

UPDATE ON LARCA INFRASTRUCTURE REVIEW

Hunter Mill District Supervisor Walter Alcorn

Monday, Sept. 13

Lake Anne Village Center



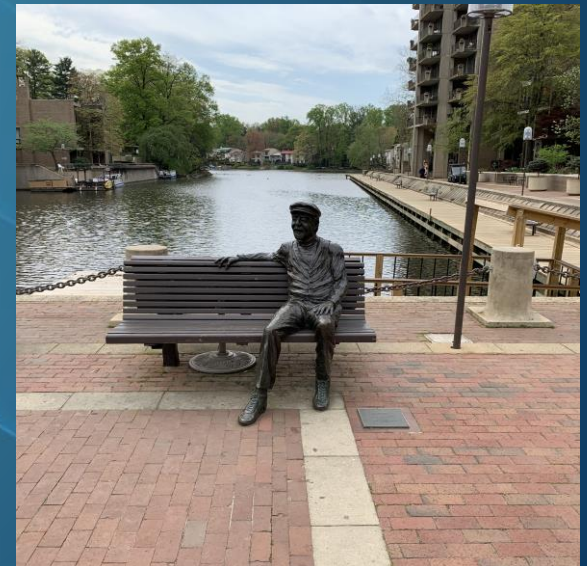
- National and local historic designations
- Privately owned
- Serious infrastructure challenges and related estimated costs
- County can be a constructive partner in revitalization of area
- Look to the future – work with community to craft solutions to make Lake Anne sustainable

OVERVIEW



- National Register of Historic Places (2017)
- Washington Plaza, the focal point of Lake Anne Village Center, and surrounding area designated as a Fairfax County Historic Overlay District
- Half century as the historic heart of Reston and founder Robert E. Simon Jr.'s vision

HISTORIC AREA



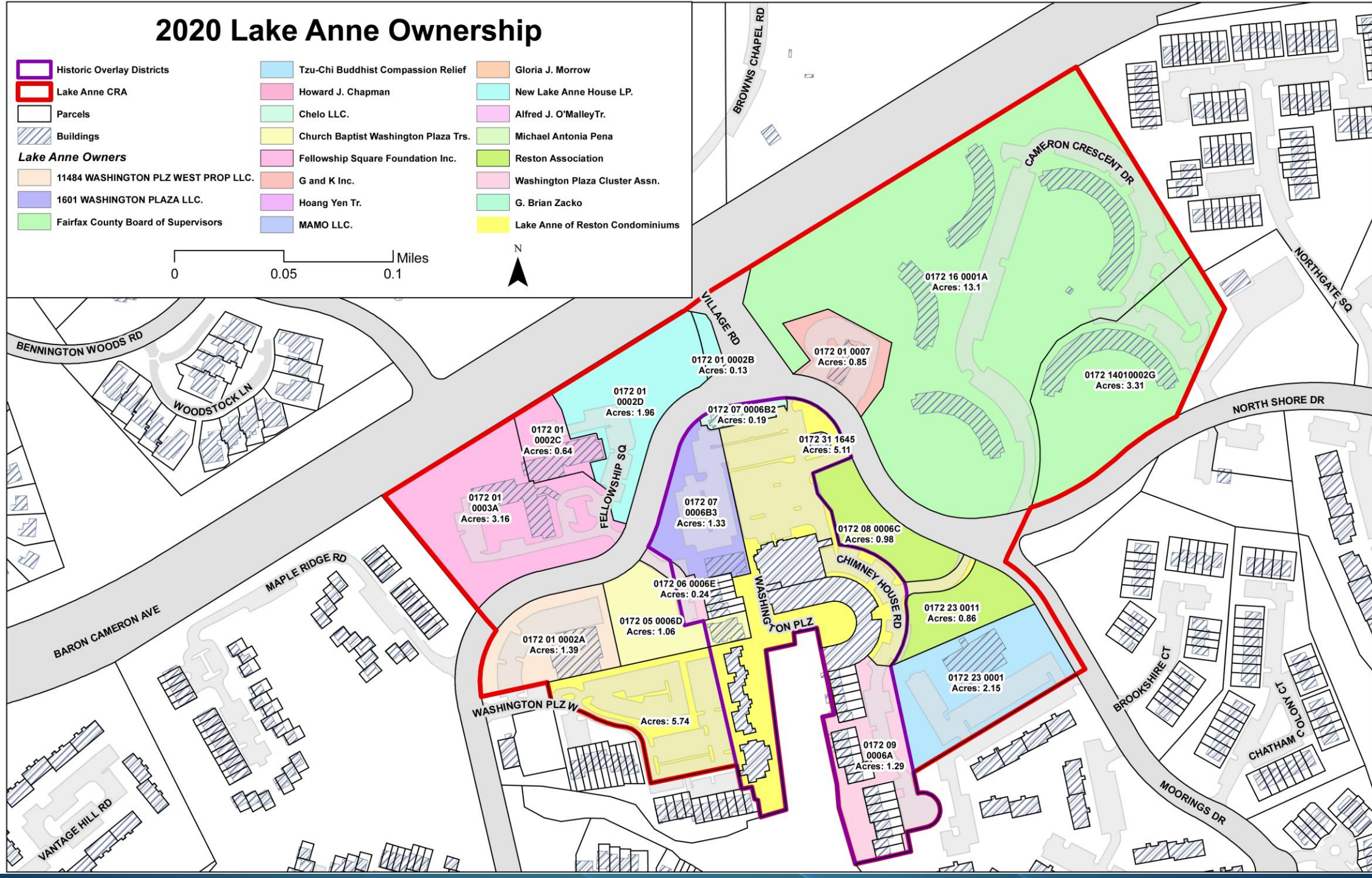
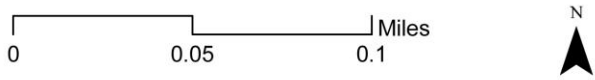
- Privately owned by Lake Anne Residential Condominium Association; 131 owners
- Reston Association owns some of the adjacent property and the lake.
- More than a dozen other non-LARCA owners in the immediate area (see next slide)
- Plaza area used by public from throughout the region for recreation and entertainment year-round

PRIVATELY OWNED



2020 Lake Anne Ownership

- | | | |
|---|--|---|
|  Historic Overlay Districts |  Tzu-Chi Buddhist Compassion Relief |  Gloria J. Morrow |
|  Lake Anne CRA |  Howard J. Chapman |  New Lake Anne House LP. |
|  Parcels |  Chelo LLC. |  Alfred J. O'Malley Tr. |
|  Buildings |  Church Baptist Washington Plaza Trs. |  Michael Antonia Pena |
| Lake Anne Owners |  Fellowship Square Foundation Inc. |  Reston Association |
|  11484 WASHINGTON PLZ WEST PROP LLC. |  G and K Inc. |  Washington Plaza Cluster Assn. |
|  1601 WASHINGTON PLAZA LLC. |  Hoang Yen Tr. |  G. Brian Zacko |
|  Fairfax County Board of Supervisors |  MAMO LLC. |  Lake Anne of Reston Condominiums |



- I was asked to engage on immediate (e.g., no hot water in Quayside) and long-term issues associated with LARCA
- To inform LARCA and the community about issues on LARCA private property, Fairfax County hired an engineering firm to undertake a cursory study to:
 - Assess current infrastructure owned by LARCA
 - Estimate cost of infrastructure fixes
 - Study did not include costs for ADA compliance, any stormwater/sewer upgrades, RELAC and other utilities.

COUNTY ASSISTANCE



- The buildings and parking lots surveyed are showing signs of their age and need significant repairs:
 - Damage and distress to the exteriors of the buildings brick and concrete surfaces
 - Many existing mechanical, plumbing and electrical systems are original from mid-1960s
 - Balconies are deteriorating
 - Parking lots show extensive cracking, potholes and water damage

SERIOUS INFRASTRUCTURE CHALLENGES



- Estimates are conservative
- Most pressing infrastructure concerns are estimated at close to \$20 million
- Additional costs for less critical repairs estimated at more than \$17 million
- Total estimated costs = \$37 million

ESTIMATED COSTS



SUMMARY OF COST BY PRIORITY RATING

** Costs include a 53% mark-up to cover general conditions, GC overhead and profit, bonds, insurance, contingencies, and escalation until March 2023.

** Cost shown in the charts below include only the landlord's costs. Tenant costs shown on the recommendation list are not included.

<u>MARKET/DELI</u>	
CODE 1	\$11,735
CODE 2	\$205,341
CODE 3	\$8,880
CODE 4	\$40,019
CODE 5	\$2,018
TOTAL	\$267,993

<u>CHIMNEY HOUSE COMMERCIAL BUILDING</u>	
CODE 1	\$468,589
CODE 2	\$184,139
CODE 3	\$278,746
CODE 4	\$185,558
CODE 5	\$1,067,112
TOTAL	\$2,184,144

<u>CHIMNEY HOUSE J BUILDING</u>	
CODE 1	\$980,961
CODE 2	\$2,967,773
CODE 3	\$258,729
CODE 4	\$2,062,605
CODE 5	\$4,586,851
TOTAL	\$10,856,920

<u>QUAYSIDE</u>	
CODE 1	\$837,995
CODE 2	\$949,443
CODE 3	\$170,595
CODE 4	\$296,822
CODE 5	\$604,200
TOTAL	\$2,859,054

<u>HERON HOUSE</u>	
CODE 1	\$3,130,542
CODE 2	\$8,497,311
CODE 3	\$470,452
CODE 4	\$1,224,277
CODE 5	\$6,528,150
TOTAL	\$19,850,733

WASHINGTON PLAZA

CODE 1	\$56,610
CODE 2	\$188,037
CODE 3	\$123,930
CODE 4	\$0
CODE 5	\$68,287
TOTAL	\$436,864

PARKING LOTS

CODE 1	\$0
CODE 2	\$1,308,159
CODE 3	\$0
CODE 4	\$0
CODE 5	\$2,601
TOTAL	\$1,310,760

TOTAL COSTS BY PRIORITY RATING

CODE 1	HIGH PRIORITY	\$5,486,432
CODE 2		\$14,300,203
CODE 3	MEDIUM PRIORITY	\$1,311,332
CODE 4		\$3,809,281
CODE 5	LOWER PRIORITY	\$12,859,220
TOTAL ASSESSMENT COSTS		\$37,766,468

- Expected 2022 General Assembly legislative changes related to the Surfside collapse
- Scale of costs are daunting for a condo association of 131 units
- County policy on private infrastructure needs
- Revitalization models used in Reston (e.g., community down the street) and beyond
- Additional costs not yet assessed

OTHER FACTORS



- Created in the 1960s, Lake Anne Village has been the heart of Reston and a model for planners, architects and planned communities across the U.S.
- To lose this treasure would be devastating for Reston residents and the county.

WHAT'S NEXT?



- Bridge to infrastructure repair and revitalization
- Facilitate partnerships to invest in revitalization
- Work with Lake Anne community to craft a sustainable future

- *Need to hear from the community before putting forward any proposal*

POSSIBLE FAIRFAX COUNTY ROLE



QUESTIONS AND DISCUSSION

CURSORY CONDITIONS ASSESSMENT REPORT

