

Planning Commission Meeting
March 18, 2009
Verbatim Excerpt

ST06-III-UP2 – COMPREHENSIVE PLAN AMENDMENT (Lake Anne Village Center)

Decision Only During Commission Matters
(Public Hearing on March 11, 2009)

Commissioner de la Fe: Mr. Chairman, thank you. Tonight, I have a decision only on a Comprehensive Plan Amendment related to the Lake Anne Village Center in Reston. This Comprehensive Plan Amendment involves Lake Anne Village Center in the planned community of Reston. Lake Anne Village Center is Reston's first village center. Since its opening in the early 1960s, it has played a central role in Reston. In 2006, the Board of Supervisors authorized the Out-of-Turn Plan Amendment that we are considering tonight. Though the formal process began with that authorization, the discussions to assure Lake Anne's viability and vitality had been the subject of community discussion long before. In 1984, Lake Anne Village Center was designated a Historic Overlay District, a remarkable achievement for an area just 25 years old in a county where such designations generally encompassed Revolutionary and Civil War sites. In 1998, Lake Anne Village Center was designated a revitalization area. Given these roles as original village center, historic district, and revitalization area, changes to what is envisioned for the Center, as expressed in the Comprehensive Plan, is a delicate task. The staff report describes the intricate community input process in great detail so I won't repeat it. I would point out that unlike many of the Out-of-Turn Plan Amendments that have come to this Commission, there is no rezoning waiting in the wings. The public, private, and non-profit sectors are encouraged to consider the possibilities of locating in the Village Center. This Plan Amendment is an expression of a community vision to guide and encourage the revitalization of the Village Center. There is broad agreement that Lake Anne Village Center's revitalization requires more people living, working, visiting, and doing business here while at the same time maintaining the character of the Historic District. In developing language for such a task as this one, not everyone can be fully satisfied. The changes proposed to the language contained in the staff report reflect the input received since its publication on February 10, 2009. Last Wednesday, March 11, 2009, the Planning Commission held a public hearing on Plan Amendment ST06-III-UP2 regarding the Lake Anne Village Center. In response to some of the testimony we heard at the public hearing and other comments received, I propose several changes to the recommended text as shown in the staff report. I have discussed these changes with Planning Division staff and they concur with them. The major changes include the following: reduce the amount of non-residential development planned for Land Unit D in half, from 4,000 to 2,000 square feet under the Redevelopment Option, and from 8,000 to 4,000 square feet under the Full Consolidation Option; clarify in the goals for the Lake Anne Village Center that this Plan Amendment seeks to protect and enhance the historic quality and village character of Lake Anne; delete references to removing the Millennium Bank building and revise the Land Unit Map to include the bank building in Land Unit F; add language to the Parcel Consolidation Area-wide Recommendation clarifying that flexibility exists in how the Full Consolidation Option may be implemented; add a reference to the County's Policy on Universal Design in the Housing Affordability and Diversity Area-wide Recommendation; expand the Civic Uses Area-wide Recommendation to discuss other nonresidential uses, including a hotel and cinema, and rename the recommendation as

Complementary Non-Residential Uses; amend the Urban Design Area-wide Recommendation to call for excellent design and architecture and public art that is highly interactive as the current sculptures on Washington Plaza; and add a note to the Reston Master Plan, Land Use Plan, as shown in the Comprehensive Plan, indicating that the boundaries of the Lake Anne Village Center has been adjusted by this Plan Amendment. In addition, staff has brought to my attention some editorial changes that are needed. Those are also incorporated in the proposed changes in this - - in the handout dated March 18, 2009 that you received tonight. The only difference between the handout tonight and the one you received electronically earlier this week is that the word "below" on page 4 was deleted and the figure number and page references on page 16 were corrected. The Plan text, as shown in the staff report dated February 10, 2009, is shown in the handout entitled "Proposed Changes to Lake Anne Text Plan" [sic] as clean text. The text I am recommending be added is shown as underlined and text recommended to be deleted is shown with strikethrough. And all the proposed changes have been highlighted to assist the reader. Therefore, Mr. Chairman, the Lake Anne Village Center is a significant asset to the Reston community and to Fairfax County. It is recognized worldwide. This Amendment would add guidance to the Comprehensive Plan to help ensure that this important place is protected and enhanced to ensure its long-term viability. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PLAN AMENDMENT ST06-III-UP2, AS SHOWN ON PAGES 2 THROUGH 16 ON THE HANDOUT ENTITLED "PROPOSED CHANGES TO LAKE ANNE PLAN TEXT," DATED MARCH 18, 2009.

Commissioners Alcorn, Lawrence, Hart, and Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Alcorn, Mr. Lawrence, Mr. Hart, Mr. Litzenberger. Is there a discussion of the motion?

Commissioner Alcorn: Mr. Chairman?

Chairman Murphy: Mr. - - Mr. Alcorn.

Commissioner Alcorn: Just very briefly. I want to compliment Commissioner de la Fe on marshalling this through. This is a true milestone for Reston, not just for Lake Anne, and for Fairfax County. And I look very much forward to the revitalization of Lake Anne and encourage all folks in the County, public and private, to help facilitate that goal. Thank you.

Chairman Murphy: Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt Comprehensive Plan Amendment ST06-III-UP2, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hall: Abstain, not present for the hearing.

Chairman Murphy: Ms. Hall abstains, not present for the public hearing.

Commissioner de la Fe: Mr. Chairman?

Chairman Murphy: Yes. Mr. de la Fe.

Commissioner de la Fe: Now that we have finished.

Chairman Murphy: Yes.

Commissioner de la Fe: I would like to thank everyone that has been involved in this process, but especially Heidi Merkel, Loren Bruce, and Fred Selden from the Planning staff for their hard work, patience, and perseverance. And she told me that today was her day off, but I see that Heidi is here, so go back to the baby. Thank you.

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(The motion carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Harsel absent from the meeting.)

KAD