

Bowman Towne Court

Residents Meeting on Proposed Redevelopment



NOVEMBER 30, 2022

Agenda

- Introductions
- Main Takeaways
- Development Partner
- Opportunities
- Proposed Project
- Development Process
- What's Next?
- Q&A



Main Takeaways

First Step in the Engagement Process

- Many future meetings for resident and general public feedback
- Project proposal is in very early concept stage, nothing is final

You will have an absolute right to return after any redevelopment

- Cost of relocation will be covered for you
- Earliest potential relocation is no sooner than 2 years out

Redevelopment of this site is important as it allows the FCRHA to serve hundreds more County residents who need affordable housing



SELECTED DEVELOPMENT TEAM



FOULGER-PRATT

WDG

Bowman

Klein Hornig LLP
COUNSELORS AT LAW

McGuireWoods



MOTIVATION, INC



FOULGER-PRATT

- We have 60 years of experience developing, building and managing large and transformative real estate projects across the country
- We leverage our expertise in developing market rate and mixed income communities when developing 100% affordable housing communities



2003

Start of Affordable Housing experience

857

Units by 2024

583

Current Affordable Units

PAXTON

UNIT COUNT: 148

LOCATION: Washington, DC

GRANT FUNDING:
\$30,000,000



CONIFER

UNIT COUNT: 199

LOCATION: Baldwinsville, NY

OPERATING SUBSIDY: 100%
PBV



Site Opportunities

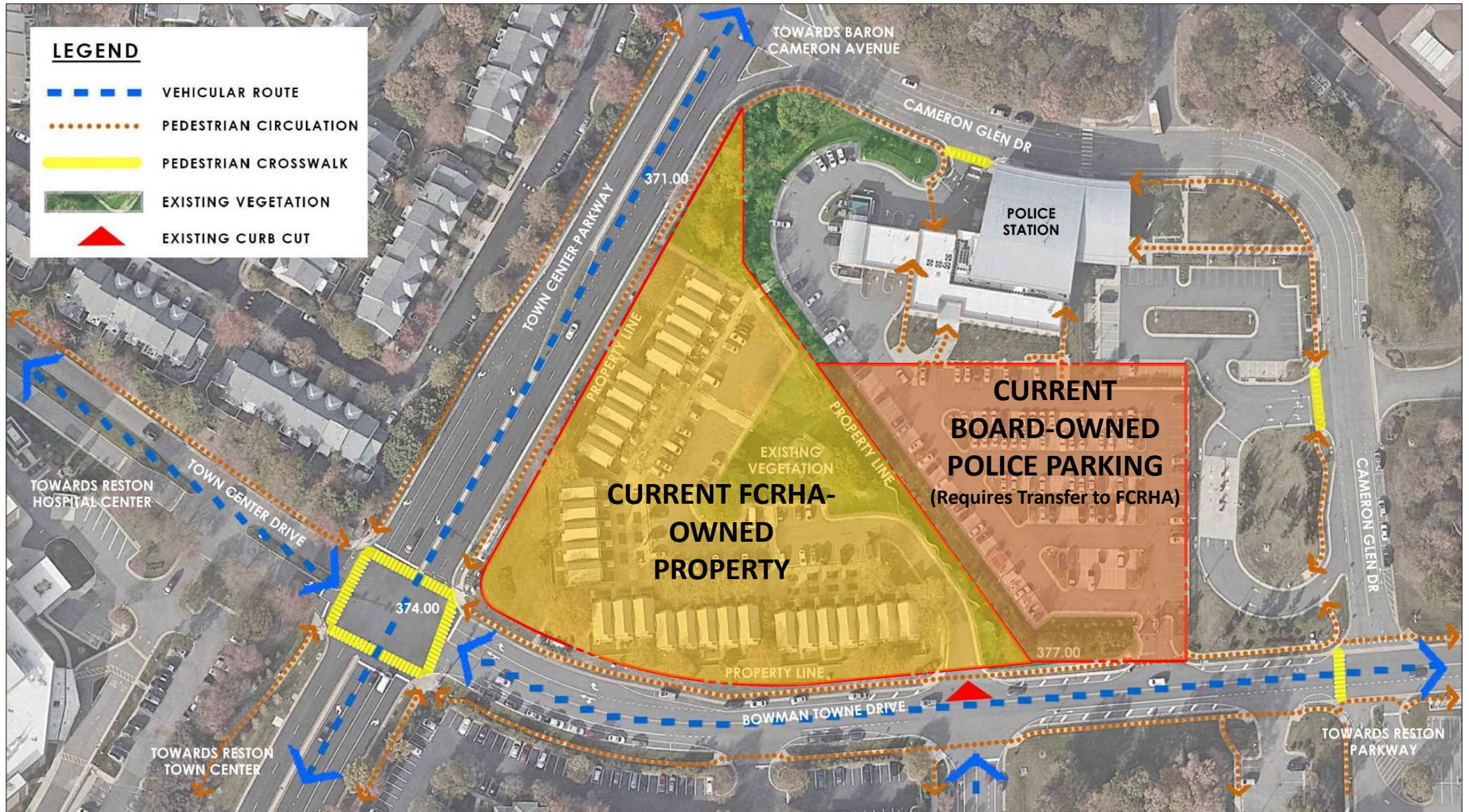
Adding density to this prominent corner site allows the County to provide **300+ additional affordable units** to serve more Fairfax County families

Benefits to Residents:

- Prime Location with access to transit, employment and Reston Town Center amenities
- Modern units with improved energy efficiency and lower utility costs
- Added amenities, including wellness, community spaces and secure parking
- Direct access to Reston Library

Benefits to Community:

- Improved pedestrian design and public spaces around property
- Modern library for Reston Community delivered more quickly than planned
- Library planned to include community space and programming, and dedicated parking



Proposed Project



PROPOSED PROGRAM

Building Features:

- 350 Residential Units: 30-70% AMI
- Unit sizes include 1, 2, 3 and 4-bedroom units
- 40,000 SF Library
- 825 Total Parking Spaces
 - 455 for Residents
 - 240 for Library
 - 130 for Police Station

Site Features:

- Outdoor plaza and other public spaces surrounding property
- Active and inviting pedestrian design
- Energy efficient design features
- Quality Materials
- Contemporary architecture



Development Process

- **Stakeholder Engagement to Finalize Program (2022 – Early 2023)**
 - Implement Community Outreach Program
 - Stakeholder dialogue, receive & analyze feedback, explore improvement opportunities, realize collaborative solutions
- **Project Schematic Design and Negotiation (Spring 2023 – Winter 2024)**
 - Land Use and Zoning Submission (additional engagement process)
 - Project Negotiations
 - **Relocation Planning**
- **Full Project Design and Finance (Spring 2024 - Spring 2025)**
 - Financing Approval
 - Design & Permitting
 - **Resident Relocation**
- **Project Implementation (Spring 2025)**
 - Financial Closing and Construction Start

What's Next?

1. Attend public and resident meetings:
 - Project Engagement Sessions
 - Resident Relocation Discussions
2. Check the Community Bulletin Board and project website for updates:
<https://bit.ly/RTCApartments-Residents>
3. Reach out to HCD staff with questions:

Operations & Management

Isabella Iyasere

Asset Manager

T: 703-324-6819

Isabella.Iyasere@fairfaxcounty.gov

Development Process

Marwan Mahmoud

Project Coordinator

T: 703-732-7986

Marwan.Mahmoud@fairfaxcounty.gov

THANK YOU!

