

# LAKE ANNE REVITALIZATION AREA POLICY STATEMENT

Adopted by the Board of Directors  
Reston Community Reinvestment Corporation  
1/21/2004

**GOAL:** The revitalization of the Lake Anne Village Center as an economically sustainable mixed-use neighborhood centered on the original Washington Plaza core.

The following principles are key to achieving this goal:

1. The historic core plaza and fronting buildings must be preserved in compliance with Fairfax County historic overlay district guidelines.
2. The original economic, social, and architectural plan for Lake Anne Village neighborhood, never fully realized, should serve as a compass point. This plan included:
  - a. Significantly greater residential density.
  - b. Regular use of Washington Plaza for Reston-wide special events and as a community meeting place.
  - c. Promotion of Lake Anne Village Center as a regional destination spot.
3. Likewise, revitalization plans should take into account those elements that are now recognized as critical for economic and social sustainability in a mixed-use neighborhood:
  - a. A critical mass of retail and commercial activity.
  - b. Parking sufficient for an automobile-based clientele.
  - c. An improved income stream to support the marketing and specialized services needed by the retail and commercial properties.
4. Consistent with the village center design principle of using high and moderate density as a tool for preserving open space and preventing sprawl, revitalization planning for Lake Anne should explore multistory development of vacant parcels and air rights above existing parking areas.
5. The Board of Supervisors designated Lake Anne Revitalization Area boundaries will most likely need to be extended to include contiguous properties.
6. County support will be needed to insure the success of any revitalization plan, as will a combination of public and private investment.
7. Broad-based grass roots citizen support throughout the process, particularly in the Village neighborhood, is mandatory for success of any revitalization plan.
8. The benefit accruing to each landowner through a united effort will outweigh that which would result from individual action.
9. The architectural design must be of superior quality and in keeping with the character of the historic core.