



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

Date: March 25, 2022

ADDENDUM NO. 1

SUBJECT: NOTICE OF RECEIPT OF AN UNSOLICITED PROPOSAL FOR A PUBLIC-PRIVATE PARTNERSHIP TO DEVELOP AFFORDABLE HOUSING AND LIBRARY ON THE SITE KNOWN AS BOWMAN TOWNE COURT

PROPOSAL DUE DATE: No later than 2:00 P.M., local prevailing time, on May 16, 2022

The subject Notice is amended to **update** the Affordable Housing and Community Integration portions of the County's vision for the development as follows:

The County's vision for the development of the Bowman Towne Court site is to enter into a Public-Private Partnership contract to develop the site as follows:

- **Affordable Housing:** Design, develop, construct, own, and operate, at no cost to the FCRHA, an affordable multi-family residential community **comprised of 350-400 units** pursuant to a long-term, nominal fee ground lease from the FCRHA consistent with the Housing Blueprint and the FCRHA's mission of creating affordable housing. The residential buildings shall be consistent with the County's Green Building policy initiative by achieving Earthcraft Gold designation.
- **Community Integration:** The proposed development shall be designed in compliance with the Reston Design Guidelines. **Proposed buildings shall rise no more than five stories above grade.** The design shall maximize street frontage, use of public space, pedestrian accessibility, attractive streetscapes, activated pedestrian environment, open space requirements, and vehicular connectivity by creating a cohesive urban design that is integrated with the surrounding community and Reston Town Center North complex.

All other terms and conditions remain unchanged.

DocuSigned by:
Kevin Sheehan
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Kevin Sheehan
Contract & Procurement Coordinator
Fairfax County Dept. of Housing & Community Development

THIS ADDENDUM IS CONSIDERED A PART OF THE SUBJECT NOTICE