

Crescent Apartments: A Chronology January 14, 2016	
6/17/04	<i>A Report Summarizing the Status of Revitalization Activities for Lake Anne (revised);</i> Patrick F. Kane, Revitalization Consultant
8/24/04, 10/20/04 & 11/16/04	Public Meeting: Informational Meeting, <u>Lake Anne Revitalization Study</u> ; BBP Associates (BBP)
3/9/05	<u>Economic Analysis and Initial Revitalization Concepts for Lake Anne Village Center (LAVC)</u> ; BBP
3/16/05	Public Meetings: <u>LAVC Revitalization Project</u> ; Hunter Mill District Supervisor Catherine M. Hudgins
3/18/05	<u>Economic Analysis and Initial Revitalization Concepts for LAVC – Technical Appendices</u> ; BBP
May 17-23, 2005	Eight (8) Focus Groups: Community Dialogue to Identify Long Range LAVC Revitalization Values and Interests
5/24/05	Public Meeting: To Identify Stakeholder Values, and Interests in Long Range Goals
6/3/05	<u>Lake Anne Village Revitalization: 2005 Focus Group Findings</u> ; The Perspectives Group
June 16-18, 2005	Lake Anne Design Charrette: To Identify Community Consensus for Lake Anne Revitalization
6/28/05	BC Consultants Retained to Assist with Acquisition of the Crescent Property; HCD
2/6/06	Fairfax County Board of Supervisors (BOS) Approves Crescent Apartments Property Purchase to Preserve 181 Affordable Housing Units, and Underlying 16.49 Acre Land for \$49,500,000
12/4/06	BOS Authorizes Evaluation of a Comprehensive Plan Amendment (ST06-111-UP2) by Department of Planning and Zoning (DPZ) Staff for LAVC, and adjacent areas
Fall 2006	Supervisor Hudgins Appoints Seven (7) Reston Residents with Architectural, Technical, and Reston Community Expertise to a Technical Advisory Panel (TAP) to Assist Consultant BBP
3/8/07	BBP Presentation to Architectural Review Board (ARB): <u>Summary of Draft Land Use Text and Design Guidelines</u>
3/28/07	Public Meeting: <u>Recommendations for Draft Comprehensive Plan Text and Urban Design Guidelines</u>
4/25/07	Public Meeting: <u>Draft Comprehensive Plan Recommendations</u>
November 2007	BC Consultants/Cunningham Quill/Jones Lang LaSalle (JLL) Retained to Provide Engineering, Architectural and Development services in the design and preparation of Crescent Site Redevelopment Alternatives: HCD
9/8/08	<u>Parking and Transportation Study</u> ; PB Americas, Inc. (formerly Parson Brinckerhoff)
10/2/08, 10/7/08 & 10/17/08	Lake Anne Focus Group Follow-up Meetings: 10/2/08 Residential Clusters, 10/7/08 LARCA, 10/17/08 Fellowship House (residents/business/property owners)
11/16/08	Public Meeting: <u>Informational Meeting – Lake Anne Revitalization Study</u> to Review Findings and Recommendations; BBP
1/26/09	Final DPZ Staff Report and Comprehensive Plan Amendment Proposed Text Posted on DPZ Web Page
Jan-09 to April-09	VDOT 527 Review (90 days)
2/10/09	Public Meeting: Discuss LAVC Plan Amendment Design Guidelines, and Redevelopment Limits for the Redevelopment of the LAVC
2/12/09	ARB Presentation: Comprehensive Plan Amendment, and Urban Design Guidelines
2/18/09	Planning Commission Public Hearing on Comprehensive Plan Amendment
3/30/09	BOS adopts Comprehensive Plan Amendment to guide the redevelopment of the Lake Anne Village Center (LAVC)
6/12/09	LAVC Property Owners Meeting: <u>Redevelopment Challenges, and Strategies Influencing Coordinated Redevelopment of LAVC Land Units A, D, and E</u> ; OCR
9/30/09	Architect/Engineer/Landscape Architect/Planner Charrette: <u>Development of Design Alternatives</u> ; OCR
10/7/09	Property Owner Meeting: <u>Discuss Design Alternatives; and, Short and Long Term Next Steps to Implement Comprehensive Plan’s Full Consolidation Option</u>

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11/4/09	Property Owner Meeting: Next Steps – Request for Proposal (RFP): 1) Commercial Reinvestment Plan (CRP) and 2) LAVC Development Plan and Feasibility Analysis
Mar-10 to Nov-10	RFP: <u>Feasibility Analysis for the Redevelopment of LAVC</u> (Not Awarded); OCR
1/22/10	Reston Community Revitalization Corporation (RCRC) Submits Letter to Hunter Mill District Supervisor Catherine M. Hudgins Urging: <u>County Support for LAVC Revitalization</u>
1/26/10	Property Owner, in Land Unit B, Washington Plaza Baptist Church, Submits Unsolicited Letter to Affirm Support of LAVC Redevelopment
2/1/10	LARCA Submits ReedSmith, LLP Legal Opinion: <u>Lake Anne of Reston, A Condominium Association (LARCA) Redevelopment and Sale of Common Elements</u>
2/17/10	LAVC non-residential users representatives meeting with County and Hunter Mill District Supervisor staff regarding RFP scope and short and long term commercial property management plan
4/1/10	Alvarez & Marsal/The Eisen Group (A&M/TEG) Retained to Analyze Current Conditions Affecting LAVC, and to Prepare a CRP with Short and Long Term Strategies; OCR
5/4/10	Public Meeting: <u>Current Conditions Assessment and Recommendations</u> ; A&M/TEG
May-June 2010	LAVC Business Owners, and Property Owners Survey
5/19/10	LAVC Non-Residential Uses Owners-Operators Meeting with A&M/TEG; OCR
9/8/10	Public Meeting: <u>CRP Public Workshop</u>
9/8/10	Community Revitalization and Reinvestment Advisory Group (CRRAG): <u>Discussion of CRP and Public Workshop/Survey Results; and, How to Implement Comprehensive Plan</u>
10/27/10	LAVC CRP Action Team Meeting: <u>Implementation of CRP</u>
11/18/10	Public Presentation: <u>Current Conditions; and, Short and Long Term CRP</u>
4/4/11	Meeting Supervisor Hudgins, DHCD, OCR: Discuss Next Steps in the Revitalization of the LAVC, and Potential RFP/PPEA to Redevelop the Crescent Property in accordance with the Plan
May-2011	Jones Lang LaSalle (JLL) Retained to Assist in the Analytics, Preparations, and Issuance of a RFP/PPEA for the redevelopment of the Crescent Property; HCD
5/16/11	Interagency Meeting with JLL, HCD, OCR, DPWES, DMB, and OCA to discuss Crescent RFP/PPEA Criteria
6/7/11	JLL Perform Analysis of Criteria Viability and Project Structure (e.g., preliminary market analysis, feasibility of development program: Replace 181 ADU, Development Phasing, Note Pay Down, and Additional WDU's)
6/8/11	Meeting: Supervisor Hudgins, Commissioner Kennedy, OCR, and HCD: JLL Summary of Preliminary Findings
7/13/11	Public Meeting-Panel Discussion: Supervisor Hudgins; OCR Barbara Byron; Barry Biggar, Visit Fairfax; and, Patti Stevens, OP3 <u>Partnership Opportunities to Stimulate Positive Change in the LAVC</u>
9/1/11	Land Unit E Property Owner Fellowship Square Foundation Submits Unsolicited Letter to Reaffirm Commitment to the Collaborative Redevelopment of LAVC
9/14/11	Property Owner, in Land Unit A, 1601 Washington Plaza, LLC Submits Unsolicited Letter to Reaffirm Commitment to the Collaborative Redevelopment of LAVC
9/19/11	Review Preliminary Draft RFP/PPEA, and Criteria: Supervisor Hudgins, Commissioner Kennedy, JLL, HCD, OCR, DMB, DPWES, OCA
9/27/11	Property Owner, in Land Unit A, LARCA Submits Unsolicited Letter to Reaffirm Commitment to the Collaborative Redevelopment of LAVC
10/24/11	Property Owner, in Land Unit A, Association of School Business Official (ASBO) Submits Unsolicited Letter to Reaffirm Commitment to the Collaborative Redevelopment of LAVC
11/30/11	County-JLL Delivers Draft RFP/PPEA
12/7/11	Meeting: Supervisor Hudgins, Commissioner Kennedy, DHCD, and OCR – Review Draft RFP/PPEA, and Timeline
January 2012	Meeting: County Executive, BOS Chairman, District Supervisors, to review draft RFP/PPEA, and timeline

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January 2012	Finalize RFP/PPEA
1/19/12	FCRHA – Presentation Crescent RFP/PPEA
1/24/12	BOS – Closed Session
2/8/12	Adjacent Land Owners Meeting – Apprise of RFP/PPEA
2/8/12	Open House Public Meeting: Community Outreach, and Announcement of RFP/PPEA
2/9/12	Request for Proposal (RFP) advertised under the Public-Private Education and Infrastructure Act of 2002 (PPEA) to redevelop the Crescent property
4/19/12	HCD Tenant-Landlord Commission presentation of Crescent redevelopment
4/30/12	RFP closed
5/10/12	Notice to Crescent residents of future redevelopment
5/31/12	1 st SAC meeting to receive proposals and begin evaluation
10/1/12	Public Information Meeting; Procurement process anticipated timeline, overview of RFP evaluation criteria, and community Input
10/16/12	BOS Information Item (eg, Pro-Cons of proposals, Receive BOS direction and priorities (eg, beauty, financial, balance)
9/30/14	BOS enters into an Interim Agreement with the Lake Anne Development Partners LLC (LADP) for the redevelopment of the Crescent property, and other properties within the LAVC
10/21/14	Reston Association Design Review Board
11/12/14	Plan Amendment - Planning Commission Public Hearing
12/2/14	BOS Public Hearing Plan Amendment
1/8/15	Planning Commission Hearing on proposed entitlements
1/13/15	BOS Authorization to Advertise Public Hearing for Comprehensive Agreement
1/27/15	BOS Public Hearings for both Proposed Entitlement and Agreement; Decision on Agreement must be deferred for 30 days due to PPEA statutory requirements
2/17/15	BOS Public Hearing
3/ 3/15	Board approves Comprehensive Agreement and Entitlements
3/6/15	CPDC 9 % Tax Credit submission due
May / June 2015	VHDA announces LIHTC award; If CPDC does not obtain 9% LIHTC in 2015, the schedule is pushed back a year until CPDC can apply again in spring 2016. Without 9% LIHTC, CPDC will not build replacement units
Spring 2015	CPDC begins circulating relocation notices to Crescent tenants
12/11/15	LADP notifies the County that the deal with the County is no longer economically feasible due to market obstacles, including the inability to obtain financing
Summer 2016	Republic completes site work for replacement units. CPDC closes on 9% lease. 4% lease should follow within next few months
12/11/15	LADP advises the County that the Crescent/Lake Anne Redevelopment Project is no longer feasible due to serious market obstacles, including LADPs failure to obtain financing.
Winter, 2016	Dissolution of Comprehensive Agreement, and HCD begins leasing of Crescent Apartments that were vacated in preparation for the redevelopment project
Date Undetermined	County initiates internal discussions of next steps

