

Lake Anne Village Center

DRAFT Comprehensive Plan Text

Prepared by
Planning Division
Department of Planning and Zoning

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This draft text is subject to further revision prior to presentation
to the Fairfax County Planning Commission

UP5 RESTON COMMUNITY PLANNING SECTOR

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4. **Lake Anne Village Center** - In the Lake Anne Village Center, the following guidance should apply:

The Lake Anne Village Center is located in the northeastern quadrant of Reston and is bounded generally by Baron Cameron on the north; Lake Anne on the south; and North Shore Drive to the west. Wiehle Avenue is located to the east of the Village Center. The Village Center was the first part of Reston to be developed and is centered on Washington Plaza, which is adjacent to the lake at its northern end. Given its historic nature as the original center of Reston, the Washington Plaza was designated as the Lake Anne Village Center Historic Overlay District in 1983 to recognize its significance in the community and to ensure the preservation of the historic and architectural quality of the Plaza.

The Village Center contains a mix of residential and commercial uses located in buildings that were constructed in the mid-to-late 1960s and early 1970s. The original planning objective for all of Reston's Village Centers was to provide neighborhood-oriented retail and office uses that were well-connected by a network of pedestrian paths to the neighborhoods surrounding the centers. In the 1980s and 1990s, as retail and commercial opportunities expanded first in western Fairfax County generally and then more specifically in the Reston Town Center, the retail environment on Washington Plaza began to decline, with one result being reduced investment in the physical maintenance of the Plaza. The Board of Supervisors designated Lake Anne as a Commercial Revitalization Area in 1998 with the intent of stimulating reinvestment in existing businesses and encouraging redevelopment as appropriate.

The goals of these Plan recommendations are to create opportunities to 1) foster community-enhancing retail and entertainment uses to provide a more vital village center environment for the Lake Anne residential community and 2) achieve the long-term economic viability of the business community located along Washington Plaza. In addition, as stated in the Lake Anne Village Center Historic Overlay District regulations in the Zoning Ordinance, these recommendations should protect against the destruction of the historic and architectural quality of Washington Plaza, encourage uses which will lead to its conservation and improvement, and assure that new uses within the Lake Anne Village Center History Overlay District will be in keeping with the character to be preserved and enhanced.

Specific planning objectives to help achieve these goals in the Village Center include:

- Bring more residents and day-time employees to Lake Anne to promote a vibrant community where people can live, work and play.
- Encourage development that complements, rather than competes with, existing development on Washington Plaza.
- Encourage high-quality development in terms of site design, building design and materials, and appropriately sited open space amenities.

- Ensure that diverse housing options continue to exist in the Village Center, including senior, workforce, and affordable housing.
- Enhance pedestrian and bicycle connections throughout the Village Center as redevelopment occurs.
- Improve the visibility of Washington Plaza from Village Road and Baron Cameron Avenue.
- Encourage the creation of expanded or additional urban open spaces, such as an extended plaza, to better accommodate successful community events such as the Lake Anne Farmers' Market.
- Preserve attractive and usable green open spaces where possible in the Village Center and introduce new green spaces, including green roofs, to continue to provide natural and recreation areas in the community.
- Limit the visibility of parking throughout the Village Center.

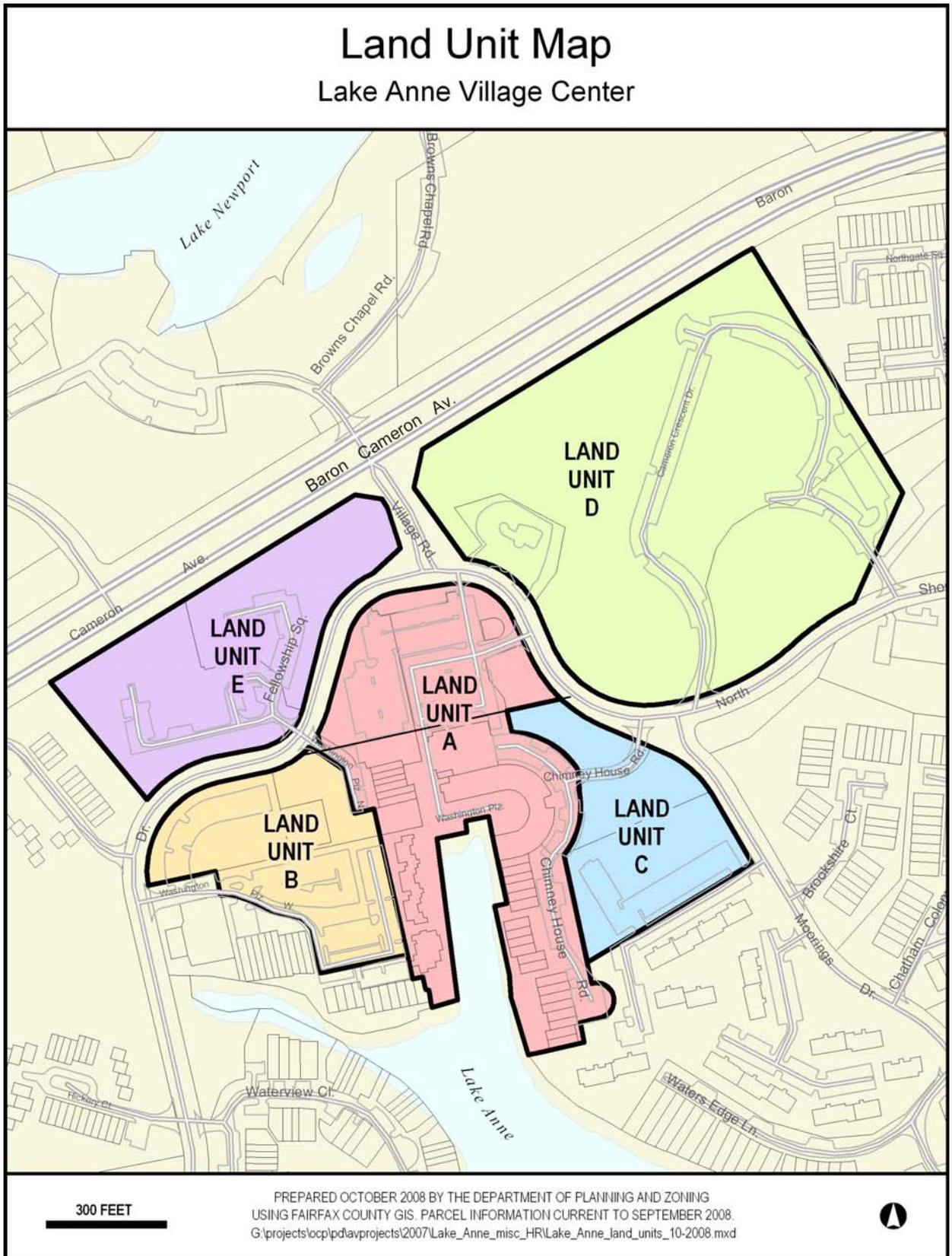
Area-wide Recommendations

Parcel Consolidation - The preferred approach to redevelopment in Lake Anne is through the consolidation of the Washington Plaza surface parking lot (Land Unit A), the Crescent Apartment property and the gas station (Land Unit D), and the Fellowship House property (Land Unit E) (see Land Unit map in Figure X). Consolidation of these parcels would allow for redevelopment to occur in a well-designed, integrated and efficient manner. Pedestrian access through and among parcels could be more easily designed, roads could be more readily realigned to improve their safety, functionality and visibility to Washington Plaza, and below-grade parking could more readily be accommodated in strategic locations. If complete consolidation occurs, the *Full Consolidation Option* level of development described under Land Unit A below can be achieved.

In the event that the full consolidation of the three land units described above is not achieved, partial consolidation of these parcels should be encouraged and such consolidation should be logical and of sufficient size to achieve a well-designed layout that does not preclude the development of unconsolidated parcels in conformance with the Plan. Under partial consolidation, the development levels described in the Land Unit Recommendations below are appropriate.

Coordinated Development Plans – Coordinated development plans may be an alternative to parcel consolidation. Coordinated development plans refer to: 1) at least two concurrent and contiguous development applications that demonstrate coordinated site design, including coordinated building locations, urban design, open space amenities and signage, as well as coordinated inter-parcel pedestrian access and vehicular access (where appropriate), coordinated roadway realignment or improvements, and coordinated parking facilities; or 2) a development application that demonstrates how proposed new development integrates the afore-mentioned elements with previously approved development applications. These subsequent applications should have a similar architectural character and building materials to those of earlier approved development

Figure X – Land Unit Map



applications and should provide connections to established locations for inter-parcel pedestrian access and vehicular access (where appropriate), road improvements and parking facilities (if appropriate). If coordinated development plans for Land Units A, D and E are submitted concurrently, the *Full Consolidated Option* recommendations may be considered.

Heritage Resources – The Lake Anne Village Center Heritage Overlay District regulations are found in Appendix 1, A1-1100 of the Zoning Ordinance. The intent is that the original mixture of residential and commercial space be maintained and that the pattern of commercial frontage on the lake and restrictions to pedestrian access be strictly followed. The Fairfax County Architectural Review Board must review all improvements and alterations in the Overlay District.

Housing Diversity – Existing residential development in the Lake Anne Village Center includes age-restricted affordable housing at the Fellowship House and workforce housing at the Crescent Apartments. Preserving a diversity of housing options within Lake Anne is a high-priority and consistent with county policy as articulated in the Housing section of the Fairfax County Policy Plan. Residential redevelopment in Lake Anne should replace on a “unit for unit” basis any affordable and workforce housing that exists in Lake Anne but is lost in redevelopment.

Transportation – Future redevelopment in Lake Anne should be balanced with supporting transportation infrastructure improvements and services. To ensure that potential transportation impacts are sufficiently mitigated, the following conditions should be met:

- Transportation improvements should be appropriately sequenced with planned development, and development phases should only be approved following additional transportation analysis and the provision of appropriate transportation mitigation measures.
- Transportation issues associated with any development, particularly those associated with access will need to be adequately addressed through appropriate traffic impact analyses. Development plans should identify specific improvements needed to support the applications and should include acceptable plans for ingress/egress and vehicular circulation. Parcel and access consolidation, pedestrian circulation, safety, Transportation Demand Management (TDM) measures, and transit improvements should be addressed. Dedication of right-of-way for trails and roadway improvements/widenings and associated easements may be required.
- Utilization of public transportation to serve travel demand should be optimized in order to maximize the reduction in travel by private vehicles. Examples of such measures include:
 - Private subsidization of internal circulating transit services, which may also connect to transit service outside of the Village Center;
 - Construction of bus shelters; and
 - Monetary contributions toward enhancement of existing transit service.
- An acceptable Level-of-Service (LOS) should be maintained on the roadway system. A LOS D standard should be applied, in general, to determine mitigation

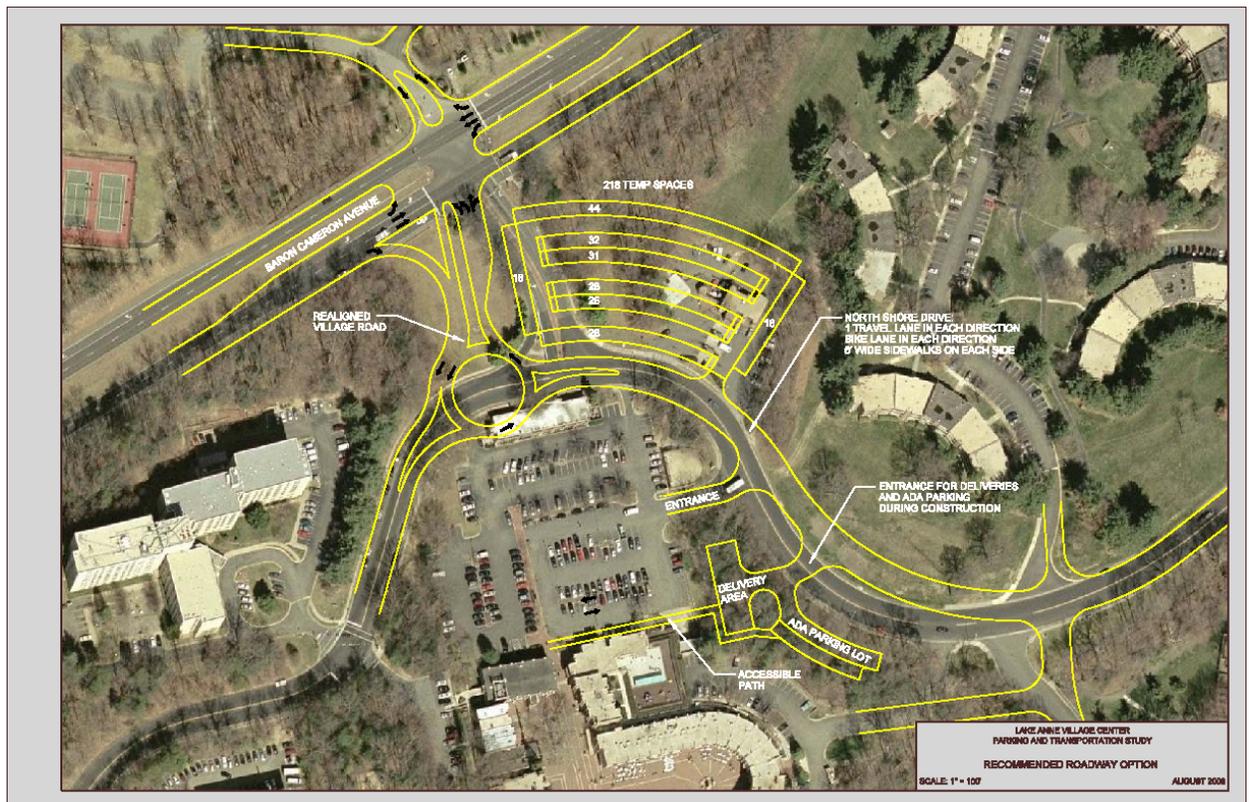
needed at critical approach intersections. Development applications should include analyses that demonstrate that the proposals can maintain a LOS “D” or better standard, and provide commitments to mitigate traffic in instances where they cannot.

- Adequate funding for necessary transportation improvements to maintain an acceptable LOS should be provided. Roadway and circulation improvements should address needed improvements to the arterial roadway network, collector and local streets, and the pedestrian system. Collector and local street improvements should be provided in conjunction with development proposals. Safe pedestrian circulation should be ensured through an adequate and appropriate sidewalk/trail system, and separate bicycle lanes or trails should be considered and provided where appropriate. A combination of public and private sector funding may be necessary to provide for the larger transportation improvements required to serve the general Lake Anne Village Center area.
- At a minimum, improvements are necessary at the current intersection of Village Road and North Shore Drive. This intersection has current operational deficiencies that need to be corrected before any density increases in the Washington Plaza area can be accommodated.
- To facilitate improvements at the intersection of Village Road and North Shore Drive, the following options should be considered:
 - The construction of a realignment of Village Road to the west to align with and provide a view into an extended Washington Plaza; and
 - The construction of a roundabout for the intersection of a realigned Village Road and North Shore Drive, as shown in Figure Y.

Pedestrian Network/Bicycle Facilities – Lake Anne Village Center is connected to other parts of Reston through an extensive trail system. The revitalized Lake Anne Village Center should continue to be pedestrian-oriented with numerous highly accessible pedestrian linkages within the Village Center and connections to existing trail networks at the periphery of the Village Center. To encourage bicycling as an alternative to the use of single occupancy vehicles, facilities should be provided in new development to accommodate bicycle use; for example, bicycle storage facilities and showering and changing facilities in buildings with office uses. In addition, the following recommendations should be addressed:

- Auto and pedestrian traffic should be separated to the greatest extent possible. This separation should, at a minimum, ensure that pedestrians not be required to walk in travel lanes or through a parking structure to reach their destination.
- Pedestrian safety should be an important factor in designing pedestrian links. Adequate lighting is essential and landscaping should be incorporated, where appropriate. Site design should ensure that landscaping does not impede visibility or create unsafe conditions.
- Pedestrians should be provided with safe and convenient access to bus stops.

Figure Y – Concept for Roundabout



- Signage should contribute to easy pedestrian way-finding throughout the Village Center. Signage should be compatible with existing signage at Washington Plaza in terms of scale, design, color, materials and placement to create a unified identity for the Village Center.

Civic Uses – Lake Anne Village Center presently has a mix of cultural, governmental and religious uses on or near Washington Plaza, including the Reston Museum, the Reston Community Center, Fairfax County Human Services offices in the Lake Anne Professional Building, and two religious institutions. These civic uses should be maintained and enhanced as redevelopment in Lake Anne occurs. In addition, new civic uses, which are compatible with the planned mixed-use developments in terms of character and scale, should be encouraged in the Village Center. These facilities may include the provision of performing arts space, educational and/or additional religious institutions, a library, recreation and/or park facilities.

Urban Design – These urban design guidelines are intended to encourage redevelopment in the Lake Anne Village Center that is consistent with the aesthetic character and visual environment of Washington Plaza.

- *Urban Form* - The preferred urban form for the Lake Anne Village Center is a continuation of the form found at Washington Plaza, i.e. signature high-rise buildings surrounded by low-rise development (3-4 stories). This form provides a

distinctive and varied building landscape and assists in achieving other urban design goals, including the preservation of open space. Uniform building heights should be avoided to prevent the creation of massive blocks of buildings that would not complement the existing development on Washington Plaza.

In no instances should retail pad sites be permitted within the Village Center.

- *Building/Site Design* - Buildings in the Village Center should utilize architectural treatments that are consistent with the modern and postmodern design present in the historic core along Washington Plaza.
 - Emphasis on building form with minimal ornamentation is encouraged, as is a strong reliance on concrete, steel and glass.
 - Pedestrian zones along building facades should be taupe colored brick and concrete to be consistent with the design of Washington Plaza.
 - Blank walls dominating entire sides of buildings should not be utilized on any facades visible from pedestrian areas.

The use of “green building” concepts so as to be consistent with guidance in the Environment section of the Fairfax County Policy Plan is strongly encouraged. The use of specific “green” architectural elements, such as roof plantings, is also strongly encouraged. Site development proposals should incorporate Low Impact Development (LID) methods into site development designs.

- *Washington Plaza View Shed* – To ensure the preservation of the view shed that currently exists looking to the north from the center of Washington Plaza as shown on Figure Z (not included in draft document), any high-rise buildings in Land Units D and E should be sited in such a way as to avoid impacting the existing view. Diagrams of the projected sight lines from the center of the Washington Plaza should be provided to demonstrate that the view shed is not impacted.
- *Parking* - The visibility of parking should be limited throughout the Village Center. To achieve this objective, parking should be provided in below-grade or partial below-grade structures or above-grade structures that are clad by development. In instances where a portion of a structure may be visible, façade treatments and/or landscaping should be used to minimize the visual impact of the structure.
- *Open Space* – In the Lake Anne Village Center, a minimum of 25% of the gross land area of each land unit should be set-aside as publically accessible open space, which should include urban plazas.

- *Public Art* – Public art was envisioned as a key component of creating a vibrant community gathering space at Washington Plaza in the Lake Anne Village Center from its inception. Sculpture by Gonzalo Fonseca and James Rossant, created in the mid-1960s, are integral to the environment of Washington Plaza. As a condition of redevelopment in Lake Anne, new public art should be included in development proposals. Any new public art should be consistent with guidance in the Initiative for Public Art – Reston *Public Art Master Plan*.
- *Street/Plaza Furniture* – Furniture provided along the streets, on the extended plaza and/or in other open spaces should be of a consistent design that is reflective of the modern architecture in the Village Center and use materials commonly found in Washington Plaza, for example, concrete, taupe brick, and steel.
- *Lighting* – The design, style and materials used for light fixtures throughout Lake Anne Village Center should be compatible with the architectural style and materials of the buildings on Washington Plaza. Lighting should be coordinated with landscaping and pedestrian circulation to ensure a well-lit and safe environment.
- *Signs* – Signs should complement the architecture of the building and not obstruct architectural elements or details that define the design of the building. The placement of signs by different businesses in the same building should be coordinated. The use of freestanding signs, either monument signs or mounted on poles, should be prohibited.
- *Utilities* – To the extent possible, on-site utilities should be placed underground or out of sight from the front of buildings, pedestrian walkways and other public entrances. Service areas and loading docks should be screened with appropriate landscaping, fences or walls. Rooftop mechanical equipment should be properly screened with materials that are compatible with and integral to the architecture.

Park and Recreation Facilities – Impacts on park resources should be offset through the provision of or contribution to new or improved active recreation facilities in the vicinity. Specific recreation facilities should be provided that address existing and projected deficiencies and serve the local population and workforce. In addition, publicly accessible urban parks or park features should be integrated within the Village Center, such as additional plazas, gathering spaces, special landscaping, street furniture, water and play features, performance and visual art exhibit spaces and pedestrian and bicycle amenities. Coordinated pathways within the Village Center should connect to existing pedestrian and bicycle circulation systems.

Schools – Lake Anne Village Center is located within the Forest Edge Elementary School, Lake Anne Elementary School, Langston Hughes Middle School and South Lakes High School boundaries. Currently, Lake Anne Elementary School is planned for renovation in 2012-2013. There are no planning funds or construction projects designated for Forest Edge Elementary School, Langston Hughes Middle School or South Lakes High School at this time. There is likely to be a need for additional school facilities in this part of the county because of the approval of residential rezoning applications that have not yet been

constructed in the Reston Town Center area. If a school site has not been acquired by the time a development application in Lake Anne is under review, then the applicant should demonstrate that the school impacts of the proposed residential development can be mitigated by other means that meet the approval of Fairfax County.

Land Unit Recommendations

The Lake Anne Village Center is divided into land units as shown in Figure X for the purpose of organizing site-specific recommendations. For each land unit, a description of its location and character is given and specific recommendations are provided that articulate the planned use(s) and intensity or density.

Land Unit A

Land Unit A consists of the Lake Anne Historic District. The core of the historic district is the development surrounding Washington Plaza, which consists of a mix of residential, retail, office, and civic uses, together with the residences along Chimney House Road. The uses along the plaza include the 14 story Heron House, a high-rise residential condominium; 3-story “live-work” units with retail and offices uses at the ground level and residential uses on the upper levels; and a variety of community serving retail uses, office condominiums, the Millenium Bank, the Washington Baptist Church, the Reston Community Center, and a child care center.

Baseline Recommendation

According to the Reston Master Plan Land Use Plan, the Village Center encompasses Washington Plaza, the surface parking lot to the north of the Plaza, the gas station across North Shore Drive from the plaza parking lot and the area to the west of Washington Plaza, including the Lake Anne Professional Building (an area that includes Land Units A & B and a portion of D). The baseline Plan recommendation for the Village Center is mixed-use with a neighborhood-serving retail component up to a 0.25 FAR and office and residential components in addition to retail uses.

Full Consolidation Option

At this option level, new development up to the following maximum levels may be achieved if Land Units A, D and E are fully consolidated, subject to the conditions specified below:

For the area of the surface parking lot north of Washington Plaza, redevelopment consisting of up to 175 multi-family dwelling units, 60,000 square feet of retail and civic uses and 60,000 square feet of office uses in mixed-use structures is appropriate, subject to the following conditions: I

- An extension of Washington Plaza along its existing north-south axis should be provided, extending northward from the existing northern entrance to the plaza to North Shore Drive. This plaza extension should be designed to accommodate community events such as the Lake Anne Farmers’ Market.

- New development should be oriented along the extended plaza with retail uses that are primarily community-serving in nature on the ground floor or second level and office uses located above the retail uses, primarily in low-rise buildings along the plaza.
- New residential uses should be located in one or more taller buildings at the northern end of the extended plaza.
- In addition to the extension of Washington Plaza, the provision of roof top plazas with well-defined public access is encouraged to provide additional open space in this Land Unit.

For the Crescent Apartments site, redevelopment consisting of up to 875 dwelling units, with up to 10,000 square feet of ground-level support retail and service uses is appropriate. Any redevelopment of this property that includes the loss of any of the existing 181 moderately-priced rental units should replace the lost units with the same number of rental units that should continue to be affordable as workforce housing.

For the Fellowship House site, redevelopment consisting of up to 375 multi-family dwelling units, with up to 5,000 square feet of ground-level support retail and service uses is appropriate. Any redevelopment of this property that includes the loss of any of the 240 existing affordable, age-restricted units in the current Fellowship House buildings should replace the lost units with the same number of affordable, age-restricted units.

In the event that the full consolidation envisioned above is not realized, the following optional level of development is applicable in Land Unit A.

Redevelopment Option

To the north of Washington Plaza is the current surface parking lot that serves most of the uses on Washington Plaza. The parking area also includes two free-standing buildings, the Association of School Building Officials office building and a small convenience market.

As an option, the area of the parking lot is planned for mixed-use development that will complement the uses on the existing Washington Plaza if redeveloped independently (versus under the *Full Consolidation Option* as described above). The mix of uses should include a residential component and a non-residential component that includes retail, civic and office uses. The residential component should consist of up to 125 multi-family dwelling units, the retail and civic uses should consist of up to 40,000 square feet and the office component should consist of up to 50,000 square feet, subject to the following conditions:

- An extension of Washington Plaza along its existing north-south axis should be provided, extending northward from the existing northern entrance to the plaza to North Shore Drive. This plaza extension should be designed to accommodate community events such as the Lake Anne Farmers' Market.
- New development should be oriented along the extended plaza with retail uses that are primarily community-serving in nature on the ground floor or second level and office uses located above the retail uses, preferably in low-rise buildings along the plaza.

- New residential uses should be located in one or more taller buildings at the northern end of the extended plaza.
- In addition to the extension of Washington Plaza, the provision of roof top plazas with well-defined public access is encouraged to provide additional open space in this Land Unit.

Land Unit B

This land unit is located on the south side of North Shore Drive, immediately to the west of Washington Plaza. The land unit contains one office building (the Lake Anne Professional Building), two vacant parcels, and a large surface parking lot that provides parking for Heron House and the Quayside building.

Baseline Recommendation

According to the Reston Master Plan, Land Unit B is a part of the Lake Anne Village Center and is planned for mixed-use with a neighborhood-serving retail component up to a 0.25 FAR and office and residential components in addition to retail uses.

Redevelopment Option

As an option, this land unit is planned for residential and office development, with a minimal amount of support retail and service uses. A hotel use is desirable and may be considered as an alternative to office uses. The residential component should consist of up to 125 multi-family dwelling units, the office component should consist of up to 175,000 square feet and the ground-level support retail and service use component should consist of up to 10,000 square feet, subject to the following conditions:

- The full amount of office use specified above can only be achieved if the proposal includes the redevelopment of the existing Lake Anne Professional Building.
- Usable open space in the form of plazas, urban greens, courtyards or parks should be provided to make attractive gathering places for residents. The provision of roof top plazas with well-defined public access is encouraged. In addition, redevelopment should provide opportunities for active recreation activities, such as tot lots, playgrounds, and/or multi-use courts.

Land Unit C

This land unit is located on the south side of North Shore Drive, immediately to the east of Washington Plaza. The land unit contains a religious institution, the Buddhist Compassion Relief TZU-CHI, (located in the former Good Shepherd Lutheran Church building) and two parcels that are dedicated open space owned by the Reston Association.

Baseline Recommendation

The baseline Plan recommendations for this Land Unit are based on the designations shown on the Reston Master Plan Land Use Plan. The area in the vicinity of and including the Buddhist Compassion Relief TZU-CHI building is designated on the Land Use Plan as medium and high density residential and community facilities (specifically a church use).

Redevelopment Option

As an option, this land unit is planned for up to 105 dwelling units of residential development, subject to the following conditions:

- Usable open space in the form of plazas, urban greens, courtyards or parks should be provided to make attractive gathering places for residents. The provision of roof top plazas with well-defined public access is encouraged. In addition, redevelopment should provide opportunities for active recreation activities, such as tot lots, playgrounds, and/or multi-use courts.
- The existing tree canopy in this Land Unit should be preserved to the greatest extent possible. Specifically, tree preservation and/or tree cover restoration should be a key condition of redevelopment in this Land Unit, in accordance with guidance in the Environmental section of the Fairfax County Policy Plan. The existing tree canopy in this Land Unit should be preserved to the greatest extent possible.

Land Unit D

This land unit is located to the northeast of Washington Plaza and is bounded on the south by North Shore Drive, on the north by Baron Cameron Drive, and on the west by Village Drive. The land unit contains the Crescent Apartments, five garden apartment-style 3-story buildings containing 181 units. It also contains a gas station.

Baseline Recommendation

The baseline Plan recommendation for this Land Unit is based on the designations shown on the Reston Master Plan Land Use Plan. The area of the Crescent Apartments is designated as high- and medium-density residential uses.

Full Consolidation Option

A mixed used redevelopment option, as described in the text for Land Unit A, is available if Land Unit D is consolidated with Land Units A and E.

Redevelopment Option

As an option, this land unit is planned for up to 825 dwelling units of residential development and up to 10,000 square feet of ground-level support retail and service uses, subject to the following conditions:

- Usable open space in the form of plazas, urban greens, courtyards or parks should be provided to make attractive gathering places for residents. The provision of roof top plazas with well-defined public access is encouraged. In addition, redevelopment should provide opportunities for active recreation activities, such as tot lots, playgrounds, and/or multi-use courts.
- The existing tree canopy in this Land Unit should be preserved to the greatest extent possible. Specifically, tree preservation and/or tree cover restoration should be a key condition of redevelopment in this Land Unit, in accordance with

guidance in the Environmental section of the Fairfax County Policy Plan. The existing tree canopy in this Land Unit should be preserved to the greatest extent possible.

Land Unit E

This land unit is located to the northwest of Washington Plaza and is bounded on the south by North Shore Drive, on the north by Baron Cameron Drive and on the east by Village Road. The land unit contains the Fellowship House senior housing, a multi-wing high-rise building containing 240 units.

Baseline Recommendation

The baseline Plan recommendation for this Land Unit is based on the designation shown on the Reston Master Plan Land Use Plan. The area of the Fellowship House is designated as high-density residential use.

Full Consolidation Option

A mixed use redevelopment option, as described in the text for Land Unit A, is available if Land Unit E is consolidated with Land Units A and D.

Redevelopment Option

As an option, this land unit is planned for up to 315 multi-family dwelling units and up to 5,000 square feet of ground-level support retail and service uses, subject to the following conditions:

- Usable open space in the form of plazas, urban greens, courtyards or parks should be provided to make attractive gathering places for residents. The provision of roof top plazas with well-defined public access is encouraged. In addition, redevelopment should provide opportunities for passive recreation uses.
- The existing tree canopy in this Land Unit should be preserved to the greatest extent possible. Tree preservation and/or tree cover restoration should be a key condition of redevelopment in this Land Unit, in accordance with guidance in the Environmental section of the Fairfax County Policy Plan.