

Reston Town Center North Development

Community Update

May 31, 2017

Presentation Agenda

❑ **Project Overview**

- ❑ Site and Current Property Ownerships

❑ **Development Plan/Grid of Streets**

- ❑ Proposed Ownership
- ❑ Comprehensive Plan Amendment
- ❑ Overall Development Scope & Process
- ❑ Open Space and Central Green

❑ **Request for Proposals - Block 7 & 8**

- ❑ Development Scope
- ❑ Public Facilities requirements
- ❑ Future Development
- ❑ Timeline
- ❑ Next Steps

❑ **Questions and Answers**

Reston Town Center North Project Site

Reston Police
Station *and*
North County
Governmental
Center

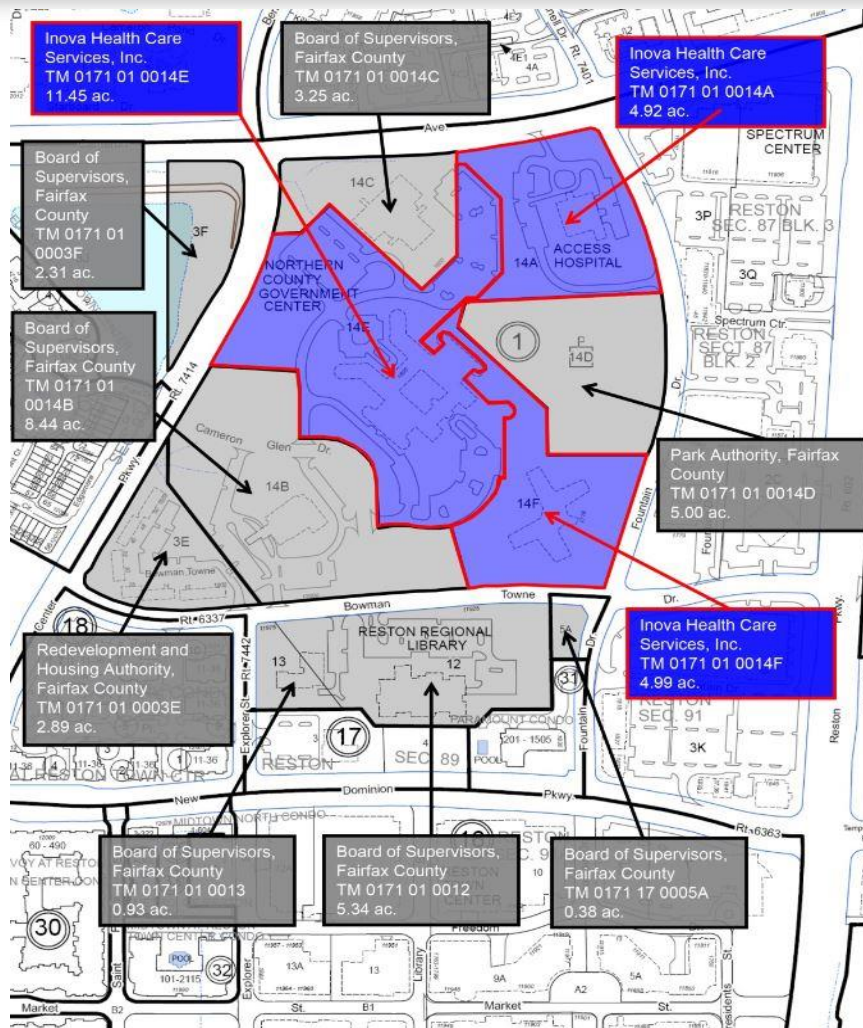
Embry Rucker
Shelter



North County Human
Services Center

Reston Regional
Library

Reston Town Center North Existing Ownership Diagram



Owner	Acreage	%
Fairfax County BOS	25.65	55%
Inova	21.37	45%
Total	47.02	
Redevelopment and Housing Authority*	2.88	NA
	49.90	

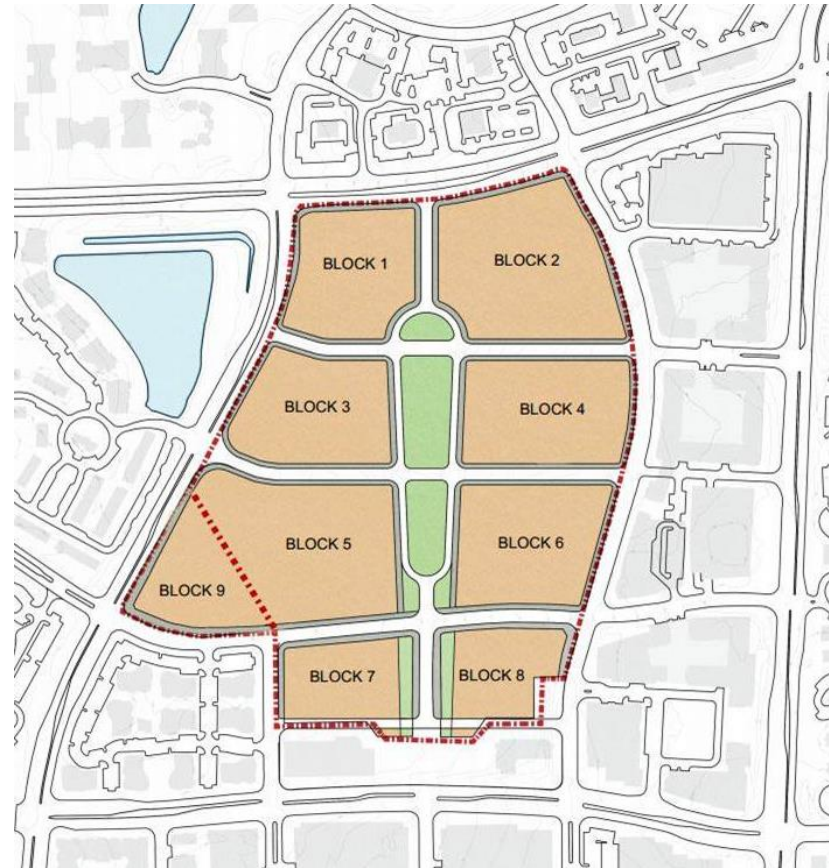
* Not included in near term development

County Blocks Inova Blocks



Comprehensive Plan Vision and Goals*

- Concept plan for Town Center North Mixed Use Area*
- A preliminary concept with potential street grid and central green space
- The concept fosters the creation of several urban blocks that will form a logical extension of the development pattern established in the Town Center.
- *“Vision for the Town Center North District is an extension of the Town Center Urban Core with a significant civic presence at a lower overall intensity and tapering of height from south to north and east to west.”**



* FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition AREA III Reston, Amended through 3-14-2017- Reston Transit Station Areas (TSA), West Fountain Drive Subdistrict, Figure 57 (Pages 170-172)

Comprehensive Plan Vision and Goals*

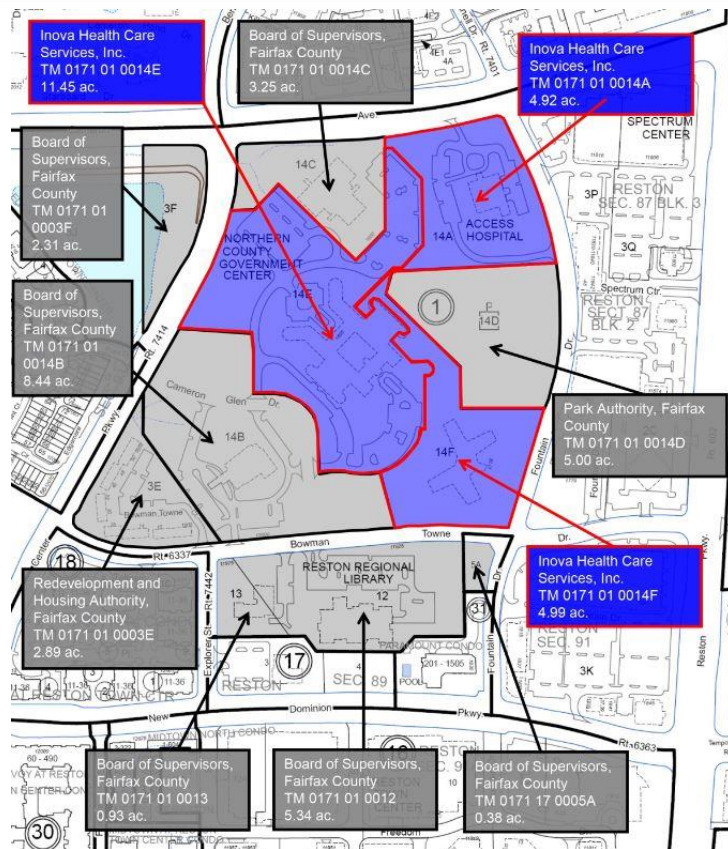
- Vision for Town Center North Subdistrict in the amended plan includes:
 - Significant redevelopment within the Town Center North Mixed Use area
 - Higher intensities in a mix of mid-rise and high-rise buildings with more diverse land uses
 - A wider array of support services
 - A major urban park and community-gathering space in the center of the subdistrict
 - Residential buildings on tree-lined streets and designed with inviting street level facades.
 - Civic uses including a regional library, the North County Governmental Center, the Embry Rucker Shelter, a human services office building, a 30-unit townhouse development and a 5 acre public park
 - The Town Center North Mixed Use area is planned for up to a .90 FAR for non-residential uses, such as office, public, institutional, medical care, hotel, and retail uses, and a minimum of 1,000 residential units.

- 2009 -2014 Reston Master Plan Special Study Task Force efforts to amend the Comprehensive Plan for recommendations in Transit Station Areas

- Feb. 2014 Board of Supervisors adopted the Comprehensive Plan Amendment

* *FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition AREA III Reston, Amended through 3-14-2017 - Reston Transit Station Areas (TSA), West Fountain Drive Subdistrict (Pages 170-172)*

Development Layout Before and After



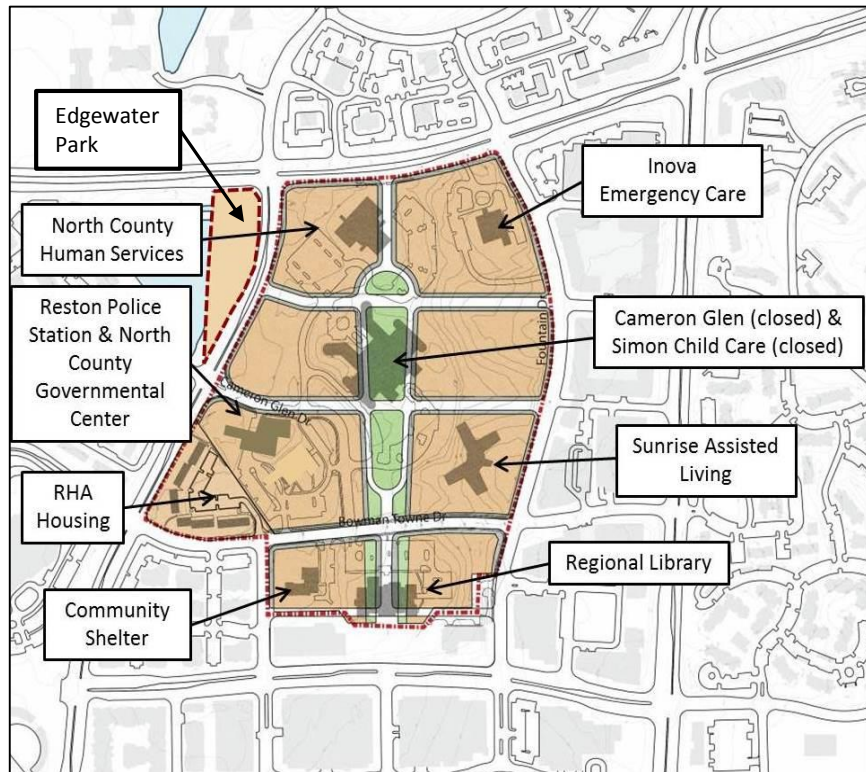
Existing structures and property boundaries



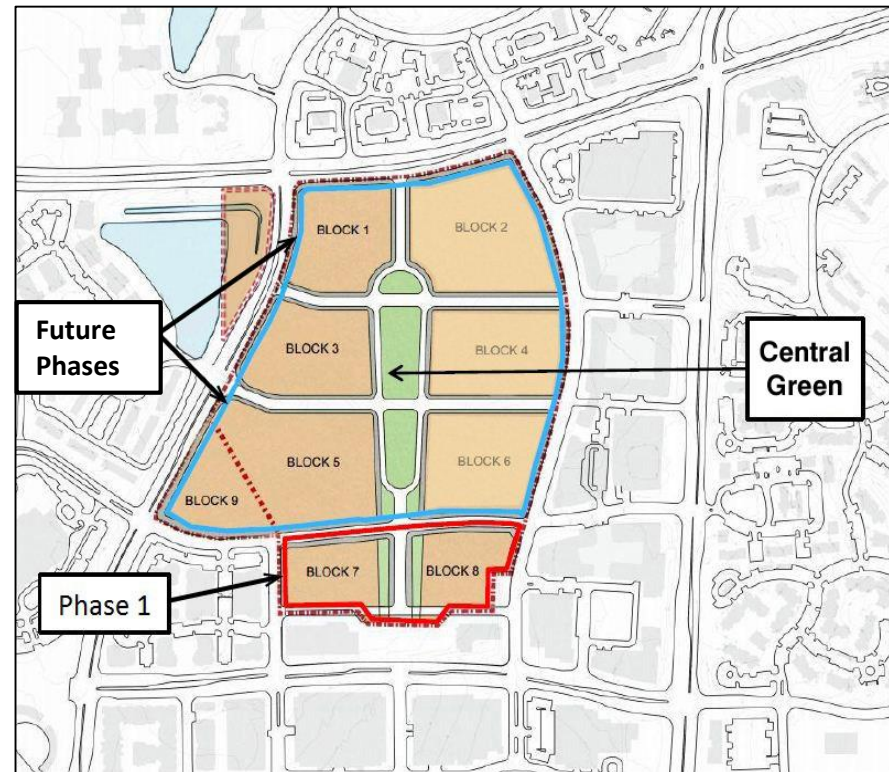
County blocks
 Inova blocks
 Inova (Central Green)

Proposed Grid of streets and development blocks

Reston Town Center North Development Phasing

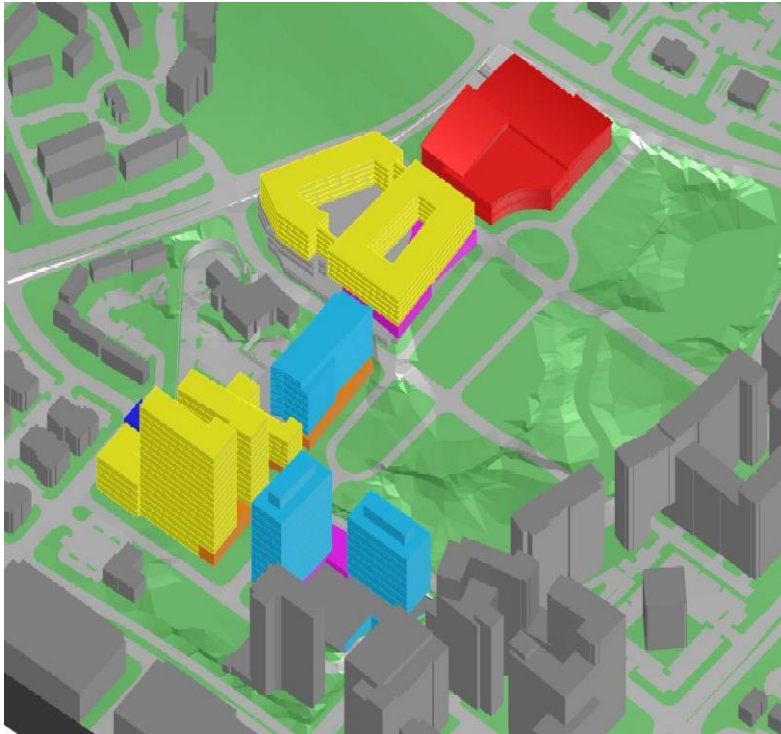


Comp Plan grid overlaid with existing structures



Proposed Development Phasing

Overall Development Scope and Goals



Massing shown for illustrative purpose only

❑ Develop RTCN per Comprehensive Plan Vision

- Create a grid of streets and developable blocks
- Integrate public uses in an urban form as an extension of Reston Town Center Urban Core.
- Create central green as a community space
- Improve service delivery
- Reallocate density to allow for the tapering of building height from south to north and east to west
- Development rights to the Park Authority for a future 90,000 sf recreation facility
- Create vibrant community space
- Phased development

Reston Town Center North
Open Space -Proposed Central Green Character Images



Overall Development Steps

1. Overall Property- Establish Lot and Block / Street Grid Plan

- Zoning action to create a grid of streets and developable blocks and allocate densities by block.
- Defines the Central Green and streetscape plan, but does not propose any specific buildings on the County or Inova blocks.
- Following zoning approval, County and Inova will execute a real estate exchange agreement, and an infrastructure development agreement for design and construction of the common infrastructure. Common infrastructure will be phased as necessary to coordinate with the development scope for each block.

2. County Blocks 7 & 8 - Request for Proposals (RFP)

Redevelopment of the existing Reston Regional Library and the Embury Rucker Shelter through the public private partnership approach and as part of mixed-use development.

- The RFP Part 1a is complete and five development teams have been pre-qualified
- RFP Part 1b to solicit concept level development and cost proposals will be issued in June 2017
- Proposal Concept Boards will be shared with the community

2. Future Phases

- PRC plans for the balance of blocks for long term development will be submitted.

Development Process for County Blocks 7 & 8

❑ Steps for Phase 1 County development

- Request for Proposals (RFP) to select qualified development teams- Complete
- Issue RFP to prequalified development teams for development concepts
- Selection Advisory Committee to receive and review concept and cost proposals
- Public review of concept proposals
- Selection of final concept(s)
- Detailed development and cost proposal phase
- Final development Concept selection
- Development agreement with private partner
- Development entitlement, design and construction process
- Public outreach and transparency as allowed under the procurement process

RFP for Blocks 7 & 8

☐ **Selection Advisory Committee members (non-regulatory)**

- Department of Public Works Environmental Services (DPWES)- Building Design & Construction Division
- Department of Planning and Zoning
- Office of Community Revitalization
- Library Administration
- Office to Prevent and End Homelessness
- Fairfax County Park Authority
- Housing and Community Development
- Two Reston community residents

- ☐ **Technical Advisory Committee** – Subject matter experts across county agencies including Office of County Attorney, Dept. of Procurement and Material Management, Department of Transportation, Department of Management and Budget, DPWES, Building Design & Construction Division, Fairfax County Park Authority, Dept. of Planning and Zoning, Library Administration, Dept. of Administration for Human Services, County A/E consultant teams (Planning, design, financial advisory)

Public Outreach & Engagement

☐ Public Outreach to Date

- January 9, 2015: Presentation to the Reston Community Center (RCC) Board
- February 28, 2015: Presentation to the community at the “Hunter Mill Community Summit”
- July 29, 2015: Presentation to the community, w/ focus on human services delivery
- September 19, 2015: Presentation to the community at Lake Anne Community Center
- September 22, 2015: IREEA public hearing, with approval by the Board of Supervisors
- October 14, 2015: Presentation to the Library Board
- November 4, 2015: Presentation to the community at South Lakes High School

☐ Future Opportunities for Public Participation and Feedback

- **Community Review of RFP design concepts for Blocks 7 and 8**
- Public Hearing process during the zoning application review to create the grid of streets and blocks
- Public Hearing process during the zoning application review of PRC plans for Blocks 7 and 8
- Public Hearing processes during the review of future PRC plans for the County and Inova blocks
- Additional outreach opportunities to be scheduled throughout the development process

Development Scope – RFP for Blocks 7 & 8

□ Scope of RFP for Redevelopment of Blocks 7 & 8

- Mixed-use development- replacement of Reston Regional Library and Embry Rucker Shelter; Non-profit office space, residential units
- Residential:
 - 360-420 market rate units
 - 12% ADU (44-51 units)
 - 12% Bonus (44-51 units)
 - 30 County Supportive Housing Units
- Office/Retail/Public Facilities:
 - 39,000 sf Reston Regional Library
 - 25,000 sf Embry Rucker Shelter
 - 28,000 sf Office space for nonprofits
 - 4,000 sf Flexible programming space (community)
 - 174,000 to 244,000 sf private commercial development



Blocks 7 & 8 – Public Facilities

❑ Reston Regional Library Scope:

- Current library is 30,000 square feet
- Proposed library will be 39,000 square feet
- Library is to be redeveloped within Phase 1, on Blocks 7 and 8 (at current location)
- Library will be incorporated into an “urban form”, as part of a larger structure
- A one-level library is preferred, but a two-level library will be considered
- An additional 4,000 square feet flexible programming space for the community.
- Temporary library will be necessary (size to be determined) and further evaluated with proposed concepts

Blocks 7 & 8 – Public Facilities

❑ Embry Rucker Shelter

- Current shelter is 10,500 square feet, with 70 beds
- Replacement facility will be 25,000 square feet, and include permanent supportive housing units
- New shelter will be designed to accommodate:
 - Replacement emergency shelter for families and singles
 - Permanent supportive housing for singles
 - Hypothermia Program (November-March)
 - Support Services
- Shelter will be incorporated into an “urban form”, as part of a larger structure
- A temporary shelter will be necessary and further evaluated with proposed concepts

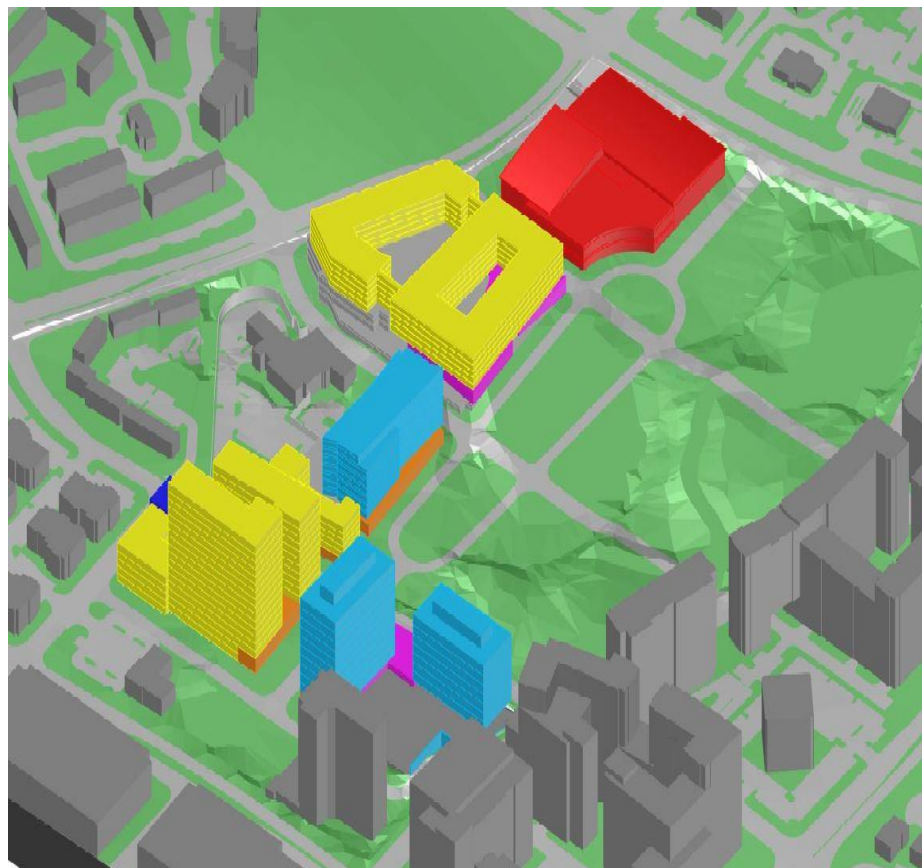
❑ Additional Public Facilities within the mixed-use structures

- 30 Supportive Housing Units providing a mix of household sizes
- 28,000 square feet of office space for nonprofits for delivering county services

Future Development of County Blocks

❑ Future County Developments – Blocks 1, 3 and 5

- Replacement of the North County Human Services Center
- Development rights for a 90,000 sf recreation facility by Fairfax County Park Authority
- Common infrastructure will be phased as necessary to coordinate with the development plans for each block.
- Potential Block 9 redevelopment as determined by Redevelopment and Housing Authority



Massing shown for illustrative purpose only

Projected Timelines

❑ Overall Property Lot and Block / Street Grid Plan

- Community Information/Update meeting May 31, 2017
- Submit zoning application for the overall lot & block and street grid plan June 2017
- Zoning approval of the overall lot & block and street grid plan July 2018
- Execute Real Estate Exchange Agreement with Inova Summer 2018
- Common Infrastructure Development Agreement with Inova Summer 2018

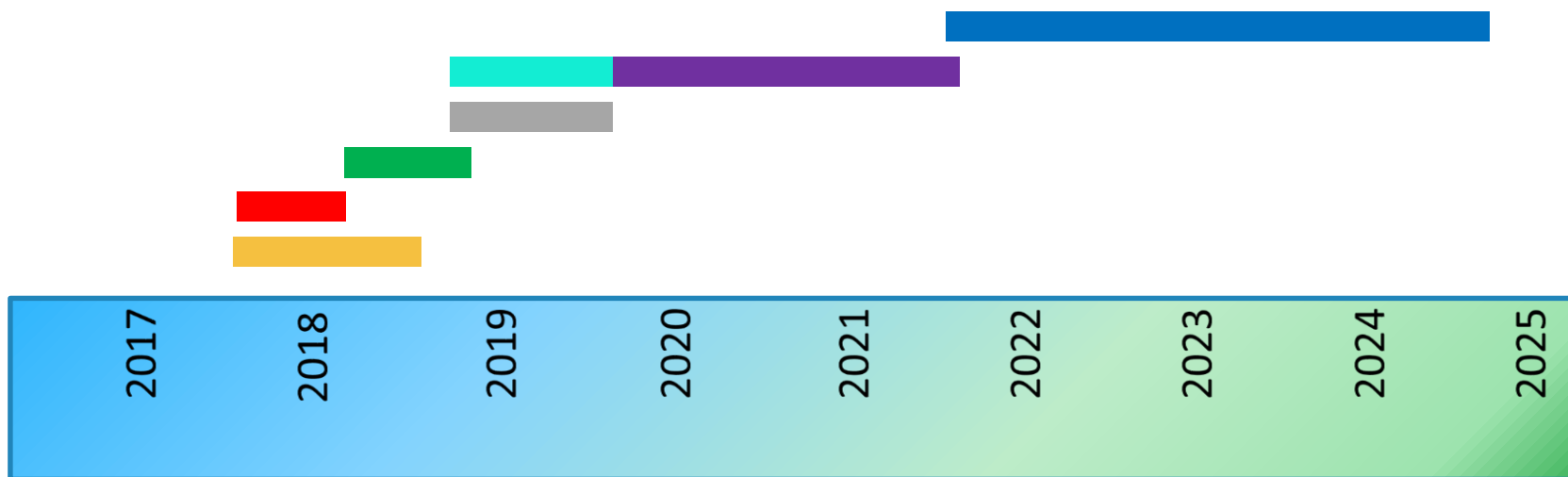
❑ County Blocks 7 & 8 Development

- Issue the Blocks 7 & 8 RFP Part 1b to pre-qualified development teams June 2017
- Receive and review development proposals Fall 2017
- Public review and feedback on the
Proposed Development Concepts and Options Fall 2017
- Identify a private development partner for Blocks 7 & 8 Early 2018
- Establish agreements with development partner Summer 2018
- Submit a development plan for Blocks 7 & 8 Fall 2018
- Approval of development plan for Blocks 7 & 8 Fall 2019
- Design and construct Blocks 7 & 8 2019-2024 (±)

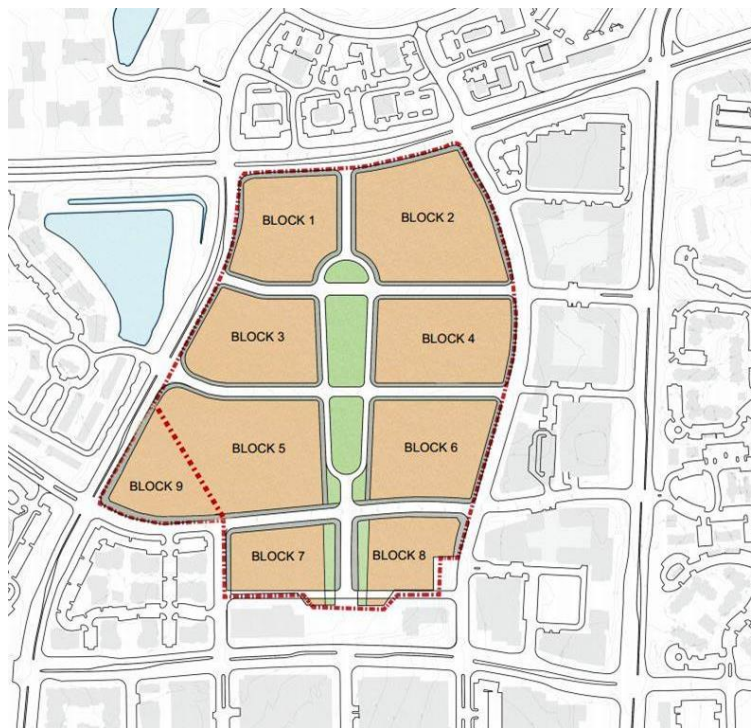
Projected Timelines

- **Estimated Durations**

- Zoning actions for overall development (10-12 months)
- Blocks 7 & 8 RFP-Part 2 (4-6 months)
- Negotiate interim development agreement (3-8 months)
- Zoning action Blocks 7 & 8 development plan (10-12 months)
- Negotiate Final Development Agreement with development team (10-12 months)
- Design and permit process, including programming and space configurations (18-24 months)
- Construction process (36-42 months)



Board Actions and Updates



Board Actions and Project Activities

- 2010-2014: Reston Master Plan Task Force effort to revise the Comprehensive Plan
- February 2014: BOS adopted Comp Plan Amendment
- April 2015- NIP to Board for overall project update
- June 2015: RFP Part-1a to qualify development teams for Blocks 7 & 8 development advertised
- July 2015: NIP in advance of the Action item for IREEA
- September 2015: BOS approved the Interim Real Estate Exchange Agreement (IREEA) between County and Inova
- September 2015: BOS approved the acquisition of the 5 acre parcel of FCPA property in exchange for 90,000 sf of development rights for future recreation facility.
- October 2015: Library Board affirmed Reston Regional Library scope.
- November 2016-March 2017: Quiet title action was filed and open space title issue was resolved.

Additional Information

Additional Information

Fairfax County Web Page

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

Questions via Email

restontowncenternorth@fairfaxcounty.gov

Additional Information

