



# Revitalization in Lake Anne Village Center



The Comprehensive Plan in the  
Revitalization Process

# Overview

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- The Comprehensive Plan
  - Purpose
- From Planning to Redevelopment
  - Amending the Comprehensive Plan
  - Implementing the Plan
- Lake Anne Context
- Existing Density and Intensity examples

# The Comprehensive Plan

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- Purpose of the Comprehensive Plan
  - A guide for the County's land-use decision-making
  - Statutory mandate, required by the Code of Virginia, to shape the orderly development of the County

# From Planning to Redevelopment

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- Comprehensive Plan
  - Land use guidance
    - Specifies an “envelope” within which development can occur
    - Does not indicate exact locations of all development
  - Long-range time frame, 20 to 30 years
    - Does not specify when development will occur

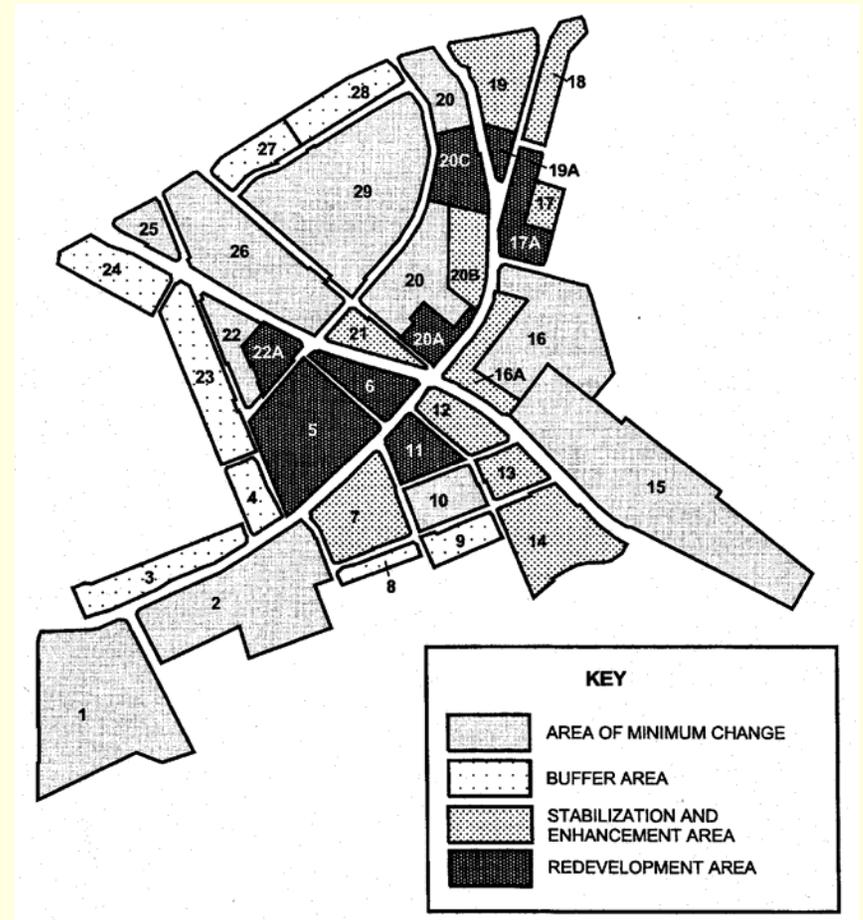
# Plan Example: McLean

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- Text describing Community Business Center sub-areas and the different sets of guidelines each requires
  - Redevelopment
  - Stabilization and enhancement
  - Buffer
  - Minimum change

# Plan Example: McLean

- Map of those sub-areas



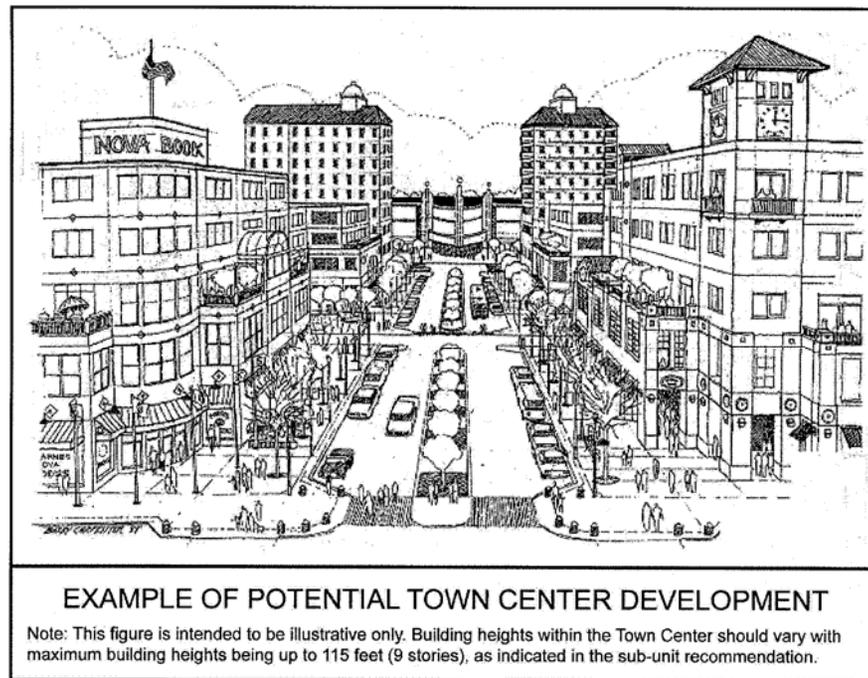
# Plan Example: Merrifield

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- Plan text gives guidance including urban design elements
  - Pedestrian and open space system
  - Streetscape design
  - Building and height design

# Plan Example: Merrifield

- Visual guidance as to type of environment the Plan text recommends



# From Planning to Redevelopment

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- Implement Comprehensive Plan guidance through the Zoning Ordinance
  - Developers submit applications for specific projects
  - Regulations set specific requirements
  - Proposals evaluated for conformance with Comprehensive Plan recommendations

# In Context: Lake Anne

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- Comprehensive Plan – layers of guidance
  - District-wide recommendations
    - Transportation (e.g. Georgetown Pike)
    - Environment (e.g. Sugarland Run watershed)
  - Reston Community Planning Sector (UP5)
  - Comprehensive Plan refers to Reston Master Plan

# In Context: Lake Anne

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- Zoning process – layers of regulation
  - Planned Residential Community (PRC) District regulations
  - Amend development plans (DPA)
  - Proffer to certain conditions (PCA)
  - Incentives related to status as a Commercial Revitalization Area
  - Historic Overlay District regulations

# In Context: Lake Anne

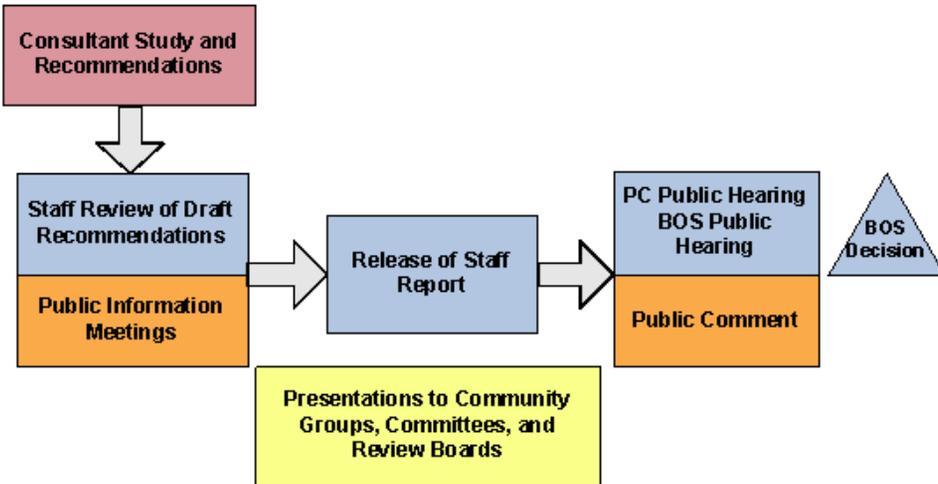
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- Site Plan process
  - Planned Residential Community (PRC) Plan – first step in site plan process

*Current*

*Future*

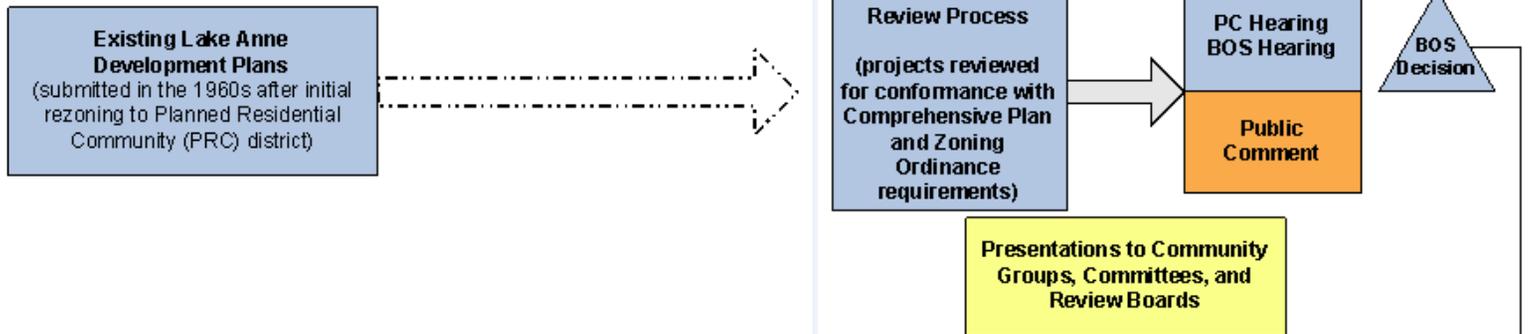
Comprehensive Plan Amendment Process



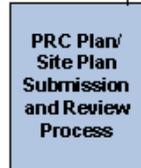
**KEY**

- Consultant Activities
- County Activities
- Public Information Opportunities
- Review by Organized Entities

Development Review Process



Site Review Process



# Examples of Residential Density

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- The Crescent : 10 dwelling units/acre (du/ac)



# Examples of Residential Density

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- The Fellowship House: 38 dwelling units/acre



# Examples of Floor Area Ratio (FAR)

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- Lake Anne Village Center: 0.58 FAR



# Examples of Floor Area Ratio (FAR)

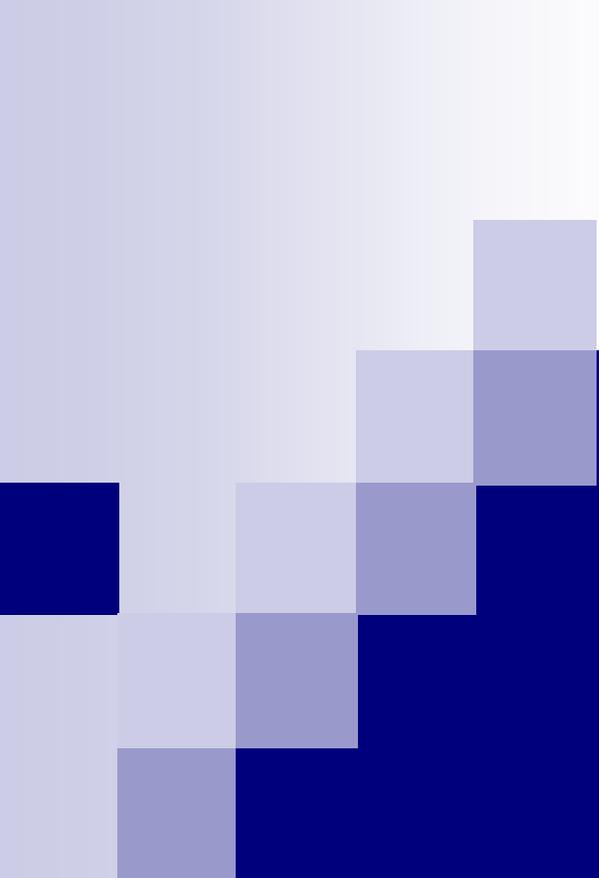
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- Lake Anne Professional Building: 0.80 FAR
- Good Shepherd Lutheran Church: 0.16 FAR

# Next Steps

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- Presentation of Staff Report to:
  - Reston Community Reinvestment Corporation
  - Reston Planning & Zoning
  - Fairfax County Architectural Review Board
  - Reston Design Review Board
- Planning Commission & Board of Supervisors' public hearings
- Information on Department of Planning & Zoning website ([www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz))

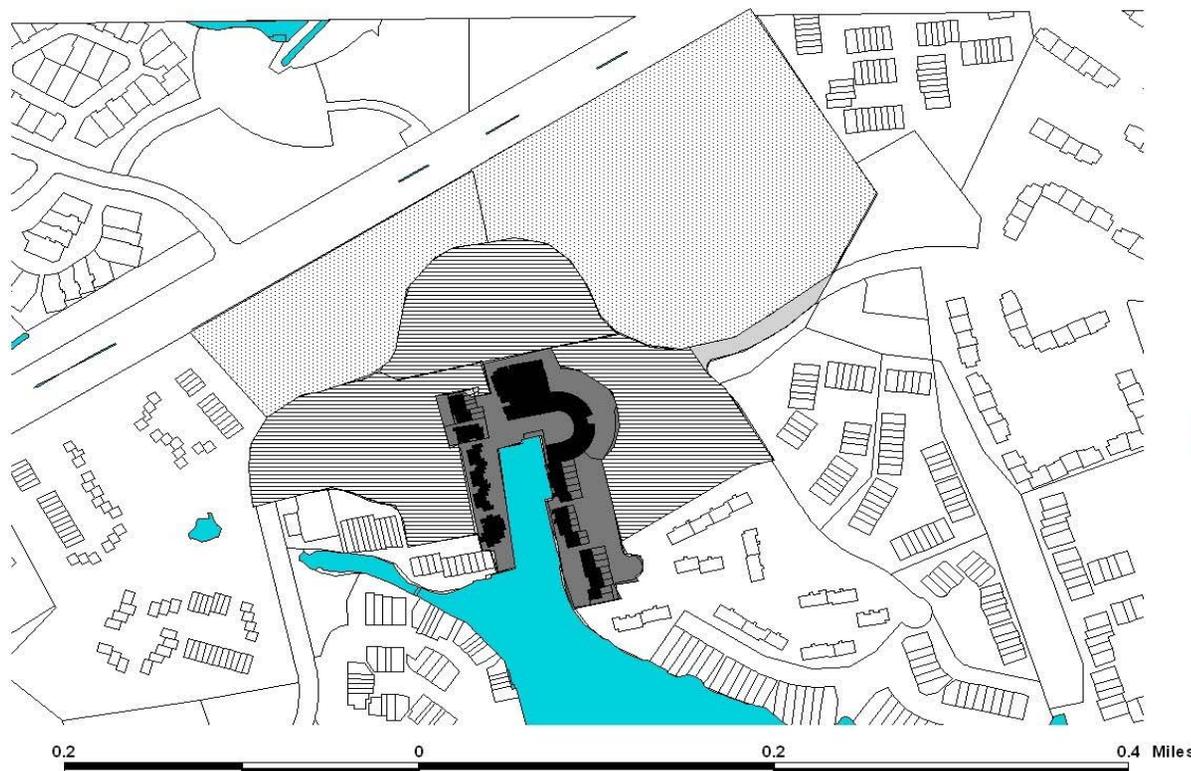


# Lake Anne Village Center Recommendations

Kellie Brown

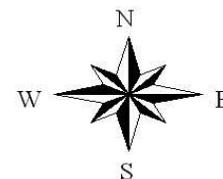
BBPA Associates

# Inner and Outer Ring Policy Area Designations

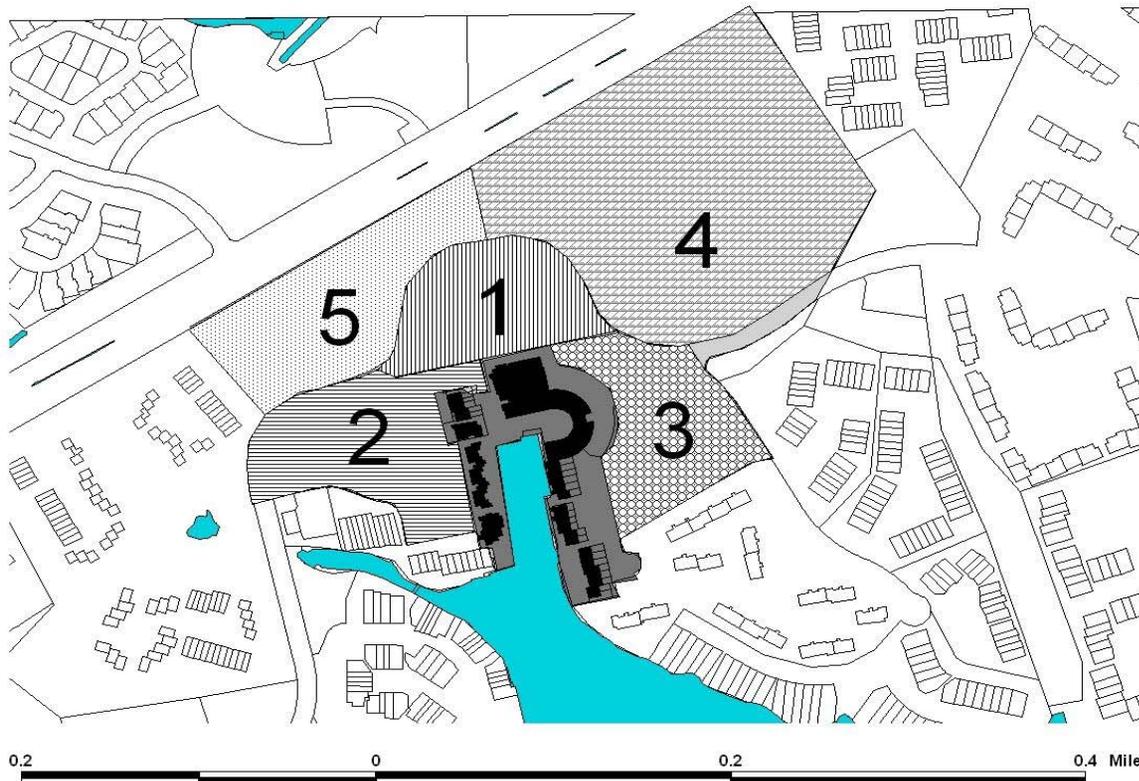


## Legend

- Outer Ring Policy Area
- Inner Ring Policy Area
- Historic Buildings
- Lake Anne
- Parcel Boundaries
- Historic Plaza Core

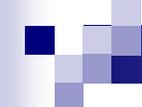


# Sub Area Designations



## 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



# How were the maximum development levels established?

1. Established a maximum build out FAR (total floor area/total land area) of 2.0 for the entire study area
2. Applied design expertise to establish sub area development patterns that would achieve overall vision established with the TAP

# How were the maximum development levels established?

## Assumption #1

Responsive to need for long-term plan

- Accommodating current and future development pressure
- Maintaining competitive position with other village centers - to attract desired retail - as the rest of the County continues to grow

# How were the maximum development levels established?

## Assumption #2

Based on prior planning efforts

- Reston Master Plan high density 'sinews'
- Revitalization principles from the market analysis, charrette, and focus groups (*new residential and day-time population to bolster historic core of Washington Plaza*)
- Development levels currently allowed by-right for the Crescent site (*1,450,200 SF of floor area / 769,023 SF of land area = 1.9 FAR*)

# How were the maximum development levels established?

## Assumption #3

Responsive to current economic realities

- For infill development, minimum 2.0 FAR required to generate sufficient revenue to offset current land and construction costs and justify investment
- Based on review of recent nominations for comprehensive plan amendment to increase allowable FAR

# How do the maximum development levels relate to Charrette 'Option E'?

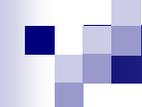
Difference in Total Residential Units		
Charrette 'Option E'	Current Recommendations	Difference
1,307	Option #1: 1,787 Option #2: 2,087	480 to 780

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# How do the maximum development levels relate to Charrette 'Option E'?

	Three Major Differences		
	Option E	Current Recommendations	Difference
North Parking Lot	None	251 units	251
Crescent Site	720 units (82% of by-right)	897 (excluding 17 live-work units 100% of by-right)	177
Fellowship Village	357 (240 existing + 117 new)	Option #1: 260 Option #2: 560 (incentive for circulation network improvements)	203 (in Option #2)
Total Difference			631 units

81 % of difference between Option E and Comp. Plan Recommendations



# Was a range of maximum development levels considered?

Range for each sub area not included for two reasons:

- Avoid confusion in evaluation
- Avoid potential for development patterns inconsistent with overarching vision