

LAKE ANNE ECONOMIC VISIONING

STAKEHOLDER ONLINE SURVEY RESULTS

PREPARED FOR FAIRFAX COUNTY, VA
MARCH 2023



CONTENTS

01 DEMOGRAPHICS

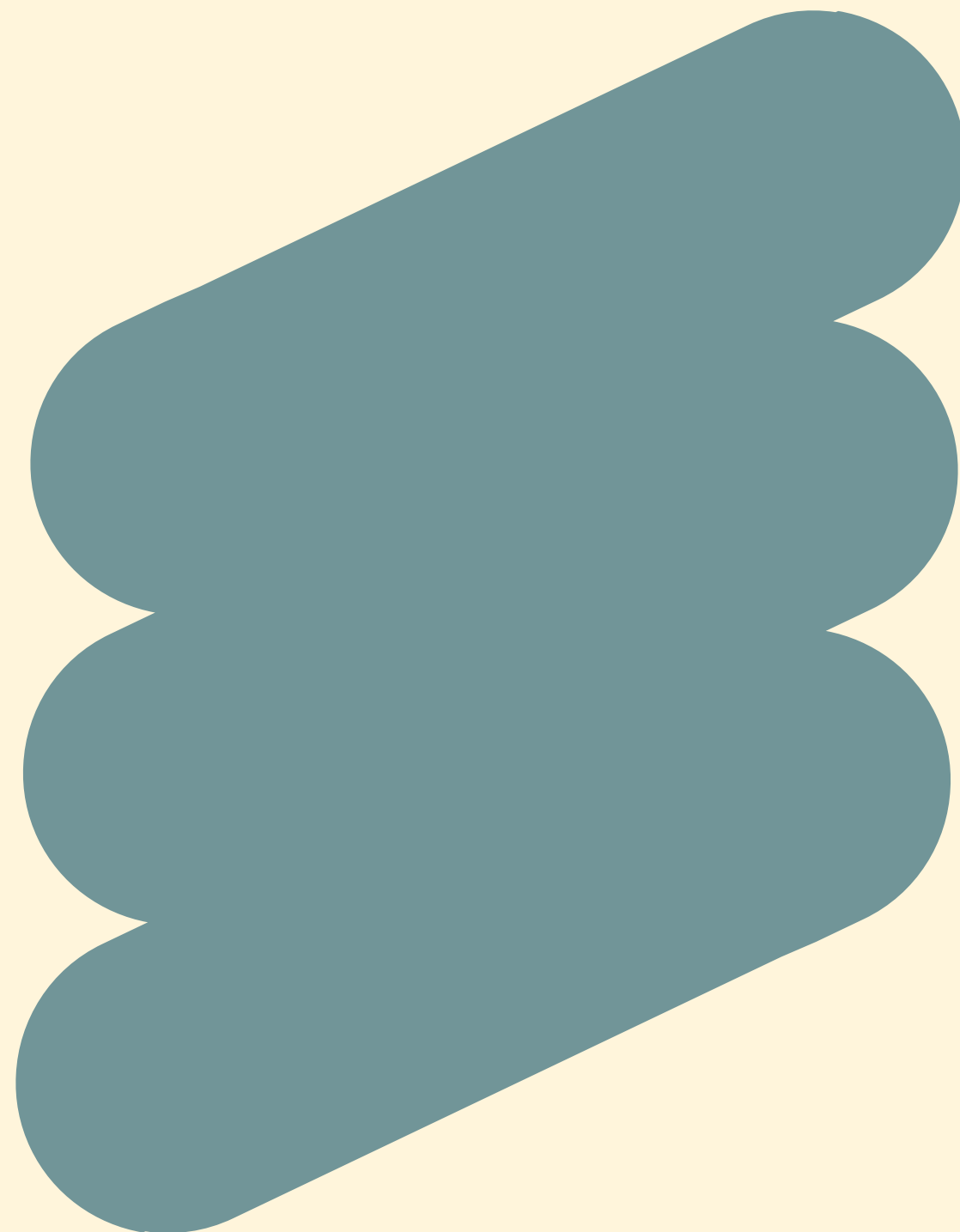
02 BUSINESS OWNER RESPONSES

03 CHARACTER

04 SHORT ANSWER

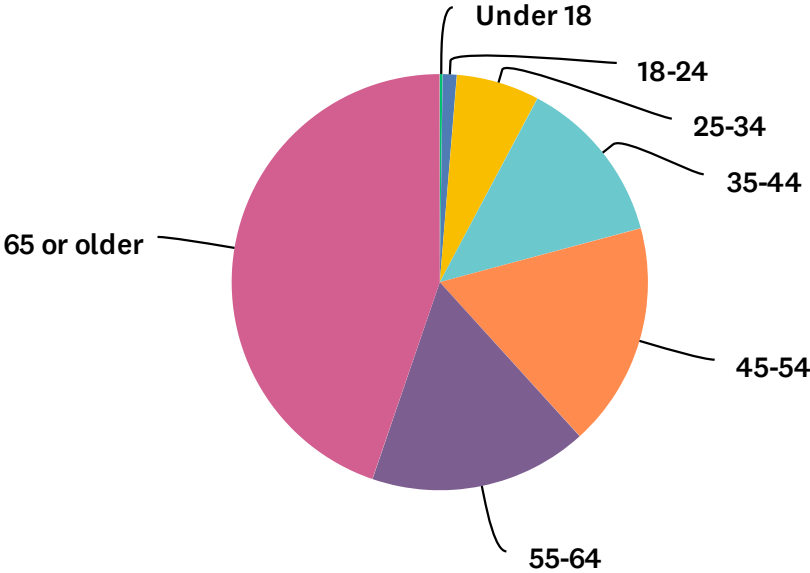
01

DEMOGRAPHICS



Q1 What is your age?

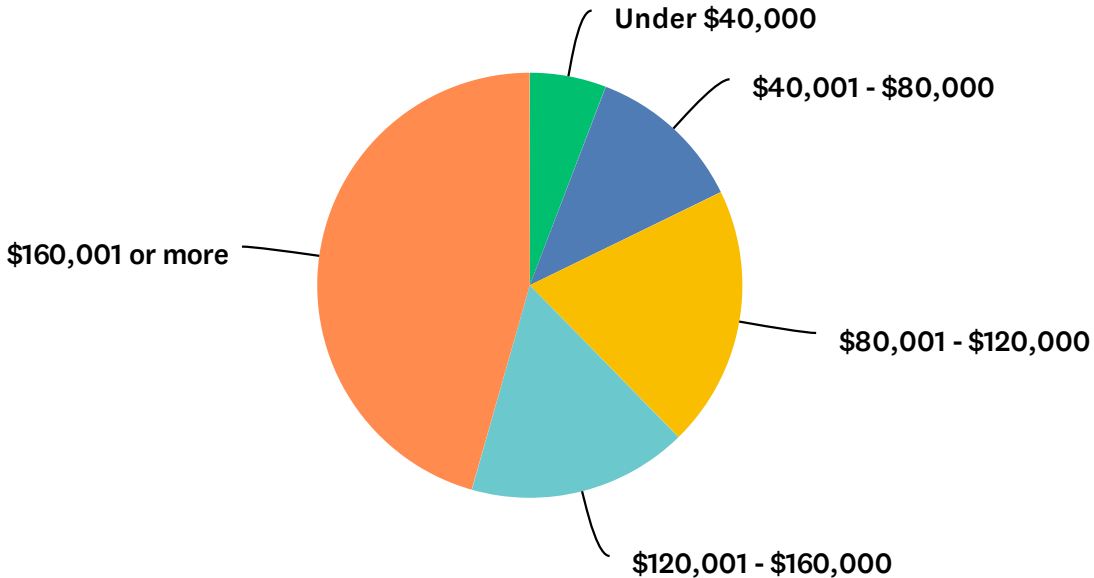
Answered: 912 Skipped: 20



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|------------|
| Under 18 | 0.22% | 2 |
| 18-24 | 1.10% | 10 |
| 25-34 | 6.47% | 59 |
| 35-44 | 13.05% | 119 |
| 45-54 | 17.43% | 159 |
| 55-64 | 17.00% | 155 |
| 65 or older | 44.74% | 408 |
| TOTAL | | 912 |

Q2 What is your household Income?

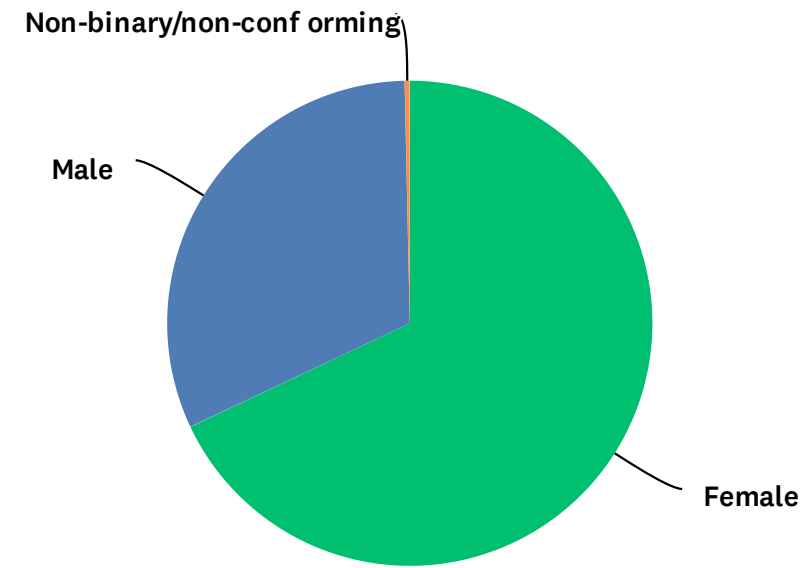
Answered: 860 Skipped: 72



| ANSWER CHOICES | RESPONSES | |
|-----------------------|-----------|------------|
| Under \$40,000 | 5.81% | 50 |
| \$40,001 - \$80,000 | 11.98% | 103 |
| \$80,001 - \$120,000 | 19.88% | 171 |
| \$120,001 - \$160,000 | 16.74% | 144 |
| \$160,001 or more | 45.58% | 392 |
| TOTAL | | 860 |

Q3 What gender do you identify as?

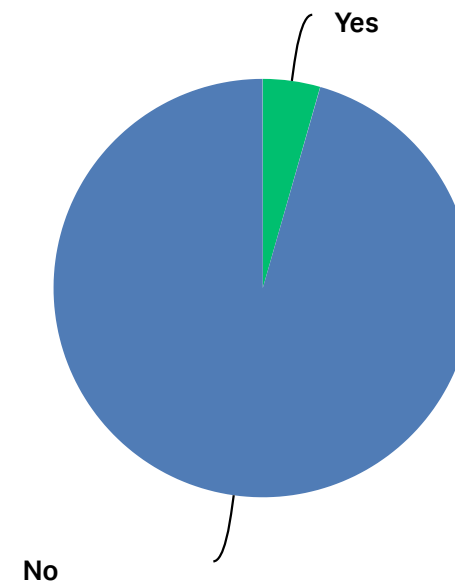
Answered: 903 Skipped: 29



| ANSWER CHOICES | RESPONSES | |
|---------------------------|-----------|------------|
| Female | 68.00% | 614 |
| Male | 31.67% | 286 |
| Transgender Female | 0.00% | 0 |
| Transgender Male | 0.00% | 0 |
| Non-binary/non-conforming | 0.33% | 3 |
| TOTAL | | 903 |

Q4 Are you of Hispanic, Spanish, or Latino origin?

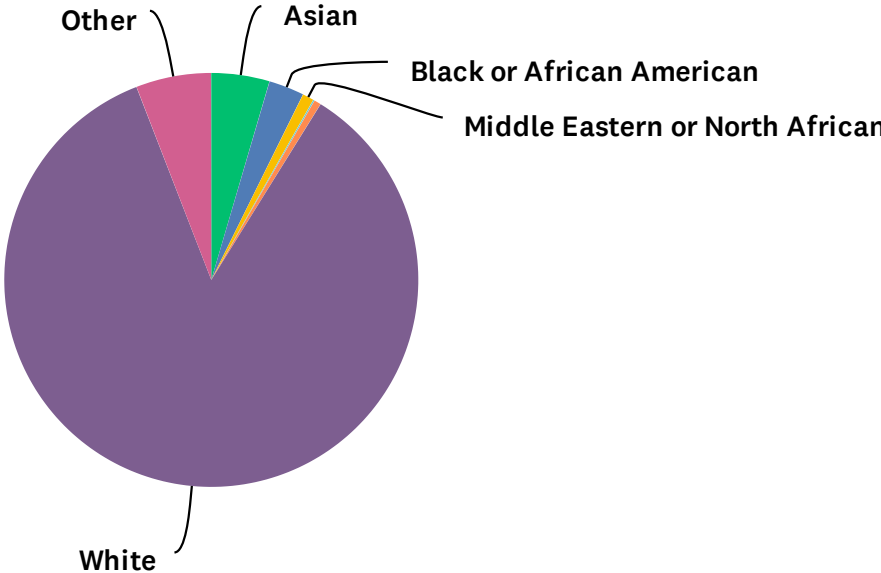
Answered: 902 Skipped: 30



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 4.43% | 40 |
| No | 95.57% | 862 |
| TOTAL | | 902 |

Q5 Race – How would you describe yourself?

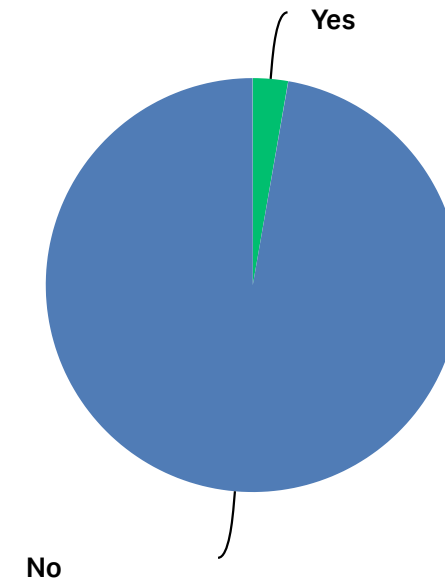
Answered: 902 Skipped: 30



| ANSWER CHOICES | RESPONSES | |
|-------------------------------------------|-----------|------------|
| Asian | 4.55% | 41 |
| Black or African American | 2.77% | 25 |
| Middle Eastern or North African | 0.89% | 8 |
| Native American | 0.11% | 1 |
| Native Hawaiian or Other Pacific Islander | 0.55% | 5 |
| White | 85.25% | 769 |
| Other | 5.88% | 53 |
| TOTAL | | 902 |

Q6 Did you also participate in one of our virtual focus groups?

Answered: 909 Skipped: 23

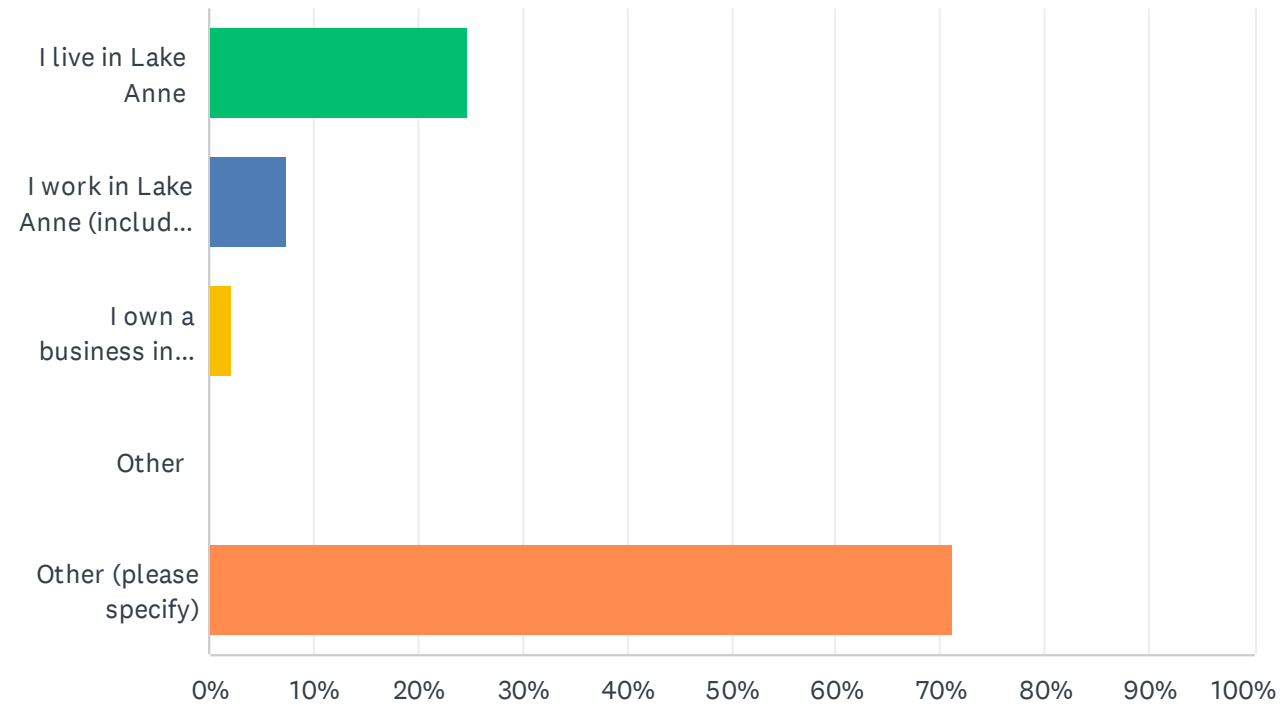


| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 2.75% | 25 |
| No | 97.25% | 884 |
| TOTAL | | 909 |

MOST RESPONDENTS SELECTED “OTHER” AND INDICATED THAT THEY LIVE IN OR NEAR RESTON AND/OR VISIT LAKE ANNE

Q7 Check all that apply:

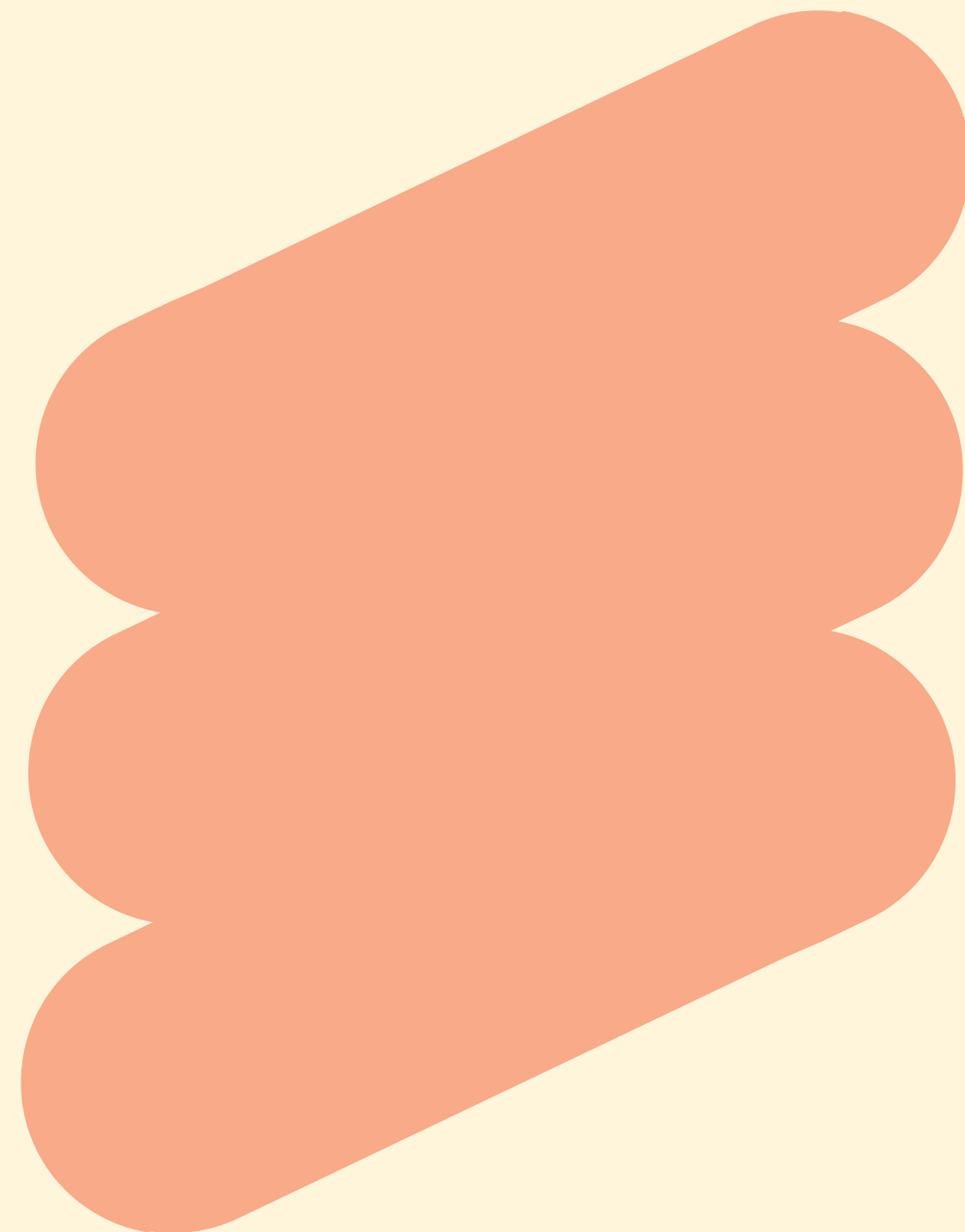
Answered: 867 Skipped: 65



| ANSWER CHOICES | RESPONSES |
|----------------------------------------|------------|
| I live in Lake Anne | 24.68% 214 |
| I work in Lake Anne (including remote) | 7.38% 64 |
| I own a business in Lake Anne | 2.19% 19 |
| Other | 0.00% 0 |
| Other (please specify) | 71.16% 617 |
| Total Respondents: 867 | |

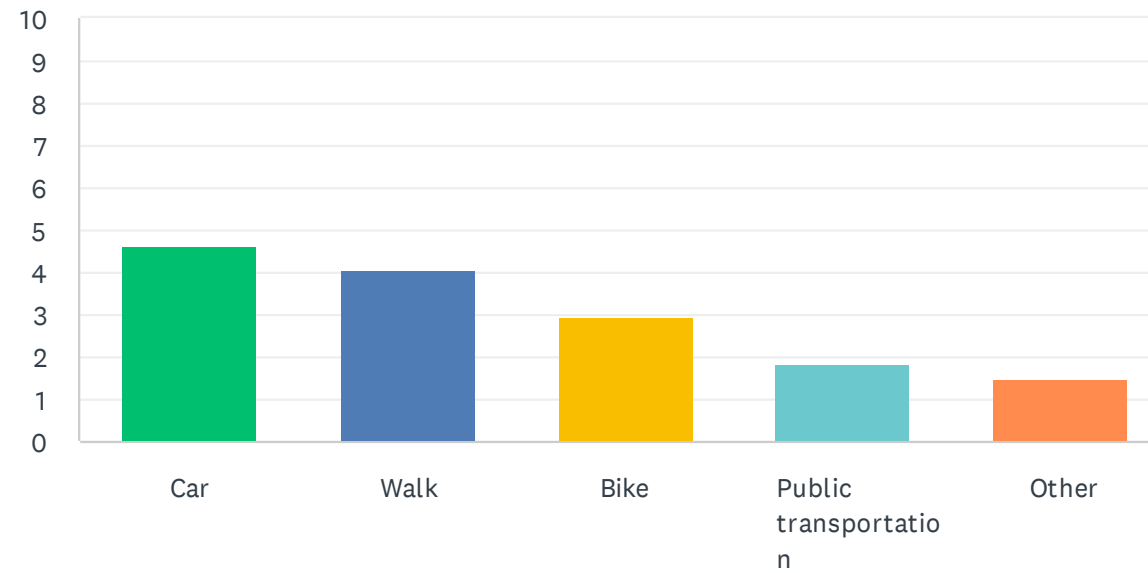
02

BUSINESS OWNER RESPONSES



Q8 How do most of your customers arrive at your place of business? (i.e. car, walk, bike, public transportation) - Rank in order of frequency

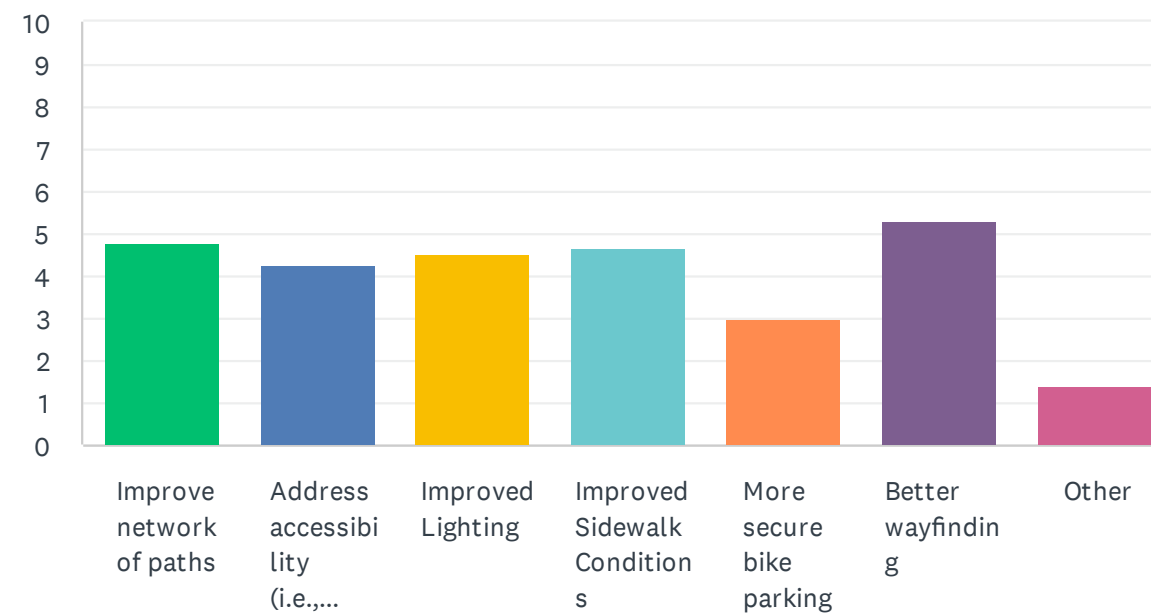
Answered: 14 Skipped: 918



| | 1 | 2 | 3 | 4 | 5 | TOTAL | SCORE |
|-----------------------|-------------|-------------|-------------|--------------|--------------|-------|-------|
| Car | 64.29% 9 | 35.71% 5 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 14 | 4.64 |
| Walk | 28.57% 4 | 50.00% 7 | 21.43% 3 | 0.00% 0 | 0.00% 0 | 14 | 4.07 |
| Bike | 0.00% 0 | 14.29% 2 | 64.29% 9 | 21.43% 3 | 0.00% 0 | 14 | 2.93 |
| Public transportation | 0.00% 0 | 0.00% 0 | 7.14% 1 | 71.43% 10 | 21.43% 3 | 14 | 1.86 |
| Other | 7.14% 1 | 0.00% 0 | 7.14% 1 | 7.14% 1 | 78.57% 11 | 14 | 1.50 |

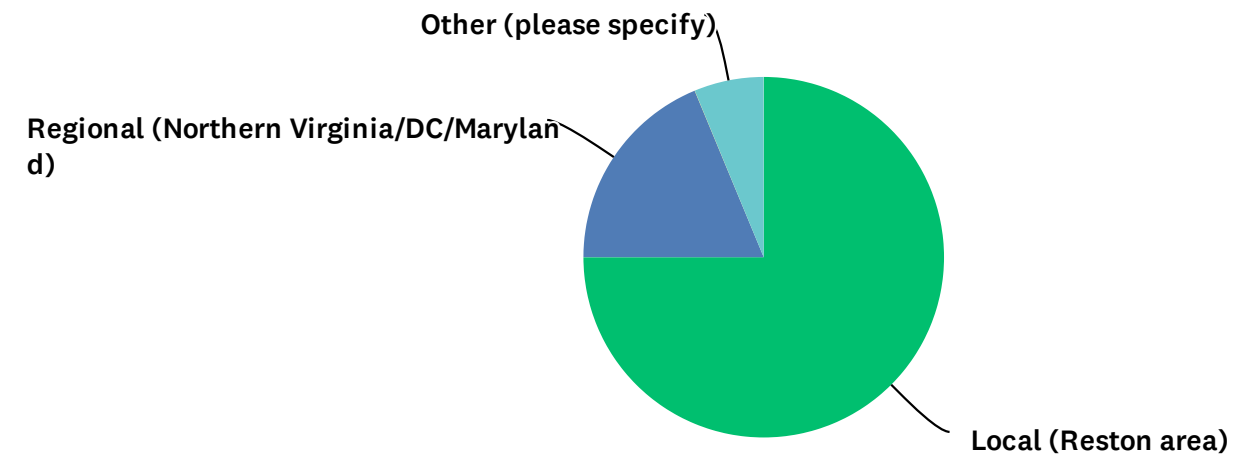
Q9 What would make it more appealing to your customers to arrive on foot or by bike? Rank in order

Answered: 15 Skipped: 917



Q10 Where do the majority (60-70%+) of your customers come from?

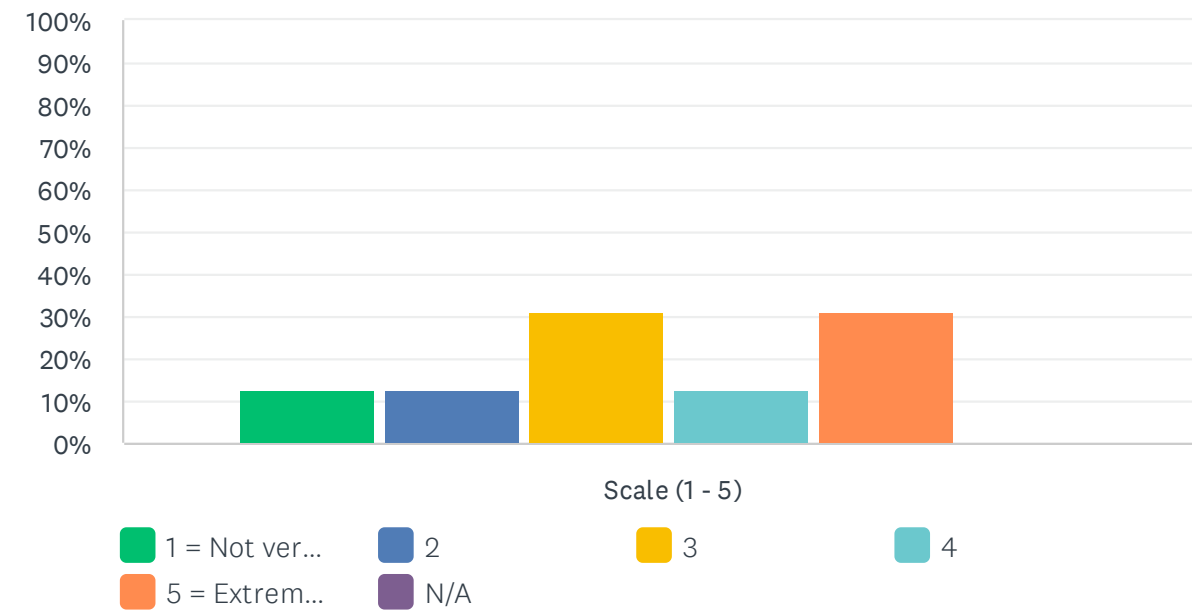
Answered: 16 Skipped: 916



| ANSWER CHOICES | RESPONSES | |
|------------------------------------------|-----------|-----------|
| Local (Reston area) | 75.00% | 12 |
| Regional (Northern Virginia/DC/Maryland) | 18.75% | 3 |
| National | 0.00% | 0 |
| Other (please specify) | 6.25% | 1 |
| TOTAL | | 16 |

Q11 On a scale of 1 to 5, how important is your online presence to your sales?

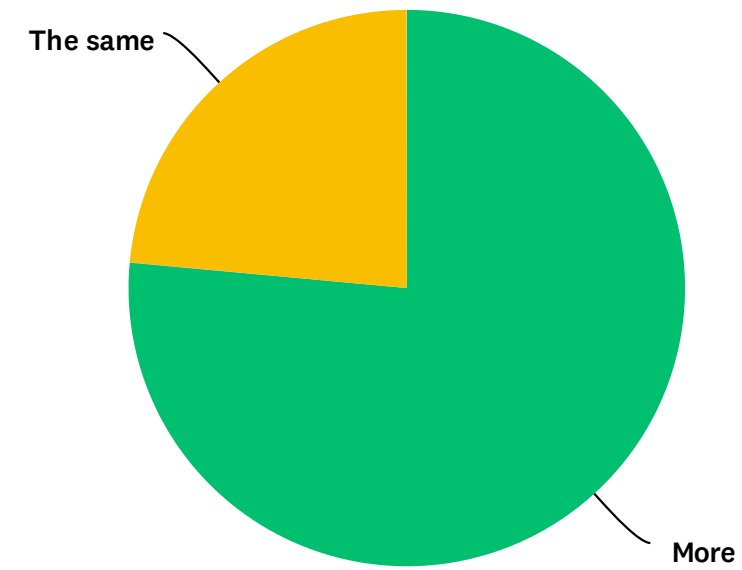
Answered: 16 Skipped: 916



| | 1 = NOT VERY IMPORTANT | 2 | 3 | 4 | 5 = EXTREMELY IMPORTANT | N/A | TOTAL | WEIGHTED AVERAGE |
|---------------|------------------------|--------|--------|--------|-------------------------|-------|-------|------------------|
| Scale (1 - 5) | 12.50% | 12.50% | 31.25% | 12.50% | 31.25% | 0.00% | 16 | 3.38 |
| | 2 | 2 | 5 | 2 | 5 | 0 | | |

Q12 Do you think there should be more retail at Lake Anne or less?

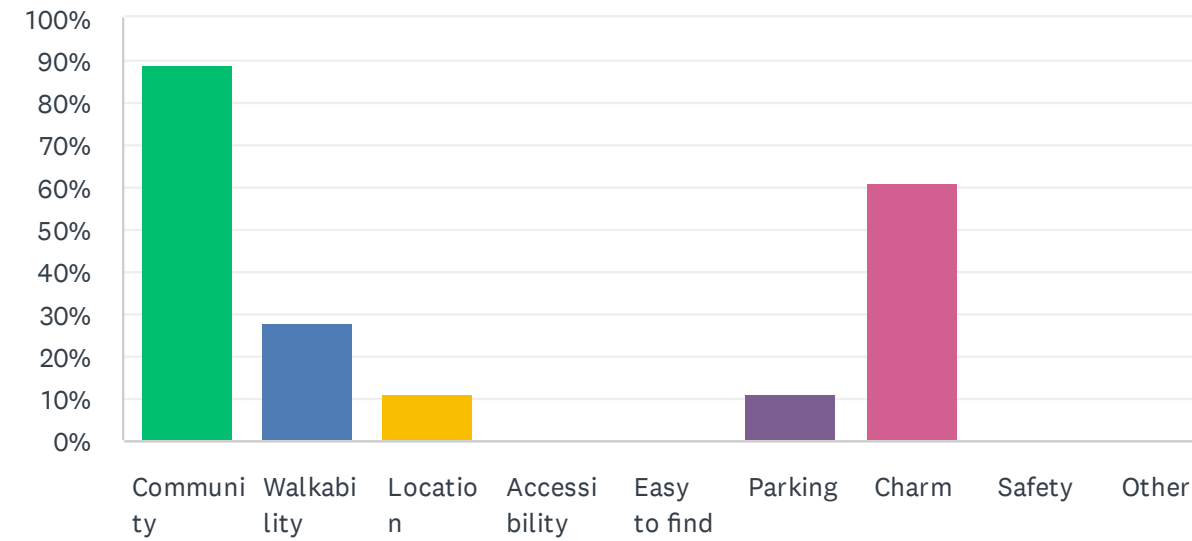
Answered: 17 Skipped: 915



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|----|
| More | 76.47% | 13 |
| Less | 0.00% | 0 |
| The same | 23.53% | 4 |
| TOTAL | | 17 |

Q13 What are the TWO biggest advantages to being located at Lake Anne?

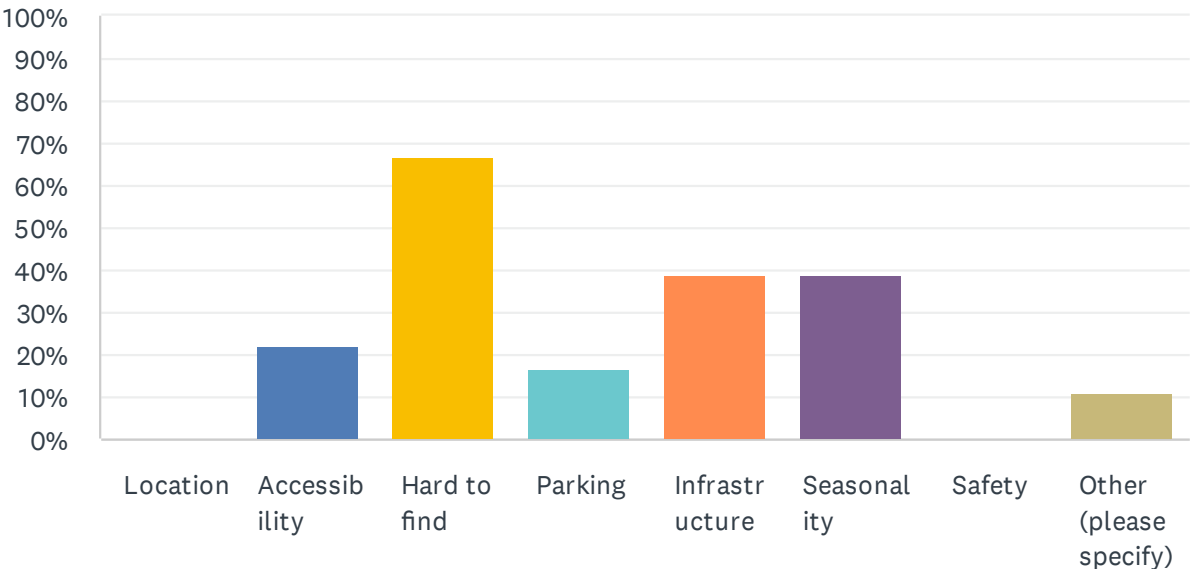
Answered: 18 Skipped: 914



| ANSWER CHOICES | RESPONSES |
|-----------------------|-----------|
| Community | 88.89% 16 |
| Walkability | 27.78% 5 |
| Location | 11.11% 2 |
| Accessibility | 0.00% 0 |
| Easy to find | 0.00% 0 |
| Parking | 11.11% 2 |
| Charm | 61.11% 11 |
| Safety | 0.00% 0 |
| Other | 0.00% 0 |
| Total Respondents: 18 | |

Q14 What are the TWO biggest challenges of being located at Lake Anne?

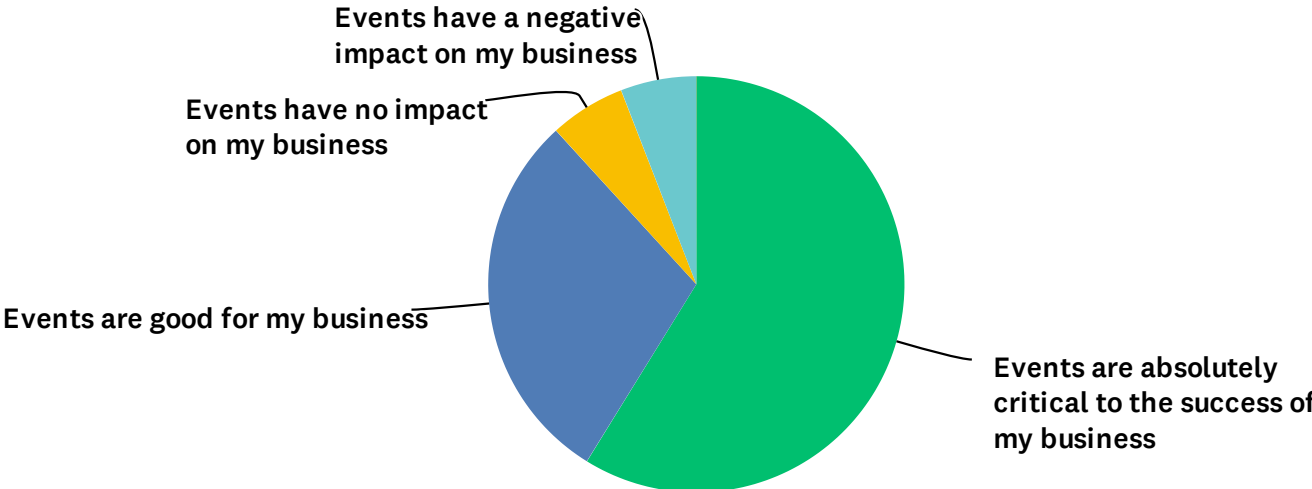
Answered: 18 Skipped: 914



| ANSWER CHOICES | RESPONSES | |
|------------------------|-----------|----|
| Location | 0.00% | 0 |
| Accessibility | 22.22% | 4 |
| Hard to find | 66.67% | 12 |
| Parking | 16.67% | 3 |
| Infrastructure | 38.89% | 7 |
| Seasonality | 38.89% | 7 |
| Safety | 0.00% | 0 |
| Other (please specify) | 11.11% | 2 |
| Total Respondents: 18 | | |

Q15 How do events like the farmers market and the cardboard boat regatta impact your business?

Answered: 17 Skipped: 915



| ANSWER CHOICES | RESPONSES | |
|--------------------------------------------------------------|-----------|-----------|
| Events are absolutely critical to the success of my business | 58.82% | 10 |
| Events are good for my business | 29.41% | 5 |
| Events have no impact on my business | 5.88% | 1 |
| Events have a negative impact on my business | 5.88% | 1 |
| Other (please specify) | 0.00% | 0 |
| TOTAL | | 17 |

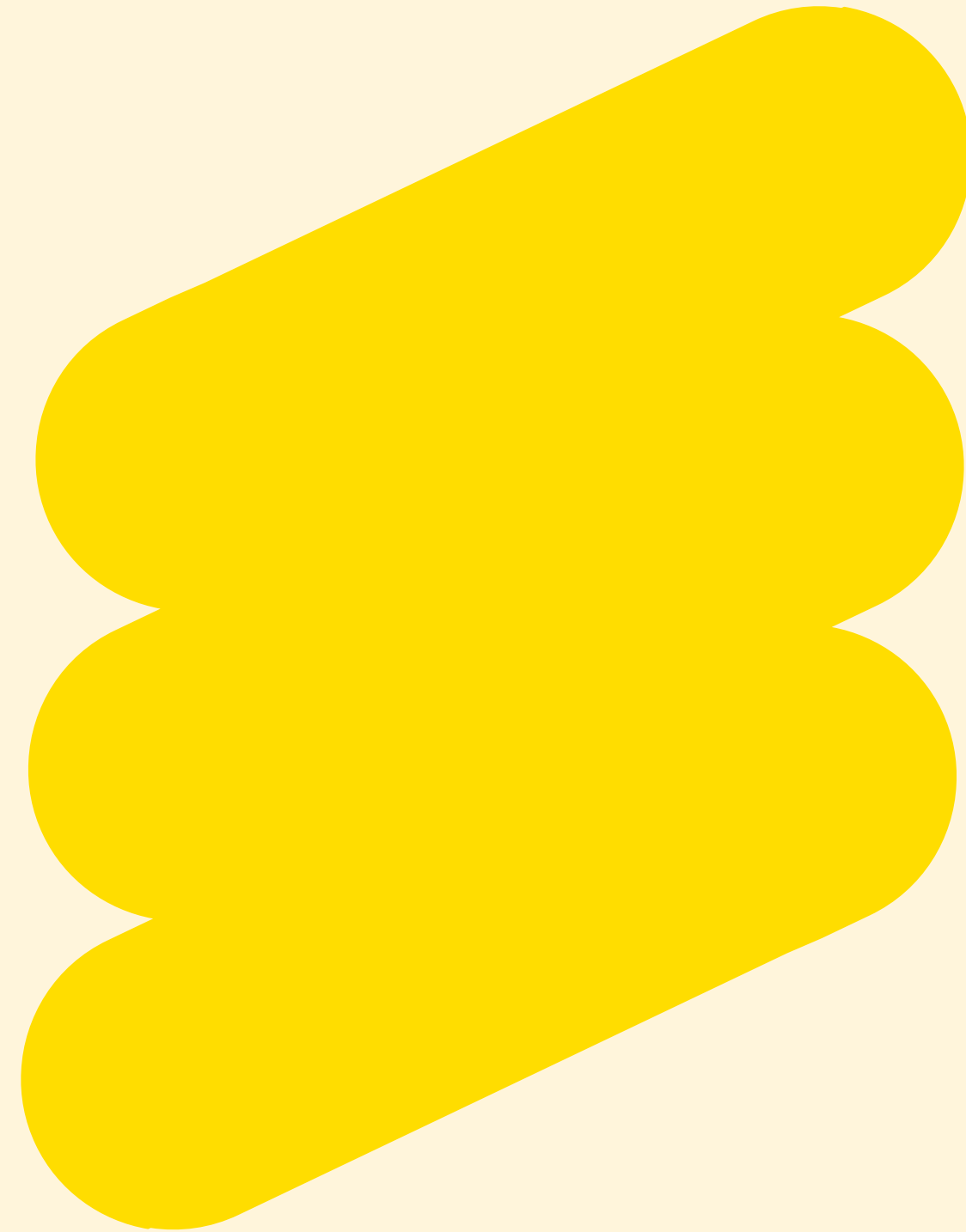
Q16 Do you have anything else you'd like to share about operating a business at Lake Anne?

Answered: 7 Skipped: 925

| # | RESPONSES | DATE |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1 | RCC having withdrawn their support, we limp along without even our previous level of sponsored events due to irascibility of the LARCA Board. | 3/10/2023 10:14 AM |
| 2 | The overall and growing shabbiness of Lake Anne is appalling. The failure to enforce covenants on residents and businesses contributes to the sense that we are just a declining, "used to be" location that's only good in the summer. The street level has grown worse since Covid. Our two largest restaurants just don't seem to care about their appearance, the vacant shops look terrible. It's clear that some businesses really care and put forth great effort, but the rest are terrible. | 3/6/2023 8:34 AM |
| 3 | Events take away vital parking from my business. We have to close on event days. My clients need close parking to carry patients into the building. My staff need access to the building 24/7 to take care of patients. | 2/20/2023 6:43 PM |
| 4 | Quayside is not shown on the map on the first page of this survey. Signage is a significant and ongoing issue and should be fairly easy and inexpensive to fix. Let's uncomplicate this problem and move forward with solutions to have an immediate impact on the Plaza | 2/20/2023 12:52 PM |
| 5 | The benefits of WELL PLANNED AND MANAGED events and festivals are critical to the success of Lake Anne Plaza. It was devastating for Lake Anne to lose the Thursday night concerts, and when the budget for the former merchants committee was revoked by the Board, we also lost the funds that were used for marketing, PR, our summer movie series, community yoga series, and other great programs, all of which added to the vitality of our community. | 2/18/2023 4:34 PM |
| 6 | Lack of cooperation of LARCA BOD with RCC and merchants - two RCC vital events left Lake Anne in the last year - weekly free concerts in the summer months and the Multicultural Festival, competition for events and cost of use of the plaza for events. | 2/17/2023 1:51 PM |
| 7 | Wayfinding for GPS is a constant struggle, but it's a great community! | 2/17/2023 1:35 PM |

03

CHARACTER

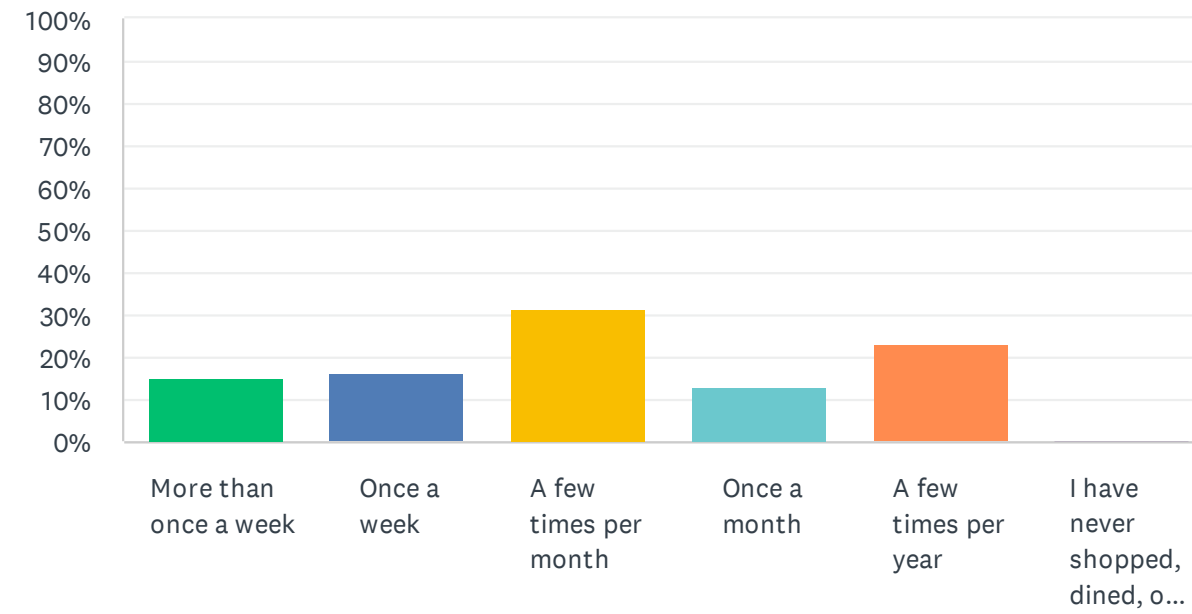


Q17 What is ONE WORD that comes to mind when you think of the character of Lake Anne today?

Neglected quiet Retro Serene friendly Struggling Dilapidated Dirty interesting Inviting
Relaxing Special Shabby Open Brutalist original Quaint sad
Beautiful Pleasant Outdated neighborly Unique Classic
Old Eclectic Charming Declining Community
Great Historic Run Dated run-down Tired Lovely
Rundown Local Potential Lively Aging Mid-century Welcoming
Depressing Underutilized Underdeveloped European Concrete Diverse History Ugly
Inclusive Peaceful architecture Reston

Q18 How frequently do you patronize the businesses at Lake Anne?

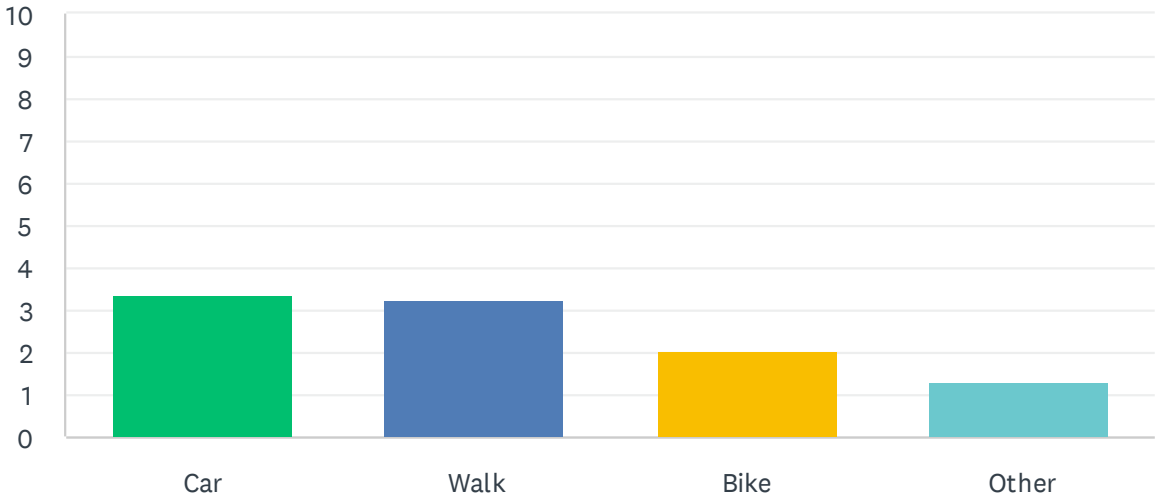
Answered: 716 Skipped: 216



| ANSWER CHOICES | RESPONSES | |
|-------------------------------------------------------------------|-----------|------------|
| More than once a week | 15.36% | 110 |
| Once a week | 16.06% | 115 |
| A few times per month | 31.56% | 226 |
| Once a month | 13.41% | 96 |
| A few times per year | 23.18% | 166 |
| I have never shopped, dined, or patronized a service at Lake Anne | 0.42% | 3 |
| TOTAL | | 716 |

Q19 How do you typically arrive at Lake Anne? Rank in order of frequency

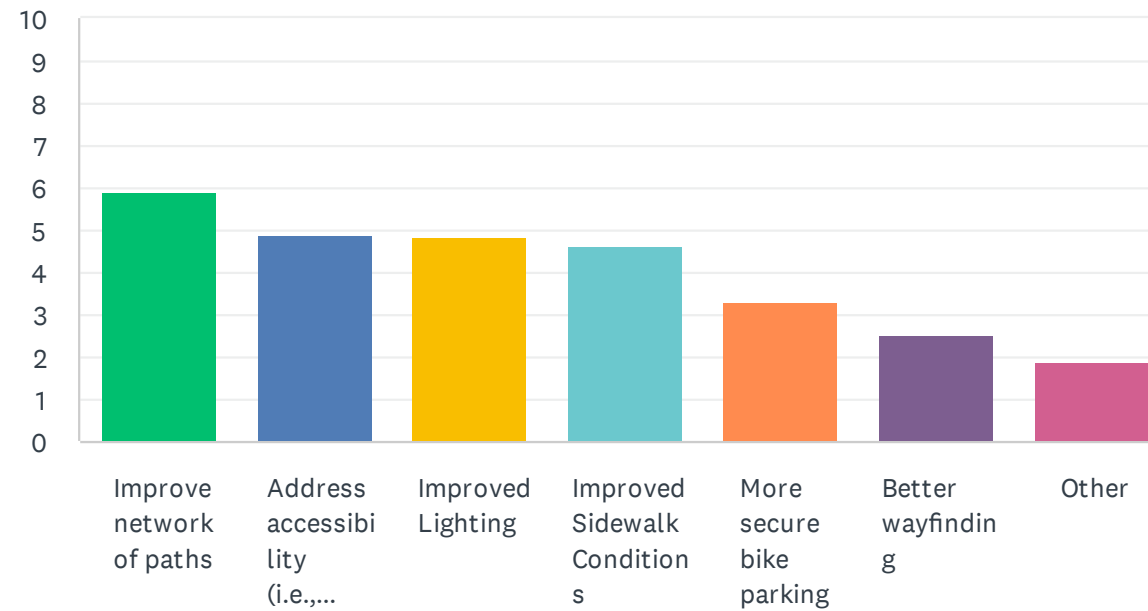
Answered: 649 Skipped: 283



| | 1 | 2 | 3 | 4 | TOTAL | SCORE |
|-------|---------------|---------------|---------------|---------------|-------|-------|
| Car | 52.54% 341 | 33.74% 219 | 10.63% 69 | 3.08% 20 | 649 | 3.36 |
| Walk | 44.07% 286 | 39.75% 258 | 13.41% 87 | 2.77% 18 | 649 | 3.25 |
| Bike | 2.47% 16 | 19.72% 128 | 59.17% 384 | 18.64% 121 | 649 | 2.06 |
| Other | 0.92% 6 | 6.78% 44 | 16.80% 109 | 75.50% 490 | 649 | 1.33 |

Q20 What would make it more likely for you to walk or bike to Lake Anne? Rank in order

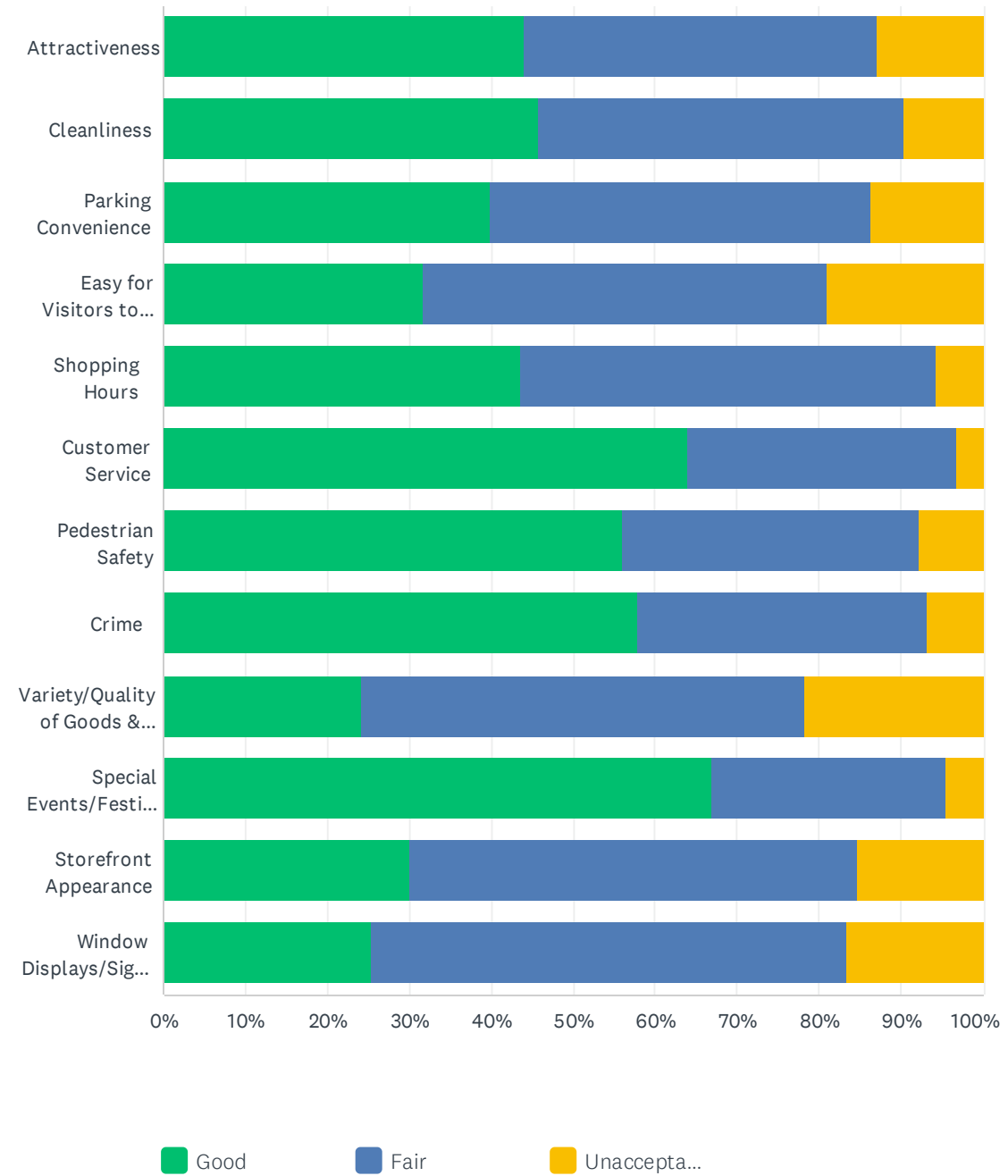
Answered: 619 Skipped: 313



| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | TOTAL | SCORE |
|-------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------|-------|
| Improve network of paths | 44.43% 275 | 25.36% 157 | 15.19% 94 | 8.89% 55 | 4.68% 29 | 0.81% 5 | 0.65% 4 | 619 | 5.91 |
| Address accessibility (i.e., steps) | 11.79% 73 | 27.95% 173 | 24.39% 151 | 17.45% 108 | 10.66% 66 | 6.46% 40 | 1.29% 8 | 619 | 4.88 |
| Improved Lighting | 14.05% 87 | 17.12% 106 | 30.05% 186 | 25.20% 156 | 8.72% 54 | 2.75% 17 | 2.10% 13 | 619 | 4.86 |
| Improved Sidewalk Conditions | 11.15% 69 | 18.09% 112 | 18.26% 113 | 32.47% 201 | 16.48% 102 | 3.23% 20 | 0.32% 2 | 619 | 4.64 |
| More secure bike parking | 4.85% 30 | 6.79% 42 | 5.98% 37 | 9.21% 57 | 45.88% 284 | 22.78% 141 | 4.52% 28 | 619 | 3.29 |
| Better wayfinding | 3.07% 19 | 3.23% 20 | 5.17% 32 | 6.14% 38 | 12.60% 78 | 56.22% 348 | 13.57% 84 | 619 | 2.55 |
| Other | 10.66% 66 | 1.45% 9 | 0.97% 6 | 0.65% 4 | 0.97% 6 | 7.75% 48 | 77.54% 480 | 619 | 1.87 |

Q21 How would you rate the district on the following characteristics

Answered: 715 Skipped: 218



TOP ANSWERS

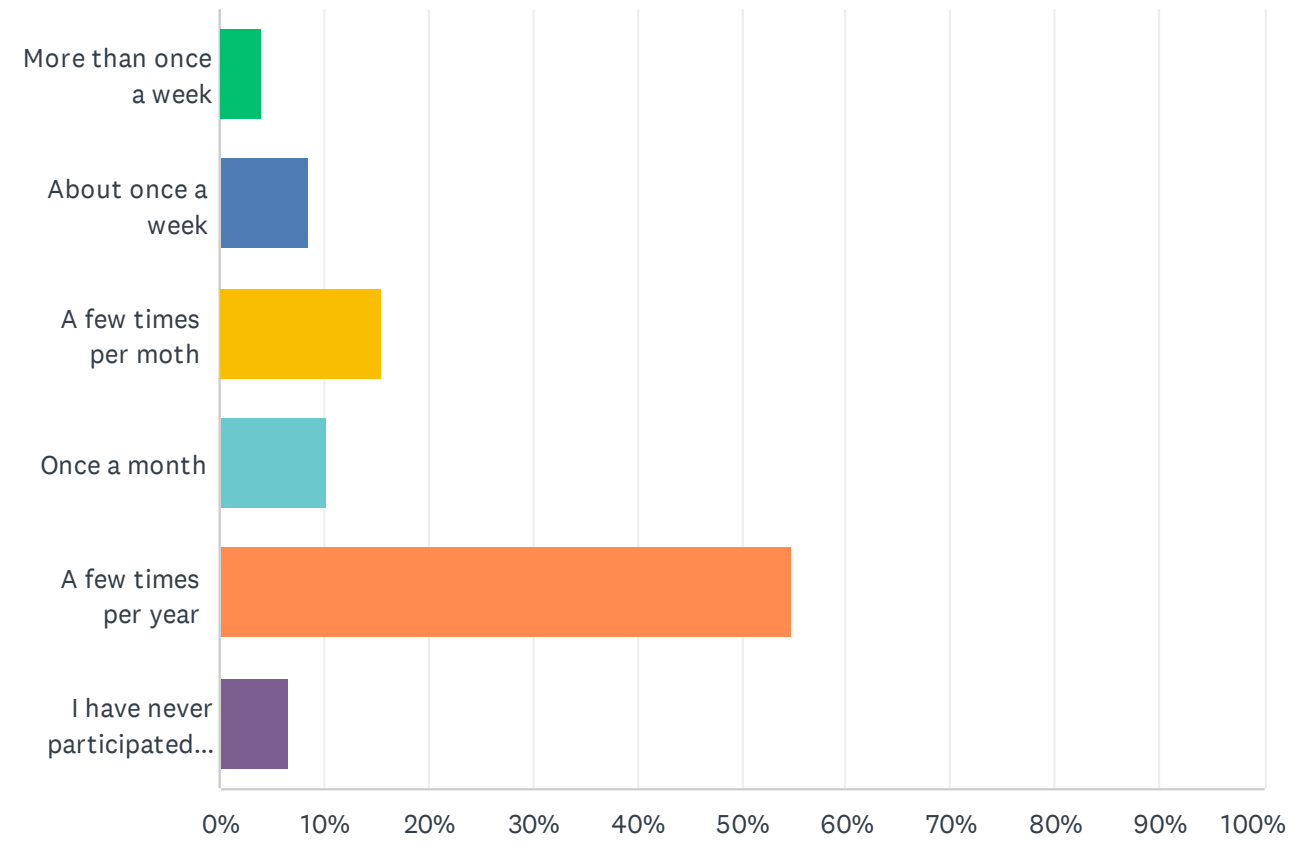
- GROCERIES
- HARDWARE STORE
- RESTAURANTS

Q22 What businesses (shopping, services, restaurants) do you leave your neighborhood for? Name three. Please be specific, i.e. "Lowes" rather than "hardware store."

Market Anne Coffee Shop Anne Brew House Lake anne brewery Lake Anne
 Reston Used Book Cafe Montmartre clothing Reston Bookstore Kalypso RCC
 Trader Joe S Walmart Food post office Anne Coffee House
 Mom Organic Grocery Trader Joe Chesapeake Chocolates
 Farmers Market Starbucks Lake Anne Coffee
 supermarket Whole Foods Grocery shopping Wegmans
 CVS Restaurants Aldi Harris Teeter Kalypsos
 Giant Coffee shop Home Depot Montmartre
 Groceries Giant supermarket Trader Joes Wine Bar
 Safeway Reston Community Center Target shopping Costco Mom
 Grocery store Calypsos Wegman Sweetgreen S Cafe Montmarte LOWES
 MOM Organic Market Cafe used book shop Lake Anne Brew store
 Grocery Store Reston Community Center Library Dairy queen Safeway Dry Cleaning
 Trader Joe North Point Grocery Walmart Reston Hardware Lake Anne Chipotle
 Cafe Pharmacy Kalypso Walgreens Wegmans Reston Used Book
 shopping Lake Anne Brew Trader Joes Farmer Market
 Giant Entertainment Restaurant Community Center

Q23 How frequently do you participate in arts and cultural events at Lake Anne (art classes, festivals, markets, etc.)

Answered: 706 Skipped: 226



TOP ANSWERS

- MUSEUMS
- CONCERTS
- THEATER

Q24 What cultural institutions do you leave your neighborhood for? Name three. Please be specific, i.e. "Academy of Russian Ballet" rather than "ballet lessons."

Plays Multicultural Festival Dance Players National Gallery Art ballet Library
 Washington RCC Birchmere None sports theatre Public Library Herndon
 National Gallery Museum productions Concerts Art Gallery Center
 Stage Reston Reston Museum Theater Arena Stage
 Wolf Trap Cinema Arts Kennedy Center
 Lake Anne Arts National
 Reston Community Center N
 Smithsonian Museums performances
 Smithsonian Studios Movies Art Shows Music Capital One Hall
 Community Center events Wolftrap market Movie theater DC
 classes Space Farmers Market Performing Arts Festival Next stop theater
 shows
 market Capital One Hall performances Meadowlark Gardens National Gallery Art venue
 Stage None Art Gallery NextStop Theatre Herndon music Fairfax festival
 RCC Hunters Wood Smithsonian Next Stop Theater Reston town center

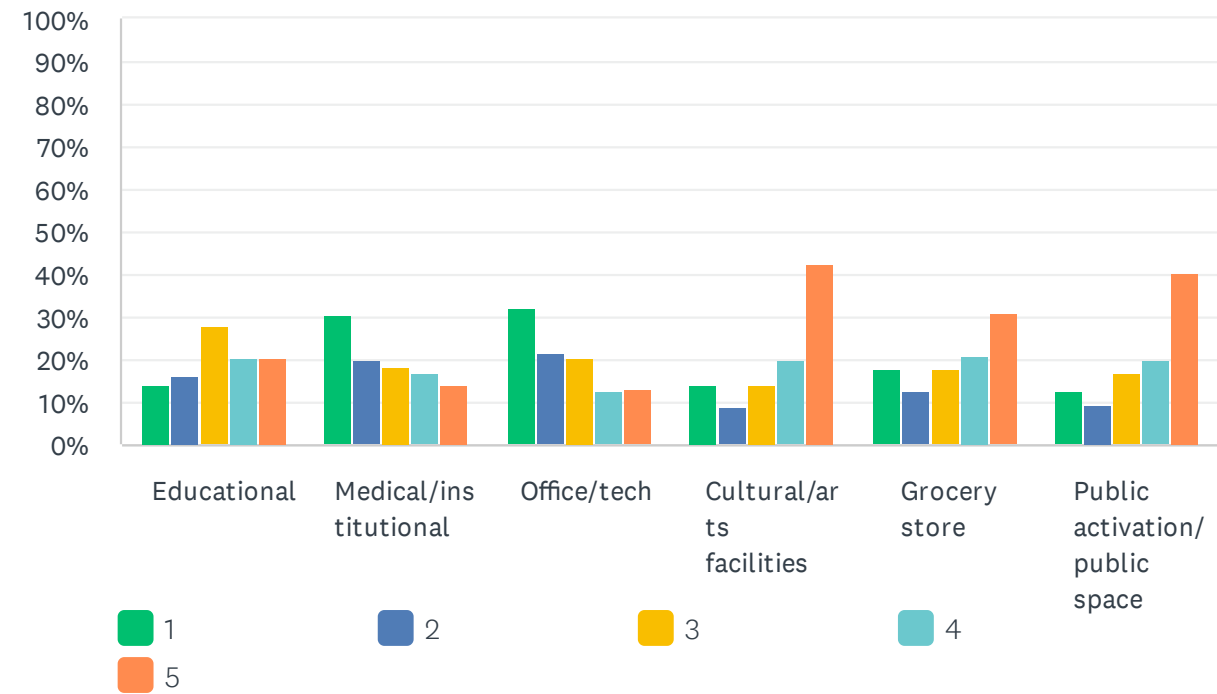
- MOST PEOPLE PREFER CULTURAL/ARTS FACILITIES, PUBLIC ACTIVATION/PUBLIC SPACE, AND A GROCERY STORE AS ANCHOR OPTIONS.

- OPINIONS ON AN EDUCATIONAL ANCHOR ARE MIXED.

- MEDICAL/INSTITUTIONAL AND OFFICE/TECH ARE NOT POPULAR IDEAS.

Q25 Anchor uses are the stores and institutions that drive traffic to an area. Please rank each on a scale of 1 (least appropriate) – 5 (most appropriate) anchor uses that you believe might be appropriate for further exploration for a re-envisioned Lake Anne.

Answered: 689 Skipped: 243

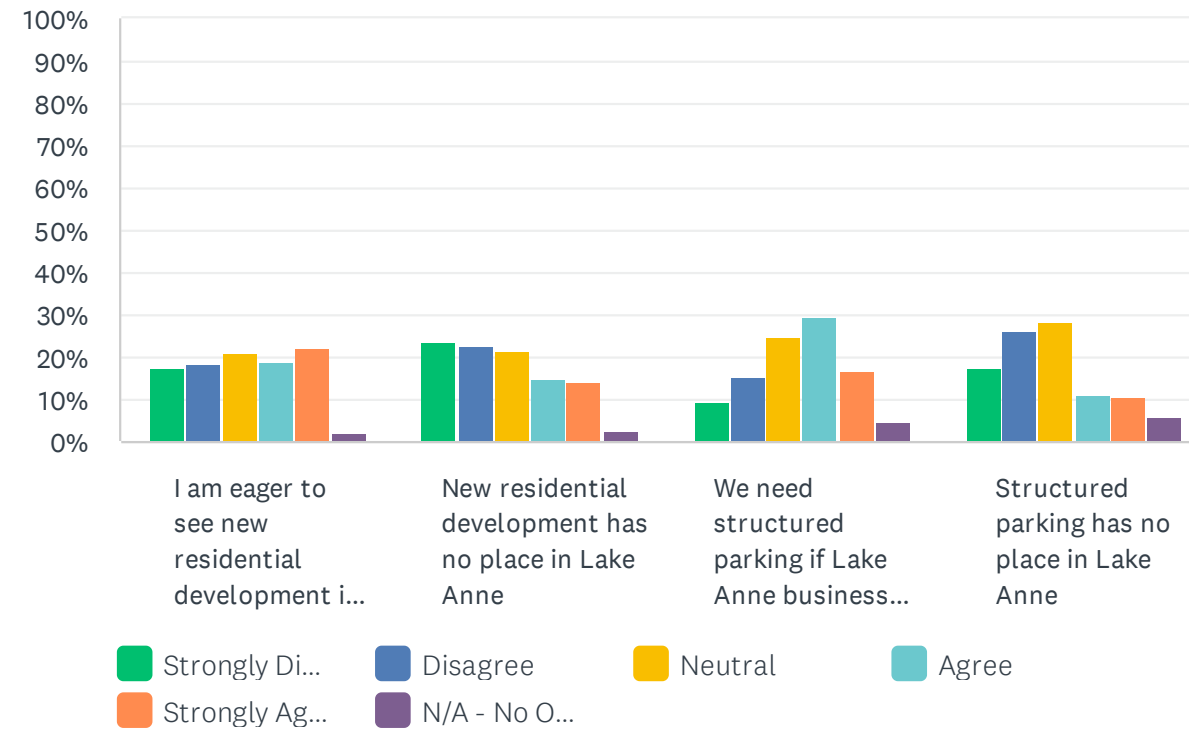


- **40.91% OF RESPONDENTS AGREE OR STRONGLY AGREE WITH NEW RESIDENTIAL DEVELOPMENT; 21.17% ARE NEUTRAL, 35.76% DISAGREE OR STRONGLY DISAGREE**

- **PEOPLE TEND TO AGREE OR BE NEUTRAL ON THE NEED FOR STRUCTURED PARKING IN THE AREA**

Q26 How much do you agree with the following statements?

Answered: 704 Skipped: 228



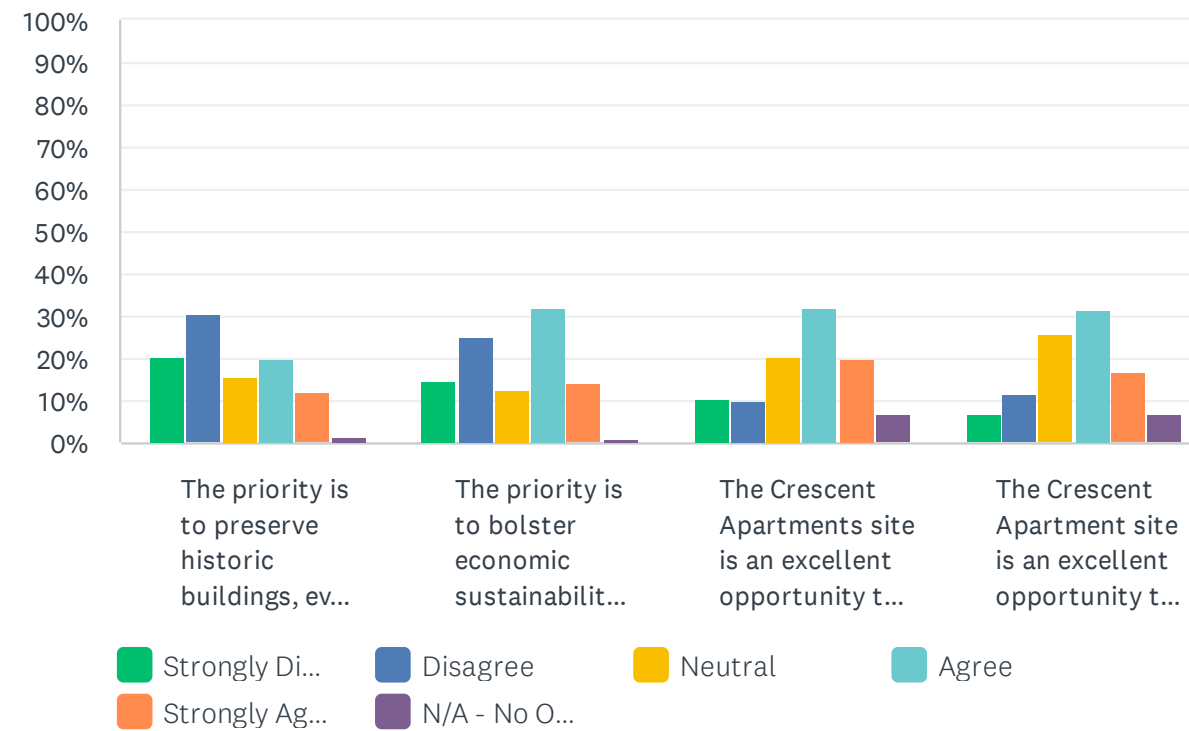
| | STRONGLY DISAGREE | DISAGREE | NEUTRAL | AGREE | STRONGLY AGREE | N/A - NO OPINION | TOTAL | WEIGHTED AVERAGE |
|-----------------------------------------------------------------------|-------------------|---------------|---------------|---------------|----------------|------------------|-------|------------------|
| I am eager to see new residential development in and around Lake Anne | 17.45% 122 | 18.31% 128 | 21.17% 148 | 18.88% 132 | 22.03% 154 | 2.15% 15 | 699 | 3.10 |
| New residential development has no place in Lake Anne | 23.88% 165 | 22.72% 157 | 21.71% 150 | 14.62% 101 | 14.33% 99 | 2.75% 19 | 691 | 2.72 |
| We need structured parking if Lake Anne businesses are to succeed | 9.46% 66 | 15.19% 106 | 24.50% 171 | 29.37% 205 | 16.76% 117 | 4.73% 33 | 698 | 3.30 |
| Structured parking has no place in Lake Anne | 17.54% 121 | 26.52% 183 | 28.41% 196 | 11.16% 77 | 10.72% 74 | 5.65% 39 | 690 | 2.69 |

- PEOPLE TEND TO DISAGREE THAT PRESERVATION OF HISTORIC BUILDINGS IS A TOP PRIORITY

- PEOPLE TEND TO AGREE OR BE NEUTRAL ON ADDITIONAL DENSITY AT THE CRESCENT APARTMENTS SITE, WHETHER IT IS ADDITIONAL RESIDENTIAL OR OTHER USES

Q27 How much do you agree with the following statements?

Answered: 706 Skipped: 226



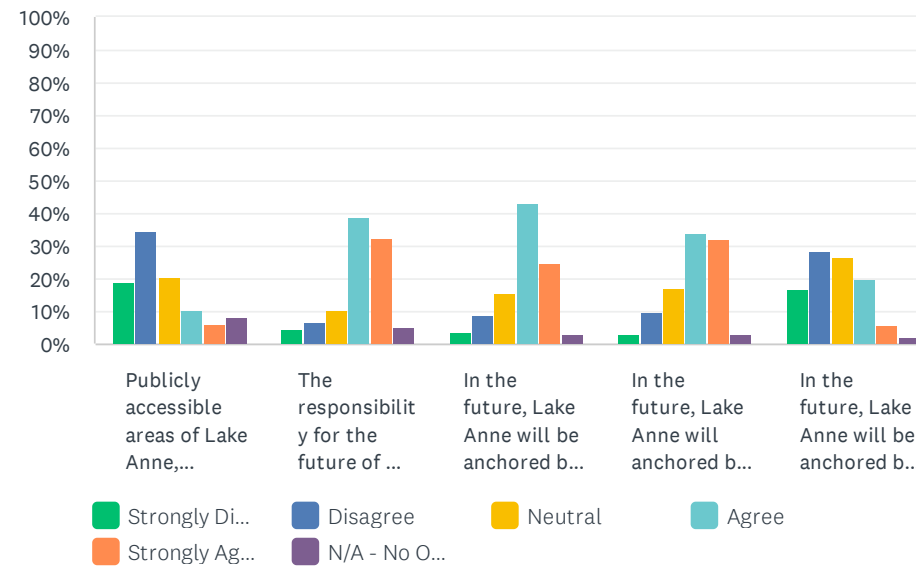
| | STRONGLY DISAGREE | DISAGREE | NEUTRAL | AGREE | STRONGLY AGREE | N/A - NO OPINION | TOTAL | WEIGHTED AVERAGE |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|---------------|---------------|----------------|------------------|-------|------------------|
| The priority is to preserve historic buildings, even if it means making hard choices like selling off the parking lot for development | 20.31% 142 | 30.33% 212 | 16.02% 112 | 19.74% 138 | 12.02% 84 | 1.57% 11 | 699 | 2.72 |
| The priority is to bolster economic sustainability, even if it means making hard choices about historic assets | 14.99% 104 | 25.36% 176 | 12.54% 87 | 31.84% 221 | 14.27% 99 | 1.01% 7 | 694 | 3.05 |
| The Crescent Apartments site is an excellent opportunity to infuse residential density through additional mixed-income and market rate housing in support of Lake Anne | 10.27% 71 | 10.13% 70 | 20.55% 142 | 32.13% 222 | 20.12% 139 | 6.80% 47 | 691 | 3.45 |
| The Crescent Apartment site is an excellent opportunity to infuse economic activity through the addition of cultural, commercial, or institutional uses. | 6.79% 47 | 11.42% 79 | 26.01% 180 | 31.79% 220 | 17.05% 118 | 6.94% 48 | 692 | 3.44 |

- PEOPLE TEND TO AGREE THAT RESPONSIBILITY FOR PUBLIC AREAS OF LAKE ANNE SHOULD BE BORNE BY A WIDER SET OF PARTIES THAN THE CURRENT ARRANGEMENT

- PEOPLE ARE MORE ENTHUSIASTIC ABOUT CULTURAL AND COMMUNITY-SERVING ANCHOR USES THAN THEY ARE ABOUT EDUCATIONAL, TECH, OR OFFICE USES

Q28 How much do you agree with the following statements

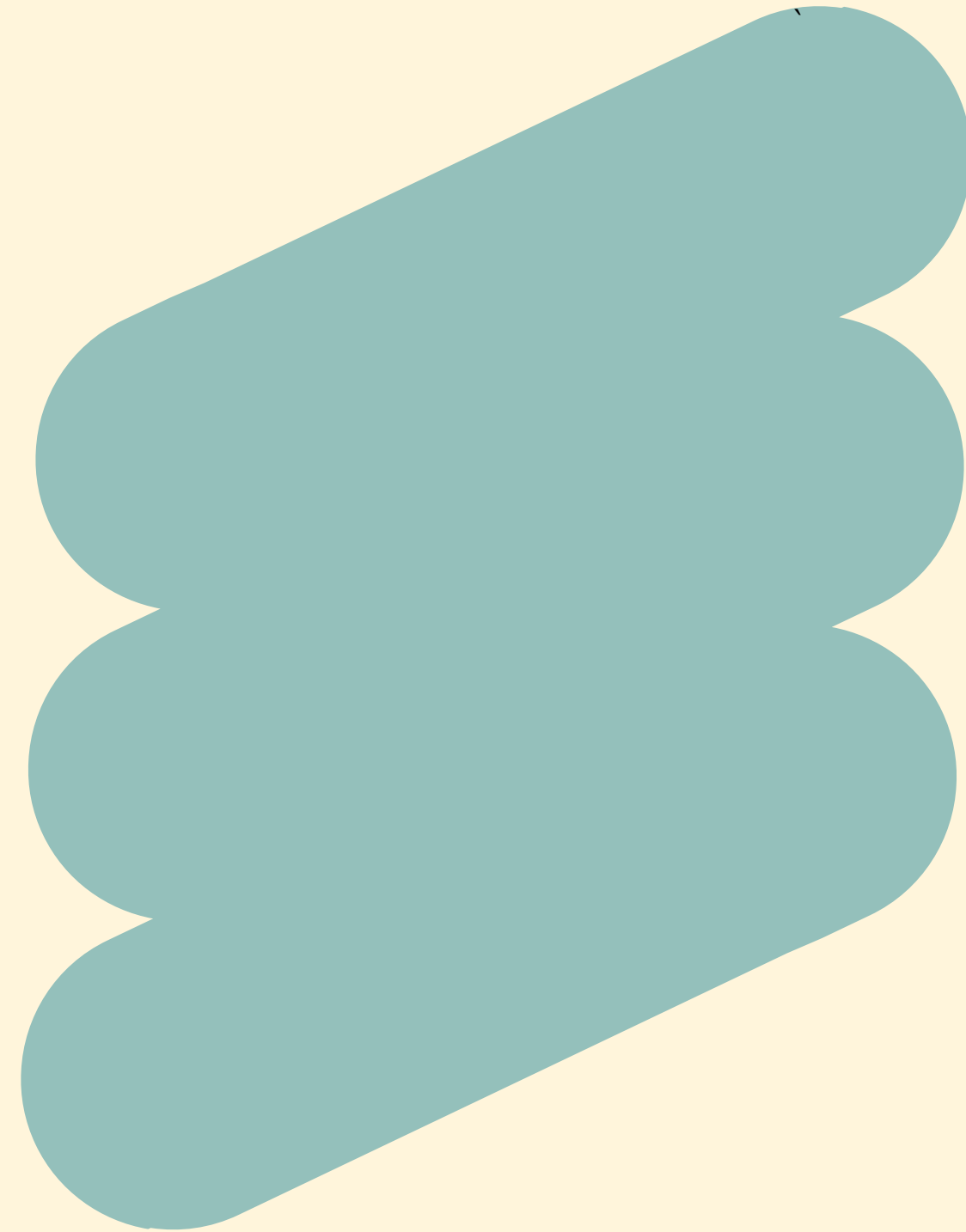
Answered: 711 Skipped: 222



| | STRONGLY DISAGREE | DISAGREE | NEUTRAL | AGREE | STRONGLY AGREE | N/A - NO OPINION | TOTAL | WEIGHTED AVERAGE |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|---------------|---------------|----------------|------------------|-------|------------------|
| Publicly accessible areas of Lake Anne, including Washington Plaza and the parking lot, should remain the sole responsibility of LARCA and Washington Plaza Cluster | 19.05% 133 | 34.96% 244 | 20.49% 143 | 10.46% 73 | 6.45% 45 | 8.60% 60 | 698 | 2.46 |
| The responsibility for the future of the publicly accessible areas of Lake Anne, including Washington Plaza, and the parking lot, should be borne by a wide set of responsible parties, including the County, the Reston Association, and the Reston Community Center, etc. | 4.89% 34 | 7.05% 49 | 10.65% 74 | 39.14% 272 | 32.81% 228 | 5.47% 38 | 695 | 3.93 |
| In the future, Lake Anne will be anchored by a neighborhood- and community-serving destination consisting of convenience goods and services - a place where neighbors go for Saturday-morning errands | 3.70% 26 | 9.10% 64 | 15.93% 112 | 43.24% 304 | 24.75% 174 | 3.27% 23 | 703 | 3.79 |
| In the future, Lake Anne will anchored by cultural and performing arts destinations, attracting visitors who may drive up to an hour to enjoy an array of restaurants, events, cultural experiences, etc. | 3.26% 23 | 9.77% 69 | 17.56% 124 | 34.28% 242 | 32.15% 227 | 2.97% 21 | 706 | 3.85 |
| In the future, Lake Anne will be anchored by institutional uses that might include educational or medical or office buildings whose occupants patronize the amenities and businesses found at Lake Anne. | 16.95% 119 | 28.35% 199 | 26.64% 187 | 20.23% 142 | 5.56% 39 | 2.28% 16 | 702 | 2.68 |

04

SHORT ANSWER



Q29 When you think about Lake Anne today, as a business owner, resident, employee, visitor, or other community member, what is working well?

visiting gathering cultural events coffee outdoor dining diversity variety
festivals farmers market wonderful Washington Plaza interesting local businesses needs
ability use one go architecture charm local beautiful outdoor people s RCC
Farmer s market small businesses Sense community space Coffee House
community events setting walking water great also place
bookstore events sit Reston cultural good community feel
businesses open space lake dining
restaurants beauty farmers market mix
Lake Anne coffee shop plaza farmers market festivals
love neighborhood area parking community etc feel visitors
nice many shops good restaurants working well boat rentals
festivals special events enjoy accessibility unique art
community center commercial walkability center Well services
used book store think small small shops much public spaces location meeting friends
brewery Reston Community Center post office open Saturday housing walking paths lots
access day

Q30 What is not working well at Lake Anne today, for you as an individual, your customers, or your business?

also retail walking signage maintenance poor condition closed business owners feel
needs repair open condition attract well run access dated outdated see bring use
visitors events trash look Need better seems services time overall places
hard old new better Heron House stores Washington Plaza
buildings want lack aged restaurants grocery
Lake Anne much parking lot residents
businesses structures parking housing needs
around plaza little area upkeep shops poor enough
small businesses many infrastructure people even grocery store
sidewalks S ugly spaces farmers market makes live great take go entrance
Reston gives dirty patrons etc offer options accessibility appearance tired know
foot traffic concrete empty storefronts one think hours way lot handicapped limited lake

Q31 What is the biggest change you would like to see at Lake Anne 30 years from now?

development market Will people live character s add appearance expand way look
means thriving Less local density Updated design change outdoor great
Better parking arts feel activities center infrastructure cultural place housing
lake water maintaining years space living see Reston Town Center
parking affordable housing Reston access plaza interesting
better including area maintenance restaurants lots
businesses services community increased
Lake Anne nice buildings farmers market shops
parking lot people stay vibrant open stores original
grocery store modern need retail make structures keep go events
small shops support see Lake Anne want think destination existing residents
diversity sustainable take much upgrades cleaner maybe improved festivals
small businesses want see historic parking area new still variety used

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