

LAKE ANNE VILLAGE CENTER REVITALIZATION REPORT

August 2015



Lake Anne and Washington Plaza



Crescent/Lake Anne Project Concept



LAKE ANNE VILLAGE CENTER OVERVIEW

The 41 acre Lake Anne Village Center (LAVC) Commercial Revitalization Area (CRA) is located within the planned community of Reston. It is bounded by Baron Cameron Avenue (Rte. 606) to the north, the man-made Lake Anne to the south, North Shore Drive to the west and Moorings Drive to the east. It is located 8-miles from both the Tysons Corner Urban Center and the Washington-Dulles International Airport, and 1.6 miles from the new Wiehle-Reston East Metrorail station.

The LAVC is focused around the 1960's-era Washington Plaza, which was the first area to be developed in Reston, and is one of the earliest examples of a master planned pedestrian-oriented mixed-use development in the United States. The Washington Plaza and portions of the adjacent parcels are designated as a Fairfax County Historic Overlay District. In June 2011, the Virginia Board of Historic Resources and the Virginia State Review Board endorsed the Historic District and Lake Anne for listing in the Virginia Landmarks Register and for forwarding to the National Park Service for nomination to the National Register of Historic Places.

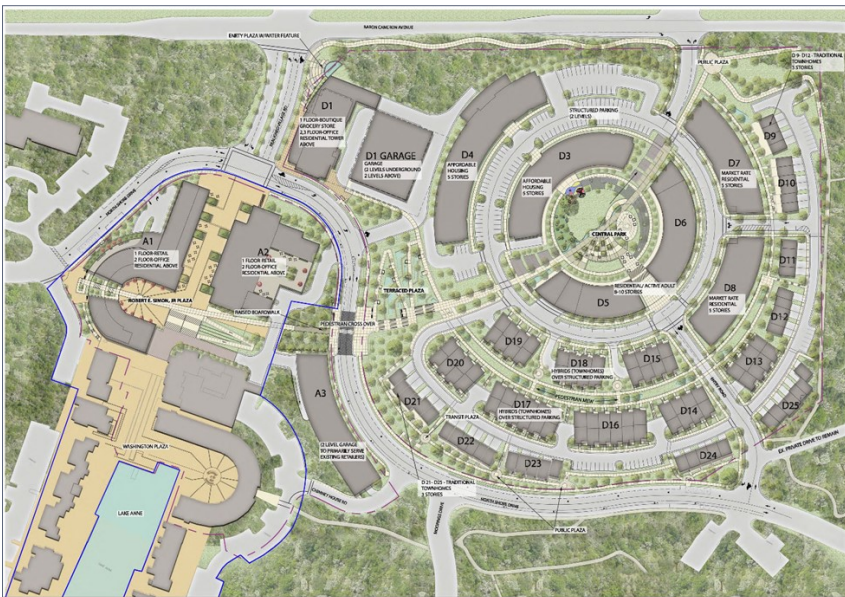


Lake Anne—Heron House

In 1998, the Fairfax County Board of Supervisors (Board) designated the LAVC as a CRA with the intent of stimulating reinvestment and redevelopment. The CRA encompasses the entire boundary of the LAVC.

In 2009, the Board adopted an amendment to the Comprehensive Plan (Plan) to provide guidance on the mix of uses and intensities designed to foster redevelopment of the LAVC in a well-designed, integrated, and efficient manner. The Plan text includes urban design guidelines and guidance on the transportation network, affordable housing, green buildings, and infrastructure. In 2014, to help achieve land use objectives, the Board further modified the Plan.

LAKE ANNE/CRESCENT REDEVELOPMENT PROJECT



Lake Anne/Crescent Development Plan

Plans are underway to redevelop the 16.5 acre county-owned Crescent Apartments property, as well as additional properties within the LAVC, as part of a public-private partnership that will implement the vision as set forth in the Plan.

The 24.3 acre project will realign Village Road to improve circulation and create a clear visual connection to Lake Anne; deliver a mix of market rate, workforce and affordable residential units; and build 136,173 square feet (SF) of office and retail space. Buildings will range in height from 3 to 18-stories. The development will provide public parks, plazas and pedestrian connections to link the development with the Washington Plaza and the existing Reston trail system; underground and garage park-

ing; an amphitheater; bike share stations; and, an improved main plaza for hosting a farmers market and other events. This redevelopment project is expected to interject needed vitality into the LAVC and enhance it as a place to live, work and play.

WASHINGTON PLAZA DESIGN CHARRETTE



Compilation of Washington Plaza Design Concepts



Charrette Work Session



Presentation of Concepts

In June 2015, the OCR convened the Washington Plaza Design Charrette that brought together LAVC stakeholders with local planning and design professionals. The charrette, which was requested by and coordinated with the Lake Anne of Reston, a Condominium (LARCA) association, focused on the development of strategies and design solutions to enhance the Washington Plaza, and complement the transition from this historic area to the future redevelopment. The results of a May 2015 survey, which was distributed by LARCA to the broader community, and a stakeholder focus group helped inform the discussion.

The participants all recognized that Lake Anne itself is a unique but underutilized asset. Team concepts focused on ways to capitalize on the strengths of Lake Anne as part of an overall strategy to attract patrons to the LAVC and to the water's edge. Recommendations included expanding the useable waterfront area by constructing floating docks for restaurant and recreational use; moving the boat rentals to the end of the commercial corridor to entice visitors to walk and patronize local establishments along the way; enhancing storefronts; and, creating spaces that would appeal to pedestrians and encourage them to sit and enjoy the views. There were also recommendations for a stronger maintenance program, and the continuation of special events that contribute to the success of the LAVC.

DEVELOPMENT ACTIVITY

Plan Amendment/Rezoning/Site Plan Number (Approval Date/Status)	Lake Anne Village Center CRA Development Activity
1) Lake Anne Development Partners, LLC (LADP) PCA A-502 (approved 3/3/15) DPA A-502-07 (approved 3/3/15) PRC A-502-3 (approved 3/3/15) Lake Anne Village Center 8260-SP-001-1 (under review)	Approval of a 1.17 million SF mixed use project that that will add 1,037 residential units, 77,960 SF of office, and 58,213 SF of retail space. The development will include 732 multi-family units, 120 townhomes, and 185 affordable units that will replace the existing 181 affordable Crescent Apartments; 20% of all non-replacement units will be affordable. The plan includes more than a dozen parks, pocket parks and plazas, including a new amphitheater.
2) Plan Amendment (PA) 2013-III-UPI/Lake Anne Village Center/Reston Crescent (approved 12/2/14)	Approval of an amendment that resulted in adjustments to the Comprehensive Plan in order to facilitate the development of the Lake Anne redevelopment project.
3) G & K, Inc. SE 2013-HM-013 (approved 2/11/14)	Approval to add a truck rental business to an existing service station/mini-mart. As the property is located within the LAVC redevelopment project boundaries, the businesses will cease operation at such time as the Crescent site redevelops.

In 2015, the LAVC CRA has approximately 4,661,000 SF of existing development. Of this amount, 557,000 SF, or 80%, is commercial development, which include rental apartments, and 144,800 SF, or 20%, is non-apartment residential development. More information on each development can be obtained through the County's Land Development System, found online at: <http://ldsnet.fairfaxcounty.gov/ldsnet>



Contact Information

Fairfax County Office of Community Revitalization (OCR)
 12055 Government Center Parkway, Suite 1048
 Fairfax, VA 22035
<http://www.fcrevite.org>



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