



LAKE ANNE VILLAGE CENTER CHARRETTE

SEPTEMBER 30, 2009



Thank You Participants and Staff

John F. Amatetti
Principal, VIKA, Inc.

Barbara A. Byron, Director
Office of Community Revitalization and
Reinvestment (OCRR)

Douglas “Doug” Carter
President, Davis, Carter, Scott

Robert “Bob” Cochran
Associate Principal, VIKA, Inc.

Matthew J. Flis
Urban Designer, OCRR

Charlene Fuhrman-Schulz
Affordable Dwelling Unit Project Administrator
Department of Housing and Community
Development Authority (DHCD)

Lucia B. Hall
Landscape Architect, OCRR

Bridget F. Hill
Revitalization Program Manager, OCRR

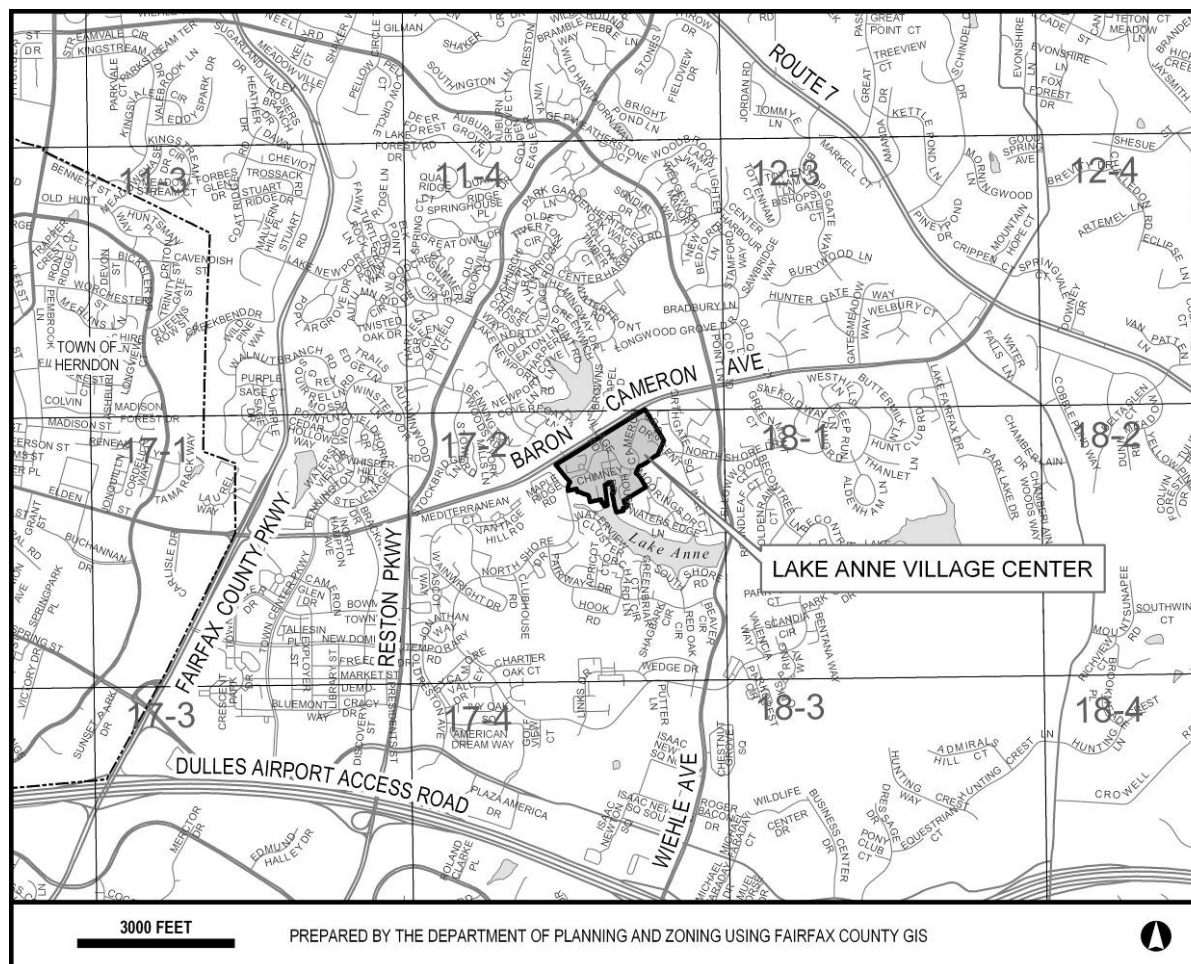
William J. “Bill” Keefe,
Planner, Walsh, Colucci, Lubeley, Emrich &
Walsh PC

Scott S. Matties
Cunningham Quill Architects PLLC

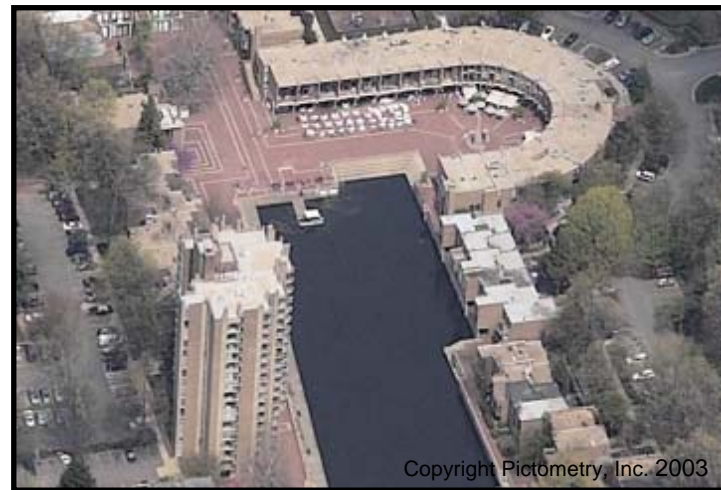
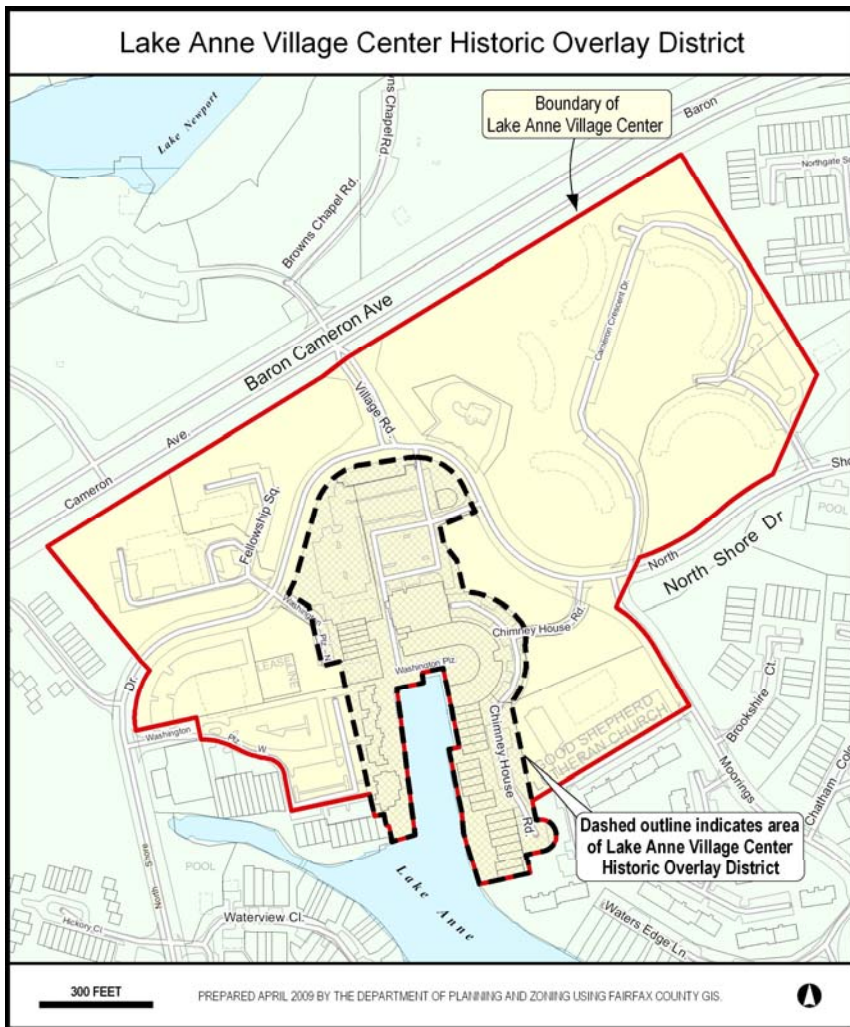
Heidi Merkel, Planner IV
Department of Planning and Zoning, Planning
Division (DPZ)

Inda E. Stagg
Land Use Coordinator
Walsh, Colucci, Lubeley, Emrich & Walsh PC

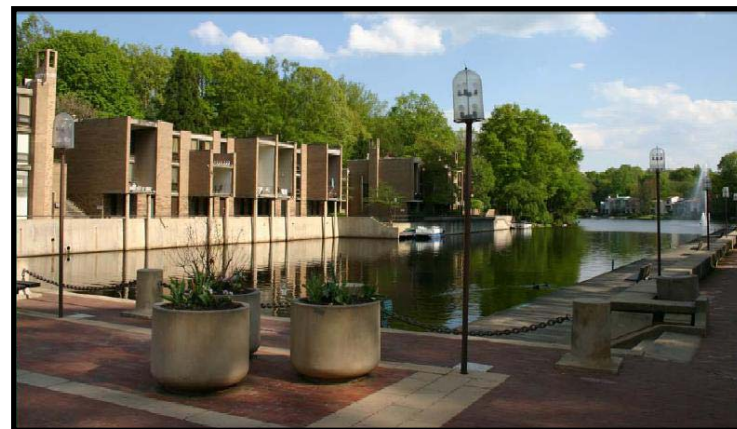
Martin D. “Art” Walsh, Esquire
Walsh, Colucci, Lubeley, Emrich & Walsh PC



The Lake Anne Village Center (LAVC) Commercial Revitalization Area (CRA) is located south of Baron Cameron Avenue, on both sides of North Shore Drive and Village Road. The area is well-served by major transportation arteries.



Historic Lake Anne



In 1984, the Lake Anne Historic Overlay District was established to ensure all new development and any exterior alteration to existing structures will be compatible with the historic and architectural quality of the original Washington Plaza design



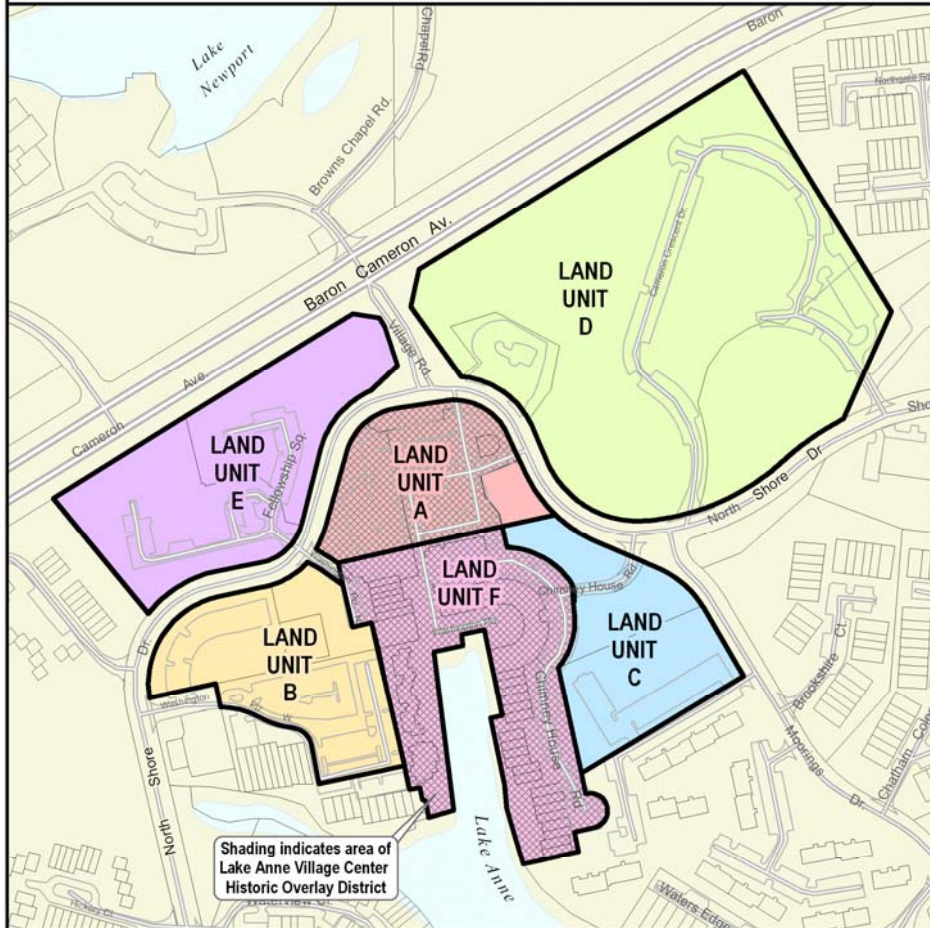
Lake Anne Village Center Commercial Revitalization Area



Former LAVC CRA Boundary

- **March 30, 2009, Board of Supervisors approved an amendment to the Comprehensive Plan (“Plan”) that revised the boundary of the Village Center, and the LAVC CRA. In addition, the new Plan text includes:**
 - Urban design guidelines to encourage redevelopment that is supportive of the unique character of the historically significant Washington Plaza
 - Recommendations for development, in terms of desired mix of uses and intensity
 - Supports the long-term economic viability of the business community

Lake Anne Village Center Land Units and the Lake Anne Village Center Historic Overlay District



The Comprehensive Plan divides the 41 acre site into six (6) land units and provides recommendations for development under Baseline, Redevelopment and Consolidation Options

Redevelopment Option

1,698,000 SF Residential (1,415 Units)
221,000 SF Commercial (Office & Retail)

Full Consolidation Option

2,106,000 SF Residential (1,755 Units)
247,000 SF Commercial (Office & Retail)

The language provides guidance to the Transportation Network, Urban Design Guidelines, Affordable Housing and Green Building Infrastructure

300 FEET

PREPARED OCTOBER 2008 BY THE DEPARTMENT OF PLANNING AND ZONING
USING FAIRFAX COUNTY GIS. PARCEL INFORMATION CURRENT TO JANUARY 2009



- **On June 12, 2009 OCRR convenes a meeting with owners of property within the LAVC representatives and County Staff to:**
 - Begin discussions on coordinated development of the LAVC;
and,
 - Discuss redevelopment challenges and strategic opportunities
Influencing coordinated redevelopment of Land Units A, D and E
- **It was decided that a design charrette would be beneficial in furthering the vision of how the comprehensive plan language could be implemented**



Team A



Participant Briefing



Team B

- **September 30, 2009, OCRR convenes Architect/Engineer/Landscape Architect/Planner Charrette to:**
 - Explore and develop alternatives to implement the Full Consolidation Option
 - Develop economically feasible options that would attract developers
 - Discuss issues, challenges and opportunities related to implementation of the Full Consolidation Option for the LAVC
 - Look at the LAVC as a whole in terms of possibilities

Team A

John Amatetti

Doug Carter

Matt Flis

Charlene Fuhrman-Schulz

Bill Keefe

Team B

Bob Cochrane

Lucia Hall

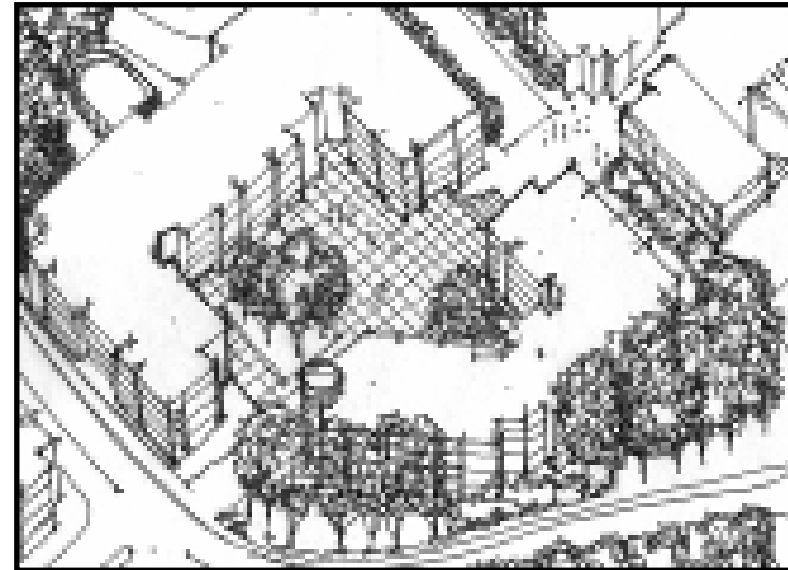
Scott Matties

Heidi Merkel

Inda Stagg

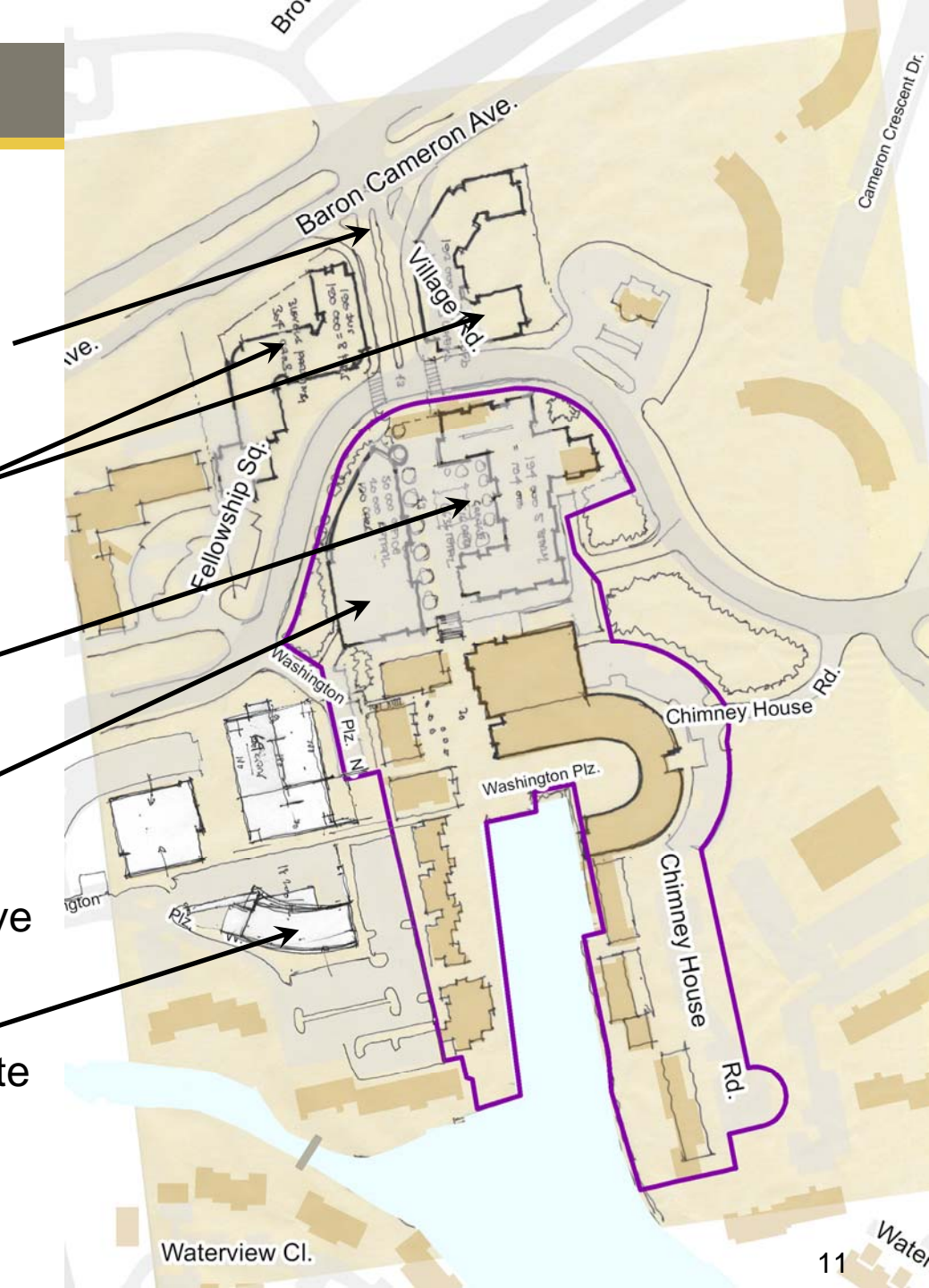
Alternative A – Objectives

1. Create sense of entry from Baron Cameron
2. Enhance visual connection among entry, plaza, and the lake fountain through creation of a pedestrian corridor fronted by ground floor retail, with office or residential above
3. Utilize underground, excavated, and structured parking to accommodate parking (sites can be very limited)
4. Generally, keep building heights lower in Land Unit A – 4-5 stories
5. More height can be located near Baron Cameron
6. Preserve trees / landscape buffer where possible



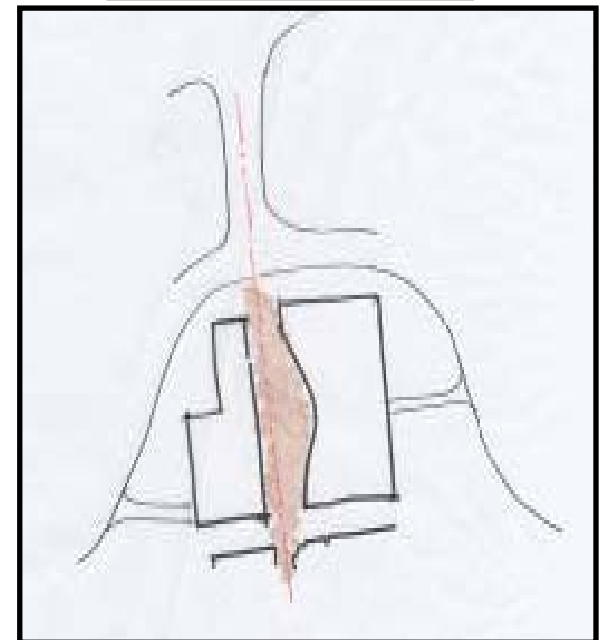
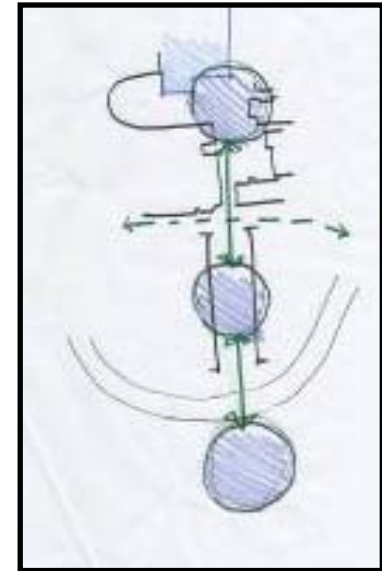
Alternative A - Implementation

1. Realign Village Road to create visual axis
2. Create gateway feature using residential buildings to frame entrance
3. Create pedestrian corridor
4. Allow mixed-use development within Land Unit A – ground floor retail with office or residential above
5. Support additional development around periphery of plaza (integrate activities on all sides)



Alternative B – Objectives

1. Respect for, not imitation of, original Lake Anne Village concept
2. Create new version of Lake Anne Village concept by implementing:
 1. Cutting edge urban design
 2. Sustainable site and buildings
 3. Creative, contemporary neighborhood branding
3. Enhance pedestrian connectivity to Washington Square
4. Create Village Center vs. Town Center
 1. Smaller Scale
 2. Sustainable living / working / shopping
 3. Where the car is parked and a pedestrian experience begins
5. Create space that is complimentary to – not competing with - Washington Plaza



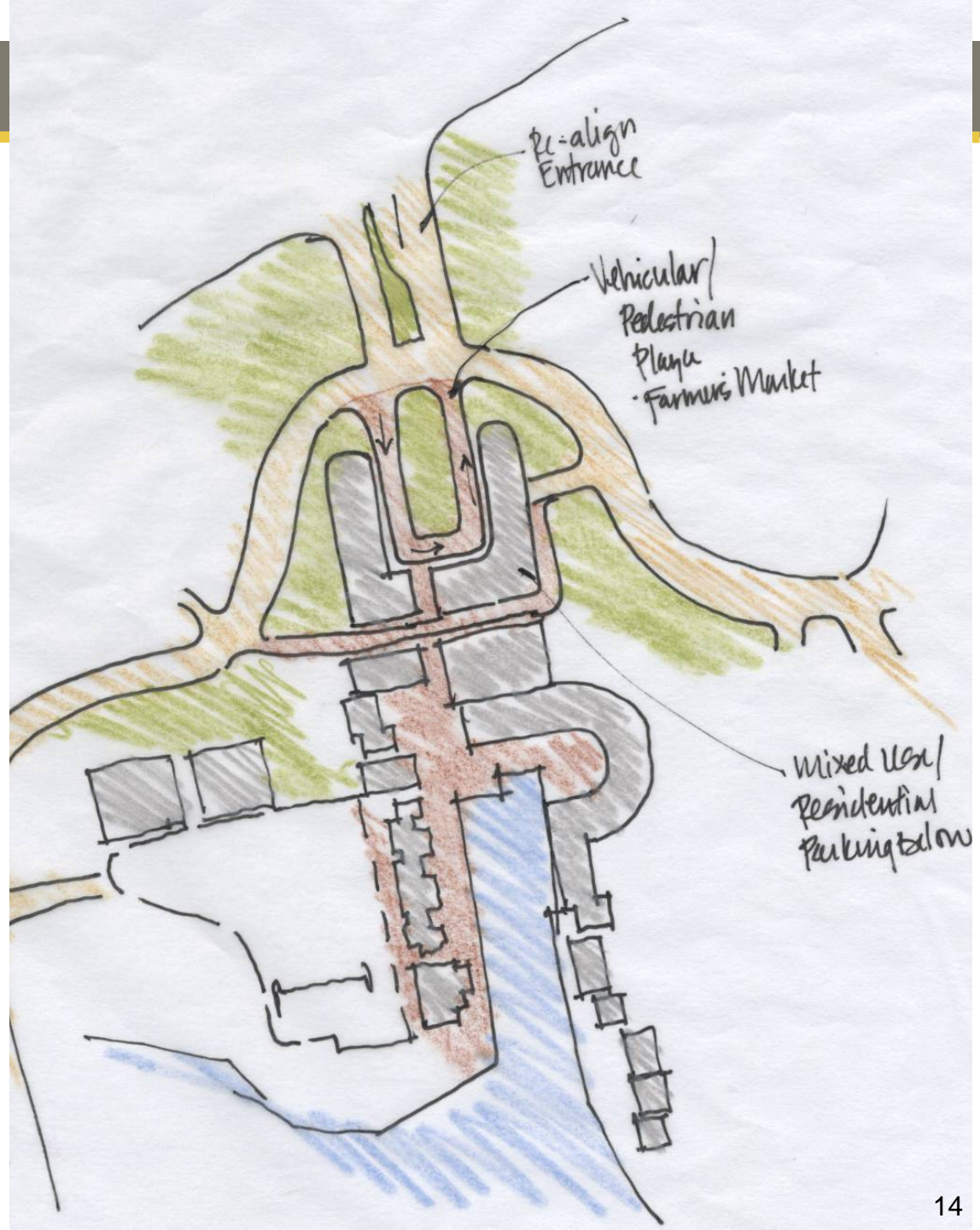
Alternative B – Implementation

1. Central pedestrian / vehicular loop that aligns with entrance to Washington Square and transforms into Farmers' Market.
2. Land Unit A – Residential / Office / Retail mix and below grade and on-street parking. (2 – 3 stories)
3. Higher density residential in Land Units E and D (up to 12 stories)
4. Enhance existing parking precinct by adding structured parking and create pedestrian circulation at south end of site.



Other Ideas

1. Creation of a one-way loop through Land Unit A
2. New road facilitates access / drop off
3. Create a new kind of public space which is physically linked with Washington Plaza



The Alternatives:

1. Enhance the visual connection/axis between the fountain, Washington Plaza, and entry to Lake Anne; includes realignment of Village Road
2. Recognize that Land Unit A is the most important element, and should be developed first, and preferably under one master development plan
3. Create pedestrian connections/corridors between adjacent land units and Land Unit A
4. Recognize that parking is a significant challenge which must be addressed through a combination of structured, below-grade, and limited on-street parking
5. Propose additional entries to the plaza to facilitate additional activity across the site (front door, side door, back door)

6. Suggest that consolidation of all properties in all Land Units, while highly desirable and necessary to achieve the Full Consolidation Option, may not be required to achieve plan objectives
7. Propose redevelopment of Land Unit B with active uses and parking
8. Recognize that redevelopment of the Crescent property may not happen for some time; that some or all of the existing buildings may be saved or demolished, depending upon the final plans for the site

1. Different ideas about how extended plaza/corridor could work – continuation of existing plaza or a series of linked but distinct public spaces
2. One alternative shows pedestrian-only access to Land Unit A, the other suggests a drive or road to provide vehicular access

1. Short-term redevelopment versus long-term redevelopment; what is better – small-scale projects now which can be implemented in the short term, but which may not fully realize the vision, or a longer term comprehensive and coordinated redevelopment?
2. Existing parking situation – the existing parking lot is owned by more than one entity, but used by all. How will parking for the condos and other uses that remain be provided under redevelopment?
3. Regulatory challenges – will the entire site need to be brought up to current zoning standards (parking etc) if redevelopment occurs? What is the threshold which requires nonconformities to be addressed?

Discussion by group of Next Steps