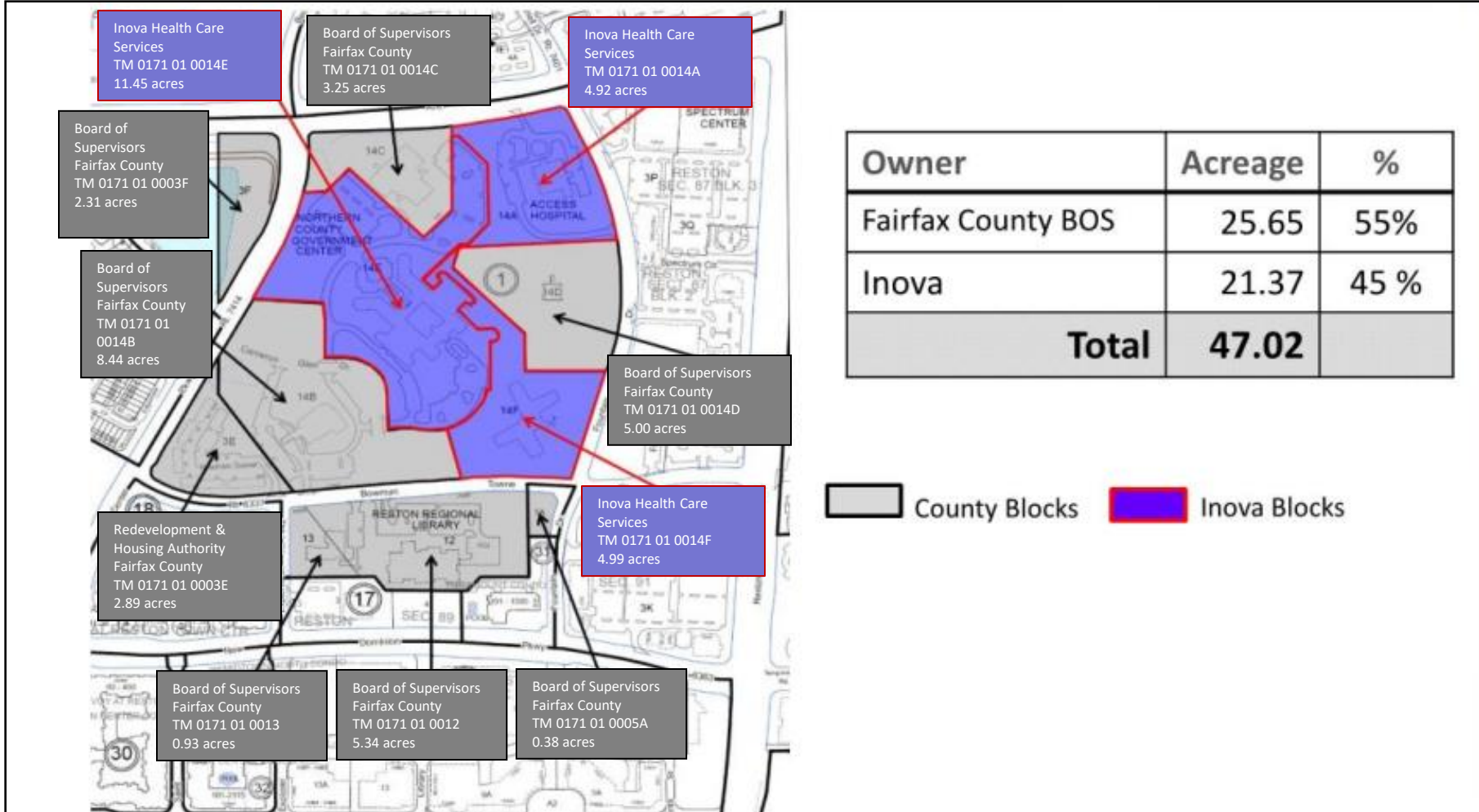




Reston Town Center North Community Task Force

Tuesday, June 13, 2023

RTCN Current Property Ownership



Owner	Acreage	%
Fairfax County BOS	25.65	55%
Inova	21.37	45 %
Total	47.02	

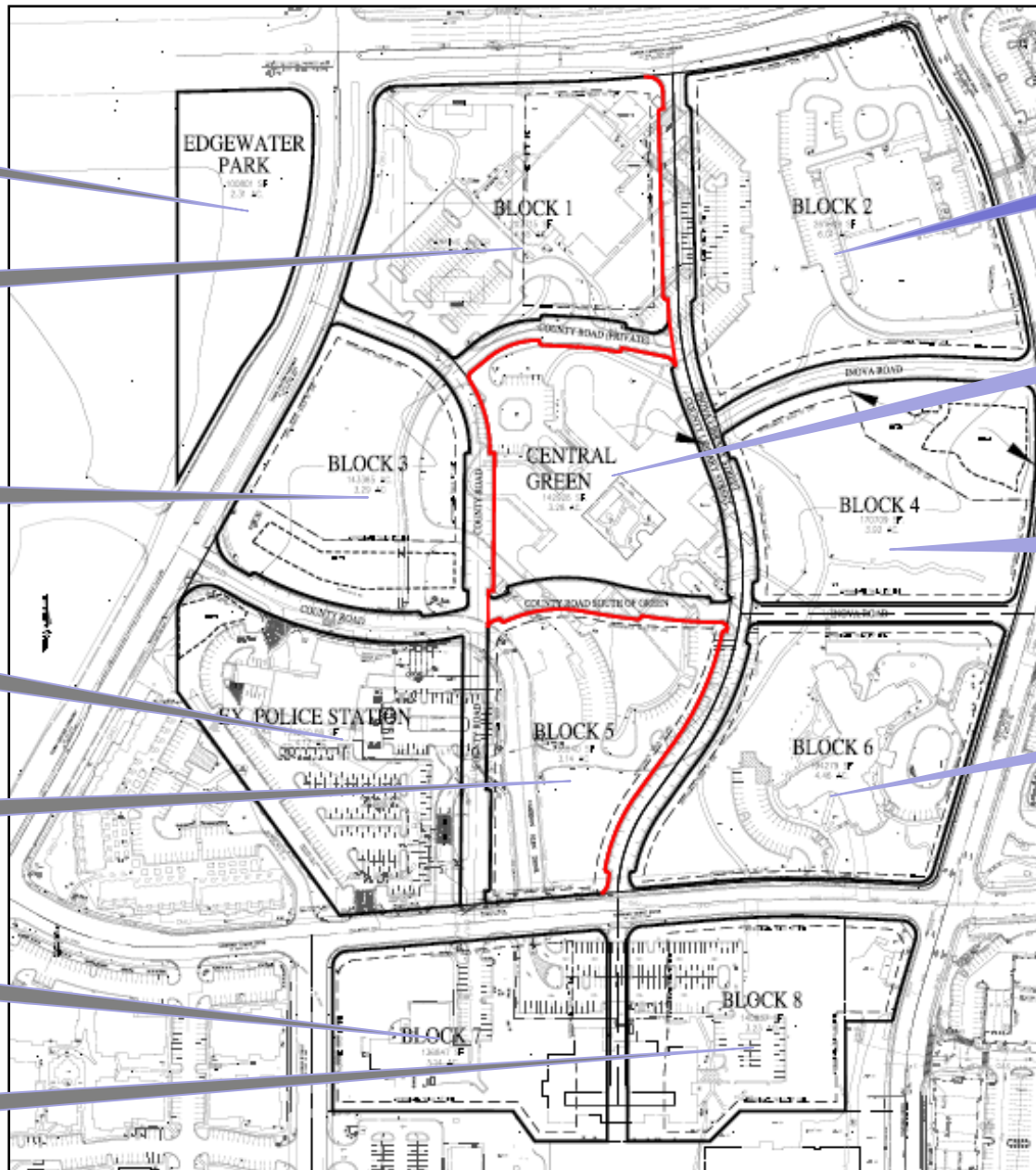
County Blocks
 Inova Blocks

- 1974 – County purchases 50 acres from Gulf Reston for \$1.2 million.
- 1977 - Fairfax Hospital Association (Inova) constructs the free-standing emergency room, known then as ACCESS (Ambulatory Care Center – Emergency Services System).
- 1983 – County builds Hunter Mill Supervisor’s office and police station.
- 1984 – FHA/Inova agrees to build the North County Human Services Center in exchange for the current Inova land holdings.
- 1987 – North County Human Services Center opens.
- 1988 – FHA/Inova opens Cameron Glen Health & Rehab Center
- Around 2010 – County, Inova, and community begin to discuss RTCN future.
- 2010 – Inova sells Cameron Glen beds to Commonwealth Care of Roanoke. Cameron Glen closes / relocates in 2014.
- 2015 – Inova and County sign Interim Real Estate Exchange Agreement
- 2017 – Zoning Submission
- 2018 - 2021 – Reston Association Design Review Board (DRB) approves Lot and Block Concept and revisions.
- 2020 - 2023 – Reston Comp Plan Update
- 2023 – Reston Town Center North Community Task Force

- Creates a coordinated development plan with the County, anchored by the Central Green.
- Possible ranges for future development options shown on Inova blocks.
- Opportunity for new residential while preserving the opportunity for healthcare uses.
- Task Force recommendations reflecting County and community objectives for County blocks will inform future rezoning.



RTCN Land-Swap Ownership



2.31 acres

4.65 acres
North County Human Services Center & parking

3.29 acres
Vacant / former temporary Fairfax County Fire Station

4.12 acres
Supervisor Office & Reston District Police Station

3.14 acres
Parking / vacant

3.14 acres
Embry Rucker Community Shelter

3.23 acres
Reston Regional Library

6.01 acres
Inova Emergency Care Center (Inova and NCHS parking)

3.28 acres
Former Cameron Glen Nursing Center

3.92 acres
Hill property and woods

4.46 acres
Sunrise Senior Living

- Task Force makes recommendations
- County and Inova refine planning of blocks
- Consultants released for rezoning development plan and traffic study preparation
- Submit revised rezoning application
- Rezoning
- Land swap
- Block uses approval process
 - DRB public hearings and action
 - PRC Plan public hearings and action
 - Site Plan approval
 - Building Permit approval



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