

POWERPOINT PRESENTATION FOR UPDATE TO FAIRFAX CO.
ARCHITECTURAL REVIEW BOARD ON REVITALIZATION
CONCEPTS, DRAFT LAND USE PLAN TEXT + DRAFT
LAND USE DESIGN GUIDELINES

Lake Anne Village Center

Comprehensive Plan Text Recommendations

March 8, 2007

BBP Associates
Conklin Costantin Architects
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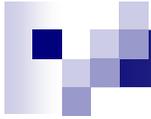
Agenda

1. Technical Advisory Panel (TAP) Process
2. LAVC Goals
3. LAVC Overarching Vision
4. Inner and Outer Ring Policy Areas
5. Sub Area Recommendations



TAP Process

- TAP Selected by Hunter Mill District Supervisor
- Purpose to Advise Consultant Team on Development of Plan Text Amendment
- Provided input - six technical meetings
 - Review of Prior Planning Efforts
 - Identification of Opportunities and Challenges
 - Development of Design Concepts
 - Review of Draft Plan Text
 - Review of Draft Design Guidelines



LAVC Overarching Goals

1. Revitalize the Washington Plaza Economy
2. Improve the Physical Character



LAVC Overarching Vision

- ***Grounded in its Historic Roots, Reflective of Progressive Architectural Design***
 - Introduce architectural elements consistent with the character and design of historic core of Washington Plaza.
 - Introduce “green” architectural elements that contribute to revitalization goals.



LAVC Overarching Vision

■ ***Oriented Toward Washington Plaza***

- Achieve development that completes and enhances Washington Plaza.
- Extend the pedestrian access to Washington Plaza north to the vicinity of existing North Shore Drive.
- Extend the east and west pedestrian access to Washington Plaza.
- Redevelop existing bank building as a low-rise (3 to 4 stories) building with ground level retail.



LAVC Overarching Vision

- ***A Vibrant Community where People Live, Work, and Play***
 - Support and complement the existing Washington Plaza retail.
 - Create an activity center that includes a mix of residential, retail, office, and community uses.
 - Foster growth of LAVC as a destination center for community activities, including dining, arts, shopping, and children's activities.



LAVC Overarching Vision

- ***Easily Accessible by Regional and Local Visitors – Arriving by Car and Bus***

- Avoid unnecessary conflicts with pedestrian amenities.
- Enhance quality of bus access and passenger drop-off close to the Washington Plaza.
- Provide multilevel below-grade parking.
- Provide easy access to new parking facilities.



LAVC Overarching Vision

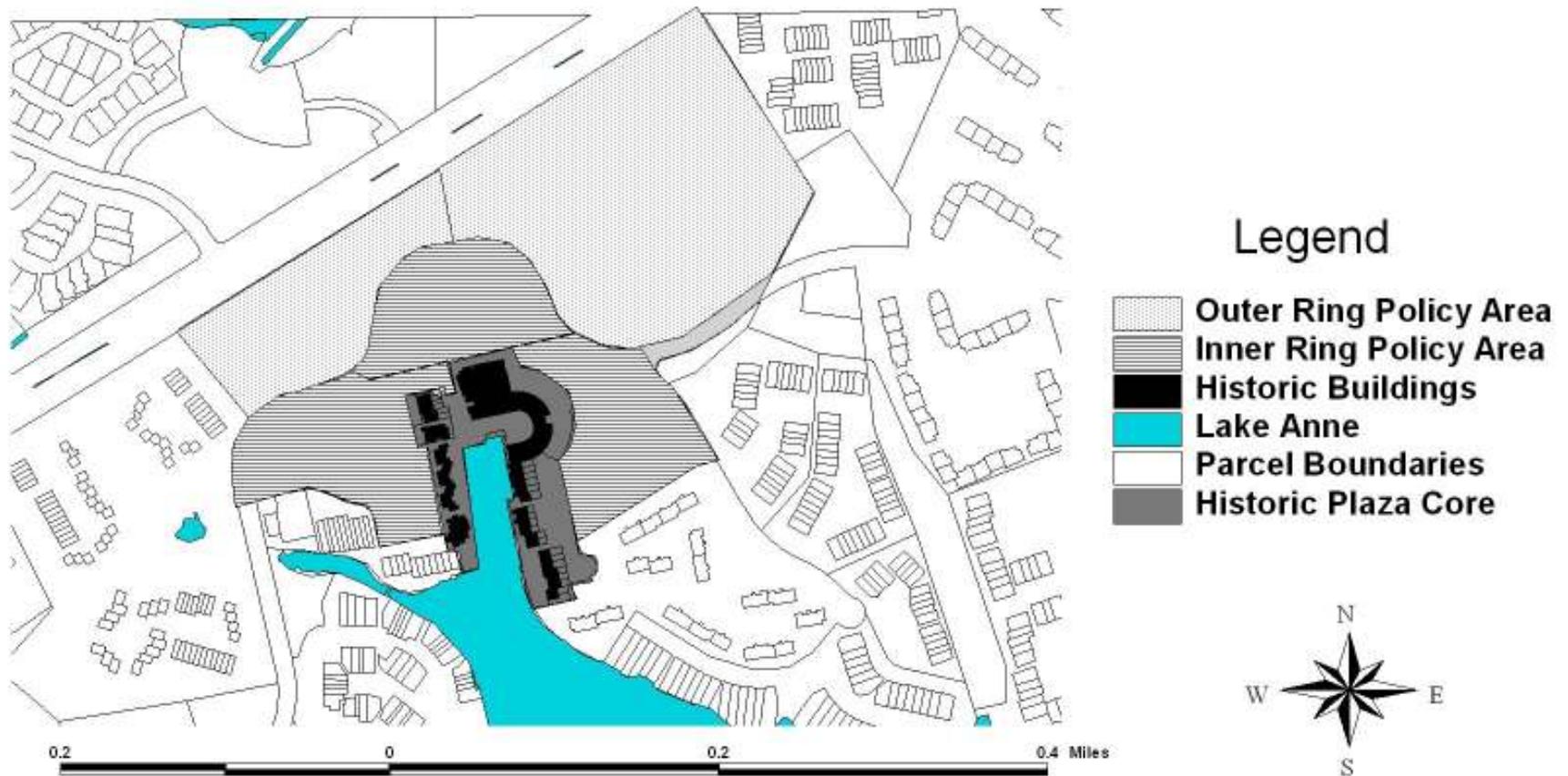
- ***Internally Connected with Inviting Pedestrian Corridors***
 - Assure priority of movement for pedestrians, bicycles, strollers, and people with disabilities internal to Washington Plaza.
 - Introduce specific traffic calming measures.
 - Limit vehicular through access on the northern edge of Washington Plaza.



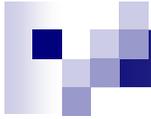
LAVC Overarching Vision

- ***Reinforced by a Mixed Use “Inner Ring and Residential “Outer Ring”***
 - Attract mixed use development adjacent to the existing Washington Plaza.
 - Require preponderance of new development to be residential.
 - Ensure development of housing units affordable to households of low or moderate income.

Inner and Outer Ring Policy Area Designations



Inner and Outer Ring: 47.5 Acres



Development Vision

- Inner Ring Policy Area
 - Goal: Shore up and revitalize the economy of Washington Plaza through creation of urban activity center



Development Vision

■ Inner Ring Policy Area

- Mixed Use: Residential (72%), office (21%), retail and public uses (7%)
 - Extension of Washington Plaza
 - High-rise (at least 14 stories) & low-rise (3 to 4 stories)
 - Ground level retail and public uses
 - Urban open space (i.e. pedestrian access ways, planted rooftops, limited access road that can be closed for special events)
- Preponderance of on-site parking accommodated in below grade parking structures (TDM Required)



Development Vision

- Outer Ring Policy Area
 - Goal: Reinforce plaza economy by achieving additional residential development



Development Vision

- Outer Ring Policy Area
 - Predominantly residential (96% to 97%)
 - High-rise (at least 14 stories) & low-rise (3 to 4 stories) residential
 - Live/work (3% to 4%); minimal retail (0.25%)
 - Concentrated as close to the internal circulator road as possible
 - Part of a continuous ground level, north-south, “Main Street” style corridor connecting the northern boundary of the LAVC to Washington Plaza



Development Vision

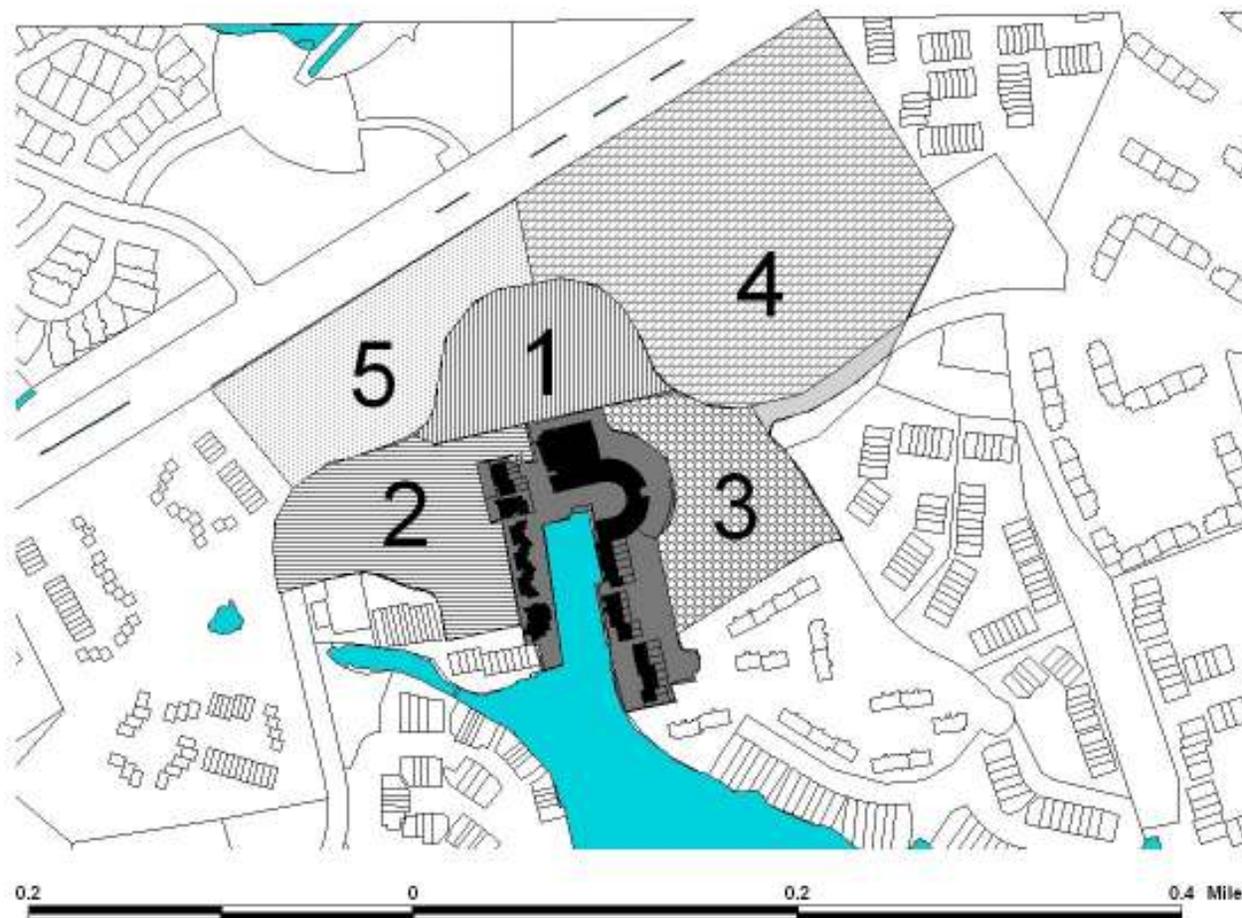
- Outer Ring Policy Area, Cont'd
 - Preponderance of on-site parking accommodated in below-grade and above-grade, development-clad, parking structures (TDM required)
 - Option for higher residential density in exchange for improvements to pedestrian and vehicular circulation system



Pedestrian and Vehicular Circulation Goals

1. Establish coordinated and non-conflicting pedestrian and automobile circulation systems.
2. Enhance access for automobiles and deliveries and increase public transit (not automobile use).
3. Implement changes necessary to encourage further pedestrian and bicycle use within LAVC.

Sub Area Designations



Legend

- Sub Area #1
- Sub Area #2
- Sub Area #3
- Sub Area #4
- Sub Area #5
- Historic Buildings
- Lake Anne
- Parcel Boundaries
- Historic Plaza Core





Sub Area #1 (Inner Ring)

- Pedestrian focused plaza, or “Spanish Steps” - styled north-south walkway
- Flanked by low-rise (3 to 4 stories) mixed use structures
 - Residential (70%) above grade
 - Office space (15%) above grade
 - Maximum of 15% retail and public space at ground level
- 4.57 acres; Maximum FAR 2.0



Sub Area #2 (Inner Ring)

■ Residential

- Mid-rise (4 to 8 stories) adjacent to the internal circulator road
- Low density row homes, consistent in scale and design with the adjacent residential clusters

■ Office

- Mid-rise (4 to 8 stories) adjacent to the internal circulator road

■ Retail

- Maximum of 10,000 SF of ground level

■ 5.69 acres; Maximum FAR 1.25



Sub Area #3 (Inner Ring)

■ Residential

- Combination of high-rise (at least 14 stories) and low-rise (3 to 4 stories) on the southeastern corner
- Single-family attached row homes complementary of Washington Plaza

■ Retail

- Maximum of 5,000 SF ground level

■ 4.99 acres; Maximum FAR 2.0



Sub Area #4 (Outer Ring)

■ Residential

- High-rise (at least 14 stories) concentrated on the northeastern corner
- Single-family attached row home style sloping in a tiered style complementary of Washington Plaza

■ Open Space

- Centrally located, publicly accessible terminus for pedestrian promenade connecting with Washington Plaza
- Public green space as well as reserved open space for active uses (at least 2.75 acres)

■ 17.6 acres; Maximum FAR 2.0



Sub Area #5 (Outer Ring)

Option #1

■ Residential

- Combination of high-rise (at least 14 stories) and low-rise (3 to 4 stories) concentrated on the western edge
- Row homes and interspersed green space sloping toward Washington Plaza

■ Live/work space

- 2% of total development
- At grade with residential above
- Located on the 'Main Street' style north-south corridor

■ 6.34 acres; Maximum FAR 1.5



Sub Area #5 (Outer Ring)

Option #2

■ Residential

- Combination of high-rise (at least 14 stories) and low-rise (3 to 4 stories) concentrated on the western edge (**higher density than in Option #1**)
- Row homes and interspersed green space sloping toward Washington Plaza
- **High-rise (at least 14 stories) residential on eastern edge of the sub area on top of low rise (3 to 4 stories) mixed use structures**

■ Live/work space

- 2% of total development
- At grade with residential above
- Located on the 'Main Street' style north-south corridor

■ 6.34 acres; Maximum FAR 3.5