to include fire and rescue, libraries, and schools.</p> | | <p>the proposal includes physical improvements to public facilities, including the Promenade, the Herndon Parkway streetscape, and the Sugarland Run Trail connection.</p> |
| <p>d. Voluntarily contribute a fair share of the necessary infrastructure improvements identified in the Herndon Metro Station area study including but not limited to the creation of the Worldgate Connector, the redesign of the Herndon Parkway, and water and sewer improvements.</p> | <p>Meets</p> | <p>In alignment with the Herndon Metro Station area study, the applicant has committed to proffer payments designated for sanitary sewer improvements. This ensures the development contributes its "fair share" toward the underlying utility infrastructure necessary to support the long-term growth of the Transit-Oriented Core.</p> |
| <p>e. Create and provide exemplary pedestrian, bicycle, passenger vehicle and service vehicle access.</p> | <p>Meets</p> | <p>Pedestrian circulation is prioritized via the Promenade gateway. The plan also accounts for a cycle track along Herndon Parkway and sidewalks on all sides of the building.</p> |
| <p>f. Reduce the number of single occupant vehicle trips by implementing various transportation demand management strategies, such as voluntary transit subsidies, carpool and vanpool services, employee shuttles, car sharing programs and bicycle accommodations, limiting the amount of provided parking, encouraging shared parking arrangements among appropriate uses, and permitting the inclusion of managed tandem parking space.</p> | <p>Meets</p> | <p>To reduce single-occupant vehicle trips, the applicant has proffered a comprehensive TDM program that includes transit subsidies and car/vanpool services to encourage Metrorail usage. While the onsite parking exceeds the minimum requirements, this is balanced by the integration of extensive bicycle parking throughout the building and site, further supporting the goal of rail-oriented commuting.</p> |
| <p>g. Apply the adopted Urban Design and Architectural Guidelines for the Herndon Transit-Oriented Core.</p> | <p>Meets</p> | <p>The application addresses conformance with the Herndon Transit-Oriented Core (HTOC) guidelines within the submitted GDP. The ARB has performed preliminary review and a memo summarizing their comments has been provided to the Planning Commission.</p> |
| <p>h. Demonstrate how the development plan application</p> | <p>Meets</p> | <p>The design prioritizes inter-parcel connectivity by mirroring the design</p> |

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| <p>contributes to a cohesive PD-TOC district and will permit development of adjacent parcels or landbays that are not included within the development plan application.</p> | | <p>language of neighboring developments. The promenade and paving details integrate seamlessly with the approved plans for the western parcel, while the eastern garage access is strategically sited directly opposite the 555 Herndon Parkway entrance. This alignment creates a unified streetscape and ensures that the building’s massing—specifically the western façade—is contextual with the existing legislative approvals in the immediate vicinity.</p> |
| <p>i. Reduce energy consumption and enhance the physical environment through specified stormwater management and sustainable building techniques.</p> | <p>Meets</p> | <p>The applicant has committed to obtaining green building certification, utilize low impact development stormwater managements facilities, and provide accommodations for the electric vehicle charging.</p> |

4. Zoning Modification Assessment. Zoning modifications, or case specific relief from certain regulations of the zoning ordinances may be approved with rezoning applications. The table below lists the proposed modifications and provides notes on current staff assessments.

| # | Modification Request | Explanation | Staff Comments |
|----|--|---|---|
| 1. | Herndon Parkway Frontage (Section 78-50.8(h)(2)) | Request to modify the standard utility strip, cycle track, and sidewalk configuration along Herndon Parkway to a shared use path. | The presence of an existing Town bus bay, above-grade electric utilities, and location to the Promenade makes the standard section unfeasible. The proposed 12’ shared-use path maintains connectivity while accommodating existing infrastructure. Staff supports this modification. |
| 2. | Road A Streetscape (Section 78-50.8) | Reduction of the required 8’ sidewalk to 6’ along the private Road A frontage per the HTOC guidelines. | This reduction coordinates with the approved streetscape at the adjacent 555 Herndon Parkway and allows for viable outdoor seating/dining areas for ground-floor retail. Staff supports the modification. |
| 3. | South Frontage Pedestrian Path (Section 78-50.8(h)(2)) | Reduction of the required 8’ sidewalk to 5’ along the southern property line (Dulles Toll Road frontage). | The dedicated sidewalk reduction is adjacent to a 20’ wide drive that is designed to accommodate pedestrians, delineate a cycle path, and discourage unauthorized through-traffic while maintaining fire and occasional loading access. Staff supports this modification. |
| 4. | Electric Facilities (Section 78-50.8(j)(2)) | Request to permit above-grade, screened electric transformers and | Dominion Energy requires underground vaults to have direct access to a below-grade garage. As |

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| | | switches rather than undergrounding. | this project features an above-grade wrapped garage, undergrounding is technically unfeasible. Screening will be provided to mitigate visual impact. Staff supports this modification as proposed and in accord with eventual ARB review and approval. |
| 5. | Loading Spaces (Section 78-100.2(d)) | Provision of four (4) loading spaces instead of the required five (5). | The applicant will utilize on-site package management systems and scheduled move-in/move-out policies to reduce peak loading demand. Given the single-building nature of the site, four spaces have been determined to be sufficient. Staff supports this modification. |
| 6. | Parking Structure Landscaping (Section 78-110.5(b)(2)(d)) | Reduction in the required 8' width and 120 SF area for internal planting islands on the garage. | To preserve structural integrity and ensure driver visibility within the wrapped garage, the applicant proposes smaller, prefabricated planters with self-contained irrigation. Staff supports this modification. |

5. Comprehensive Plan Adherence. The plan aligns with the Herndon 2030 Comprehensive Plan and HTOC area plan in many ways. It is designed to be a piece of a reimagined urban node with a coordinated new street grid and buildings located and sized in an urban form with a strong emphasis on site activation, urban design and pedestrian level-of-service. It also builds the majority of the promenade which is expressed in the plan as the vital open space for the HTOC and an important gateway for the town. The proposed design's attention to detail on this specific element reflects the value of the space to the development and the town and adheres to the principles and design criteria called out in the plan.

The initial submission review raised concerns about the proposed land use mix, particularly the dominance of residential use which comprises 97% of the floor area. Throughout the submission process this concern has remained: the proposal continues to allocate only a small proportion of the floor area to retail (9,222 sq. ft.) and other commercial (5,987 sq. ft.) uses. As such, the project remains predominantly residential, limiting its ability to meet the Comprehensive Plan's vision for the HTOC as a balanced, mixed-use district that fosters employment, supports transit ridership, and delivers economic vitality. Each of the first two HTOC development plans approved included an office building though, considering the current market for office, there is no expectation that either building would be built in the short term. The policy has been to achieve a balanced land use mix on each parcel. This was employed once it was determined that there wouldn't be lot consolidation in the HTOC. The table below shows the land use breakdown for this project and the two previously approved projects at 555 and 593 Herndon Parkway that flank either side of the subject parcel. The zoning ordinance does not require, nor does the comprehensive plan state that each parcel must include a "fair share" of office and residential uses.

| Development | Retail GFA | Office GFA | Residential GFA |
|---------------------|-------------------|-------------------|------------------------|
| 555 Herndon Parkway | 5,360 SF | 200,000 SF | 403,000 SF |
| 593 Herndon Parkway | 9,900 SF | 400,216 SF | 615,325 SF |
| 575 Herndon Parkway | 9,222 SF | 5,987 SF | 559,921 SF |
| Totals | 24,482 (1%) | 606,203 (27.5%) | 1,578,246 (71%) |

The residential heavy land use totals mirror the market conditions and a trend away from office throughout the town of Herndon. With the development of the Herndon 2050 Comprehensive Plan, in addition to the ongoing market study and economic development strategic plan, and the upcoming early action plan for the Herndon metro area, it is expected that the land use balance and future for office and other commercial uses in Herndon overall and in the Metro area in particular will be an important topic under evaluation.

6. Design Guidelines Adherence. Staff and the ARB relied heavily on the HTOC Urban Design & Architectural guidelines in their assessment of the building and landscape architecture. These guidelines offer design direction for building mass, scale, and overall form, building materials and features, open spaces and streetscapes, signage, and the transportation network. Several changes were made to the design of the project, including changes in density and building footprint to improve conformance with the applicable guidelines. As currently proposed, the design is generally aligned with these guidelines. Staff comments on the design mirror those provided by the ARB in its report to the PC.

7. Traffic Mitigation. The traffic impact study scope, as part of standard procedure, is developed in coordination with the applicant’s traffic engineer and town staff to ensure the appropriate level of analysis is being conducted to effectively identify and evaluate what capacity and safety impacts this project may have to the surrounding transportation network. The findings of that analysis, which went through four reviews and revisions, concluded that the increase in trips to/from this site contributed incrementally to increased volumes at the study intersections, however those increases were relatively minor compared to the trip increases yielded from the background and pipeline growth that was integrated into the modeling of this analysis. Given recent town improvements at Herndon Parkway and Spring Street intersection and also at Herndon Parkway and Van Buren Street intersection, many of the capacity pressures that would be created by this and other HTOC development have been proactively addressed. Additional signals along Herndon Parkway at Sunset Business Park and Fairbrook Drive were identified in this analysis as likely necessary as more projects come online within the HTOC and the Transit-Related Growth area. Specific to this project, the only direct mitigation being recommended is a traffic signal timing adjustment at the Herndon Parkway Spring Street intersection and a new traffic signal at the project entrance, which would be confirmed with a warrant analysis during the site plan review. If a traffic signal is necessary, the applicant will install it with proffered off-site transportation funding.

The parking provided on-site is intended to accommodate the demand for all proposed uses. The applicant has opted to provide more parking for the retail and other commercial uses with an expectation that there is a higher likelihood that users of those spaces would be traveling by car. There has not been any indication in this review that this would create any parking issues off-site.

8. Easements, Agreements, & Dedications. In addition to proposed right-of-way dedication, there are numerous easements and agreements that would be necessary to redevelop this

site as proposed. While locations, commitments and some procedural details are typically included in the rezoning applications for these items, the actions do not usually occur until the site plan review. The locations of easements are scrutinized with the rezoning application mainly to ensure that building and other site elements are placed appropriate to avoid conflicts with easements. This has been a major area of review given the numerous easements necessary and constraints of the site. There is one remaining easement location matter that is being worked out between the staff and the applicant on the southern portion of the site that may require some adjustments to the proposed storm sewer design. Other than that issue, all previous staff comments on this topic have been addressed and can be addressed with the site plan review.

9. Fiscal Impact. There would be anticipated tax revenue changes from this site with the project as proposed, principally from real estate taxes. In 2023, when the existing office building still had tenants, the value of the property was \$24,170,180. With no longer any occupancy, the building is now assessed at only \$10 and the overall property is assessed at \$8,488,800. The table below lists comparable projects and their current assessed property values as a way to help understand how this project may be valued and thus what tax revenues may result.

| Development | 2025 Assessed Value | Residential GFA | Residential Unit Count | Distance to a Metro Station | Year Built |
|---|----------------------------|------------------------|-------------------------------|------------------------------------|-------------------|
| <i>The Ian</i> 2249 Woodland Grove Place, Herndon | \$117,754,720 | 408,315 SF | 375 | .4 miles | 2021 |
| <i>Station on Silver</i> 2340 Carta Way, Herndon | \$143,265,100 | 357,437 SF | 401 | 500 feet | 2017 |
| <i>Maker's Rise</i> 2311 Dulles Station Blvd, Herndon | \$102,440,580 | 452,626 SF | 356 | 500 feet | 2022 |
| <i>The Passport</i> 13455 Sunrise Valley Drive, Herndon | \$106,017,990 | 359,900 SF | 344 | .3 miles | 2022 |
| <i>The Edmund</i> 2025 Fulton Place, Reston | \$103,342,330 | 454,265 SF | 353 | .2 miles | 2021 |
| <i>The Point at Rise</i> 11830 Sunrise Valley Drive, Reston | \$103,459,900 | 421,350 SF | 385 | .4 miles | 2018 |
| <i>Aperture</i> 11410 Reston Station Blvd. | \$123,245,750 | 416,599 SF | 421 | 600 feet | 2017 |

| | | | | | |
|----------------------------|-----|-------------------|------------|-------------------|------------|
| Reston | | | | | |
| 575 Herndon Parkway | n/a | 575,130 SF | 525 | at station | n/a |

The comparisons provided above were identified based on recency in construction, same building/construction type, multi-family use, location within the Herndon/Reston area, and proximity to a Metro station. There are a couple key components of this project that differ from these other projects that will likely impact the assessed value of the property at built-out. This project has 25% or more residential units and thus a significantly higher residential GFA. This would also be the only project located directly at a Metrorail station. Each of these other projects also contain ground floor retail with the exception of Station on Silver, the Ian and The Passport, which are entirely residential. Analysis of the potential real estate tax revenue is on-going however based on the information collected to date, it is estimated that between \$300,000 and \$500,000 would be collected annually by the town for this project based on a tax rate of \$0.27 per \$100 of assessed value of the property.

In addition to the real estate tax revenues, the commercial floor area, when occupied, would likely generate revenue from BPOL taxes. Moreover, if the any of the spaces are used for restaurant uses, meals taxes would be collected.

Cash contributions are also proffered with this project and would be triggered at various points throughout the review, construction, and occupancy process. To offset impacts to town recreational services and facilities, the applicant has proffered \$2,150 per unit worth of on-site private recreational facilities and a contribution for off-site recreation facilities at a rate of \$0.45 per square foot of residential Gross Floor Area and \$0.19 per square foot of non-residential Gross Floor Area. This would total \$254,854. The applicant commits to contributing \$136,500 towards the construction of a new sanitary sewer line along Herndon Parkway frontage. For assisting with mitigation and management of the transportation infrastructure around the HTOC, the applicant has proffered a contribution of \$1.65 per gross square foot of residential GFA and \$2.75 per gross square foot of retail/restaurant and commercial GFA to the Town to address off-site transportation improvements. This would total \$965,694. There is also a proffered contribution for Fairfax County public schools that will be based on the number of residential units built and use the standard Fairfax County Schools rates. That contribution will be used specifically for public schools that serve Herndon. Lastly, there is a \$60 per residential unit proffered contribution to the Herndon Police Department which would total \$31,500 based on the existing proposed residential unit count. For each of these monetary contributions, the proffers include an escalation clause to account for inflation and cost adjustments based on the date in which the contributions are collected.

10. Proffers Assessment. The applicant has committed to 36 proffered conditions specific to the development of the project as proposed. These are volunteered by the applicant to assist with addressing and managing impacts from the development. It includes many of the typical proffers that the town has seen with other recent rezoning applications and several more site-specific proffers for this development. The proffers, if approved, will become intrinsic to the zoning regulations governing this property and the developer will be required to satisfy all proffered conditions. Staff has a few minor comments on the proffer statement mostly for clarification purposes. Refinement of the proffers up to final approval is a typical occurrence for rezoning applications.

Planning Commission Alternatives:

The Planning Commission has the following alternatives available for its recommendation to Town Council:

1. Recommend approval as submitted as proposed
2. Recommend approval with further considerations
3. Recommend denial

The Planning Commission may also decide to continue the public hearing to a future Planning Commission meeting if the Commission believes their review requires additional time.

Staff Recommendation:

A draft resolution has been provided for consideration by the Planning Commission. This resolution includes a recommendation for approval of the project with noted findings.

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION**

RESOLUTION

MARCH 23, 2026

Resolution- to recommend approval of Development Plan DP #24-01, 575 Herndon Parkway, to consider a development plan in the, PD-TOC, Planned Development-Transit Oriented Core Zoning District with proffered conditions to allow the redevelopment of the site with commercial and multi-family residential uses.

The applicant, Bristol Herndon Parkway LLC, has submitted an application, Development Plan DP #24-01 to amend the zoning on land identified as Fairfax County Tax Map Number 0164 10 0006A, consisting of 4.6 acres, to allow construction of a mixed-use residential and ground floor commercial building with a maximum proposed FAR of 2.85 and total building square footage of 575,130 square feet.

The Planning Commission has reviewed this application, the applicant's proposed proffers, proffered generalized plan dated February 13, 2026, associated modifications to include: non-standard streetscape for Herndon Parkway frontage (Section 78-50.8(h)(2)); non-standard streetscape for Dulles Toll Road frontage (Section 78-50.8(h)(1)); non-standard streetscape for private road frontage (Section 78-50.8); reduction in required loading spaces (Section 78-100.2(d)); non-standard screening of utility cabinets (Section 78-50.8(j)(2)); reduction in vehicular use area planting (Section 78-110.5(b)(2)(d)), and has held a public hearing on March 23, 2026, with due notice as required under Section 15.2-2225 of the Code of Virginia.

THEREFORE, BE IT RESOLVED by the Planning Commission for the Town of Herndon, Virginia that:

1. The Planning Commission recommends approval of the Development Plan DP #24-01 in accordance with the GDP dated February 13, 2026, the Proffer Statement dated February 13, 2026, and the zoning modifications requests dated February 13, 2026.
2. The Planning Commission has determined that DP #24-01 generally adheres to the applicable guidance provided under the 2030 Comprehensive Plan and the Herndon Transit-Oriented Core Plan.
3. The Planning Commission acknowledges that further refinement of the proffer language for clarity, consistency, and enforceability may be necessary prior to Town Council action.

4. The Planning Commission acknowledges that further minor refinement of the Generalized Development Plan may occur to address the few remaining staff comments and in coordination with staff, with an understanding that those refinements will not change the substance of the project as evaluated by the Planning Commission in regards to density, layout, and general design.

**Town of Herndon, Virginia
Notice of Public Hearing**

Notice is hereby given that the Planning Commission of the Town of Herndon, Virginia, will hold a public hearing on Monday, March 23, 2026, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon, on the following items:

APPLICATION FOR A SPECIAL EXCEPTION – SE #26-01, 1020 Elden Street, Suite 205, to consider a special exception to permit a personal services use consisting of hair services, within the CO, Commercial Office Zoning District. The property is situated within the Crossroads of Dulles Office Condominium development and is located at the southwest corner of Elden Street and Sterling Road. Suite 205 consists of approximately 1,081 square feet and is in a multi-unit building fronting on Elden Street. Fairfax County Tax Map Reference Number: 0161 22 0005S. Applicant: Carol Martinez-Lanza. Owner: Agios Georgios LLC / Spiro Souliotis.

DEVELOPMENT PLAN – DP #24-01, 575 Herndon Parkway, to consider a development plan in the, PD-TOC, Planned Development-Transit Oriented Core Zoning District with proffered conditions to allow the redevelopment of the site with commercial and multi-family residential uses. The parcel area is 202,114 SF and is currently improved with a 139,200 GFA office building and a surface parking lot. The proposed redevelopment requires demolition of all existing improvements. New uses proposed include 525 multi-family residential units in a seven-story building and 13,788 SF of commercial uses. The project proposes a density of 2.85 FAR. The parking for the development would be provided on-site in a parking garage. The site would also be improved with publicly-accessible private streets, sidewalks and streetscapes, would construct most of the Herndon Promenade open space connecting the Herndon Metrorail Station to Herndon Parkway, and would reconstruct the eastbound bus bays along Herndon Parkway. The property is designated as Regional Corridor Mixed Use in the Comprehensive Plan and governed by the policies of the Herndon Transit-Oriented Core. The application includes requests for the following zoning modifications: non-standard streetscape for Herndon Parkway frontage (Section 78-50.8(h)(2)); non-standard streetscape for Dulles Toll Road frontage (Section 78-50.8(h)(1)); non-standard streetscape for private road frontage (Section 78-50.8); reduction in required loading spaces (Section 78-100.2(d)); non-standard screening of utility cabinets (Section 78-50.8(j)(2)); reduction in vehicular use area planting (Section 78-110.5(b)(2)(d)). The property is located approximately 850' west of the Herndon Parkway Exchange Place intersection. Fairfax County Tax Map Reference Number: 0164-10-0006A. Applicant: Woodfield Development Company, LLC. Agent: Lori Greenlief, McGuireWoods LLP. Property Owner: Bristol Herndon Parkway, LLC.

ZONING ORDINANCE TEXT AMENDMENT – ZOTA #25-06, to amend Chapter 78 (ZONING), Article VI (Overlay Districts), by amending Section 78-60.4 (Chesapeake Bay Preservation Area Overlay (CBPAO)); and amending Article XVIII (Definitions), by amending Section 78-180 (Definitions), to update sections for conformance with the Virginia Administrative Code regarding changes to the Chesapeake Bay Preservation Act.

The public is encouraged to participate in the town’s public hearing process. Individuals having an interest in the above items are invited to attend the public hearing and state their opinions. Individuals may also submit comments to town.clerk@herndon-va.gov.

The proposed items are available for examination by the public at the 2nd floor counter of the Herndon Municipal Center, 777 Lynn Street, Herndon, during normal business hours (Monday – Friday) and also available for review on the town’s website www.herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow for participation.

Amanda Morrow Kertz, Town Clerk

Note to Publisher:

Publish on March 6/March 13, 2026

Agenda Item: Application for a Special Exception – SE #26-01, 1020 Elden Street, Suite 205, to consider a special exception to permit a personal services use consisting of hair services, within the Commercial Office (CO) Zoning District

Meeting Date: March 23, 2026

Category: Public Hearings

Prepared by: Fadrique Iglesias, Community Planner, David Stromberg, Zoning Administrator

Description:

This application is to consider a special exception to allow a personal service use (hair salon), within the Commercial Office (CO) Zoning District. The property is situated within the Crossroads of Dulles Office Condominium development and is located at the northwest corner of Elden Street and Sterling Road. Unit 205 consists of approximately 1,081 square feet and is in a multi-unit building fronting on Elden Street.

Background/Timing Impact:

The property is located within the Crossroads of Dulles Office Condominium development at the northwest corner of Elden Street and Sterling Road. Unit 205 consists of approximately 1,081 square feet on the second floor of a multi-unit building fronting Elden Street. The development includes a cluster of eight buildings and a freestanding restaurant. The portion of the freestanding restaurant is zoned CS, Commercial Services. These buildings, parking areas, and surrounding site features comprise what is also known as the Crossroads of Dulles Office Park, whose site plan was approved in 1986.

The property is designated in the Herndon 2030 Comprehensive Plan as a “Business Corridor” and is located in Tier 1 of the South Elden Area Plan. The CO zoning district is intended to function as a transitional area between higher-intensity commercial uses and neighborhood residential uses. On March 13, 2018, the Town Council approved Special Exception Application SE #17-08, permitting the operation of a personal service use in the same office building at the Crossroads of Dulles Office Condominium, at 1020 Elden Street, Suite 206, without any reported complaints.

In addition to SE #17-08, four other Special Exceptions have been approved at the property over the past 10 years.

Updates:

Following the Planning Commission work session, staff requested additional clarification from the applicant regarding the specific services proposed beyond standard hair cutting and how those services relate to the layout shown in the submitted floor plan. The applicant indicated that the business will operate as a small hair salon and cosmetology service establishment with three stylist stations. Each station will include a mirror, salon chair, and standard salon equipment such as blow dryers, styling irons, and other hair treatment tools. The three stations are proposed within the rooms labeled Office #1, Office #2, and the room identified as "Sloped Ceiling." Hair cutting and hair coloring services will be conducted at these stations. The 1,081-square-foot suite will also include a waiting area (Office #3) and a dedicated color/wash station (Office #4), allowing for an organized flow of appointments and client movement within the space.

The Town's Zoning Ordinance does not provide a separate definition specifically for "hair salons" or "cosmetology services." Instead, these activities are included within the broader Personal Services and Retail Sales use category defined in Section 78-71.10 of the Zoning Ordinance. This category encompasses businesses that provide personal services directly to the public, including hair, tanning, and personal care services. Such establishments may also include accessory functions such as offices, waiting areas, storage of goods, or similar operational spaces that support the primary service activity.

Fiscal Impact:

N/A

Legal Impact:

Approval of this item would allow the business to operate a personal service use in the CO, Commercial Office district.

Staff Recommendation/Next Steps:

Staff recommends that the Planning Commission recommends approval of SE #26-01 with conditions. Several personal service uses have been operating nearby since 2017 without negative impacts on the surrounding neighborhood.

Attachments:

1. SE26-01 Staff Report
2. SE 26-01 Plan Layout
3. SE26-01 Resolution (Proposed)
4. Legal Ad
5. SE 26-01 Presentation

STAFF REPORT

Agenda Item: Application for a Special Exception, SE #26-01, 1020 Elden Street, Suite 205 to permit a personal service use consisting of hair services.

Meeting Date: March 23, 2026

Staff Contact: Fadrique Iglesias, Community Planner
fadrique.iglesias@herndon-va.gov (703) 787-7380
 David Stromberg, AICP, Zoning Administrator
david.stromberg@herndon-va.gov (703) 787-7380

Summary Information:

| | |
|-------------------------------|--|
| Proposed Modification | This application is to consider a special exception to allow a personal service use (hair salon), within the Commercial Office Zoning District. The property is situated within the Crossroads of Dulles Office Condominium development and is located at the southwest corner of Elden Street and Sterling Road. Unit 205 consists of approximately 1,081 square feet and is in a multi-unit building fronting on Elden St. |
| Address | 1020 Elden Street, Suite 205 |
| Fairfax County Tax Map Number | 0161 22 0005S |
| Owners | Agios Georgios LLC / Spiro Souliotis |
| Applicant | Carol Martinez-Lanza |
| Business/Organization | House of Cuts and Color |
| Property Use | Multi-story, multi-tenant commercial office |
| Zoning District | CO, Commercial Office |
| Adjacent Zoning | North R-10, Residential SFD South CS, Commercial Service East R-10, Residential SFD West R-10, Residential SFD RM, Residential Multi-Family |
| Total tenant area | Unit 205: 1,081 square feet (tenant space), part of a two-story building. |
| Land Use Designation | Business Corridor, South Elden Area Plan Tier 1 |
| Adjacent Land Use Designation | North: Neighborhood Conservation South: Business Corridor, South Elden Area Plan Tier 4 East: Neighborhood Conservation Business Corridor, South Elden Area Plan Tier 1 West: Adaptive Area - Residential Neighborhood Conservation |

Staff Report

Application for a Special Exception – SE #26-01, 1020 Elden Street, Suite 205 Planning Commission Regular Meeting – March 23, 2026

Location Map:



Background & Site Description:

The property is located within the Crossroads of Dulles Office Condominium development at the southwest corner of Elden Street and Sterling Road. Unit 205 consists of approximately 1,081 square feet on the second floor of a multi-unit building fronting Elden Street. The development includes a cluster of eight buildings and a free-standing restaurant. The portion of the freestanding restaurant is zoned CS, Commercial Services. These buildings, parking areas, and surrounding site features comprise what is also known as the Crossroads of Dulles Office Park, whose site plan was approved in 1986.

The property is designated in the Herndon 2030 Comprehensive Plan as “Business Corridor” and is located in Tier 1 of the South Elden Area Plan. The CO zoning district is intended to function as a transitional area between higher-intensity commercial uses and neighborhood residential uses. On March 13, 2018, the Town Council approved Special Exception Application SE #17-08, permitting the operation of a personal service use in the same office building at the Crossroads of Dulles Office Condominium, at 1020 Elden Street, Suite 206, without any reported complaints.

In addition to SE #17-08, several other Special Exceptions have been approved at the property over the past 10 years:

Staff Report

Application for a Special Exception – SE #26-01, 1020 Elden Street, Suite 205 Planning Commission Regular Meeting – March 23, 2026

| Special Exception | Location | Type | Result |
|--------------------------|-------------------------------|---|--|
| SE #17-07 | 1037 Sterling Road, Suite 101 | Retail Business | Denied |
| SE #17-08 | 1020 Elden Street, Suite 206 | Personal Service Use (beauty salon) | Approved |
| SE #18-02 | 1020 Elden Street, Suite 205 | Personal Service Use (barber shop and hair salon) | Approved; however, the business was never started by the applicant |
| SE #19-04 - | 1037 Sterling Road, Suite 101 | Vocational School | Approved |
| SE #23-02 | 1020 Elden Street, Suite 206 | Phone Repair | Approved |
| SE Amendment – SE #24-02 | 1031 Sterling Rd. Suite 104 | Restaurant Use (Ice cream) | Approved |

Case Details & Proposal:

The applicant proposes to operate a personal service use consisting of hair salon and cosmetology services. The proposed space, located in Unit 205, consists of four rooms, a bathroom, a waiting area, and two storage closets. The applicant anticipates a total of three employees and an estimated 6–12 clients per day, with a maximum of five customers on-site at any given time, in accordance with Town Ordinance¹, which requires one (1) parking space per 200 square feet of floor area for Other Personal Services and Retail Sales Uses. The applicant proposes having three (3) employees working across the four (4) rooms.

Proposed Hours of Operations:

The applicants' proposed business hours are:

Monday–Friday: 9:00 AM – 6:00 PM

Saturday: 9:00 AM – 3:00 PM

Sunday: Closed

Staff Analysis:

Zoning Ordinance Compliance

The proposed personal service use is allowed only by special exception in accordance with the Town's Zoning Ordinance Section 78-40 — CO Commercial Office District, Table 78-40.3(c)(3).

¹ Other Personal Services and Retail Sales Uses: 1 space per 200 square feet of floor area. TABLE 78-100.2(a): MINIMUM OFF-STREET PARKING STANDARDS FOR R-15, R-10, RTC, RM, CS, CO, O&LI, PD-R, PD-B, PD-W, PD-UR ZONING DISTRICTS

Staff Report

**Application for a Special Exception – SE #26-01, 1020 Elden Street, Suite 205
Planning Commission Regular Meeting – March 23, 2026**

The zoning ordinance allows for flexibility in instances where businesses traditionally located among other commercial service and retail uses have operational characteristics that make them appropriate for office park settings, provided there are adequate development and land-use controls. In this case, the proposed personal service use is consistent with the purpose and intent of the CO Commercial Office District, along with the additional controls that can be applied through the special exception process.

Special exceptions may be approved if they comply with the applicable standards. Staff evaluated the criteria for review of special exceptions as outlined in Zoning Ordinance Section 78-155.3(e)(1).

| Criteria from Section 78-155.3(e)(1) | Meets/ Does Not Meet | Why the application meets or does not meet the criteria of Section 78-155.3(e)(1) |
|---|-----------------------|---|
| a. Is consistent with the Comprehensive Plan. | Meets | The Comprehensive Plan Land Use Section provides policies for provision of goods and services to the local community and positive economic benefits of new businesses. The proposed uses will be in conformance with the comprehensive plan polices. |
| b. Is free of conflict with any provision of this chapter and related regulations or any other applicable local, state, or federal laws and regulations. | Meets | The proposed special exception uses are provisioned with the base zoning district and do not create any substantial conflicts with other regulatory requirements. The use and business operations will be conditioned to ensure the use continually meets the purpose and intent of the Commercial Office (CO) Zoning District. |
| c. Does not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use. | Meets with conditions | The proposed uses are generally compatible with the site / neighborhood. This proposed project does not alter the intensity of use of the site and does not disproportionately increase the number of users or vehicular traffic on the site during limited business hours. |
| d. Consistent with the purpose and intent of the zoning district in which it is located or will improve compatibility among uses and will ensure efficient development within the Town. | Meets | The proposed use, personal services, is compatible with the intent of the CO district “to provide office uses that are principally used during daylight hours and that may serve as a transition between residential and retail commercial and service commercial uses.” |
| e. Minimizes adverse visual impact of the proposed use on adjacent lands. | Meets | The proposed uses are exclusively indoors and will not alter or increase impacts on any adjacent lands. |

Staff Report

Application for a Special Exception – SE #26-01, 1020 Elden Street, Suite 205 Planning Commission Regular Meeting – March 23, 2026

| | | |
|--|-----------------------|---|
| f. Contributes to a logical and orderly development pattern consistent with accepted or emerging planning practices. | Not Applicable | No physical alterations of the structure are expected and thus not subject to this criterion. |
| g. Minimizes adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and should not create a nuisance. | Meets with conditions | Staff recommended conditions to limit the overall capacity and distribution of customers. |
| h. Avoids significant adverse impacts on the property values of surrounding lands or substantially and permanently injures the use of neighboring property for those uses that are permitted in the zoning district. | Meets | The proposed use has virtually no external impacts and provides needed space utilization for business owners. |
| i. Does not significantly and adversely impact the natural environment, including but not limited to, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment. | Meets | The proposed use is exclusively indoors and will not alter and not impact on any adjacent lands. |
| j. Results in development that is adequately served by transportation facilities, including whether or not a substantial deterioration of the level of service on the Town's transportation network would occur and whether or not the proposed use is designed to ensure safe ingress and egress onto the site and safe road conditions on and around the site. | Not Applicable | No physical alterations of the structure are expected and thus not subject to this criterion. |
| k. Results in development that is adequately served by public facilities (roads, potable water and sewage, schools, parks, police, and fire and emergency medical facilities). | Not Applicable | No physical alterations of the structure are expected and thus not subject to this criterion. |
| l. If infill and redevelopment is consistent with the redevelopment criteria and other applicable guidelines as stated in the Herndon 2030 Comprehensive Plan (adopted August 12, 2008), as amended. | Not Applicable | No physical alterations of the structure are expected and thus not subject to this criterion. |
| m. If located in the floodplain overlay district, meets floodplain overlay standards. | Not Applicable | The building is not located within the FPO. |

Comprehensive Plan Adherence

The proposal is consistent with the Herndon 2030 Comprehensive Plan Neighborhood Conservation Land Use Policies and encourages uses that provide a variety of goods and services as well as promote economic development that helps increase employment and add to the community tax base. Most particularly, the proposal aligns with Land Use Policies for Business Corridor #1 and #3 (Herndon 2030 Comprehensive Plan, pages III-11 through III-12²). The site is also designated Tier 1 – North End

² Herndon 2030 Comprehensive Plan (ibid.)

Staff Report

**Application for a Special Exception – SE #26-01, 1020 Elden Street, Suite 205
Planning Commission Regular Meeting – March 23, 2026**

Transitional in the South Elden Area Plan. The plan does not recommend changes to the existing densities and uses to Tier 1 areas.

Parking

The property contains a parking lot with 335 spaces. The parking lot and all common areas are owned by the condominium association. Tenant space for Unit 205 consists of 1,081 square feet. Parking provided is undesignated shared surface parking with front-loaded spaces along the building frontage and rear and lots within office condominium. The requirement is one space per 200 Gross Floor Area, which totals six spaces.

Analysis of Conditions

Staff is recommending two conditions for this special exception, listed in the following conditions analysis table. Staff believes these conditions provide reasonable measures to allow the proposed use while appropriately mitigating potential impacts and ensuring consistency with the purpose and intent of the applicable zoning district.

| # | Condition | Covered by language in the Zoning Code | Reason for Condition |
|---|--|--|---|
| 1 | Substantial conformance with the submitted application. | No | This condition is what gives the town the authority to ensure the proposed use is developed in the way that is presented to the Planning Commission and the Town Council. |
| 2 | Business operations shall be conducted by appointment only and limited to 7 total people, inclusive of employees, occupying the space at any given time during business hours. | No | The parking lot and all common areas are owned by the condominium association. |

Any violation of the aforementioned conditions or other sections of the Herndon Town Code shall be grounds for revoking the special exception pursuant to the manner described in Section 78-155.3(h).

Fiscal Impact:

The Town can collect taxes from a personal service use consisting of hair salon and cosmetology services.

Staff Report

Application for a Special Exception – SE #26-01, 1020 Elden Street, Suite 205 Planning Commission Regular Meeting – March 23, 2026

Planning Commission Alternatives:

The following alternatives are available to the Planning Commission for its decision on SE #26-01:

1. Recommendation for approval.
2. Recommendation for approval with conditions.
3. Recommendation for denial.
4. Continuance of the application to the April 27, 2026, Planning Commission public hearing or a later specified meeting date.

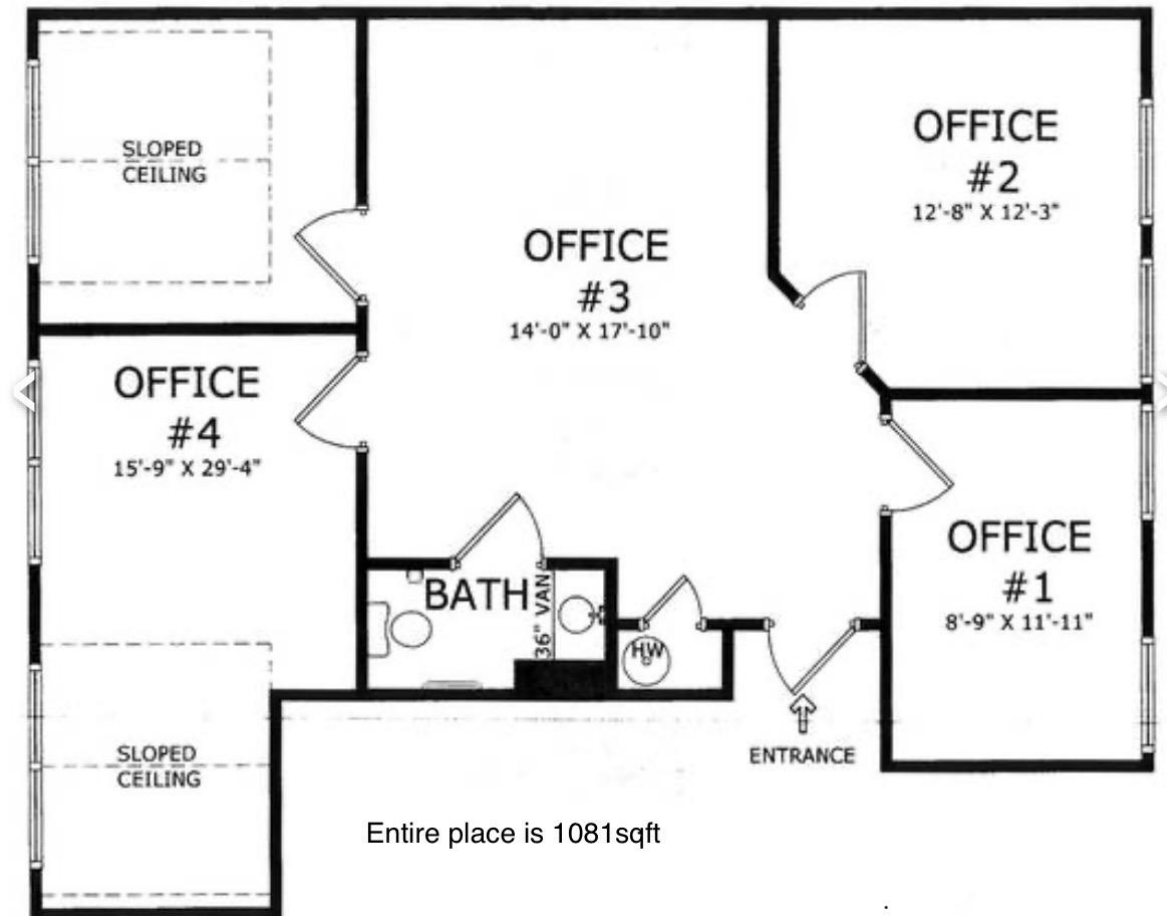
Staff Recommendation:

Staff is recommending approval of Special Exception, SE #26-01 in accordance with Alternative #2, with the following conditions:

1. Substantial conformance with the submitted application.
2. Business operations shall be conducted by appointment only and limited to seven (7) total people, inclusive of employees, occupying the space at any given time during business hours.

Staff recommend the Planning Commission approve the Special Exception with conditions. Several personal service uses have been operating nearby since 2017 without negative impacts to the surrounding neighborhood.

The plan for the layout is for there to be 3 stations. The stations include a mirror, a salon chair, and hair treatment equipment. This is what it will look like (attached picture). I plan to put a station in office #1, #2 and the room that mirrors office #2 that reads “sloped ceiling”. The entire place is 1081 sq. ft. so we have plenty of space for a waiting room that is labeled office #3 and a color/ wash station that’s labeled office #4. Everything is planned for efficient and easy flow for our appointments. As far as hair color and haircutting services are concerned, they will be provided in the three offices I mentioned earlier.



**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION**

RESOLUTION

MARCH 23, 2026

Resolution- to approve by Special Exception – SE #26-01, 1020 Elden Street, Suite 205 to permit a personal service use consisting of hair services, within the CO, Commercial Office Zoning District.

The applicant, Carol Martinez-Lanza, had submitted a request to consider a special exception to allow a personal service use (hair salon), within the Commercial Office Zoning District. The property is situated within the Crossroads of Dulles Office Condominium development and is located at the southwest corner of Elden Street and Sterling Road. Unit 205 consists of approximately 1,081 square feet and is in a multi-unit building fronting on Elden St., identified as Fairfax County Tax Map # 0161 22 0005S.

The Planning Commission has reviewed this application and held a public hearing in accordance with the provisions of §15.2-2204 of the State Code and recommends that the application be approved with conditions based upon the finding that the conditions still meet the purpose and intent of the Zoning Ordinance, in particular Section 78-155.3(f)(3).

THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia, that:

1. The Planning Commission recommends approval of Special Exception SE #26-01, which shall not run with the land, and in accordance with the conditions set forth below to achieve compliance with the standards found in Section 78-155.3(f)(3):
 - a. Substantial Conformity. Substantial conformance with the submitted application and plan submitted by applicant on January 30, 2026.
 - b. Business operations shall be conducted by appointment only and limited to seven (7) total people, inclusive of employees, occupying the space at any given time during business hours.

**Town of Herndon, Virginia
Notice of Public Hearing**

Notice is hereby given that the Planning Commission of the Town of Herndon, Virginia, will hold a public hearing on Monday, March 23, 2026, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon, on the following items:

APPLICATION FOR A SPECIAL EXCEPTION – SE #26-01, 1020 Elden Street, Suite 205, to consider a special exception to permit a personal services use consisting of hair services, within the CO, Commercial Office Zoning District. The property is situated within the Crossroads of Dulles Office Condominium development and is located at the southwest corner of Elden Street and Sterling Road. Suite 205 consists of approximately 1,081 square feet and is in a multi-unit building fronting on Elden Street. Fairfax County Tax Map Reference Number: 0161 22 0005S. Applicant: Carol Martinez-Lanza. Owner: Agios Georgios LLC / Spiro Souliotis.

DEVELOPMENT PLAN – DP #24-01, 575 Herndon Parkway, to consider a development plan in the, PD-TOC, Planned Development-Transit Oriented Core Zoning District with proffered conditions to allow the redevelopment of the site with commercial and multi-family residential uses. The parcel area is 202,114 SF and is currently improved with a 139,200 GFA office building and a surface parking lot. The proposed redevelopment requires demolition of all existing improvements. New uses proposed include 525 multi-family residential units in a seven-story building and 13,788 SF of commercial uses. The project proposes a density of 2.85 FAR. The parking for the development would be provided on-site in a parking garage. The site would also be improved with publicly-accessible private streets, sidewalks and streetscapes, would construct most of the Herndon Promenade open space connecting the Herndon Metrorail Station to Herndon Parkway, and would reconstruct the eastbound bus bays along Herndon Parkway. The property is designated as Regional Corridor Mixed Use in the Comprehensive Plan and governed by the policies of the Herndon Transit-Oriented Core. The application includes requests for the following zoning modifications: non-standard streetscape for Herndon Parkway frontage (Section 78-50.8(h)(2)); non-standard streetscape for Dulles Toll Road frontage (Section 78-50.8(h)(1)); non-standard streetscape for private road frontage (Section 78-50.8); reduction in required loading spaces (Section 78-100.2(d)); non-standard screening of utility cabinets (Section 78-50.8(j)(2)); reduction in vehicular use area planting (Section 78-110.5(b)(2)(d)). The property is located approximately 850' west of the Herndon Parkway Exchange Place intersection. Fairfax County Tax Map Reference Number: 0164-10-0006A. Applicant: Woodfield Development Company, LLC. Agent: Lori Greenlief, McGuireWoods LLP. Property Owner: Bristol Herndon Parkway, LLC.

ZONING ORDINANCE TEXT AMENDMENT – ZOTA #25-06, to amend Chapter 78 (ZONING), Article VI (Overlay Districts), by amending Section 78-60.4 (Chesapeake Bay Preservation Area Overlay (CBPAO)); and amending Article XVIII (Definitions), by amending Section 78-180 (Definitions), to update sections for conformance with the Virginia Administrative Code regarding changes to the Chesapeake Bay Preservation Act.

The public is encouraged to participate in the town’s public hearing process. Individuals having an interest in the above items are invited to attend the public hearing and state their opinions. Individuals may also submit comments to town.clerk@herndon-va.gov.

The proposed items are available for examination by the public at the 2nd floor counter of the Herndon Municipal Center, 777 Lynn Street, Herndon, during normal business hours (Monday – Friday) and also available for review on the town’s website www.herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow for participation.

Amanda Morrow Kertz, Town Clerk

Note to Publisher:

Publish on March 6/March 13, 2026

Special Exception (SE) #26-01 1020 Elden Street Personal Service Use (Hair Salon)

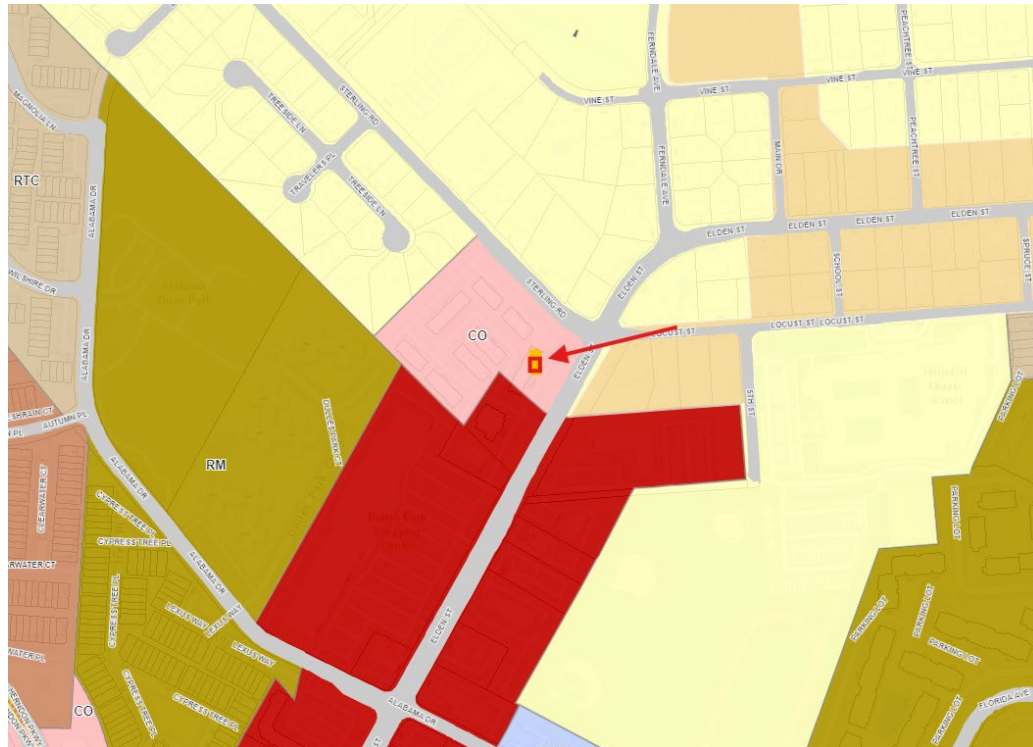
Planning Commission Regular Meeting
March 23, 2026

Fadrique Iglesias
Community Planner

Aerial Photograph



Zoning Map and 2030 Comprehensive Plan Land Use Map



Proposed Special Exception

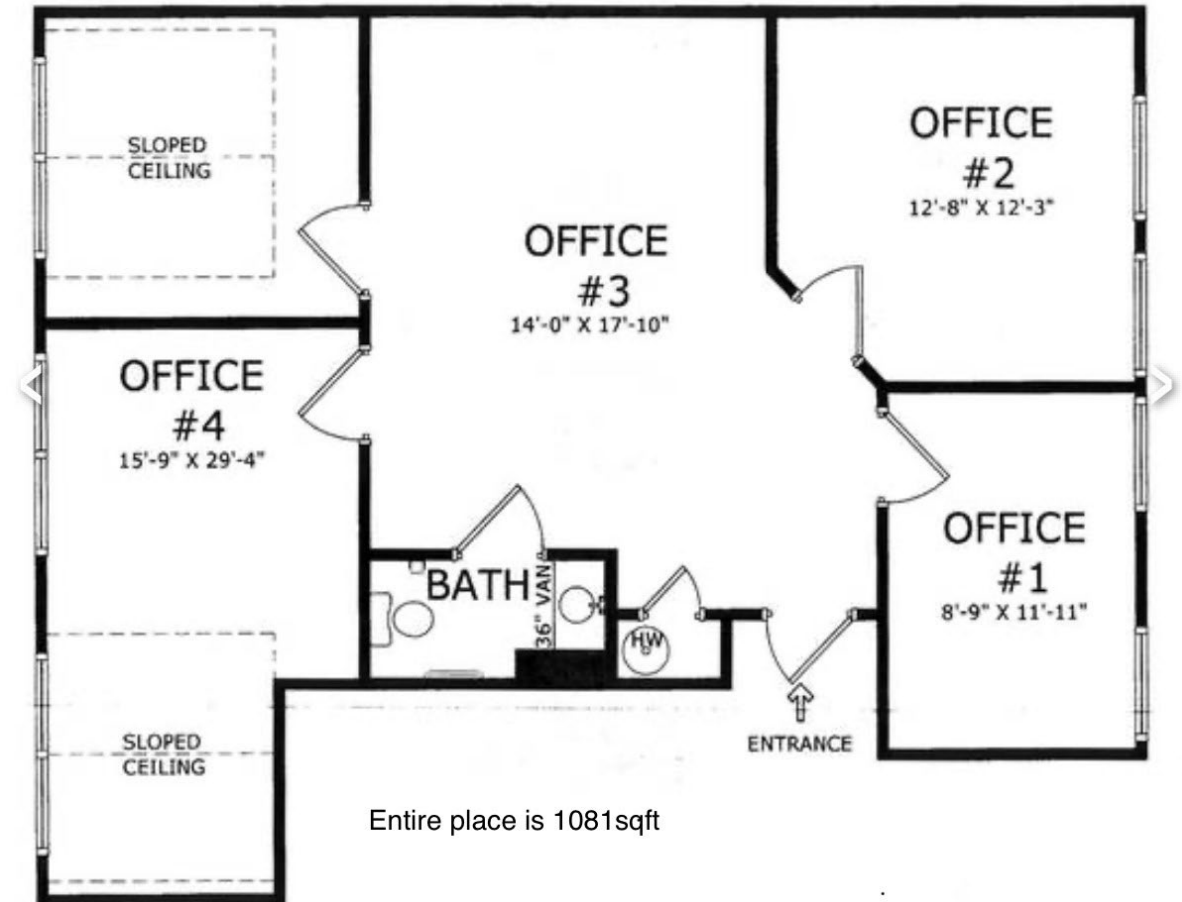
- Development Context: Part of the Crossroads of Dulles Office Park, an eight-building office condominium complex with a freestanding restaurant; original site plan approved in 1986.
- In 2018, Town Council approved SE #17-08 allowing a personal service use in the same building (Suite 206), with no reported complaints.
- Additional Context: Several Special Exceptions have been approved within the property over the past decade, indicating an established pattern of similar approvals.
- Personal Services and Retail Sales Uses: 1 parking space per 200 sq. ft. of floor area.

TABLE 78-100.2(a): MINIMUM OFF-STREET PARKING STANDARDS FOR R-15, R-10, RTC, RM, CS, CO, O&LI, PD-R, PD-B, PD-W, PD-UR ZONING DISTRICTS

Proposed Operations

Case Details & Proposal:

- The applicant proposes to operate a personal service use consisting of hair salon and cosmetology services.
- Unit 205: 4 rooms, a bathroom, and a waiting area.
- The applicant anticipates a total of 3 employees working across the 4 rooms and an estimated 6–12 clients per day.
- **Proposed Hours of Operations:**
 - Monday–Friday: 9:00 AM – 6:00 PM
 - Saturday: 9:00 AM – 3:00 PM
 - Sunday: Closed



Each station will include a mirror, salon chair, and standard salon equipment (blow dryers, styling irons, and other hair treatment tools). The three stations are proposed within the rooms labeled Office #1, Office #2, and the room identified as "Sloped Ceiling." Haircutting and hair coloring services will be conducted at these stations.

Staff Analysis and Impact

- Zoning Ordinance compliance & Comprehensive Plan adherence
 - Purpose and intent of the CO Zoning District
- By-right uses versus special exception uses
- Use compatibility
- Parking analysis
- Potential impacts
- What conditions may mitigate and/or manage impacts

The following **alternatives are available to the Planning Commission** for its decision on SE #26-01:

- Recommendation for approval
- Recommendation for approval with conditions
- Recommendation for denial
- Continuance of the application to the April 27, 2026, Planning Commission Public Hearing or a later specified meeting date

Special Exception Conditions

| # | Condition | Covered by language in the Zoning Code | Reason for Condition |
|---|--|--|---|
| 1 | Substantial conformance with the submitted application. | No | This condition is what gives the town the authority to ensure the proposed use is developed in the way that is presented to the Planning Commission and the Town Council. |
| 2 | Business operations shall be conducted by appointment only and limited to 7 total people, inclusive of employees, occupying the space at any given time during business hours. | No | The parking lot and all common areas are owned by the condominium association. |

Recommendations

- Staff recommends the Planning Commission approves the Special Exception with conditions.

Several personal service uses have been operating nearby since 2017 without negative impacts to the surrounding neighborhood.



Agenda Item: Zoning Ordinance Text Amendment – ZOTA #25-06, to amend Chapter 78 (ZONING), ART. VI (Overlay Districts), and Article XVIII (Definitions), to update sections for conformance with the Virginia Administrative Code regarding changes to the Chesapeake Bay Preservation Act

Meeting Date: March 23, 2026

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator, Aaron Zoellick, Zoning Services Specialist

Description:

Zoning Ordinance Text Amendment (ZOTA) #25-06 will update sections of the zoning ordinance for conformance with the Code of Virginia.

Background/Timing Impact:

The Town of Herndon is one of the localities subject to the Chesapeake Bay Preservation Act. In September 2021, the State Water Control Board adopted a new section of the Chesapeake Bay Preservation Area Designation and Management Regulations (9 VAC25-830-155) to incorporate criteria for addressing resilience and adaptation when reviewing proposed development in Chesapeake Bay Preservation Areas.

Staff initiated a review of the Herndon Zoning Ordinance after the Virginia Department of Environmental Quality issued Guidance Memo No. 25-2004 to assist localities with implementing the changes to the Virginia Administrative Code in their locally adopted codes. Staff utilized the Model Chesapeake Bay Preservation Area Ordinance prepared by the Department of Environmental Quality to update the zoning sections pertaining to the Chesapeake Bay Preservation District.

Updates to the zoning ordinance include: (1) requirements for a resiliency assessment for any proposed land development in the Resource Protection Area (RPA); (2) required conditions for the selection, design, installation, and maintenance of adaptation measures in the RPA; (3) requirements for the preservation of mature trees in the RMA and RPA; and, (4) incorporation of new definitions and updates to existing definitions applicable to the updates to the zoning ordinance.

The definitions for critical root zone and land disturbance were updated based on the Planning Commission's input at the March 9, 2026, work session.

Fiscal Impact:

N/A

Legal Impact:

Code of Virginia § 15.2-2285 states that the commission shall hold at least one public hearing on a proposed ordinance or any amendment of an ordinance, after notice as required by § 15.2-2204, and may make appropriate changes in the proposed ordinance or amendment as a result of the hearing.

Staff Recommendation/Next Steps:

Recommend approval of ZOTA #25-06.

Attachments:

1. ZOTA #26-06 Resolution (proposed)
2. ZOTA #25-06 Sec. 78-60.4. and 78-180 (Proposed)
3. Legal Ad

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION**

RESOLUTION

MARCH 23, 2026

Resolution- to recommend approval of Zoning Ordinance Text Amendment – ZOTA #25-06, to amend Chapter 78 (ZONING), ART. VI (Overlay Districts), and Article XVIII (Definitions), to update sections for conformance with the Virginia Administrative Code regarding changes to the Chesapeake Bay Preservation Act.

BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia, that:

1. The Planning Commission recommends approval of Zoning Ordinance Text Amendment – ZOTA #25-06 by the Town of Herndon Town Council.

TOWN OF HERNDON, VIRGINIA

ORDINANCE

_____, 2026

Ordinance - to amend Chapter 78 (ZONING), ART. VI (Overlay Districts), by amending Section 78-60.4 (Chesapeake Bay Preservation Area Overlay (CBPAO)); and Article XVIII (Definitions), by amending Section 78-180 (Definitions), to update sections for conformance with the Virginia Administrative Code regarding changes to the Chesapeake Bay Preservation Act.

BE IT ORDAINED by the Council for the Town of Herndon that:

- 1. The following sections or provisions of Chapter 78, (ZONING) of the Herndon Town Code (2000) is amended and ordained as follows.

CHAPTER 78 (ZONING)

ARTICLE VI. – OVERLAY DISTRICTS -

Sec. 78-60.4. - Chesapeake Bay Preservation Area Overlay (CBPAO).

(a) Purpose and intent. The Chesapeake Bay Preservation Area (CBPAO) overlay district is established under the authority provided in Code of Virginia, § 15.2-2280, and following, and to implement the requirements of Code of Virginia, § 62.1-44.15:67 – 62.1-44.15:79 et seq., and to: **and the Chesapeake Bay Preservation Area Designation and Management Regulations (Regulations) (9 VAC 25-830-10 et seq.) promulgated thereunder.**

(3) Restore ~~all other~~ state waters to a condition or quality that will permit all reasonable public uses and supports the propagation and growth of all aquatic life, ~~within a balanced ecosystem;~~ **including game fish, which might reasonably be expected to inhabit them;**

(5) Prevent increase of nonpoint pollution; **further increase of water pollution;**

(b) Findings. The following statements describe the significance of the Chesapeake Bay to the town:

(2) ~~The Chesapeake Bay waters have been degraded significantly by many sources of pollution including nonpoint source pollution from land uses and development. The lands within the town are valuable in assisting the preservation of the bay. Some display~~

25 ~~intrinsic water quality value due to the ecological processes they perform and also~~
26 ~~display ecological benefits by providing water quality maintenance and flood and erosion~~
27 ~~control. Only with proper management can development and use occur without damage~~
28 ~~to Chesapeake Bay waters. **The waters of the Chesapeake Bay watershed have been**~~
29 ~~**degraded significantly by numerous sources of pollution, including nonpoint**~~
30 ~~**source pollution from land development. These waters are worthy of protection**~~
31 ~~**from further degradation. Certain lands adjacent to shorelines, and river and**~~
32 ~~**stream banks have an intrinsic water quality value due to the ecological and**~~
33 ~~**biological processes they perform. With proper management, they offer**~~
34 ~~**significant ecological benefits by providing water quality maintenance, wildlife**~~
35 ~~**habitat, and pollution control, as well as flood and shoreline erosion control.**~~
36 ~~**These lands, designated by the town as Chesapeake Bay Preservation Areas**~~
37 ~~**(CBPA), shall be developed in such manner as to protect the quality of water in**~~
38 ~~**the Bay.**~~

- 39 (3) ~~The lands designated by the town council as Chesapeake Bay Preservation Areas are~~
40 ~~those lands which, due to the degradation of bay waters and the passage of the~~
41 ~~Chesapeake Bay Preservation Act, need to be protected from destruction and damage~~
42 ~~through improper development and use practices to protect the quality of bay waters.~~
43 ~~**The performance standards established by this Ordinance provide the means to**~~
44 ~~**minimize the potential for erosion and sedimentation, reduce land application of**~~
45 ~~**nutrients and toxins, and maximize rainwater infiltration. Indigenous ground**~~
46 ~~**cover, especially woody vegetation, is effective in holding soil in place and**~~
47 ~~**preventing site erosion. Existing riparian buffers and other vegetation filter**~~
48 ~~**stormwater runoff. By minimizing impervious cover, rainwater infiltration is**~~
49 ~~**enhanced, and stormwater runoff is reduced.**~~

- 50 (c) *Applicability.* ~~The Chesapeake Bay Preservation Area Overlay district shall apply to all land~~
51 ~~in Chesapeake Bay Preservation Areas (CBPAs,) which shall include land that meets the~~
52 ~~designation criteria in section 70-60.4(f) and shall therefore be subject to the provisions of~~
53 ~~section 78-60.4. **lands designated as Chesapeake Bay Preservation Areas within the**~~
54 ~~**town. Such lands are designated as Chesapeake Preservation Areas and are depicted**~~
55 ~~**on the Chesapeake Bay Preservation Area Map.**~~

56 ***

57 **1. Perennial flow determinations for site-specific evaluations shall be**
58 **performed using one of the protocols acceptable to the Virginia Department**
59 **of Environmental Quality as referred to in the document adopted by the**
60 **Commonwealth of Virginia entitled *Determinations of Water Bodies with***
61 ***Perennial Flow Guidance on the Chesapeake Bay Preservation Area***
62 ***Designation and Management Regulations.* For nontidal wetlands**
63 **connected by surface flow and contiguous to perennial streams, the *Eastern***
64 ***Mountains and Piedmont Regional Supplement to the 1987 USACOE***
65 ***Wetlands Delineation Manual and the Resource Protection Areas: Nontidal***
66 ***Wetlands Guidance on the Chesapeake Bay Preservation Area Designation***
67 ***and Management Regulations* adopted by the Commonwealth of Virginia,**
68 **should be consulted.**

69 ***

- 70 (2) *Land disturbance of more than 5,000 square feet in RPA.* For land disturbance in the
71 RPA that exceeds 5,000 square feet, the following requirements shall be met:

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- c. ~~RPA boundary delineation studies shall be submitted on standard size sheets of 243x 363 at a scale of 13 = 502 or larger; and~~ **Reserved.**

(l) *General performance criteria for land disturbance in Chesapeake Bay Preservation Areas.* To attain the water quality objectives set forth in the statement of intent, uses, development, and redevelopment of land in CBPAs, (RMAs and RPAs) shall meet and maintain the performance criteria set forth in this section.

(3) *Indigenous vegetation.* Indigenous vegetation shall be preserved to the maximum extent practicable consistent with the proposed use(s) or development. To preserve indigenous vegetation to the maximum extent practicable consistent with the proposed use(s) or development:

- a. **Mature trees shall be protected during development and only removed where necessary, including to provide for the proposed use or development;**
- b. **All trees located outside the area of land disturbance with a DBH of four inches or more shall be preserved; and**
- c. **Clearing within the area of land disturbance shall be limited to that necessary to provide for the intended use of the property and all appurtenances, a single access during construction, positive site drainage, water quality BMPs, and the installation of utilities. Such clearing limits shall be subject to review and approval by the reviewing authority.**

(6) Resiliency assessment required. A resiliency assessment shall be required for any proposed land development during the plan of development or other project review process in the RPA.

~~(6)~~**(7) Evidence of required permits.** The developer shall provide evidence to the town, prior to commencing grading or other on-site land disturbing activities, that any wetlands or similar permit required by federal, Virginia or local laws or regulations have been properly obtained.

~~(7)~~**(8) Development in IDA.** If the development is located within the IDA:

- a. Vegetation shall be provided to the extent possible to assist in re-establishing vegetation within a 100-foot wide buffer area along any streams on the site or adjacent to the site in order to maximize water quality protection, pollutant removal and water resource conservation.
- b. The zoning administrator may waive the requirement for the re-establishment of vegetation within the RPA buffer within the IDA, in accordance with section 78-60.4(p), administrative waivers of requirements for CBPAs (RMAs and RPAs).

(m) *Additional development criteria for resource protection areas.* The following additional criteria shall apply to development in the RPA.

(1) *100-foot buffer.* Establishment of a 100-foot buffer area is required, and it shall be the landward component of the RPA as set forth in section 78-60.4(f)(1). Notwithstanding permitted uses, encroachments, and vegetation clearing, as set forth in this section, the 100-foot buffer shall not be reduced in width. In addition, the following criteria apply:

115 a. To minimize the adverse effects of human activities on the other components of the
116 RPA, state waters and aquatic life, this 100-foot wide buffer that is effective in
117 retarding runoff, preventing erosion, and filtering nonpoint source pollution from
118 runoff shall be retained if present, established where it does not exist, and
119 adequately maintained thereafter. **The planting of trees shall be incorporated
120 into the reestablishment of the 100-foot buffer, as appropriate to site
121 conditions and in such a manner to maximize the buffer function. Inclusion of
122 native species in tree planting is preferred.** This 100-foot wide buffer is the same
123 one referred to in (1) above; and

124 ***

125 c. The 100-foot RPA buffer may be encroached upon under the following
126 circumstances:
127 1. If the requirements result in the loss of a buildable area for new homes or new
128 principal structures on lots recorded before October 1, 1989, the zoning
129 administrator may grant encroachments into the buffer area provided that:

130 ***

131 (c) Where practical, a vegetated area that maximizes water quality protection,
132 mitigates the effects of the buffer encroachment, and equals the area of the
133 buffer encroachment shall be established elsewhere on the lot. **Where
134 established, such vegetated area shall include the planting of trees
135 as appropriate to site conditions. Inclusion of native species in tree
136 planting is preferred;** and

137 ***

138 (2) *Buffer area management.* To maintain the functional value of the buffer area,
139 indigenous vegetation may be removed, if approved by the zoning administrator, to
140 provide for reasonable sight lines, access paths, general woodlot management, and
141 BMPs, including BMPs that prevent upland erosion and concentrated flows of
142 stormwater, as follows:

143 a. **Where the removal of trees within the buffer area is proposed, mature trees
144 shall be preserved and trimmed or pruned in lieu of removal as site conditions
145 permit and removal should be limited to the fewest number of trees feasible.
146 Where tree planting for mitigation, conservation landscaping, or for buffer
147 reestablishment is proposed, inclusion of native species in tree planting is
148 preferred;**

149 a.b. Trees may be pruned or ~~removed-only~~**thinned** as necessary to provide for sight
150 lines ~~and~~ , vistas, **and access paths**, provided that, where removed, they shall be
151 replaced with other vegetation that is equally effective in retarding runoff, preventing
152 erosion and filtering nonpoint source pollution from runoff.

153 1. **When trees are proposed for removal to provide for sight lines, vistas,
154 and access paths they shall be replaced with trees as appropriate to site
155 conditions and in such a manner as to maximize the buffer function and
156 to protect the quality of state waters. The boundaries of this area shall
157 be determined in a manner acceptable to the zoning administrator and
158 be based on identified vantage points.**

159 b.c. Any path shall be constructed and surfaced to control erosion effectively;

- 160 e.d. Dead, diseased or dying trees or shrubbery and noxious weeds may be removed
- 161 and thinning of trees may be allowed pursuant to sound horticulture practice as
- 162 prescribed by the town's community forester; and
- 163 d.e. For stream restoration projects, trees and woody vegetation may be removed,
- 164 necessary control techniques employed, and appropriate vegetation established to
- 165 protect or stabilize the stream in accordance with the best available technical advice
- 166 and applicable permit conditions or requirements.
- 167 e.f. Use of fertilizers, herbicides or pesticides shall be minimized in the buffer area.

168 ***

169 **(6) Adaptation measures proposed for location within the Resource Protection Area**
170 **shall meet the following conditions:**

- 171 a. **The selected adaptation measure shall be a nature based solution that uses**
- 172 **environmental processes, natural systems, or natural features identified as**
- 173 **being appropriate for existing site conditions.**
- 174 b. **An identified adaptation measure shall be selected from one of the following**
- 175 **sources: Chesapeake Bay program approved BMP list, the Virginia**
- 176 **Stormwater BMP Clearinghouse, the VRMC Tidal Wetlands Guidelines, or be**
- 177 **a project that is eligible for funding by the Virginia Community Flood**
- 178 **Preparedness Fund Grant.**
 - 179 1. **Adaption measures should consist of trees, vegetation, stone or enhance**
 - 180 **existing natural elements.**
- 181 c. **Adaptation measures approved for use in the RPA shall be designed,**
- 182 **installed, and maintained in accordance with the applicable specifications for**
- 183 **the selected adaptation measure.**
- 184 d. **Adaptation measures should be placed channelward of the proposed**
- 185 **development whenever possible and should maximize the preservation of**
- 186 **mature trees and other natural vegetation to minimize adverse impacts to the**
- 187 **RPA and to maximize water quality benefits.**
- 188 e. **The use of fill as a component of an adaptation measure may be permitted,**
- 189 **provided it meets the following conditions:**
 - 190 1. **The grading and slope by the use of fill shall be no greater than necessary**
 - 191 **based upon the project specifications and implemented in a manner that**
 - 192 **minimizes the impact of run-off.**
 - 193 (a) **Slopes should be equal to or less than 10% to support water quality**
 - 194 **conditions, including infiltration.**
 - 195 (b) **Slopes less than or equal to 5% or that convey sheet flow of**
 - 196 **velocities less than one and one half (1.5) feet/second are preferred,**
 - 197 **to reduce runoff and tidal wave energies.**
 - 198 (c) **Slopes greater than the above may be necessary based upon certain**
 - 199 **site conditions and adaptation measure specifications. In such**
 - 200 **instances, submittal of additional calculations and engineering**
 - 201 **plans, and assessments of the impacts of the use of fill on existing**
 - 202 **vegetation, wetland migration and water movement, both landward**
 - 203 **and channelward, in support of the proposed slope shall be required.**

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2. Fill shall have the necessary biogeochemical characteristics, including sufficient organic content, to support the growth of vegetation and adequate permeability to allow infiltration consistent with project specifications. The applicant shall:
 - (a) Provide documentation specifying the proposed depth, extent, and type of fill material proposed for use.
 - (b) Provide documentation that the proposed soils are compliant with the requirements governing the use of lightly contaminated soil consistent with the Virginia Solid Waste Management Regulations or permitting requirements for upland placement of dredge soil, if applicable.
 - (c) Provide documentation that the newly placed fill is revegetated with multi-strata vegetation inclusive of canopy and understory trees, shrubs, and ground cover consistent with the guidance found in the Buffer Manual. Inclusion of native species is encouraged.
 - (d) Ensure that the fill area is vegetatively stabilized within seven (7) days.
 3. The use of fill shall not exacerbate stormwater run-off, and lateral flow onto adjacent properties shall be controlled.
 - (a) Appropriate erosion and sediment control and stormwater management measures shall be incorporated into the design specifications, including the establishment of positive and proper drainage.
 - (b) If the adaptation measure triggers separate stormwaters management requirements, then these criteria should be considered in conjunction with those requirements.
 - (c) Larger scale adaptation measures may require the use of stormwater calculations to ensure these criteria are met.
 - (d) Any impacts on the management of stormwater upland of the Resource Protection Area created by the use of fill shall be mitigated, as necessary.
 4. The use of fill for any adaptation measure shall not negatively impact septic systems and drainfields located within the RPA. Where present, the proximity of the adaptation measure using fill should be considered such that the fill will not interfere with the proper function or maintenance of either of these features.
 5. The use of fill shall be consistent with any applicable local, state, or federal floodplain requirements. The applicant shall provide documentation to verify that proposed adaptation measures do not conflict with any constraints or requirements of floodplain management or flood control provision, including the federal floodplain management regulations found in Title 44 CFR Part 60. The allowance of fill under these provisions does not negate those independent requirements.

- 247 f. The preservation of existing natural vegetation shall be maximized, including
248 mature trees, and land disturbance consistent with design specifications
249 shall be minimized.
- 250 g. Adaptation measures shall comply with all federal, state, and local
251 requirements, including any required permits and conditions such as the
252 need for a Water Quality Impact Assessment.
- 253 h. Nothing in these provisions shall be construed to authorize approval or
254 allowance of an adaptation measure in contravention of floodplain
255 management requirements, including Sec. 78-60.2.

256 (7) Buffer requirements for Intensely Developed Areas.

257 Where the zoning administrator has determined that buffers are to be
258 established, they shall be designed in accordance with the standards established
259 in the *Buffer Manual*. When considering the reestablishment of a buffer within an
260 Intensely Developed Area, the zoning administrator shall encourage the planting
261 of trees, including native species, as a component of such buffer reestablishment
262 measure.

263 ***

264 (o) Resiliency assessment

265 (1) Submittal of a resiliency assessment that considers the potential impacts of sea
266 level rise, storm surge, and flooding on buffer function in light of a proposed RPA
267 encroachment is required during the review of a plan of development or other review
268 process. Such an assessment is to be based upon the RPA as delineated at the time
269 of the proposed land development and is required in addition to all other
270 requirements of this and other local ordinances. At a minimum the resiliency
271 assessment should contain the following information:

272 (a) A scaled drawing or aerial image of the proposed project that includes the RPA
273 boundary, required setbacks, existing topography, and a graphic depiction of the
274 anticipated impacts of sea level rise, flooding, and storm surge on the parcel and
275 the proposed project, based upon a review of approved models and forecasts, to
276 include the following:

277 1. For sea level rise, use the 2017 National Oceanographic and Atmospheric
278 Administration (NOAA) Intermediate High scenario projection curve on the
279 project site. Sea level rise data can be accessed on the AdaptVA website,
280 maintained by the Virginia Institute of Marine Science (VIMS). When
281 determining potential sea-level rise impacts, the applicant should use the
282 model to identify both the extent of anticipated inland migration, as well as
283 the water depth.

284 2. For storm surge, use the most up to date NOAA hydrodynamic Sea, Lake,
285 and Overland Surges Hurricanes (SLOSH) model on the project site. Storm
286 surge data can be accessed on the AdaptVA website.

287 3. For flooding, use the most up to date Special Flood Hazard Area and the
288 Limit of Moderate Wave Action (LiMWA) model on the project site according
289 to the Virginia Flood Risk Information System (VFRIS) model in conjunction
290 with the requirements of Section 78-60.2 (Floodplain Overlay). VFRIS
291 includes the Flood Insurance Rate Maps, flood insurance studies, and
292 associated models produced by the Federal Emergency Management

293 Agency, and is available on the Virginia Department of Conservation and
294 Recreation (DCR) website. When identifying flooding impacts, the applicant
295 may rely on existing use and application of the relevant Special Flood Hazard
296 Area. This data is also accessible on the AdaptVA website.

297 4. The anticipated impacts shall be based upon a thirty (30) year timeframe,
298 unless the applicant demonstrates that the lifespan of the project proposed
299 for development is less than thirty (30) years based upon the information in
300 2(b) as approved by the zoning administrator. Where a lifespan of less than
301 30 years is proposed, the applicant shall provide documentation of proposed
302 building materials, anticipated quality of construction, design specifications,
303 and other materials or information in support of a predicted lifespan of less
304 than 30 years for the project.

305 (b).A report that analyzes the result of the data and graphic research, and provides
306 the following information:

- 307 1. Define the intended service life of the proposed structure(s).
- 308 2. Identification of any proposed impact directly from proposed impervious
309 cover or structures in the RPA and the extent of such impact.
- 310 3. Identification of extent of impact on the current buffer area including impacts
311 to existing vegetation from the landward movement of water and vegetative
312 migration.
- 313 4. Describe the extent to which anticipated impacts can be or have been
314 mitigated by altering the location design, size, or orientation of proposed
315 structures or impervious cover, by preserving and/or supplementing
316 existing buffer areas as provided for in Section 108 of this Ordinance, and/or
317 by considering other limiting site conditions including required setbacks
318 and parcel size, and/or by proposing an adaptation measure in accordance
319 with the provisions of Section 78-60.4(n).
- 320 5. Identification of the utilization of existing local programs that already take
321 potential impacts into account through the building permit or site design
322 review processes, such as freeboard requirements enacted through the
323 Floodplain Overlay district.

324 (c). Apply the results of the resiliency assessment to the proposed development. The
325 zoning administrator will review the [narrative report or form from(b)] along with
326 the water quality impact assessment and determine whether the anticipated
327 impacts necessitate an alteration or conditions to the proposed project or
328 implementation of an adaptation measure for approval.

- 329 1. In considering whether a requirement for project alteration or adaptation
330 measure is appropriate, the zoning administrator will ensure that the
331 proposed alteration or adaptation measure is practical, achievable, and
332 necessary to mitigate the identified impact.
- 333 2. Where possible, consideration will be given to modifying the proposed
334 development size or location, such that the extent of land disturbance or
335 impervious cover can be reduced to avoid or minimize the area or areas of
336 the parcel that the assessment indicates will be impacted.
- 337 3. If the resiliency assessment reveals that impacts on the parcel can be
338 addressed by structural design or siting alterations, then supplemental

339 information on the potential alterations shall be provided for consideration
340 by the zoning administrator. Supplemental information may include
341 additional sketches or plans, including plan and section views, building
342 specifications, and other supporting materials.

343 4. Approval may be conditioned on the implementation of the proposed
344 alterations, conditions, or adaptation measure.

345 5. The resiliency assessment may also indicate that no alterations, conditions,
346 or adaptation measures are required, in which case the applicant may
347 proceed through the remainder of the approval process.

348 (d).Identify conditions, alterations, or adaptation measures for the proposed
349 development. Should an impact from sea-level rise, storm surge, or flooding be
350 identified that exceeds available design alterations, approval of the proposed
351 project should then be conditioned with the requirement for an adaptation
352 measure and the following information provided:

353 1. Describe the proposed adaptation measure(s) for the site from one of the
354 sources listed in Section 78-60.4(o)(1) of this Ordinance and submit
355 documentation of the proposed adaptation measure and its suitability for
356 use on the site, such as design specifications, construction methods and
357 materials that will provide shoreline stabilization until vegetation is
358 established, and a proposed maintenance plan.

359 2. Describe how the selected adaptation measure meets the requirement for
360 being a nature-based solution.

361 3. Describe how the selected adaptation measure(s) comply with applicable
362 regulatory or permitting requirements. Submit a water quality impact
363 assessment pursuant to Section 78-60.4(n) and a site plan pursuant to Article
364 XV, detailing the proposed placement of the adaptation measure, existing
365 and proposed topography and vegetation, proposed limits of clearing and
366 grading, and mitigation for the area of land disturbance within the RPA,
367 including photographs, and final inspection is required upon completion of
368 installation.

369 (e) The resiliency assessment may be submitted as a standalone document as part
370 of the plan of development process or it may be submitted as part of a water
371 quality impact assessment pursuant to Section 78-60.4(n) for those projects
372 disturbing less than 2,500-square feet.

373 ***

374 **CHAPTER 78 (ZONING)**

375 **ARTICLE XVIII. – DEFINITIONS-**
376

377 ***

378 ***Accessory structure.*** Accessory structures include, but are not limited to,
379 detached garages, gazebos, free-standing decks, storage buildings or tool sheds,
380 accessory dwelling units, and similar forms of land development that are incidental and
381 subordinate to the principal structure. In-ground pools, patios, terraces, tennis courts,

382 **synthetic turf, and other impermeable landings that do not permit infiltration to**
383 **groundwater are considered accessory uses of land, not structures.**

384 ***

385 ***Adaptation measure.* A project, practice, or approach to mitigate or address an**
386 **impact of climate change including sea-level rise, storm surge, and flooding including**
387 **increased or recurrent flooding.**

388 ***

389 ***Applicant.* Any person submitting any application required or permitted pursuant to**
390 **any of the provisions of this Chapter, and any person on whose behalf such an**
391 **application is submitted.**

392 ***

393 ~~Base flood elevation (BFE). The Federal Emergency Management Agency designated 100-~~
394 ~~year water surface elevation.~~ **The elevation of surface water resulting from a flood that has**
395 **a 1 percent chance of equaling or exceeding that level in any given year. The BFE is**
396 **shown on the Flood Insurance Rate Map (FIRM).**

397 ***

398 ~~Best management practices or BMP. Schedules of activities, prohibitions of practices,~~
399 ~~maintenance procedures, and other management practices, including both structural and~~
400 ~~nonstructural practices, to prevent or reduce the pollution of surface waters and groundwater~~
401 ~~systems from the impacts of land-disturbing activities.~~ **A practice, or combination of**
402 **practices, determined by a state or designated area-wide planning agency to be the most**
403 **effective practicable means of preventing or reducing the amount of pollution generated**
404 **by nonpoint sources to a level compatible with water quality goals.**

405 ***

406 ~~Caliper. A horticultural method of measuring the diameter of a tree trunk for the purpose of~~
407 ~~determining size. The caliper of the trunk is measured six inches above the ground for trees up~~
408 ~~to and including four inches in diameter, 12 inches above the ground for trees greater than four~~
409 ~~inches up to 12 inches in diameter, and at breast height (four and one-half feet) for trees greater~~
410 ~~than 12 inches in diameter.~~ **The diameter of a tree measured six (6) inches above existing**
411 **grade.**

412 ~~Canopy tree. A tree which has an expected height at maturity greater than 30 feet and~~
413 ~~which produces significant shade because it has a crown that is oval, round, vase-shaped, or~~
414 ~~umbrella-shaped. See also "tree canopy."~~ **that typically reaches 35 feet in height or taller**
415 **when mature.**

416 ***

417 ~~Chesapeake Bay Preservation Area (CBPA). Any land designated by the town pursuant to~~
418 **§ 9 VAC 25-830-70 to 110 of the Regulations and Section 62.1-44.15:74 of the Bay Act.** ~~part~~
419 ~~III of the Chesapeake Bay Preservation Area Designation and Management Regulations, § 9~~
420 ~~VAC 10-20-10 et seq., and Code of Virginia § 10.1-2107. A CBPA shall consist of the resource~~
421 ~~protection area (RPA) and the resource management area (RMA). The abbreviated "CBPA" and~~
422 ~~"CBPAOD" (Chesapeake Bay Preservation Area Overlay district) shall be used interchangeably~~
423 ~~where the context does not indicate otherwise.~~

424 ***

425 **Construction footprint.** The area of all impervious cover created by development or
426 redevelopment of land, including, but not limited to, buildings, roads, driveways, parking
427 areas and sidewalks, and inclusive of any land disturbed for the construction of such
428 improvements.

429 ***

430 **Critical root zone.** An underground area extending laterally in all four cardinal directions
431 from the base of a tree's trunk to a distance typically 1½ times larger than the perimeter of the
432 tree's drip-line. **The area of soil surrounding a tree trunk where the minimum amount of**
433 **roots considered essential for tree health are located. Critical root zone is generally**
434 **defined as a radius of one foot per inch of trunk diameter at breast height (DBH).**

435 ***

436 **Daylighted stream.** A stream that had been previously diverted into an underground
437 drainage system, has been redirected into an above ground channel using natural
438 channel design concepts as defined in Va. Code §62.1-44.15:51, and where the adjacent
439 lands would meet the criteria for being designated as a Resource Protection Area, as
440 defined in this ordinance.

441 ***

442 **Dripline.** Outermost circumference of a tree's canopy.

443 ***

444 **Fill.** Material such as sand, soil, gravel, or crushed stone which is placed in an area,
445 often to adjust elevation or create land contouring.

446 ***

447 **Land disturbance or Land disturbing activity.** Any land change which may result in soil
448 erosion from water or wind or the movement of sediments into state waters or onto lands in the
449 town including, but not limited to, clearing, grading, excavating, transporting and filling of land.
450 The term shall not include: **A man-made change to the land surface that may result in soil**
451 **erosion or has the potential to change its runoff characteristics, including but not limited**
452 **to construction activity such as clearing, grading, excavating, or filling of land. For land**
453 **disturbance exemptions refer to Sec. 26-324.**

- 454 (1) ~~Minor land disturbing activities such as home gardens and individual home landscaping,~~
455 ~~repairs and maintenance work of less than 2,500 square feet;~~
- 456 (2) ~~Individual service connections;~~
- 457 (3) ~~Installation, maintenance or repair of any underground public utility lines when such~~
458 ~~activity occurs in an existing hard-surfaced road, street or sidewalk, provided that such~~
459 ~~land disturbing activity is confined to the area of the road, street or sidewalk which is~~
460 ~~hard-surfaced;~~
- 461 (4) ~~Septic tank lines or drainage fields unless included in an overall plan for land disturbing~~
462 ~~activity relating to construction of the building to be served by the septic tank system;~~
- 463 (5) ~~Surface or deep mining;~~
- 464 (6) ~~Exploration or drilling for oil and gas including the well site, roads, feederlines and off-~~
465 ~~site disposal areas;~~
- 466 (7) ~~Tilling, planting or harvesting of agricultural, horticultural or forest crops or livestock~~
467 ~~feed-lot operations; including agricultural engineering operations as follows: the~~

468 construction of terraces, terrace outlets, check dams, desilting basins, dikes, ponds not
469 required to comply with the Dam Safety Act, Code of Virginia, § 10.1-604, ditches, strip
470 cropping, lister furrowing, contour cultivating, contour furrowing, land drainage and land
471 irrigation;

472 (8) Installation of fence and signposts or telephone and electric poles and other kinds of
473 posts or poles;

474 (9) Emergency work to protect life, limb or property, and emergency repairs; provided,
475 however, that if the land disturbing activity would have required an approved erosion and
476 sediment control plan, if the activity were not an emergency, then the land area disturbed
477 shall be shaped and stabilized in accordance with the requirements of the town; and

478 (10) Repair or rebuilding of the tracks, rights-of-way, bridges, communication facilities and
479 other related structures and facilities of a railroad company.

480 ***

481 **Mature tree. A canopy tree with a diameter at breast height (DBH) of 12 inches or**
482 **greater or an understory tree with a DBH of four (4) inches or greater.**

483 ***

484 **Nature-based solution. An approach that reduces the impacts of sea-level rise,**
485 **flooding, and storm events through the use of environmental processes and natural**
486 **systems.**

487 ***

488 *Nonpoint source pollution.* Pollution consisting of constituents such as sediment, nutrients,
489 and organic and toxic substances from diffuse sources, such as runoff from agriculture and
490 urban land development and use. **Pollution such as sediment, nitrogen, phosphorous,**
491 **hydrocarbons, heavy metals, and toxics whose sources cannot be pinpointed but rather**
492 **are washed from the land surface in a diffuse manner by stormwater.**

493 ***

494 *Paved surface.* Ground surface or structures above the ground covered with clay-fired
495 bricks, concrete recast paver units (including but not limited to grasscrete), poured concrete,
496 blacktop, or other asphaltic or rubber mixture which may include sand or gravel as an ingredient
497 and which creates a hard surface. A graded surface or a surface covered with rolled stone or
498 loose gravel is **an impervious surface, but** not a paved surface. See also "impervious
499 surface."

500 ***

501 *Public road.* For purposes of the Chesapeake Bay preservation overlay district, public
502 streets or public rights-of-way in the town and publicly owned roads designed and constructed in
503 accordance with water quality protection criteria at least as stringent as requirements applicable
504 to the Virginia Department of Transportation, including regulations promulgated pursuant to (i)
505 the Erosion and Sediment Control Law (Code of Virginia, § 10.1-560 et seq.) and (ii) the Virginia
506 Stormwater Management Act (Code of Virginia, § 10.1-603.1 et seq.) **the Virginia Erosion and**
507 **Stormwater Management Act (Va. Code §62.1-44.15:24 et seq.**

508 ***

509 *Resource management area (RMA).* Lands that if improperly used or developed, have the
510 potential for causing significant water quality degradation or for diminishing the functional value
511 of the resource protection area. RMA is further described in Herndon Town Code section 78-

512 ~~60.4, Chesapeake Bay overlay district.~~ **That component of the Chesapeake Bay**
513 **Preservation Area not classified as a Resource Protection Area. Resource Management**
514 **Areas include land types which, if improperly used or developed, have the potential for**
515 **causing significant water quality degradation or for diminishing the functional value of a**
516 **Resource Protection Area. Resource Management Areas shall be provided contiguous to**
517 **the entire inland boundary of the Resource Protection Area.**

518 *Resource protection area (RPA).* That component of the Chesapeake Bay Preservation
519 Area CBPA comprised of lands adjacent to water bodies with perennial flow that have an
520 intrinsic water quality value due to the ecological and biological process they perform or are
521 sensitive to impacts which may result in significant degradation to the quality of state waters.
522 The elements of an RPA are set out in Herndon Town Code section 78-60.4.

523 ***

524 *Understory tree.* A tree that ~~has an expected height at maturity no greater than 30 feet~~
525 **typically reaches 12 to 35 feet in height when mature.**

526 ***

527 *Water body with perennial flow.* ~~A body of water flowing in a natural or open man-made~~
528 ~~channel year-round, except during periods of drought. The term "water body with perennial flow"~~
529 ~~includes perennial streams, estuaries and tidal embayments. A perennial stream means any~~
530 ~~stream that is both perennial and so depicted on the map of Chesapeake Bay Preservation~~
531 ~~Areas, adopted by the town council. Lakes and ponds that form the source of a perennial~~
532 ~~stream, or through which the perennial stream flows, are part of the perennial stream. The width~~
533 ~~of the perennial stream may be measured from either (i) top-of-bank to top-of-bank on the~~
534 ~~opposite side of the stream of (ii) from Ordinary High Water Mark (OHWM) to the OHWM on the~~
535 ~~opposite side of the stream, as defined by 33 CFR Part 328.3(e), as determined by the zoning~~
536 ~~administrator. Ponds or lakes are to be measured from the limits of the normal water level.~~
537 ~~Generally, the water table is located above the streambed for most of the year and groundwater~~
538 ~~is the primary source for stream flow.~~ **A body of water that flows in a natural or manmade**
539 **channel year-round during a year of normal precipitation. This includes, but is not**
540 **limited to streams, estuaries, and tidal embayments, and may include drainage ditches or**
541 **channels constructed in wetlands or from former natural drainageways, which convey**
542 **perennial flow. Lakes and ponds, into, out of, or through which a perennial stream flows**
543 **are part of the perennial stream. Generally, the water table is located above the**
544 **streambed for most of the year and groundwater is the primary source for stream flow.**

**Town of Herndon, Virginia
Notice of Public Hearing**

Notice is hereby given that the Planning Commission of the Town of Herndon, Virginia, will hold a public hearing on Monday, March 23, 2026, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon, on the following items:

APPLICATION FOR A SPECIAL EXCEPTION – SE #26-01, 1020 Elden Street, Suite 205, to consider a special exception to permit a personal services use consisting of hair services, within the CO, Commercial Office Zoning District. The property is situated within the Crossroads of Dulles Office Condominium development and is located at the southwest corner of Elden Street and Sterling Road. Suite 205 consists of approximately 1,081 square feet and is in a multi-unit building fronting on Elden Street. Fairfax County Tax Map Reference Number: 0161 22 0005S. Applicant: Carol Martinez-Lanza. Owner: Agios Georgios LLC / Spiro Souliotis.

DEVELOPMENT PLAN – DP #24-01, 575 Herndon Parkway, to consider a development plan in the, PD-TOC, Planned Development-Transit Oriented Core Zoning District with proffered conditions to allow the redevelopment of the site with commercial and multi-family residential uses. The parcel area is 202,114 SF and is currently improved with a 139,200 GFA office building and a surface parking lot. The proposed redevelopment requires demolition of all existing improvements. New uses proposed include 525 multi-family residential units in a seven-story building and 13,788 SF of commercial uses. The project proposes a density of 2.85 FAR. The parking for the development would be provided on-site in a parking garage. The site would also be improved with publicly-accessible private streets, sidewalks and streetscapes, would construct most of the Herndon Promenade open space connecting the Herndon Metrorail Station to Herndon Parkway, and would reconstruct the eastbound bus bays along Herndon Parkway. The property is designated as Regional Corridor Mixed Use in the Comprehensive Plan and governed by the policies of the Herndon Transit-Oriented Core. The application includes requests for the following zoning modifications: non-standard streetscape for Herndon Parkway frontage (Section 78-50.8(h)(2)); non-standard streetscape for Dulles Toll Road frontage (Section 78-50.8(h)(1)); non-standard streetscape for private road frontage (Section 78-50.8); reduction in required loading spaces (Section 78-100.2(d)); non-standard screening of utility cabinets (Section 78-50.8(j)(2)); reduction in vehicular use area planting (Section 78-110.5(b)(2)(d)). The property is located approximately 850' west of the Herndon Parkway Exchange Place intersection. Fairfax County Tax Map Reference Number: 0164-10-0006A. Applicant: Woodfield Development Company, LLC. Agent: Lori Greenlief, McGuireWoods LLP. Property Owner: Bristol Herndon Parkway, LLC.

ZONING ORDINANCE TEXT AMENDMENT – ZOTA #25-06, to amend Chapter 78 (ZONING), Article VI (Overlay Districts), by amending Section 78-60.4 (Chesapeake Bay Preservation Area Overlay (CBPAO)); and amending Article XVIII (Definitions), by amending Section 78-180 (Definitions), to update sections for conformance with the Virginia Administrative Code regarding changes to the Chesapeake Bay Preservation Act.

The public is encouraged to participate in the town’s public hearing process. Individuals having an interest in the above items are invited to attend the public hearing and state their opinions. Individuals may also submit comments to town.clerk@herndon-va.gov.

The proposed items are available for examination by the public at the 2nd floor counter of the Herndon Municipal Center, 777 Lynn Street, Herndon, during normal business hours (Monday – Friday) and also available for review on the town’s website www.herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow for participation.

Amanda Morrow Kertz, Town Clerk

Note to Publisher:

Publish on March 6/March 13, 2026

Agenda Item: Resolution to Recommend Adoption of the Town of Herndon Roadway Safety Action Plan

Meeting Date: March 23, 2026

Category: Old Business

Prepared by: Mike Shindledecker, Transportation Engineer

Description:

This item formally demonstrates the Planning Commission's support for the Town of Herndon Roadway Safety Action Plan and recommends adoption of the plan by Town Council.

Background/Timing Impact:

The Roadway Safety Action Plan process kicked off in June 2025. As a precursor to this project, the Town Council of Herndon resolved to apply for a grant application under the Safe Streets and Roads for All (SS4A) Program of the United States Department of Transportation (USDOT) under Resolution 24-G-17 on March 26, 2024. The Town was successful in its application and executed a grant agreement with the Federal Highway Administration effective January 8, 2025. The Town subsequently retained the services of a consulting firm in June 2025 to aid in the development of the Safety Action Plan.

The SS4A program supports the USDOT National Roadway Safety Strategy and goal of zero roadway deaths using the Safe System Approach. Funds are awarded on a competitive basis to support planning, infrastructural, behavioral, and operational initiatives to prevent death and serious injury on roads and streets involving all roadway users, including pedestrians; bicyclists; public transportation, personal conveyance, and micromobility users; motorists; and commercial vehicle operators.

Actions preceding this resolution consist of:

1. The initial request to Town Council to approve a grant application was presented on March 26, 2024: <https://herndonva.portal.civicclerk.com/event/18/overview>
2. An update on the Roadway Safety Action Plan was presented with approval for contract award May 27, 2025: <https://herndonva.portal.civicclerk.com/event/581/overview>
3. Town Council identified draft goals and timeline during work session on August 6, 2025: <https://herndonva.portal.civicclerk.com/event/548/overview>
4. The draft Roadway Safety Action Plan was presented to Town Council during a joint work session with the Town's Planning Commission on February 17, 2026:

<https://herndonva.portal.civicclerk.com/event/2636/overview>

The final Roadway Safety Action Plan is now complete following nearly nine months of public engagement and technical analysis. The plan may be found at www.herndonva.gov/RSAP.

The second and final round of public engagement occurred in February 2026 where over three dozen key stakeholders and the broader community provided comments on the draft plan. Nearly all respondents felt the RSAP was important, valuable, and demonstrated a meaningful path forward for transportation in the Town. This includes input from community members, Town Council, Planning Commission, Pedestrian & Bicycle Advisory Committee, business owners, adjacent jurisdictions, and regional funding partners. The final version to be sent for Town Council adoption incorporates the following changes based on stakeholder and community comments:

1. Improve the clarity of plan elements by removing acronyms and jargon
2. Enhance graphics to present data more clearly
3. Adjust objectives and strategies to better align with residents' goals
4. Add new countermeasures and adjust recommended countermeasures and/or issues for HIN locations.

Once adopted, the final plan sets a formal path toward achieving a goal of zero traffic deaths or serious injuries within 12 years.

Timing Impact:

The project is on an accelerated timeline in order to prepare a Safe Streets and Roads for All (SS4A) grant funding application in May 2026. This future grant request will be for either a demonstration or implementation project as identified in the adopted Safety Action Plan. Formal resolution of adoption by the Town Council is required prior to the grant application.

Fiscal Impact:

The adoption of the Roadway Safety Action Plan will not obligate Town funds, though two fiscal impacts may precipitate from adoption in future fiscal years. The plan outlines that Town staff anticipate submitting a grant application in Spring 2026 which may obligate funds pending award, and execution of the Roadway Safety Action Plan will incur both capital and programmatic costs in future fiscal years.

Legal Impact:

This item does not have a direct legal impact. Elements of the draft Roadway Safety Action Plan include recommendations for new and modified Town ordinance(s).

Staff Recommendation/Next Steps:

Staff recommends supporting the Town of Herndon Roadway Safety Action Plan and

recommending for Town Council adoption.

Attachments:

1. RSAP Resolution (Proposed)
2. RSAP Presentation

**TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION**

RESOLUTION

MARCH 23, 2026

**Resolution- Resolution to Recommend Adoption of the Town of Herndon
Roadway Safety Action Plan.**

The Planning Commission of the Town of Herndon, Virginia has reviewed the Town of Herndon Roadway Safety Action Plan and finds that it is in alignment with the Town of Herndon Strategic Plan. The Planning Commission finds that the actions identified in the plan are consistent with the adopted Pedestrian Plan and Bicycle Network Master Plan, and will support the Town's 2050 Comprehensive Plan.

THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Herndon, Virginia that:

1. The Planning Commission recommends the Town of Herndon Roadway Safety Action Plan to the Town Council of the Town of Herndon for further consideration and adoption.

Roadway Safety Action Plan

Planning Commission Regular Meeting

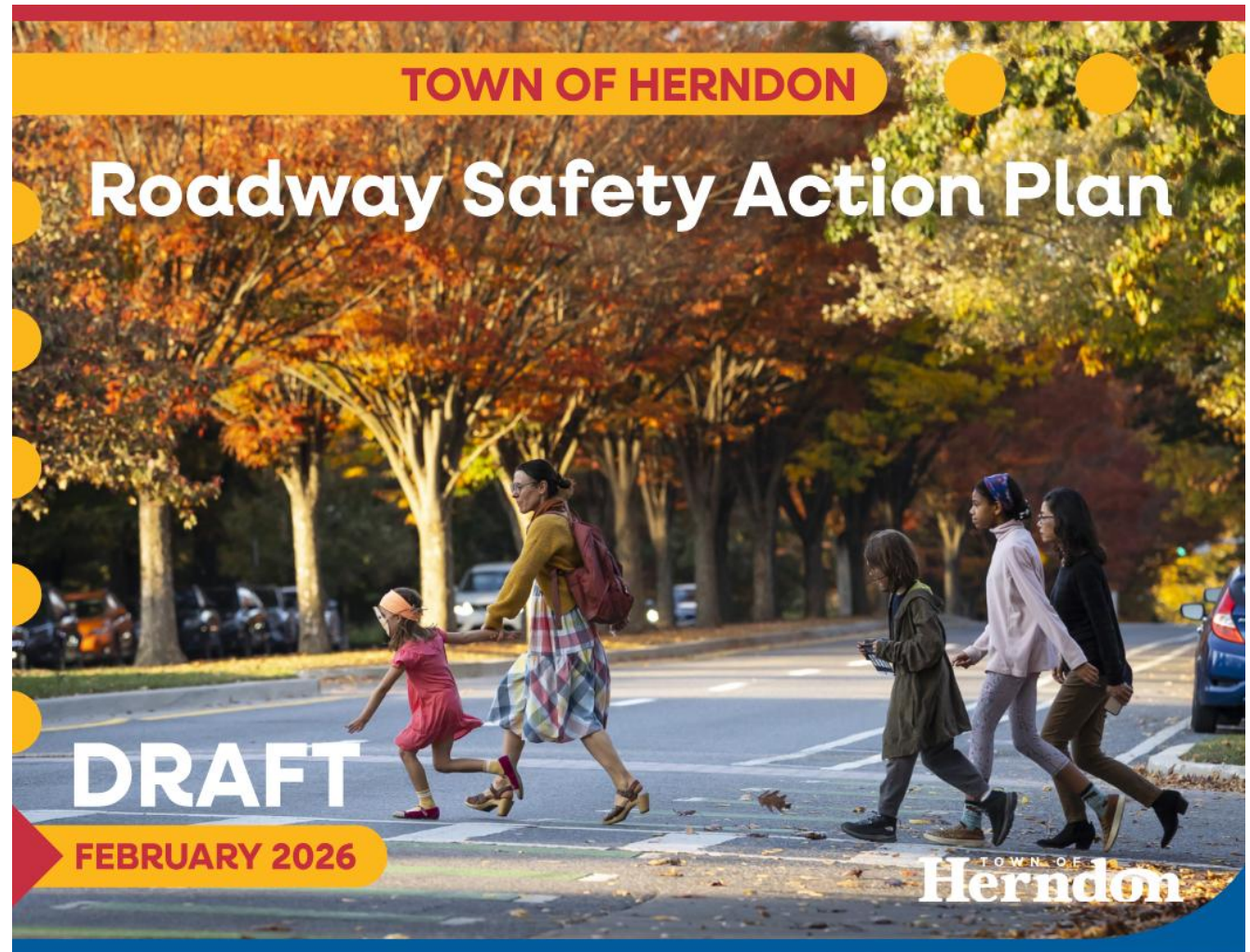
March 23, 2026



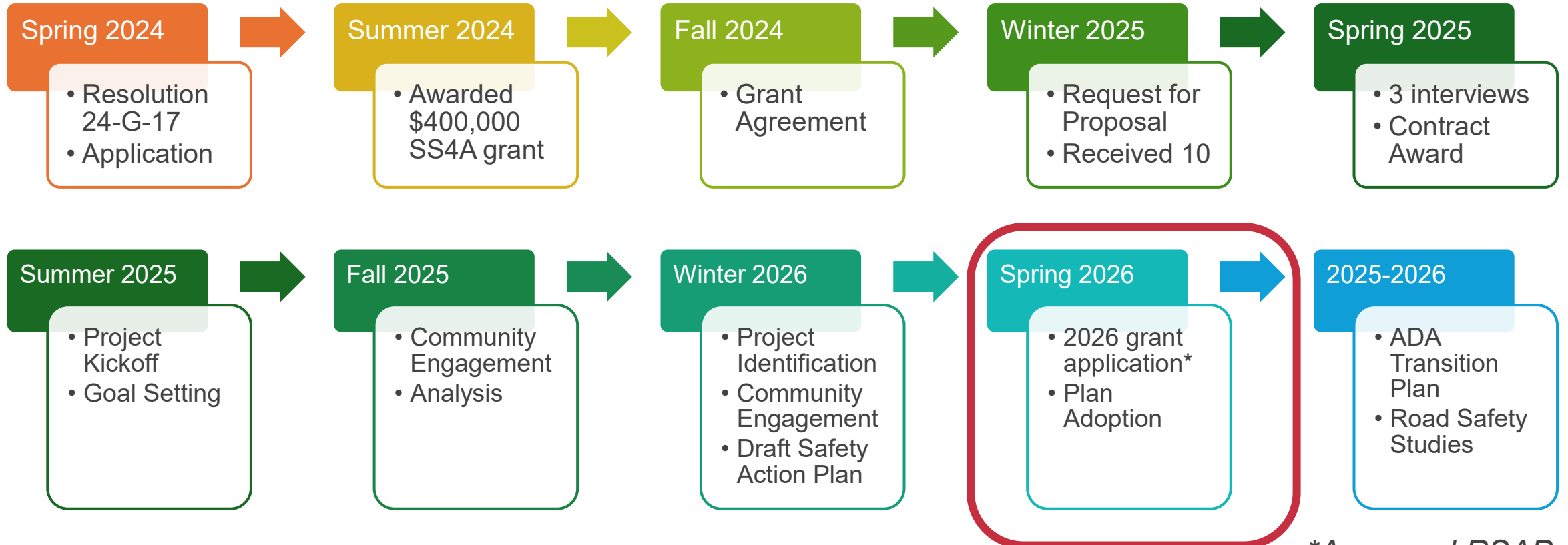
Mike Shindledecker
Transportation Engineer

Agenda

- Round Two Engagement
- Summary of Feedback and Edits
- Resolution to Recommend adoption



Timeline



WE ARE HERE

**Approved RSAP needed to apply*

Public Engagement Round Two Summary



Conducted three **listening sessions** with residents and inter-government representatives



Collected written comments through an online **Feedback Form**



Gathered feedback from Town Council, Planning Commission, and the Pedestrian & Bicycle Advisory Committee



Revised the draft plan to address collective feedback

Summary of Feedback and Edits

Feedback



Too much jargon, missing details, and unclear graphics



Desire to accelerate certain countermeasures and strategies



Suggestions for alternative communication pathways



Concerns for new mobility devices such as scooters and e-bikes



Clarifications and concerns related to specific locations in the HIN*



Concern for pedestrians crossing outside crosswalks

Edits



Improve language clarity by removing acronyms and jargon



Enhance graphics



Adjust objectives and strategies to better align with residents' goals



Add and/or adjust countermeasures and/or issues for HIN* locations.

**HIN = High Injury Network*

Resolution to Recommend Adoption of the Town of Herndon Roadway Safety Action Plan

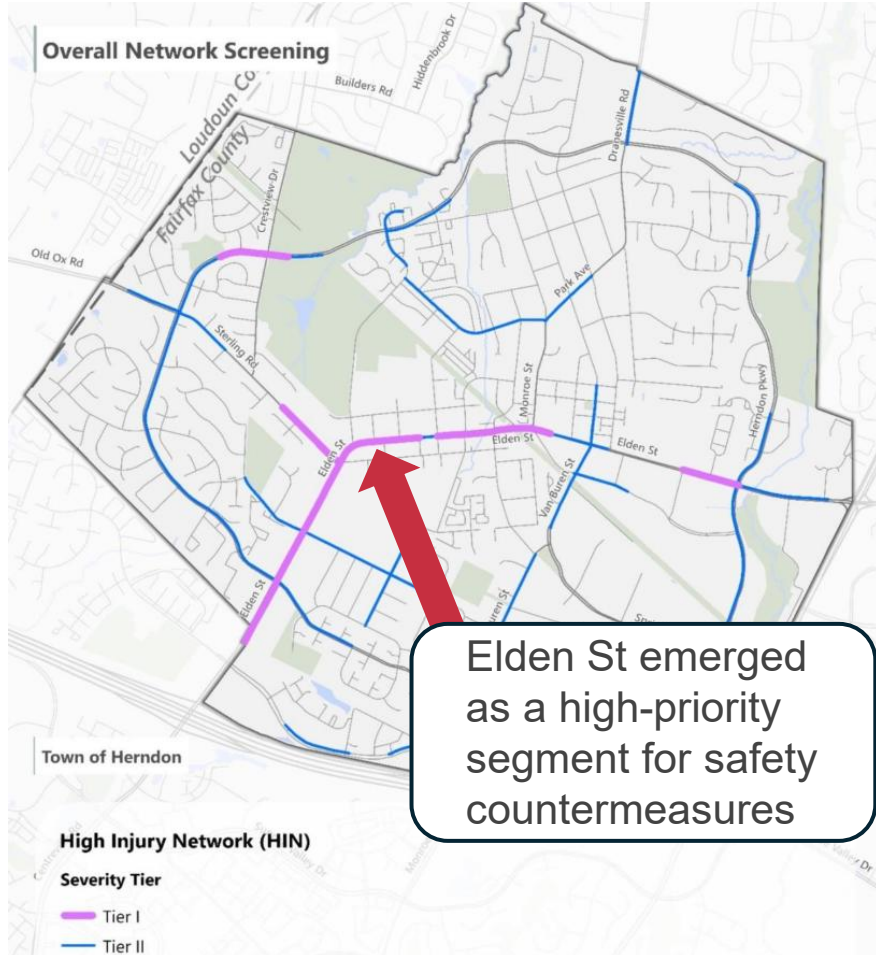
Staff recommends that the Planning Commission recommend adoption of the resolution:

The Planning Commission recommends the Town of Herndon Roadway Safety Action Plan to the Town Council of the Town of Herndon for further consideration and adoption.

Back of Tray









Shaping the Plan

Data Analysis

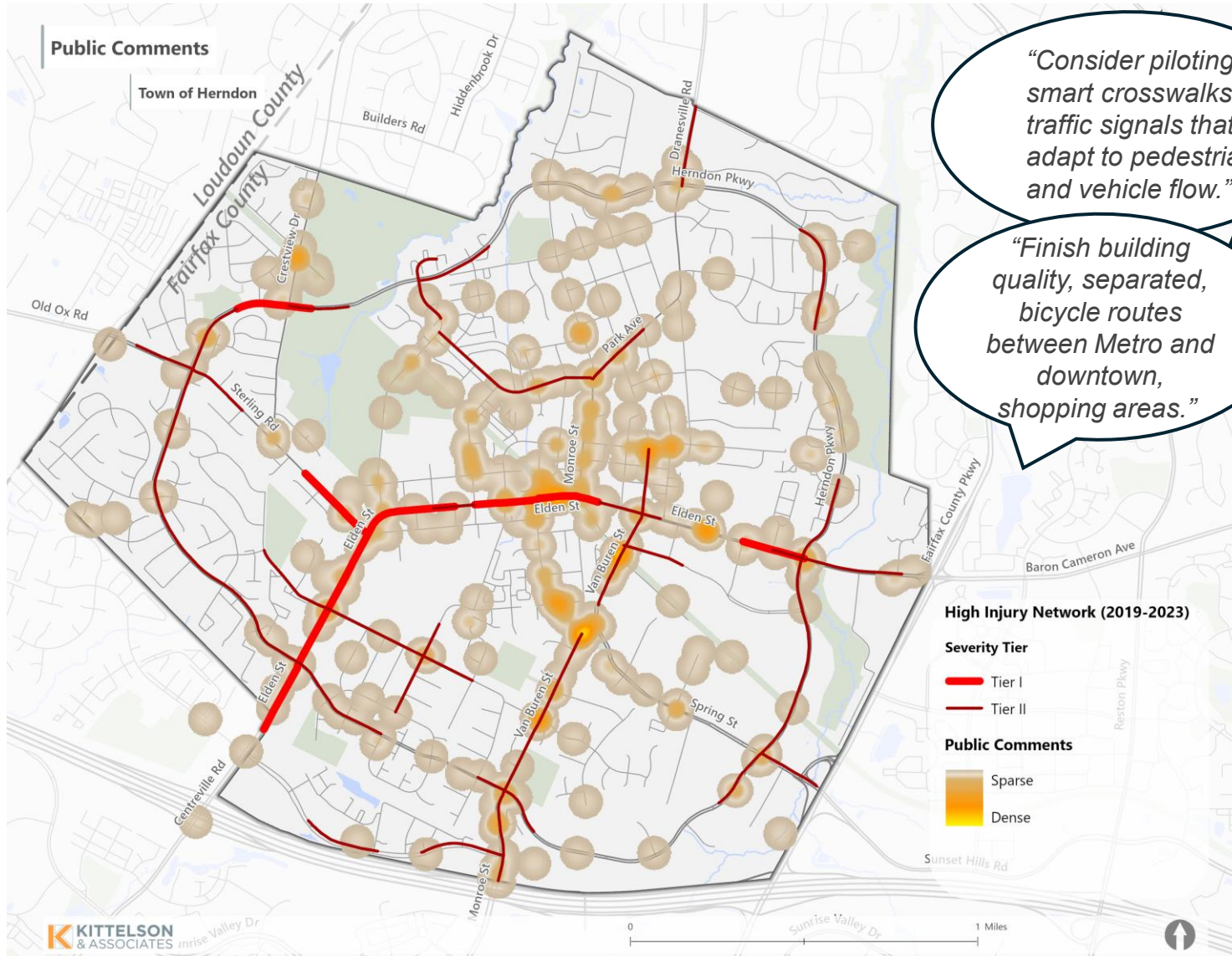


VDOT crash data (2019-2023) analysis considered crash frequency, severity, and mode

Public Engagement Round One

-  **Flyers Distributed**
451
-  **Pop-Up Events**
8
-  **Mapped Comments**
554
-  **Paid Social Media Impressions**
28,676 Views
-  **Microsoft Feedback Forms**
251
-  **Paid Social Media Clicks**
585 Clicks
-  **Engagements During Pop-Ups**
English: ~600
Spanish: 170
-  **Paid Social Media Reach**
19,686 Users

How the Public Shaped our Plan



Engagement shaped...

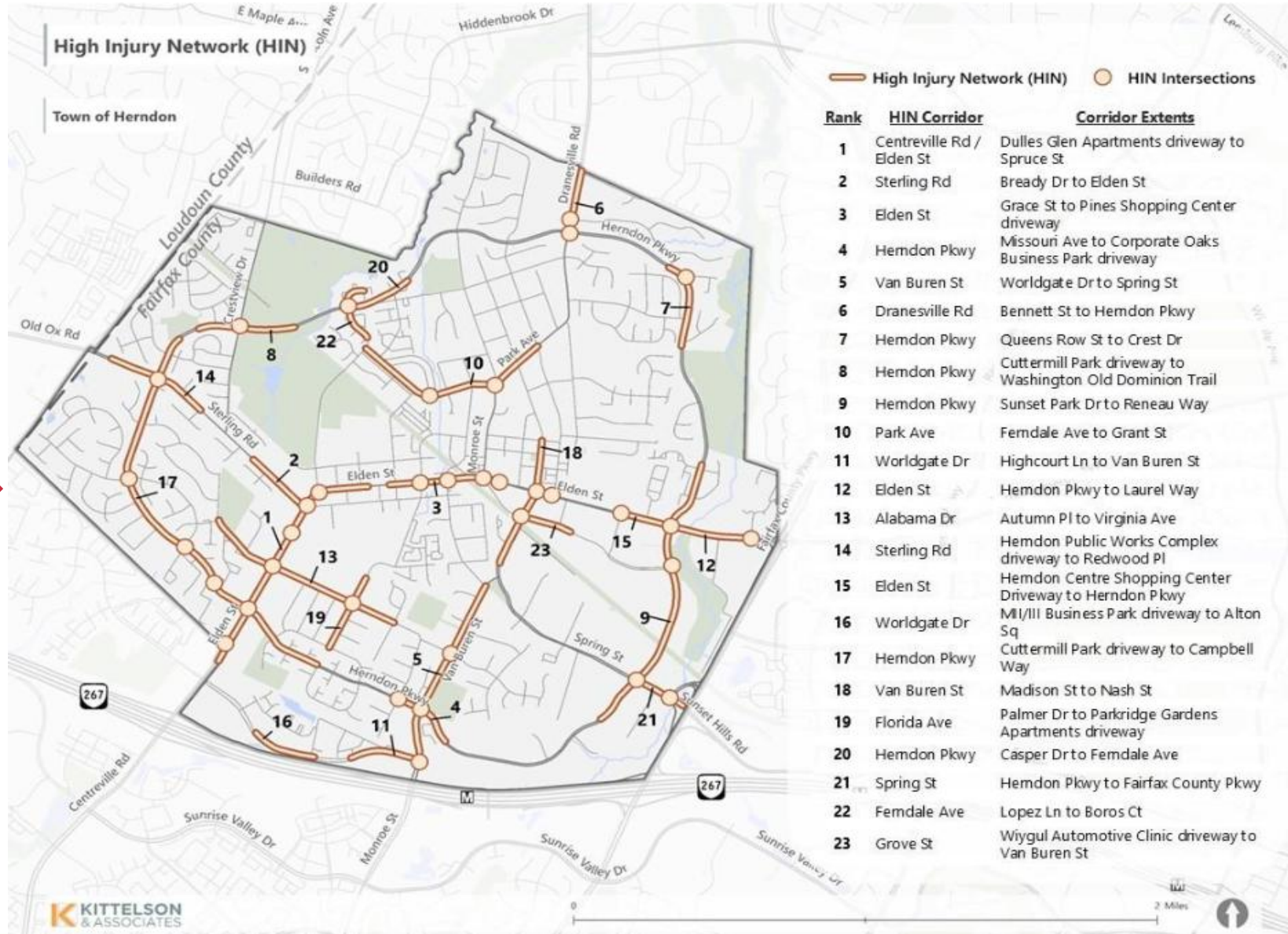
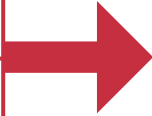
- Engineering countermeasure development
- Verification of data analysis results
- Prioritization of infrastructure projects

Creating Strategies: Infrastructure Locations

Community Needs
(30%)

Data
(45%)

Feasibility
(25%)



Potential Engineering Countermeasures



Pedestrian/bicycle focused

1. Install crosswalk lighting
2. Implement leading pedestrian interval
3. Install bike lanes
4. Add sidewalk/shared use path
5. Install high-visibility crosswalk
6. Install median island for crossings
7. Curb extensions/corner bulb-outs
8. Install pedestrian signal heads with countdowns
9. Install PHB/HAWK signals or RRFBs
10. Raised pedestrian crossings
11. Daylighting (remove parking near intersection)
12. Remove slip lanes to reduce turning speeds



Intersection focused

1. Left-turn phasing changes/prohibitions
2. Implement right turn on red restrictions
3. Roundabout
4. Neighborhood traffic circles
5. Improve retroreflective backplates & signal heads
6. Install intersection lighting
7. Reduce cycle length
8. Convert signal structure to mast arm mounted
9. Install short all-red clearance interval
10. Install red-light camera
11. High-friction surface treatment on approach
12. Reduce intersection skew
13. Add turn lanes
14. Enhanced signage and pavement markings at stop-controlled intersections
15. Convert minor stop-control to all-stop control



Segment focused

1. Road diet/two-way left turn
2. Reduce density of driveways
3. Dynamic feedback signs
4. Add segment lighting
5. Prohibit on-street parking
6. Pavement resurfacing
7. Chevron signs for curves
8. High-friction surface treatment on curves

Creating Strategies: Non-Engineering Countermeasures



Collect Non-Reportable Crashes

Include bike/ped crashes and crashes with lower property damage



Educational Outreach - Seasonal

Reinforce a culture of safety, utilize local resources



Traffic Gardens

Scaled-down traffic features to teach children about safety



Evaluate Recently Completed Projects

Determine project effectiveness on achieving goals



Educational Materials – New Residents

Flyers with water utility sign-up and billing



Automated Traffic Enforcement

Enforce speed limits and red light running



Analysis Methods for Complete Streets

Align with nationwide best practices



WRAP Coordination

Prevent drunk driving with the Washington Regional Alcohol Program resources and programs



Reassess Baseline Speed Limit

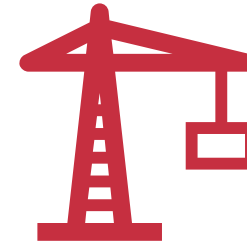
Improve outcomes for pedestrians and cyclists while increasing reaction time for motorists

RSAP Objectives and Strategies

1

Implement Transportation Safety Improvements

- High Injury Network projects designed and implemented
- Signal evaluation
- Signing and pavement markings review
- Gateway or placemaking treatments



2

Strengthen Town Processes and Plans

- Non-reportable crash procedure
- Recently completed project evaluation
- ADA Transition Plan update
- Safer Complete Streets innovation and analysis



3

Incorporate Roadway Safety into Town Communications

- Educational outreach for seasonal roadway safety
- New resident materials
- Traffic gardens
- Coordination with WRAP on impaired driving



4

Implement New Measures Authorized by Law

- Automated traffic enforcement application
- Speed limit reduction



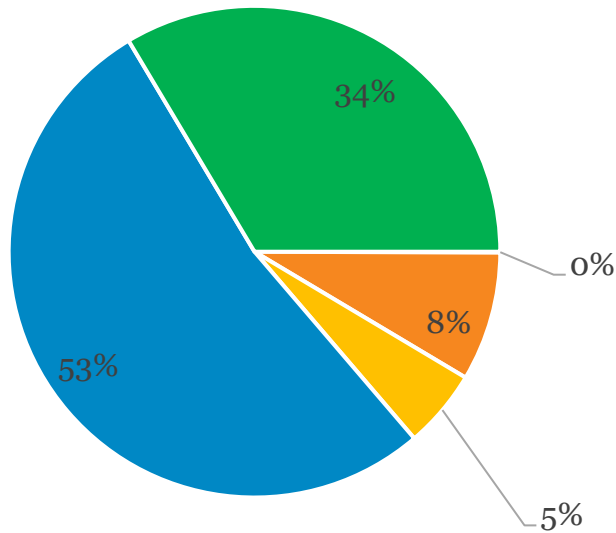
Benefits of the RSAP

- ✓ Opens up funding opportunities from multiple sources.
- ✓ Establishes a data-driven framework for prioritizing design & construction.
- ✓ Reflects through outreach and public engagement.
- ✓ Provides accountability in tracking and measuring success.
- ✓ Leverages a Safe System Approach to address the multiple contributing factors that lead to roadway deaths and serious injuries.
- ✓ Includes realistic yet challenging action steps to meet the primary goal within the 12-year time frame.
- ✓ Supports the ancillary goals of economic development, mode shift, and quality of life.

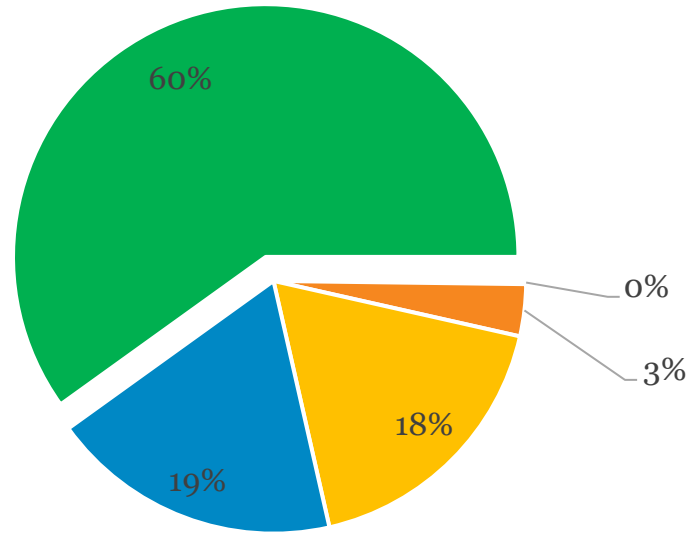


5-Year Severity Comparison 2018-2022

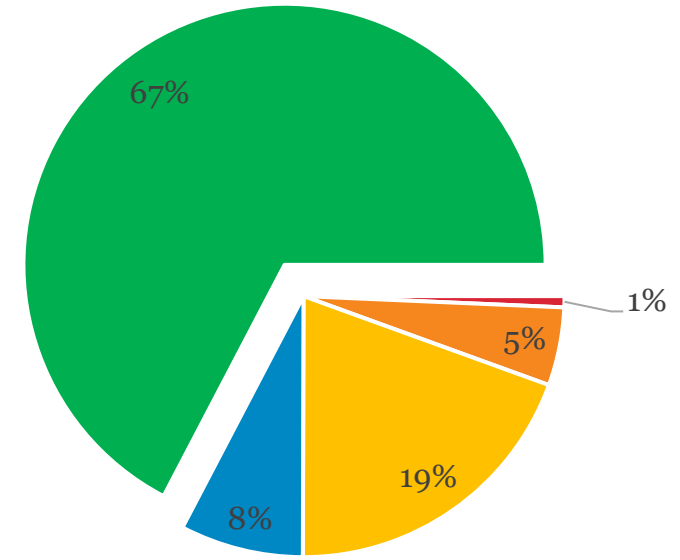
Town of Herndon



Towns & Small Cities



Commonwealth of Virginia



- Fatal
- Visible Injury
- Property Damage Only
- Serious Injury
- Non-visible Injury