

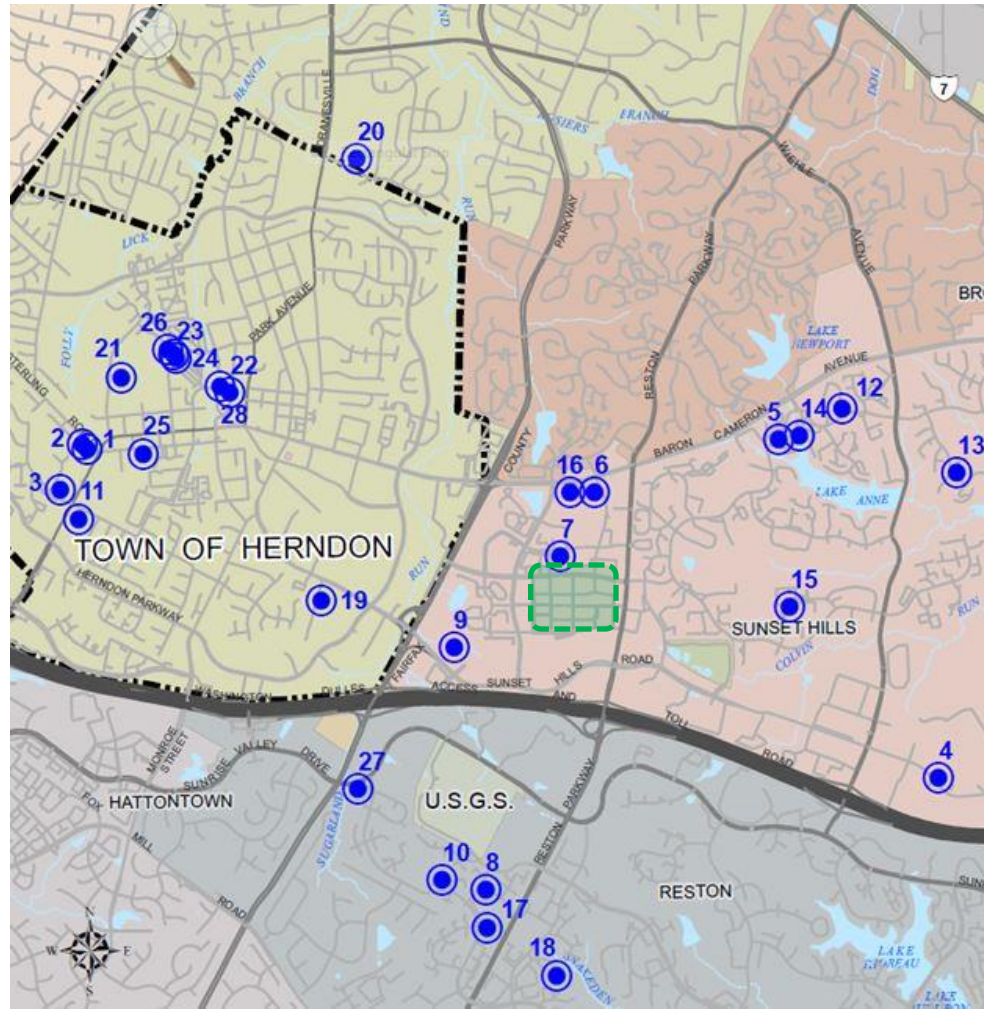
Hunter Mill District

Community Outreach Meeting

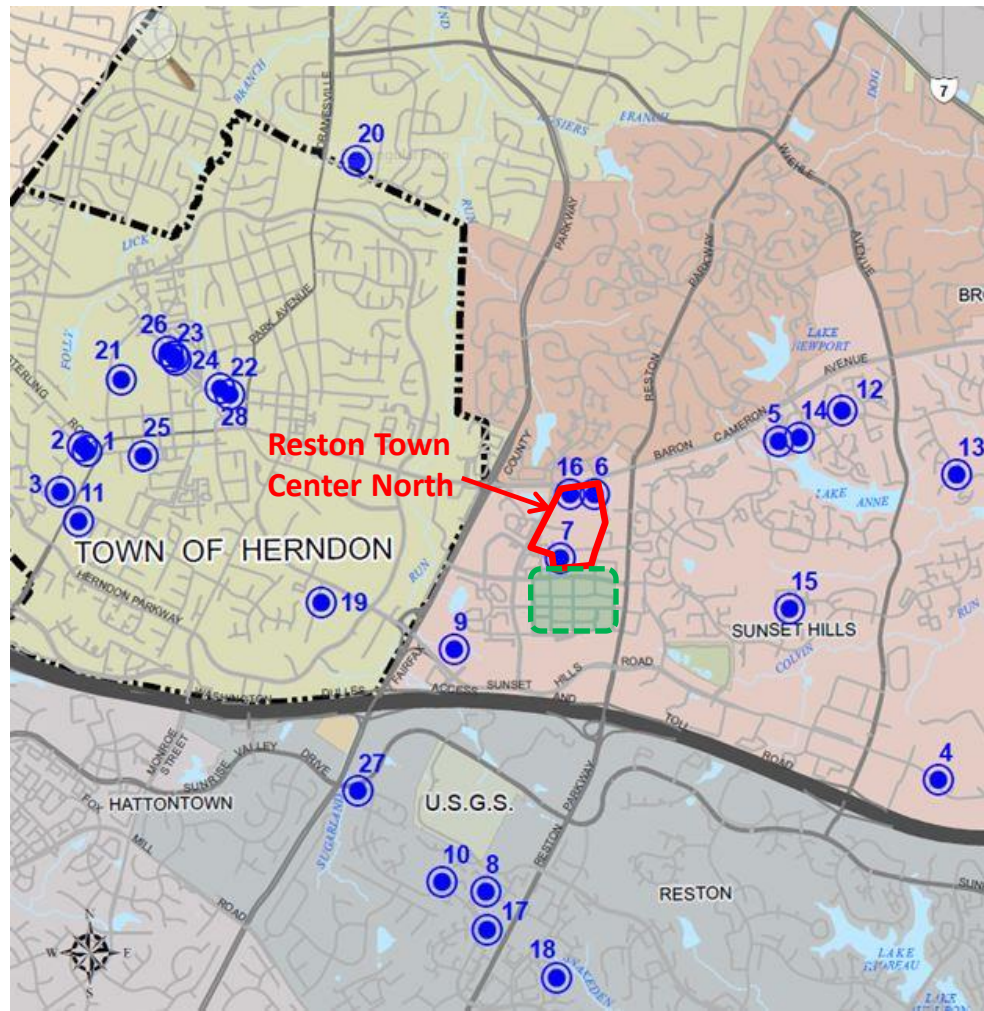
September 19, 2015



Reston Town Center North North County Services



North County Services



Aerial View of Properties

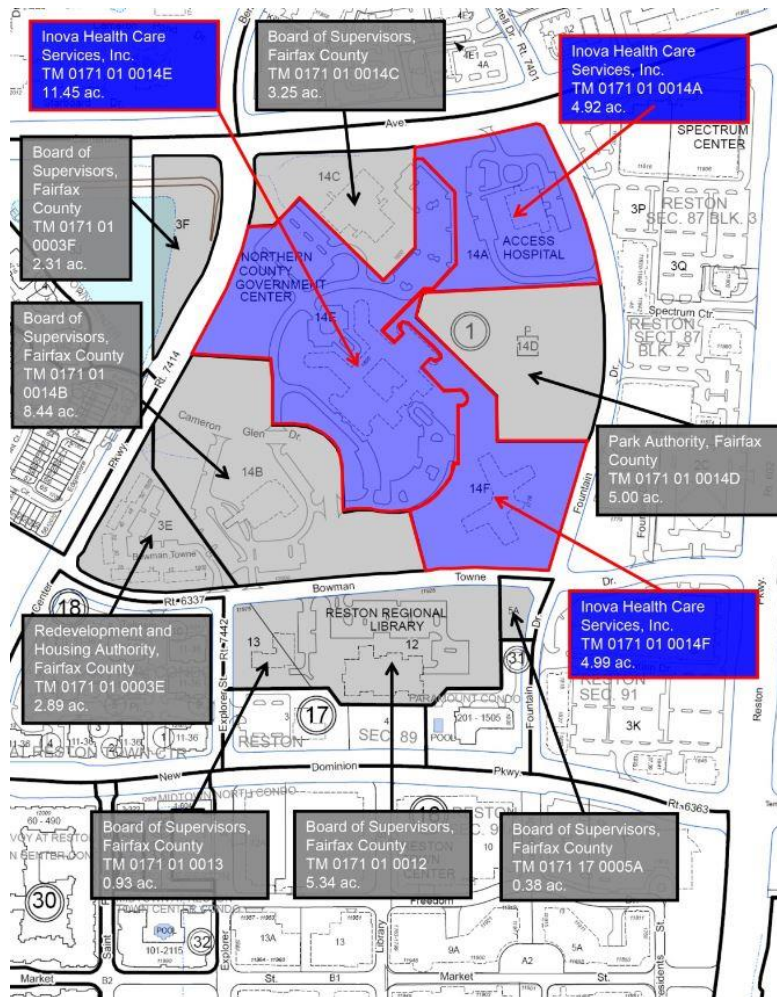


Goals

- **Public Works – Redevelopment of County Property**

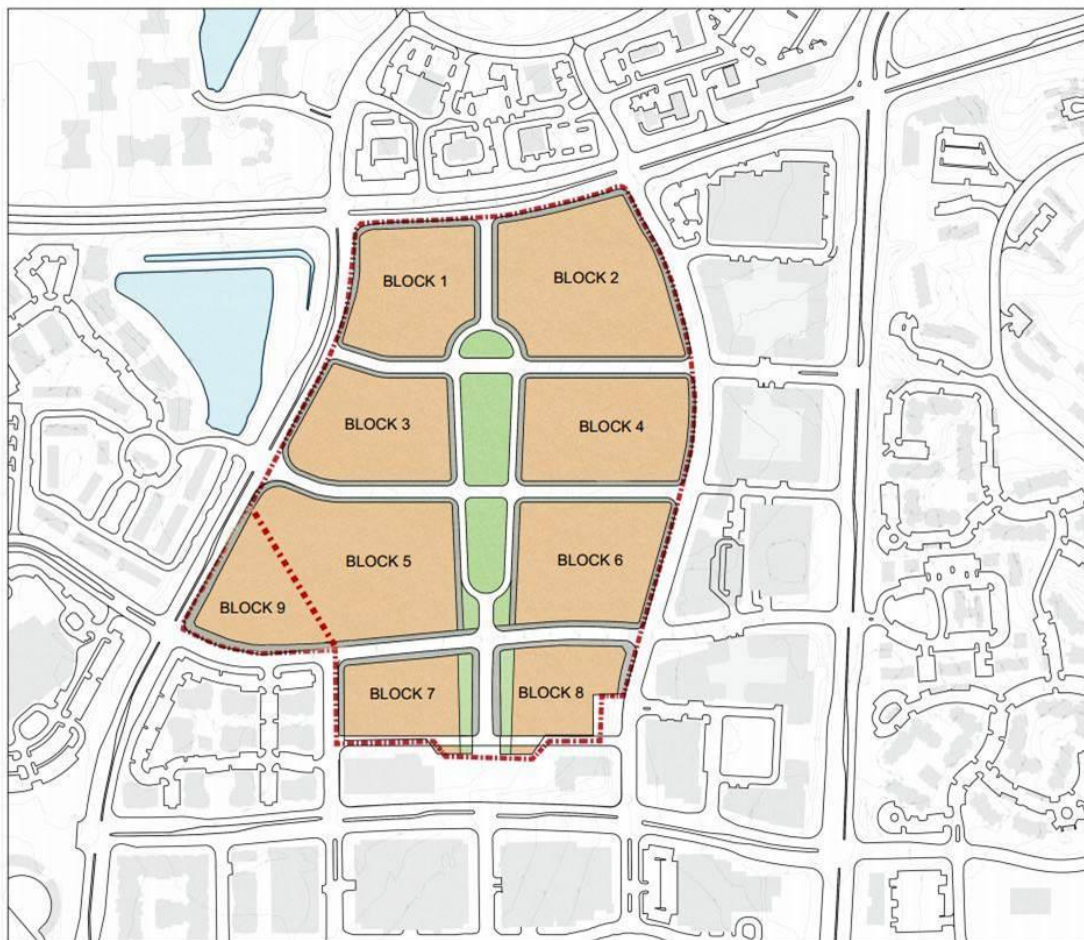
- Implement the vision outlined in the Comprehensive Plan Amendment adopted in 2014, which received extensive community participation and guidance
- Partner with Inova to perform a 1:1 land swap, and submit an overall rezoning of the combined properties, to create a grid of streets and developable blocks in conformance with the Comprehensive Plan Amendment
- Create mixed-use development, integrate public uses in an urban form, create places where people want to be, diversify the tax base, and invest in infrastructure
- Collaborate with Health and Human Services for opportunities to deliver services, consistent with their North County regional recommendations

Current Property Ownership

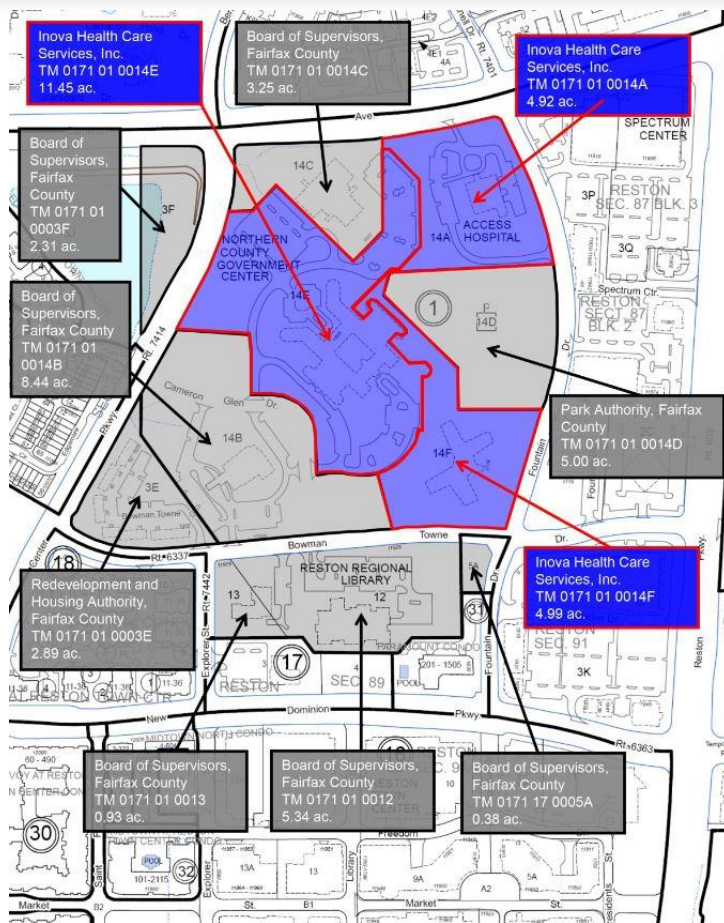


Comprehensive Plan Amendment Layout

Figure 31: Concept for Town Center North Mixed Use Area (p. 98 of 116)

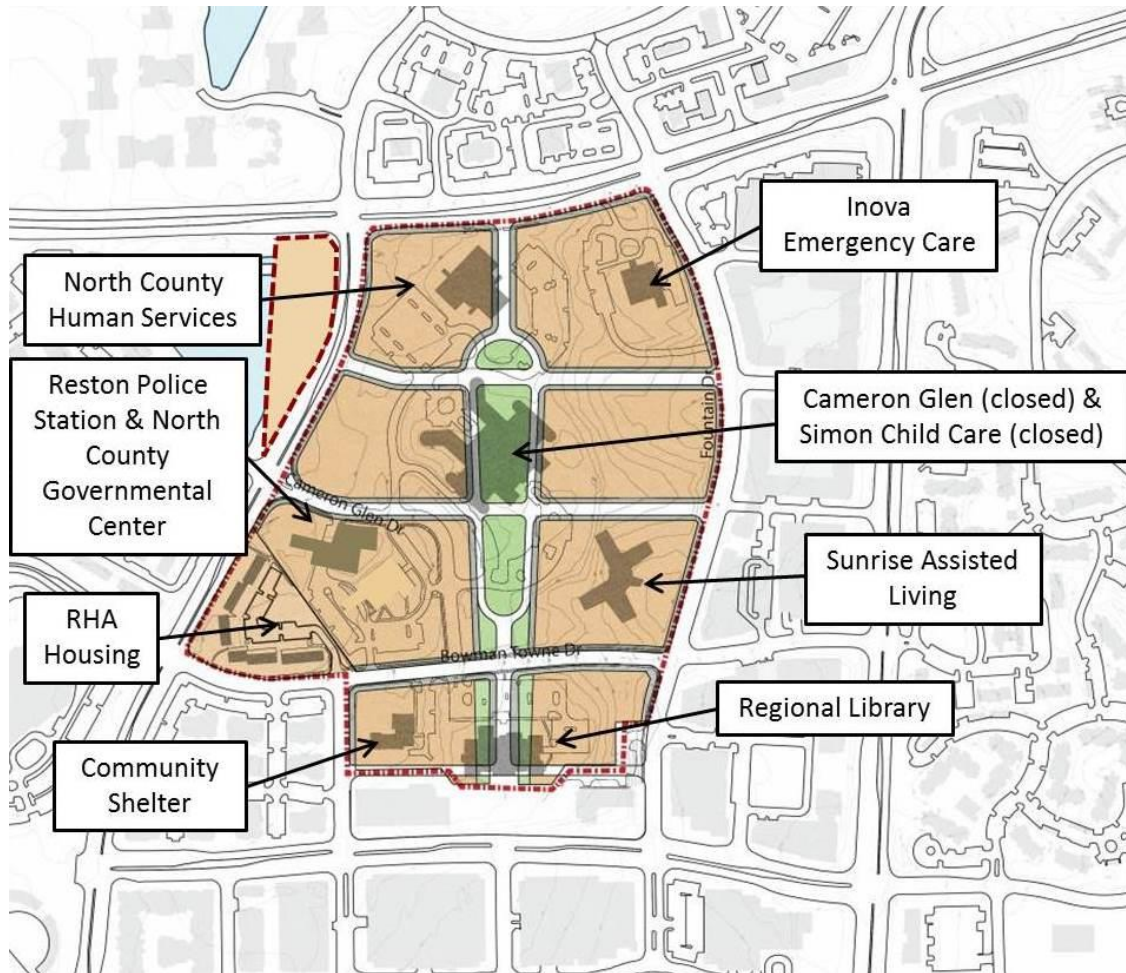


Ownership: Before and After



- County blocks
- Inova blocks
- Inova (Central Green)

Reston Town Center North Existing Facilities

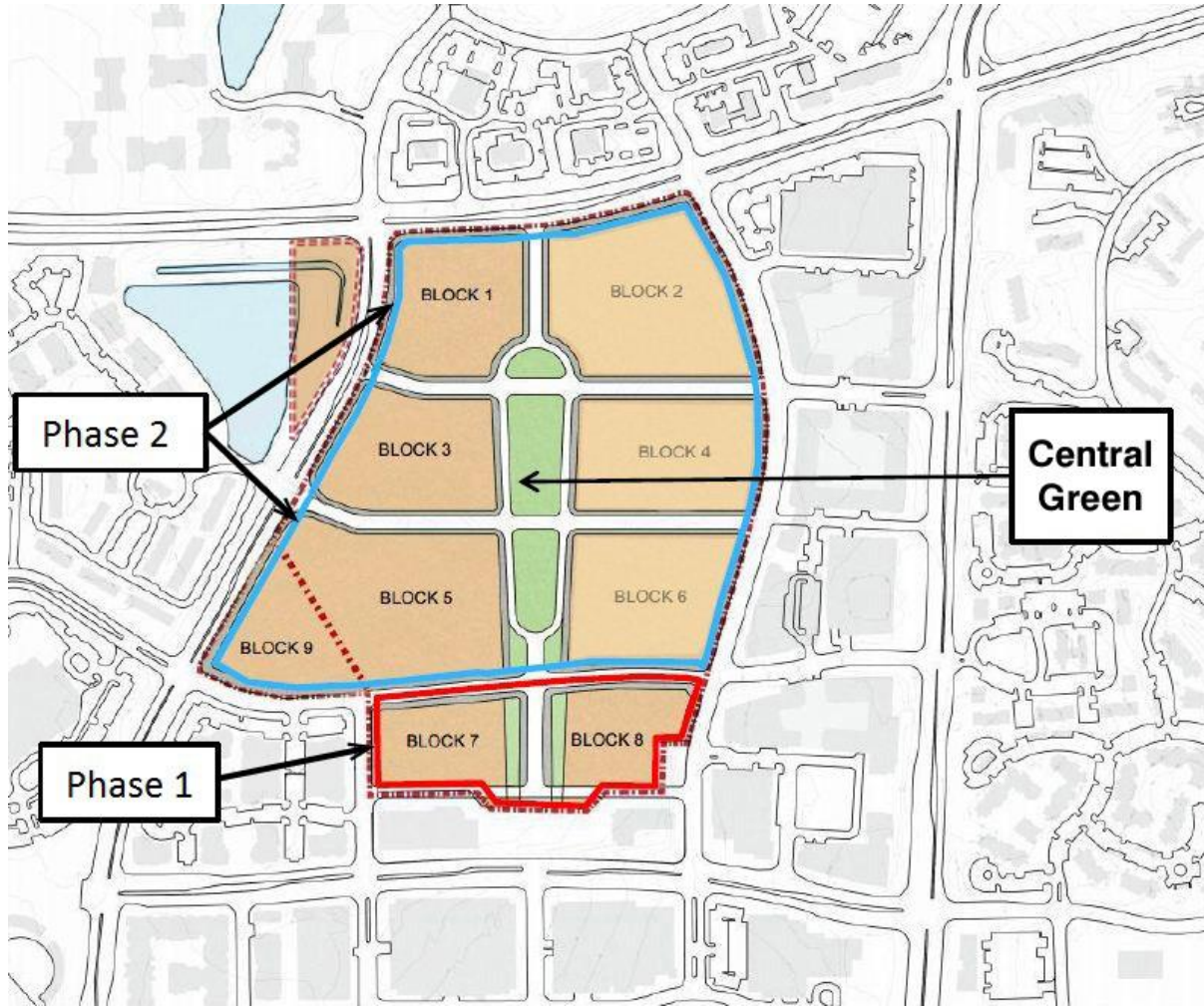


Partnership with Inova

- **Interim Real Estate Exchange Agreement (IREEA)**

- Goal: Resubdivide and rezone County and Inova properties in compliance with the adopted Comprehensive Plan Amendment, to create a grid of streets with developable blocks
- Seek rezoning using *existing* densities of 0.90 FAR and 50 dwelling units per acre
- Fairfax County Park Authority (FCPA) contributes 5 acres, in exchange for development rights to 90,000 square feet (in future Phase 2)
- Fairfax County Redevelopment and Housing Authority (FCRHA) owns Block 9, and would rezone separately
- Board of Supervisors (BOS) authorization on July 28, 2015, to advertise a Public Hearing on September 22, 2015, regarding the County-Inova IREEA
- BOS item on September 22, 2015, for BOS to act on behalf of FCPA for property exchange
- BOS Public Hearing on September 22, 2015, regarding the County-Inova IREEA
- Rezoning of the overall property would commence after the Public Hearing process conclusion and BOS approval (should it so act)
- Separate rezonings would be required later for development of individual blocks

Development Phases - County



Phase 1 Development - County

- **Phase 1: Blocks 7 and 8**

- ❑ The three parcels comprising Blocks 7 and 8 are south of Bowman Towne Drive, are already owned by the County and are not subject to the land swap with Inova, so the County can begin the process of finding a development partner using PPEA procurement rules. An RFP will be issued in two parts.
- ❑ Part 1 of the RFP is a request for qualifications, without offering specific scope. Respondents submitted information about their financial strength and their prior development experience.
 - June 30, 2015: Advertisement
 - August 20, 2015: Submission of qualifications received
- ☆ ❑ Part 2 of the RFP will be a request for public-private development proposals from the pre-qualified development teams.
- ☆ ❑ The County will review and select a development proposal, and negotiate a development agreement, per PPEA guidelines.
- ❑ A rezoning application specific to Blocks 7 and 8 will be submitted by the County subsequent to the successful conclusion of the overall rezoning.
- ❑ The community will have further input opportunities during the overall rezoning *and* during the Blocks 7 and 8 rezoning.

Phase 1 Development Components

- **Phase 1 (Blocks 7 and 8):**

- Replacement Library
- Replacement Shelter
- Affordable Housing

- *Potential County residential units for transition out of the Shelter*
- *Potential County residential units for other Human Services programs*
- *Potential “village” space/rooms adjacent to the Library*
- *Potential space adjacent to the Shelter, for use by public service groups under contract to Fairfax County*
- *Other uses as recommended by the Comprehensive Plan*

Phase 2 Development - County

- **Future Phase 2: Blocks 1, 3, 5 and 9**
 - ❑ The Phase 2 blocks are north of Bowman Town Drive, and would be created through the County-Inova rezoning and land swap
 - ❑ Public-private development opportunities will be considered in the future for Phase 2
 - ☆ ❑ Phase 2 contains the existing North County Human Services Building, a facility in need of renovations or redevelopment to meet the evolving needs of the community
 - ❑ The western portion of Block 5 contains the new North County Governmental Center and Reston Police Station, but the eastern portion of Block 5 has room for development
 - ☆ ❑ The Fairfax County Park Authority has development rights for 90,000 square feet that would be utilized in Phase 2
 - ☆ ❑ Other uses will be considered for Phase 2
 - ❑ Block 9 is owned by the Fairfax County Redevelopment and Housing Authority (FCRHA), and would be rezoned and redeveloped separately at a future time

Phase 2 Development Components

- **Phase 2 (Blocks 1, 3, 5 and 9):**

- North County Governmental Center and Reston Police Station
- Replacement North County Human Services Building
- Affordable Housing
- 90,000 square feet of development rights by the Fairfax County Park Authority
- Separate Block 9 rezoning by the Redevelopment and Housing Authority

- *Potential indoor recreation/aquatics center*
- *Potential performing arts center*
- *Potential fire station*
- *Potential County residential units for transition out of the Shelter*
- *Potential County residential units for other Human Services programs*
- *Potential community meeting rooms*
- *Other uses as recommended by the Comprehensive Plan*

Public Participation and Outreach

- **Public Participation during Land Planning**

- Phase I - Amendment to the Comprehensive Plan, Item ST09-III-UP1(A)

- Community Land Use College - Fall 2009

- Reston Master Plan Task Force – 2010- 2014

- Facilitated Community Meetings 2010 (3) & 2013 (1)

- Other Participation Forums – (Staff Meetings, Website, ListServe & Social Media)

- Planning Commission Public Hearing – November 13, 2013

- Planning Commission Recommends Adoption by the Board of Supervisors – January 9, 2014

- Board of Supervisors Public Hearing – January 28, 2014

- Adoption by Board of Supervisors – February 11, 2014

- **Public Outreach**

- January 9, 2015: Redevelopment project presented to the Reston Community Center (RCC) Board

- February 28, 2015: Redevelopment project presented at the “Hunter Mill Community Summit”

- July 29, 2015: Redevelopment project presented at a community meeting

Public Participation and Outreach

- **Future Opportunities for Public Involvement**

- Public Hearing regarding the County-Inova “Interim Real Estate Exchange Agreement” (IREEA), otherwise known as the land swap (September 22, 2015)
- Public Hearing process during the overall rezoning to create the grid of streets and blocks
- Public Hearing process during the County’s Phase 1 rezoning for development of Blocks 7 and 8
- Public Hearing processes during the County’s future Phase 2 rezoning for development of Blocks 1, 3 and 5
- Additional recurring “non-regulatory” public interface opportunities to be scheduled throughout the development process

- **Additional Information:**

- Fairfax County Web Page

<http://www.fairfaxcounty.gov/dpwes/restowntowncenternorth/>

- Questions via Email

restowntowncenternorth@fairfaxcounty.gov