



**HISTORIC DISTRICT REVIEW BOARD
WORK SESSION AGENDA
(6:30 P.M.)**

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

Wednesday, September 16, 2026 | 6:30 PM

This meeting is a work session for the Historic District Review Board. The public is welcome to attend this work session; however, there will be no opportunity for public comment.

Members of the public who would like to comment on this work session topic are invited to attend the HDRB regular meeting that will convene immediately following this work session to make their comment during the general comment portion of that meeting.

- 1. Call to Order**
- 2. New Business**
 - a. Discussion — Herndon 2050 Comprehensive Plan and Early Action Plans Status Update
- 3. Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
- 4. Adjournment**



**Historic District Review Board
(6:30 p.m.)
Work Session
Agenda Item 2.a.**

Agenda Item: Discussion — Herndon 2050 Comprehensive Plan and Early Action Plans Status Update

Meeting Date: September 16, 2026

Category: New Business

Prepared by: Lisa Gilleran, Director of Community Development

Description:

This is a status update on the Herndon 2050 Comprehensive Plan and the related Downtown and Metro Area Early Action Plans (EAPs). Following a broad community visioning and engagement process, the Herndon 2050 vision statement has been established, and the consultant team is currently developing goals and future growth scenarios. The Downtown and Metro Area EAPs are being developed as focused components of the broader planning effort to identify opportunities, priorities, and early actions for these two important areas of Town.

This session will focus specifically on the Downtown EAP, given Downtown's historic character, development pattern, and importance to Herndon's identity. The EAP is currently being developed as part of the broader Herndon 2050 effort and builds on the community visioning process, Downtown conditions analysis, and input received through the Downtown EAP Advisory Committee. The work is focused on identifying opportunities for appropriate redevelopment, public realm improvements, economic vitality, connectivity, and preservation of Downtown's distinctive character. As the EAP moves into the development of strategies and recommendations, staff is seeking the Board's expertise and guidance to help shape the plan.

Staff is seeking input from the Board, particularly regarding where new development may be appropriate within Downtown, appropriate building forms, scale and massing, and design principles that can guide future development while respecting the historic context and character of the Downtown Historic District. The Board is also encouraged to identify other historic preservation, architectural, or design-related issues, opportunities, or concerns that should be considered as the EAP moves forward.

Background/Timing Impact:

As the Town approaches the horizon year of its current 2030 Comprehensive Plan, Herndon is undertaking Herndon 2050, a comprehensive planning initiative to establish a new long-term vision and policy framework to guide the Town's growth, development, redevelopment, and investment through 2050. The effort includes a town-wide Market

Study and Economic Development Strategy (MSEDS), as well as focused planning efforts for Downtown and the Metro Area through Early Action Plans (EAPs).

The Downtown and Metro Area EAPs are intended to build on the Herndon 2050 vision and identify more focused opportunities, priorities, and near-term actions for these two important areas of Town. Both EAP Committees have been actively engaged in the process, providing input through visioning exercises, discussions of community strengths and challenges, identification of priorities, and review of emerging ideas and strategies. The Downtown EAP has also focused on opportunities related to redevelopment, economic vitality, placemaking, connectivity, public spaces, and maintaining Downtown's distinctive character, while the Metro Area EAP has considered opportunities associated with the Metro station, surrounding development, mobility, connectivity, and the area's role within the broader Town.

To date, the EAP Committees have participated in four of the eight scheduled meetings. Through these sessions, both committees have completed a visioning and priority-setting phase, affirmed draft vision statements for each area, and organized their input into draft goals and policy directions across five planning themes. For the Downtown EAP specifically, the committee has affirmed a vision of Downtown Herndon as an authentic, walkable, and vibrant cultural heart — where historic character and new energy meet, local businesses thrive, public spaces come alive, and everyone belongs. Committee input has consistently emphasized the importance of preserving and enhancing downtown's historic character while accommodating compatible new investment, improving pedestrian connectivity and public spaces, supporting small and local businesses, and activating the W&OD Trail corridor.

Most recently, the full committee participated in a design charrette in which members worked directly with the consultant team to develop a draft land use and design framework — identifying preferred development intensities, public space priorities, streetscape character, and key opportunity sites. The Committees will continue to review and provide input on the emerging design framework, development strategies, and design guidelines as the EAPs progress toward a first draft by the end of this year.

Fiscal Impact:

N/A

Legal Impact:

Section 15.2-2223 of the Code of Virginia requires all jurisdictions to prepare and adopt a comprehensive plan.

Staff Recommendation/Next Steps:

This is a discussion item; staff has no recommendation.

Attachments:

None