



## MEMORANDUM

To: Chairman Romeo & Members of the Planning Commission  
The TRG Advisory Committee

From: Ahmad Zaki, AICP  
Lead Planner, Long-Range Planning  
ahmad.zaki@herndon-va.gov

Date: January 10, 2024

Subject: Transit-Oriented Growth (TRG) Final Draft Plan

---

### **Purpose and Summary:**

The final Transit Related Growth (TRG) Advisory Committee meeting is scheduled for January 10, 2024. This session holds significance as it offers the committee an opportunity to follow up on the joint Planning Commission and Advisory Committee discussions from December 11, review the revised TRG plan, and provide concluding thoughts and input crucial to the plan's finalization.

At the end of this meeting, the committee will formulate consensus-driven recommendations for the Planning Commission and Town Council's consideration.

### **Discussion Items**

A committee-level discussion of the below items is an integral part of the upcoming meeting. It will be important for each member of the committee to participate in the discussion of each topic if consensus is to be achieved. Below, are some of the significant elements that the staff is eager to receive input on from the committee:

1. Mix of use:
  - Location of the proposed mix of uses, considering future market opportunities, ensuring a mix of uses, and potential impacts on the town's tax base and financial sustainability.
2. Transportation network and street alignment.
3. Traffic Level of Service Policy Recommendations:
  - Consideration of adopting LOS E as an acceptable condition during peak hours where pedestrians and active modes are a priority, rather than the existing LOS D policy.
4. Parking strategies:
  - Consideration of effective and sustainable parking measures to accommodate the needs of the TRG, balancing convenience with urban planning best practices and feasibility of the Plan's proposed parking arrangements.
5. Balancing flexibility and prescriptiveness in the TRG design guidelines:
  - Deliberation on finding the right equilibrium between providing flexibility for creative development and establishing necessary guidelines for a cohesive and well-defined TRG design.
6. TRG design framework:

- Discussion on the overarching framework that guide with emphasis on whether the plan adequately demonstrates the previous community and Advisory Committee comments and preferences and methods or suggestions for achieving greater alignment with input:
  - i. Land use and density,
  - ii. Urban design and architectural character,
  - iii. Heights and massing,
  - iv. Building typologies and parking garage screening,
  - v. Architectural character,
  - vi. Recreation and open space,
  - vii. Sense of place,
  - viii. Bioretention and stormwater management,
  - ix. Differentiation and design recommendation by neighborhoods,
- 7. Phases for implementing the TRG plan, recognition of incremental development and associated challenges.

Staff believes that while many of the above topics can be quickly addressed, some will require a greater degree of discussion and perhaps debate.

Any recommendations generated by the Committee should be clearly defined and expressed. Committee members are encouraged to review as much of the draft plan and appendices before the January 10, 2024, meeting as possible and come prepared with questions or comments yielded by those reviews.

### **Staff Review of Revised TRG Plan.**

At the meeting, staff will provide a review of the revised TRG plan. Staff has provided SOM with some edits and is continuing its review and development of a detailed errata sheet listing of additional staff comments. Noteworthy outstanding concerns include:

1. Lack of an executive summary and coherent project introduction.
2. Grammatical errors and clarity of text.
3. Missing information, inconsistency, and lack of context in several parts of the report .
4. Road network alignment, feasibility of proposed intersection geometry, and road capacity issues.
5. Traffic congestion during peak hours at the two ends of Herndon Parkway as it crosses Spring Street and Van Buren Street, particularly when mitigation measures are not in place when required.
6. Feasibility of shared parking garages located on abutting parcels under separate ownership.
7. Discrepancy between public input and its impact on shaping the TRG Design Framework.
8. Building massing, configurations, and façade articulations.
9. Establishment of coherent and harmonious development in the TRG which will be redeveloped. piecemeal by various property owners
10. Design guidance and renderings that would help establish a sense of place and character.
11. Cost of mitigations and capital projects required for the redevelopment of the TRG.

As several of the items listed above are related to matters to be addressed by the Advisory Committee, the staff looks forward to aligning staff concerns with Committee recommendations.

**Next Steps**

The TRG Small Area Plan is scheduled to be reviewed by the Planning Commission at its January work session and public hearing. Following Commission review and recommendation, the plan will move on to the Town Council for a final decision. An errata sheet noting changes to the plan originating from the various comments received throughout these reviews will be maintained. Following plan approval, the final plan will be updated with those changes.

**Attachments:**

1. TRG Final Draft Report with Appendices – December 06, 2023
2. TRG Traffic Study Draft Report
3. TRG Fiscal Impact Analysis
4. December 11, 2023 Joint PC and TRG Advisory Committee meeting minutes
5. A memo from Gregory A. Riegle of McGuireWoods to Chairman Burke outlining recommendations for revisions to the Draft TRG Small Area Plan
6. Response by McGuireWoods to preliminary staff questions arising from the memo to Chairman Burke