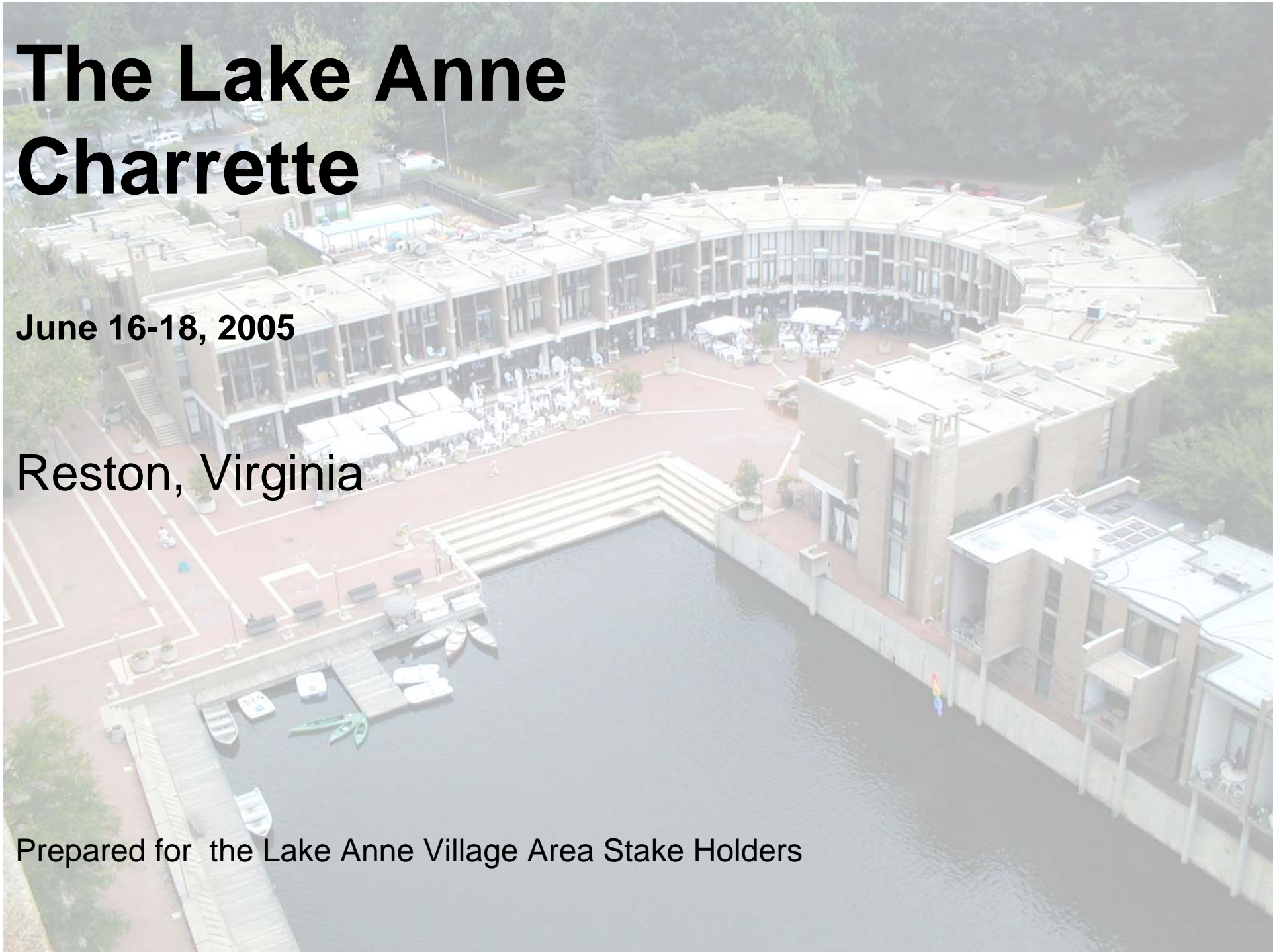


The Lake Anne Charrette

June 16-18, 2005

Reston, Virginia

Prepared for the Lake Anne Village Area Stake Holders



**Plan and Program
Options Presentation**

Saturday, June 18, 2005

Prepared for the Lake Anne Village Area Stakeholders

Presentation Elements:

1. Introductions
2. Purposes of the Charrette
3. Key Background Information and Updates
4. The Charrette Tasks
5. Defining the Goals
6. Developing Options
7. Four options
8. Traffic / Transportation / Parking
9. Management & Marketing
10. Development Decisions Advocacy
11. Time Frames Forward
12. Summary



Prepared by the Northern Virginia Regional Commission

1. Introductions



The Participants (130 + Individuals):

- The Stakeholders
- The Clients
- The Charrette Team
- The Many Sponsors

The Charrette Team:

- David Wilcox
➤ Planner / Economist ERA
- John Stutsman
➤ Transportation Planner KAKU Associates
- Sameer Chadha
➤ Architect / Urban Designer Field Paoli Architects
- Dennis Dornan
➤ Architect / Urban Designer Field Paoli Architects
- Steele Knudson
➤ Planner / Attorney NVRC The Charrette Team





In Cooperation with:

- Supervisor Catherine M. Hudgins, Hunter Mill District
- Fairfax County Department of Housing and Community Development
- Fairfax County Department of Systems Management
- Fairfax County Department of Planning and Zoning
- Northern Virginia Regional Commission
- Reston Community Reinvestment Corporation
- The Perspectives Group

Stakeholders:

- More than 130 persons attended the multiple sessions of the Charrette process, from Thursday, June 16, to Saturday, June 18, 2005.

The Lake Anne Land Plan Design Charrette

2. Purposes of the Charrette

- To Retain and Strengthen the Signature of Lake Anne
- To Define the Best Land Use Components for the Future
- To Identify possible Design Options
- To Join Plans and Programs for Implementation
- To Seek Consensus for Plans and Programs for the Near Future

3. Key Background Information and Updates

- Recent Studies now Available:
 - The Economics Analysis March, 2005
 - The Focus Group Findings May 2005
- Properties Intentions:
 - Lutheran Church Sale
 - Possible Replacement of Crescent Apartments
- Form a Business Improvement District Among Merchants at Lake Anne Village
- The current condominium ownership agreement is plagued by inequities that were written in at the inception of the village giving some owners advantages not enjoyed by other adjoining owners. These inequities need to be addressed in a legal forum, however the legal fight that would result would drain desperately needed funds that can be used for maintenance and updates that have been deferred for far too long.
- Preliminary results from the survey by Lake Anne Village Advocates
- Ideas underway by the Lake Anne Village Condominium Association



The Lake Anne Land Plan Design Charrette

4. The Charrette Tasks

- Engage all Stakeholders
- Gather all inputs
- Clarify priorities
- Identify property conditions, intentions, and desired qualities
- Focus upon preservation of Lake Anne Village and the balance required to sustain its success
- Develop realistic options for land uses and design concepts
- Facilitate selection of a best plans and programs mix for implementation



5. Defining the Goals

- Preserve the Character of Lake Anne Village
 - Lake Anne village is plagued by contradictions. It turns inward creating an enclosed enclave, this is part of its charm but is also the greatest barrier to retail success. Current retail models rely on visibility and easy access from front loaded parking lots.
- Achieve Innovation equivalent to original design
 - If the original design is viewed as unflawed and too “sacred” to modify then the current decline will only continue and Lake Anne will become obsolete in the midst of the great wealth of Reston that has long since turned its back to the old village.
- Balance between buildings and spaces
 - The design concept of Lake Anne is based on a successful Italian port city. The spaces and building floor plates are well conceived but the concept is somewhat inverted and requires pathfinder knowledge of self-discovery. In a port city, commerce and tourism flows in and out of the port. Lake Anne is a man-made lake. No one accesses the merchants via the lake. The village turns its back to the patronage it requires. The lake is a great visual feature but it has never been and never will be the access point for the merchants or the residents.
- Enhance pedestrian experience
 - The pedestrian experience for visitors begins at the parking lot. After dealing with the complexities of actually finding the parking lot and entering it via off-set and barely visible driveways the pedestrian experience begins with thin entry portals and a view of blank walls and a loading dock. The main entrance to the village is a narrow pedestrian way that gives minimal hints of the true beauty within.
 - Residents are not faced with the same frustration. One can merely walk down a set of stairs and along a beautiful boardwalk waterway from home to a restaurant or shop. Those who live just outside the village itself can enter through a series of mews that are not necessarily barriers but are nonetheless very uninviting.
- Revitalize commercial uses; carefully increase residential density; maintain quality
 - Lake Anne Village will never successfully revitalize without an opening to the cluster of commerce and without a revitalized “signature”. The village center attracts users but it does not attract sufficient consumers and patrons. The commercial uses rely on customers who come to spend. The community center facility is the village core but its presence deflects the commercial vitality of the plaza.
 - Because the village design caters to those who are in close proximity and somewhat inhibits those who arrive by car the logical way to expand the customer base is to add residential density to the area. The more people who live in the area and are familiar with the intricacies of accessing the plaza the more money flows to the merchants.



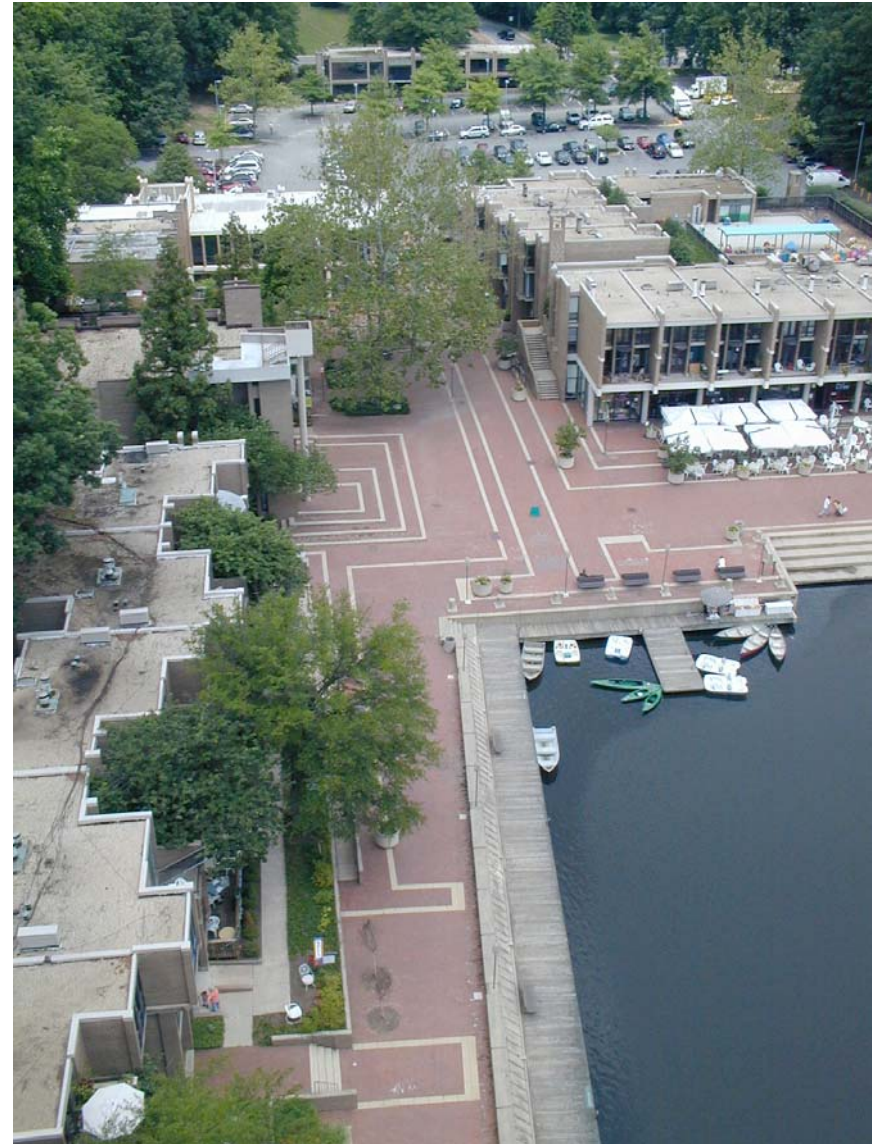
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- Supportive of Human Scale
 - The village plaza itself is a good example of design for human scale. Unfortunately, most contemporary modern commerce is dependent upon auto approaches and mix into the towns and village plans. The great strength and challenge is that the plaza of the village blocks out vehicles and focuses upon the lake. If greater numbers of the customers were coming off the docks from boats and pedestrian pathways that flowed in and out of the playa then the scale of business volume would be greater.
- Diversity should be extended across income, age, culture, and housing opportunities
 - This is a noble goal. The original concept of the village grouped apartments, townhomes, and single family homes together rather than separating them into distinct neighborhoods. However, there are several realities as to what household income levels are present in the village. Currently there is little “affordable housing” in the village, although Cameron Crescent is considered to be “workforce housing” with some of the lowest cost rental units in Reston. Fairfax County has the highest median income of any county in the United States. Rents for apartments near the village center are not subsidized and are not controlled for median incomes. There is no “workforce housing” in the area, it is all market rate.
 - Another perception is that the village already encompasses all ages. The assisted living near by is separated by busy streets steep grades and there is no senior friendly direct path for entry into the plaza. Great efforts have been made to bring children and young families onto the plaza. There is one successful merchant who caters to this market. However it has required subsidies from the Reston Association to provide musical performances, paddle boats and story times to bring in younger families.
 - There is a distinct cultural mix happening at Lake Anne Village that occurred naturally and may even be perceived as a threat by the merchants. The convenience store in the parking lot is now a Spanish speaking bodega. Next, the first shop as you enter into the village playa from the parking lot is a Latin American tienda that caters mostly to a Spanish speaking market. In addition to two barber shops on the plaza there are two pelucarias, Spanish for hair salon. The diversity noted in the presence of these facilities has led to contemporary concerns about reputational decline.
- Emphasize the unique character of Lake Anne Village as an Attraction and a Destination
 - Lake Anne Village is a unique destination, but many regional residents have no idea what it is or how to get there. Planners and lay persons around the country know of Reston as a model of town planning. In their search for the true Reston they all end up at the 1990’s “town center” rather than in the historic village.
 - The Reston Association publishes a pamphlet of Reston’s “Hidden Treasures”. Lake Anne is number 8 out of 12 on the list. The treasure that is promoted is the paddle boats and lake – not the unique architecture or historic example of American town planning.
 - Lake Anne Village desperately needs to market itself. Discussions have included renaming village road to Lake Anne Village Road. Replacing missing directional and brand signs that were damaged or destroyed must occur. Also note that Lake Anne Village merchants do business on Washington Plaza (the Village plaza). The great architectural feature of the lake is the Heron House. They are all the same destination yet have three distinct names. The “one” attraction needs to return to essential branding on one name.

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- Gather new uses

- The current mix of uses at Lake Anne should be repositioned. The fragmented nature of condominium ownership among the merchants does not lend itself to any form of control over uses. The current agreement gives the owners no power. In any standard master planned retail establishment the rent agreements usually provide for an anchor and exclusivity. The value of your business location can easily be diminished if you are not within a deliberate and managed mix.
- The market is wide open for a bakery, a small cinema, and a mid scale food store. Any of these enterprises could come in, but no entrepreneur, to date, has felt that potential profits would warrant the risk. The original anchor tenant of the plaza was a small grocery store. That tenant left years ago. The space was ill suited for any retail uses. Its one small entrance facing into the narrow pedestrian alleyway with no effective visibility from the street or the parking lot. The next program for tenant mix must be changed so that business can thrive.
- There are several chains of grocery stores that have a model of small neighborhood stores. Each of those chains is already located near by in a facility that has greater visibility and superior ease of access. In order to attract any type of food store the existing “public” community center would probably have to vacate the building.
- In order for a cinema to function at Lake Anne a whole new facility would have to be built. Current parking constraints would make it impossible for a movie theater to survive. Residents insist that there is an untapped market of sophisticated moviegoers clamoring for independent and foreign films. With a large successful movie theater within two miles of the village that market is pretty much filled. Mainstream movie chains cater to their market. Independent and foreign films are often shown at regional multiplexes. Certainly if there were a huge demand it could be easily met by the existing Cineplex in the 1990’s Town Center. No small operator could possibly succeed in the isolated enclave of Lake Anne Village in the face of such competition.



6. Developing Options – How the Charrette process goes forward:

- Define the study area
- Understand the Status of Properties
- Observe the Conditions and Relationships
- “Look Down” / Walk About / Return Again – Recognize the many visual characteristics of the Village
- LISTEN!!
- Engage the Stakeholders in the land/design elements
- Formulate the “Vital Few” – three or more options
- Other Plan Ideas from the Charrette stakeholders were sketched on newsprint pads.
 - The “Dense Plan” with office buildings facing Baron Cameron Ave and additional retail floor space adjacent there to.
 - The “Jewel Plan” by Patrick Kane, with the “J” building as the Jewel, supported by higher density nodes of new infilled mixed uses in:
 - The “West parking area” west of Heron House
 - The Village parking area north of the plaza
 - Office / Residential at the Lutheran Church Site
 - A surface water flow channel which could connect the upper village parking area through to the village plaza, providing a path of “white noise” and visible flow energy for the visitors and patrons to follow into the village plaza

7. FIVE Options

- About scale, location, densities
- Quality of space and experience
- About the Village and adjoining properties
- Adding management and marketing
- Improving transportation / traffic / parking

Options:

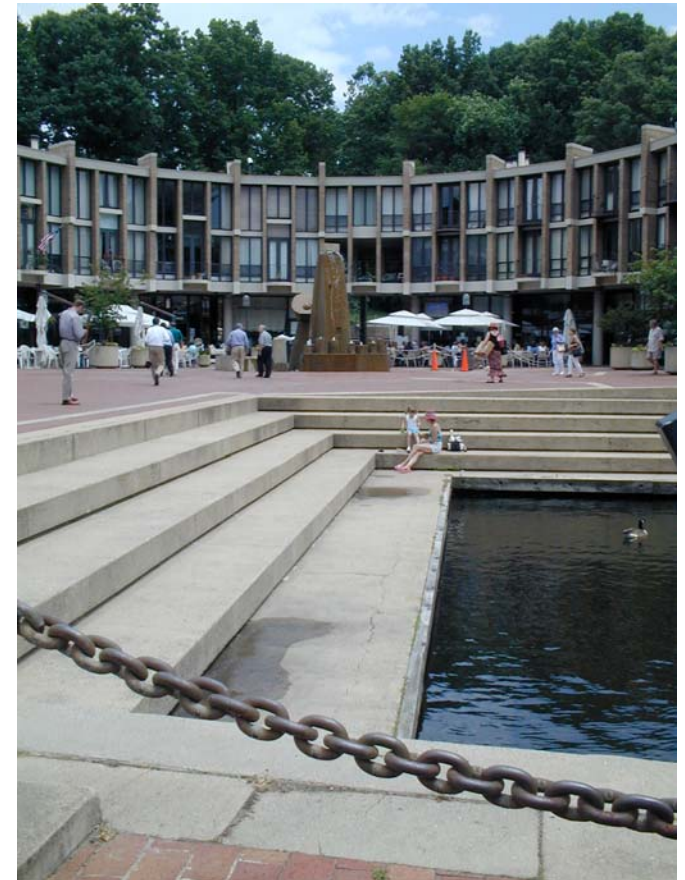
Option “A” – Moving along as is

Option “B” – Option “A” Plus adjusting uses in the Village

Option “C” – parts of Options “A” & “B”, plus incremental opportunities in the Village, with more parking support

Option “D” – More ambitious infill and access modifications

Option “E” – More office with live / work residential as alternative



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Option “A” – Moving Along As Is:

- **Area 1.**
 - Landscape and parking enhancements
 - Better bus drop off
 - Lighting and signage enhancements
- **Area 2.**
 - Flowering trees and signage on median
- **Area 3.**
 - Main project signage
- **Area 4. Crescent Apartments Replacement**
 - 4 story residential buildings, wrapping 3 story parking structures
 - Buildings follow contours and cascade down the hill
 - Vehicular access is off Baron Cameron Avenue
 - Pedestrian network links residential open spaces to Village Center
- **Area 5. Lutheran Church Replacement**
 - 5 story high apartments over structured parking



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Option “B” – Option “A” Plus Adjusting Uses in the Village

- **Area 1.**
 - Retail along an extended Village Road
 - Village Road slopes down to meet the Village Center plaza level
 - Water elements follow street into the plaza
 - New east-west street cuts across North Shore Drive “oxbow” semicircle
 - Small grocery/anchor occupies community center
 - The ASBO building and the convenience store are relocated
- **Area 2.**
 - Surface parking extends north
 - Parking is generously buffered from Village Road
- **Area 3. Baptist Church**
 - Church is converted into some civic use – community center, library, post office
 - New Church building is located to the west of the old Church, on axis with plaza
 - Extra parking is laid out on Church property
 - Pedestrian link to the tennis courts and swimming pool is strengthened
- **Area 4. Crescent Apartments Replacement**
 - 4 story residential buildings, wrapping 3 story parking structures
 - Buildings follow contours and cascade down the hill
 - Vehicular access is off Baron Cameron Avenue
 - Pedestrian network links residential open spaces to Village Center
- **Area 5. Lutheran Church Replacement**
 - 5 story high apartments over structured parking



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Option “C” – Parts of “A” and “B” Plus Incremental Opportunities in the Village:

- **Area 1.**
 - Grand “Spanish Steps” extend Village Road down into pedestrian retail space
 - Water element follows steps and pedestrian spine
 - Retail has lofts/townhouses above
 - Eastern block has 2 level parking deck
 - The ASBO building and the convenience store are relocated
- **Area 2.**
 - Bank building is redesigned to widen entrance to Village Center
 - Small grocery/Anchor occupies community center
- **Area 3.** Baptist Church
 - Church is rehabilitated into some other use
 - New Church building is located to the west of the old Church
 - Some townhouses are added
 - A new civic space is designed behind the old Church building
- **Area 4.**
 - 2 story townhouses line North Shore Drive
 - Some townhouses are above parking deck
- **Area 5.** Crescent Apartments site replacement
 - 15 story apartment towers
 - Buildings follow contours and cascade down the hill
 - Vehicular access is off Baron Cameron Avenue
 - Pedestrian network links residential open spaces to Village Center
- **Area 6.** Lutheran Church replacement
 - 5 story high apartments over structured parking
- **Area 7.**
 - Pedestrian link to the tennis courts and swimming pool is strengthened



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Option “D” – More Ambitious Infill and Modifications:

- **Area 1.**
 - North Shore Drive is realigned closer to the Village Center
 - The street slopes down to the grade of the Village Center plaza
- **Area 2.**
 - Sensitively scaled entry blocks with retail and office above announce the entrance
 - A bay of parking is camouflaged with landscape behind the buildings
- **Area 3.**
 - Village Road slopes down to meet the Village Center plaza level
 - Buildings have retail on street level with townhouses above
 - A 2 level parking structure is tucked behind the retail
 - Townhouses sit on the parking decks
- **Area 4.**
 - Bank building is redesigned to widen entrance to Village Center
 - Small grocery/anchor occupies community center
- **Area 5.** Baptist Church
 - Church is rehabilitated into some other use
 - New Church building is located to the west of the old Church
 - Some townhouses are added
 - A new civic space is designed behind the old Church building
- **Area 6.** Crescent Apartments Site Replacement
 - 15 story apartment towers
 - Buildings follow contours and cascade down the hill
 - Vehicular access is off Baron Cameron Avenue
 - Pedestrian network links residential open spaces to Village Center
- **Area 7.** Lutheran Church Replacement
 - 5 story high apartments over structured parking



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Option “E” (Preferred by Charrette Consultant Team):

- **Area 1.**
 - New cross walk with pedestrian refuge in median for safe access to parks on North side of Baron Cameron Ave
 - Residential Tower marks the entrance to “Lake Anne Village” Drive
 - Grand “Spanish Steps” extend Village Road down into pedestrian retail space
 - Water element follows steps and pedestrian spine
 - Retail has lofts/townhouses above
 - Eastern block has 2 level parking deck
 - The ASBO offices are relocated to new tower at Bank site and the convenience store is relocated
- **Area 2.**
 - Bank building is redesigned to widen entrance to Village Center and to add additional floors for office / residential (live / work)
 - Small grocery/anchor occupies community center
- **Area 3. Baptist Church**
 - Church is rehabilitated into some other use, some townhouses are added
 - New Church building is located to the west of the old Church
 - A new civic space is designed behind the old Church building
- **Area 4.**
 - 2 story Townhouses line North Shore Drive, some above parking deck
- **Area 5. Crescent Apartments Site Replacement**
 - 4 apartment towers and 4 story residential buildings, with parking structures
 - Buildings follow contours and cascade down the hill
 - Vehicular access is off Baron Cameron Avenue
 - Pedestrian network links residential open spaces to Village Center
- **Area 6. Lutheran Church Replacement**
 - 5 story high apartments over structured parking
- **Area 7.**
 - Pedestrian link to the tennis courts and swimming pool is strengthened



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Summary of Concepts:

- Common to All Options
 - Signage
 - Lighting
 - Landscaping
 - Multi-Tenant management
 - BID
 - Partnerships
 - Branding
 - Marketing
 - Traffic Calming
 - Enhanced Pedestrian crossing of Baron Cameron Ave
 - Enhance Pedestrian Connections
 - Bus Drop off

	A	B	C	D	E
New Retail (sq. ft)		20,000	24,000	50,000	24,000
Community Space (sq. ft)		7,200	5,000	5,000	5,000
New Housing (units)	Crescent 600 Lutheran 110	Crescent 600 Lutheran 110	Crescent 720 Lutheran 110 Village 40	Crescent 720 Lutheran 110 Village 40	Crescent 720 Lutheran 110 Village 130
New Office (sq. ft)				20,000	70,000 or Live/Work
New Surface Parking (spaces)		160	40	150	
New Deck Parking (spaces)		Crescent 960 Lutheran 176	Crescent 1150 Lutheran 176 Retail/Office 260	Crescent 1150 Lutheran 176 Retail/Office 500	Crescent 1150 Lutheran 176 Retail/Office 720

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8. Traffic / Transportation / Parking

- Essential Improvements to Accommodate Change and Some Growth
- Safety and Efficiency Despite Curving Roads and Hilly Topography
 - North Shore Drive is not safe for pedestrians. It functions as a neighborhood collector and was not designed for pedestrian movement. The pedestrian network is completely separate by design from the roads.
- Improved Access to Lake Anne Village Parking
 - Access to the parking lot is hampered by lack of visibility, complete absence of signage.
 - Many Clients and Claimants of 237 Surface Parking Spaces
 - The parking lot itself falls victim to the same fragmentation that plagues the plaza. A portion of the parking lot is owned exclusively by the bank and the internal circulation reflects this fragmentation.
- Signage that Works
 - The destroyed signs pointing to the village should be immediately replaced. VDOT should assist.
 - For signage to work properly the identity of the place has to be defined. One image or symbol and one name must encompass the entire place. The signs will be cluttered if they all equally reference Lake Anne, Washington Plaza, boats, shops, Heron House, Fellowship House and North Shore Drive. There are ways to manage distinct site names for one place.
 - Signs need to point to Lake Anne Village from the Reston Parkway at “Temporary Road” which needs to be immediately renamed. Missing signs on Baron Cameron pointing to Village Drive must be replaced forth with.
- Access from Baron Cameron Ave and Egress From Lake Anne Village and Adjoining Properties
- Finding Lake Anne Village Center is nearly an impossible task for anyone not already familiar with the immediate area. The topography that made the location ideal for a lake makes it a challenge to improve the roadway alignments. The short stub of “Village” Drive connecting Baron Cameron to North Shore Road gives no indication of what lies beyond. A better template of signing which directs visitors to real destinations is needed.
- Future Connections from the Wiehle Avenue Metro Station
 - RIBS (Reston Internal Bus System – Fairfax Connector) does a fairly decent job of moving commuters in and out of Lake Anne Village. It is vital that once Metro service to Wiehle Ave. becomes available on the Dulles Toll Road that RIBS integrate a bus line with the Village Center as one of its principal destinations.



Transportation Recommendations:

- Foster Effective Connection to Metro
 - Wiehle Ave Station Via
 - Direct dedicated shuttle bus; or
 - Piggyback other service
 - ❖ Fairfax Connector
 - ❖ Crescent Apartments Proposed Shuttle?
 - ◆ Anyone who lives in the Crescent Apartments can easily walk from their front door to North Shore Drive or Baron Cameron where the buses run. It would be a nice amenity for the Crescent Apartments to provide. Lake Anne Villagers would still need public transportation themselves. Perhaps a shared public service is the better alternative.
- Market to:
 - Metro Riders
 - Town Center Workers
 - Marketing would certainly increase public awareness of the residential opportunities available at Lake Anne Village but this is something that should not be subsidized by Reston or the County. There are plenty of neighborhoods with proximity to the Metro and the Town Center. The Condo Association, once it comes up with a unified identity could highlight proximity in any of its outreach programs.
- Realign / Widen Village Road
- Rename as “Lake Anne Village” Road
- Provide median signage along Baron Cameron and Reston Parkway
- Provide new signalized intersection to serve Redeveloped Crescent Apartments
 - 3000 new Daily Trips
 - Locate 1000 Feet East of Village Road
- Monitor Cut-through Traffic along North Shore Drive
- Develop Remedies – Traffic Calming
- Develop Shared Parking Program
- Restripe Surface Parking Lots at Lake Anne Village = 10% gain



9. Management & Marketing

- Management
 - Progress on multiple initiatives is underway
 - Potential to form a Business Improvement District (BID) among the Commercial / Retail / Restaurant / Office Tenants
 - Fragmentation may be a serious impediment to these efforts. The complexities and inequities of the original condominium association rules point to legal solutions. Any attempts to unravel the inequities would be better spent on marketing and maintenance.
 - Resolving the maintenance of the many easements
 - The current inequities were initially designed in the beginning to give advantage to those who were involved in the initial development. Only consensus will lead to resolution, possibly through the proposal BID.
 - Identifying upcoming funding sources
 - This will be a core challenge for the BID and the Condominium Association.
 - Working with adjoining Property owners, those adjacent to Lake Anne Village and the Plaza.
- Concerns about escalating costs
 - Property valuation driven tax increases
 - Construction materials costs escalation
 - Potential for costs realignment?
 - This will require consensus from the Condo Association, the owners, and the BID working altogether.
 - The costs of Waiting
 - Maintenance can only be deferred for so long.
- Marketing
 - The “brand” of excellence of urban design is unique, and must be continuously noted
 - How shall we reposition our approach to the targeted visitor / customer
 - If they come, will they stay and spend?



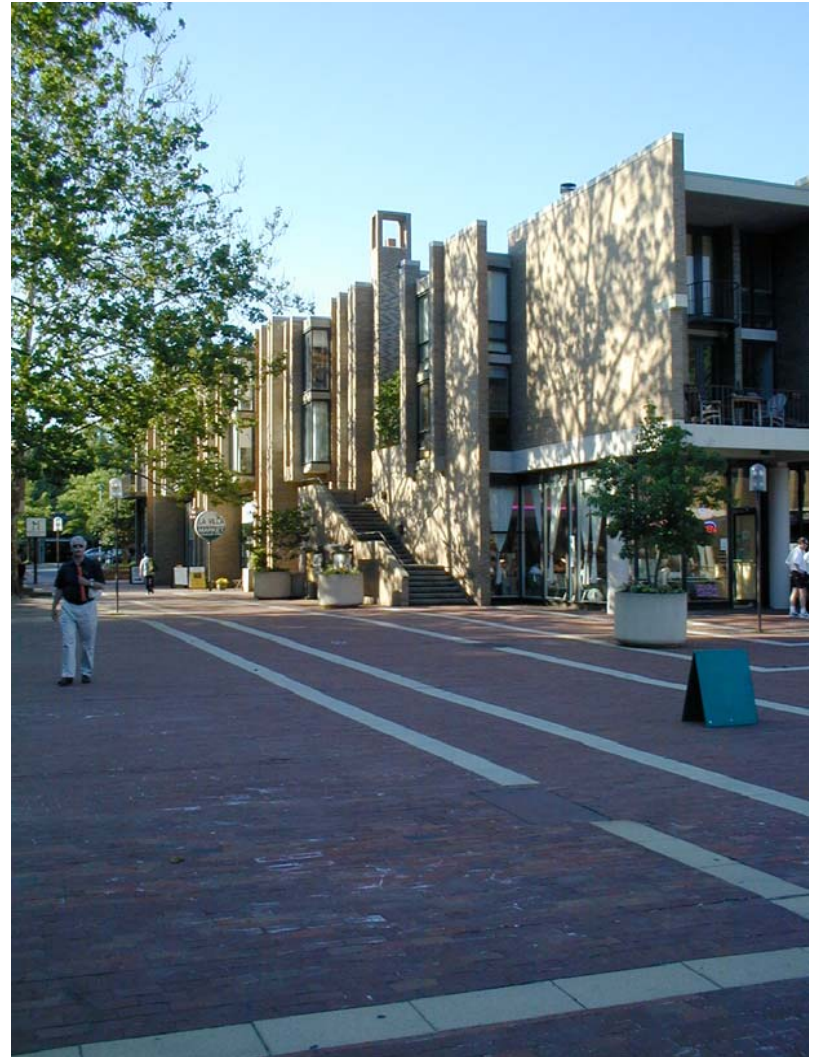
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- Marketing:
 - If we have a 1500 person “design day” external visitors maximum holding capacity – how often will we seek events of 1000 to 1200 persons? 15 to 20 times annually?
 - Looking for marketing effort funding support
 - ICP dollars can come to RCRC
 - The proposed BID can reach out for partnership with the larger Reston business community, other Reston institutions such as the RA, and County economic officials,
 - The need for signing – there is none!
- Next Step: Logo / Maps / Outreach to colleges and design schools / hosting the experience



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- Hosting the experience
 - The recommendation that Lake Anne be a destination for planning and architectural professionals is an intriguing one. There are many distinct housing opportunities in the village but no hotel or inn for visitors. This is a gap that ought to be fulfilled. Lake Anne's proximity to tourist destinations like Mount Vernon, civil war battle fields, and Washington DC certainly means that anyone wanting to visit the village will have plenty of places to stay in the region. However, there are ranges of hotels rates in the Reston Town Center and in adjacent Herndon.
- Simple Firsts
 - Rediscovering the Village Plaza by Farmers Market Attendees
 - Postcards with maps on the back



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10. Development Decisions Advocacy

- Housing
 - Creating an affordable housing inventory
 - There is no “affordable” housing inventory at present. It would have to be created in the immediately adjacent planned new housing developments.
 - Negotiating for replacement, when changes are proposed
 - Defining opportunity as both rental and ownership
 - Understanding the evolving housing opportunity standards / regulatory procedures / performance requirements
- Proffers, Proposed and Negotiated, on Neighboring Properties:
 - “By-right” is always open to reasonable considerations
 - Lake Anne Village has many advocates and governmental partners
 - RCRC / RA / Fairfax County
 - Housing mix and affordability should be balanced
 - Traffic generation requires mitigation because of impacts on adjoining existing development
 - There are multiple negotiations necessary with other entities and approvals

11. Time Frames Forward – Near Term

- Near Term: 2005 – 2006
 - Forming the BID among the Lake Anne Village Merchants
 - Construction may begin on the former Lutheran Church property
 - RCRC may secure ICP grant dollars for marketing / signing
 - Lake Anne Village Association may initiate new cooperative management techniques with adjoining entities and easement holders.
 - A phased replacement program may be initiated by the Crescent Apartments
- 2007 and Beyond
 - An investor / developer may be found to partner in the incremental change selected for:
 - The Baptist Church Property
 - The ASBO Building
 - Repositioning of portions of the village parking lot
 - Improvements for “Lake Anne” Village Road may be designed and land acquisition for widening may commence
 - Relocation of the Lake Anne Community Center, plus a new “smart library”, may be authorized for re-use of the Baptist Church site.



The Lake Anne Land Plan Design Charrette

Market Demand / Support Realities:

- Housing market is very strong and will remain so
- The rise in home/condo prices will not necessarily mean more substantial increases in consumer retail expenditures
- 619 + 120 new housing units (assumption) will add 739 units and about 1850 new residents. This is modest in terms of incremental local retail sales in an already diluted market but helps strengthen the Lake Anne Village Plaza business volume.
- 20% of the new households are expected to be engaged in enterprises-at-home, which will require business services and internet services.
- We do not presently have an investor / developer in sight for the several parking / retail / mixed use ideas which have been generated – because the land is not a “new build” opportunity. A carefully conceived strategy, with targeted prospective investors / developers will be necessary.
- At 27,000 sq ft of commercial / retail space the existing village center is on a very small floor plate. Clearly the next scale must be moderately greater.



12. SUMMARY

- Three intense days of meetings directed toward identifying a revitalization strategy, with options, for the Lake Anne Village stakeholders, focused upon land planning and development alternatives. By mid-afternoon on Saturday, June 18, 2005, five concepts, with additional alternative concepts, had been generated — with general agreement that modifications were needed in Lake Anne Village, which could revitalize what continues as one of the most celebrated new town designs of the 1960s.
- A "Preferred Alternative" (Concept E), which arose from the many inputs by the community stakeholders, was advanced by the Charrette Consultants Team.
 - With great care and consistent community leadership consensus, several advances can be made:
 - Needed incremental modifications to the land development plan,
 - Condominium association partnerships with adjoining landholders,
 - Formation of a focused Village Plaza Business Improvement District
 - Selection of the essential frameworks for change can be put into place.
 - In other words, the management side of the initiatives is fundamental to the launch of actual revitalization and new opportunity investments.
- Concept "E" adds the following to Lake Anne Village:
 - 24,000 square feet of additional new retail (added to 27,000 square feet presently in place)
 - 5,000 square feet of new community space
 - 130 new dwelling units in the Village and 830 units on two adjacent properties, which will replace roughly 300 existing units and a church
 - 70,000 square feet of new office, with a significant portion likely to be "live/work" units. This might replace existing office and bank floor space presently in place — with current uses expected to remain.
 - Parking structures and parking operations management will be necessary to accommodate most of this proposed additional growth.
- Without taking these initiatives Lake Anne Village will recede further into becoming the Lake Anne neighborhood.
- The most important goal of the Charrette, which should lead to the selection of a preferred alternative, has been the adjustment of the amazing quality of Lake Anne Village. The intent is revitalization, and the recapture of economic viability. The basic character of Lake Anne Village will remain and will endure.

The Lake Anne Land Plan Design Charrette

This has been the twelfth community repositioning Charrette organized by the Northern Virginia Regional Commission since 1988, which has focused upon combining planning/economics/transportation. The results over time have been positive, incremental, and restorative. The Charrette Consultant Team members have been virtually the same groups. The efforts are incredibly intense and the candor associated with the revitalization strategies has usually resulted in forward movement by the stakeholders.

The Lake Anne Land Plan Design Charrette power point presentation made on June 18, 2005, has been available on the Northern Virginia Regional Commission website since July 2005. It can be downloaded and can be copied and used as a reference by the public.

The Lake Anne Land Plan Design Charrette

The Sponsors

- Oracle Corporation 
- Northrop Grumman 
- Reston Hyatt Regency Hotel 
- Virginia Department of Transportation 
- Dominion Virginia Power 
- Reston Association 
- Fairfax County Department of Housing and Community Development 
- Northern Virginia Regional Commission 
- Reston Community Reinvestment Corporation 