

Resources

Comprehensive Plan

Area III—Upper Potomac Planning District

www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf

Overview of Planning & Zoning Process in CRD/CRA's

<http://www.fairfaxcounty.gov/dpz/revitalization/crdbrochure.pdf>

Area Business Report for Reston

http://www.fairfaxcountyeda.org/publications/abr_reston.pdf

Reston Community Reinvestment Corporation

http://home.comcast.net/~rcrc_board/index.htm

Hunter Mill District Supervisor's Office Supervisor Catherine M. Hudgins

<http://www.fairfaxcounty.gov/huntermill/>
Phone: 703.478.0283 TTY: 703.736.4460

Office of Community Revitalization and Reinvestment

www.fcrevit.org
Phone: 703.246.6500 TTY: 711

Department of Planning and Zoning

www.fairfaxcounty.gov/dpz
Planning: 703.324.1380
Zoning Evaluation: 703.324.1290

Department of Public Works and Environmental Services

www.fairfaxcounty.gov/dpwes/



The Fairfax County Office of Community Revitalization and Reinvestment (OCRR) facilitates strategic redevelopment and investment opportunities within targeted commercial areas that align with the community's vision and that improve the economic vitality, appearance and function of those areas.

Reston Community Reinvestment Corporation (RCRC)

RCRC is a non-profit corporation that promotes the economic and social vitality of the older Reston commercial and residential neighborhoods by educating the public, developers and area businesses on the short and long term benefits of community reinvestment.



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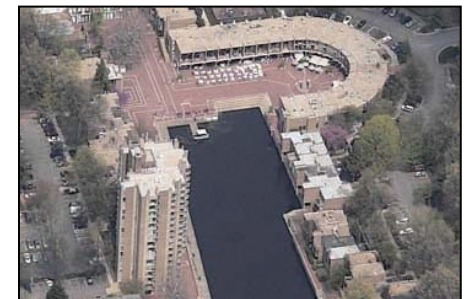
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Lake Anne Village Center

Commercial

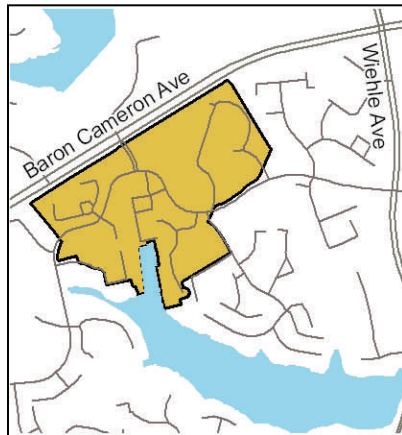
Revitalization Area

Located 8-miles from both Tysons Corner and Washington-Dulles International Airport, the Lake Anne Village Center Commercial Revitalization Area (CRA) is positioned for success with its excellent access and a close proximity (1.5 miles) to the Dulles Toll Road, the Fairfax County Parkway, and the Wiehle Ave./Dulles Toll Road Metro Station scheduled to open in 2013. It is envisioned to be a thriving mixed-use area, attracting new residents, while also enhancing the historic and architectural quality of the Washington Plaza. In March 2009, the Comprehensive Plan was amended to provide guidelines for future development to facilitate Lake Anne's continued economic success.



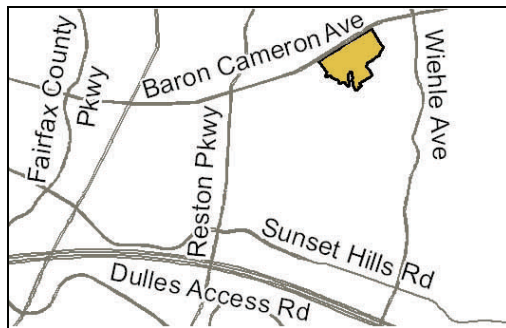
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Lake Anne Village Center Commercial Revitalization Area



Commercial Revitalization Area

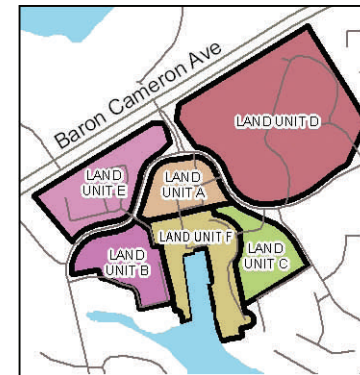
The Lake Anne Village Center Commercial Revitalization Area (CRA) includes the Lake Anne Historic Overlay District. The CRA designation allows for facilitated administrative procedures for development review and concurrent Comprehensive Plan amendments, as well as special zoning ordinance provisions relating to parking reductions and area identification signage.



Lake Anne Village Center Location and Opportunity

The Lake Anne Village Center's Washington Plaza was the first area developed in the planned community of Reston, and its unique design and sense of place are recognized worldwide by planners, architects and developers. Revitalization of this landmark has been the focus of Fairfax County staff and citizens alike. The Reston Community Reinvestment Corporations (RCRC), business owners and other citizen groups worked with Fairfax County to define a vision for Lake Anne that takes advantage of its prime location and creates opportunities to foster residential, office and community enhancing retail and entertainment uses; supports the long-term economic viability of the business community; and, protects and enhances the historic and architectural quality of the Washington Plaza to retain its village character.

In March 2009, the Board of Supervisors approved an amendment to the Comprehensive Plan that expanded the boundary of the 1998 designated Lake Anne Village Center Commercial Revitalization Area (CRA), and provided recommendations for development, in terms of desired mix of uses and intensity. These changes reflect community values and perspectives, and position Lake Anne to become an example of how innovative reinvestment and development can result in continued economic prosperity. For more information on the Lake Anne CRA, visit www.fcrcv.org.



The Comprehensive Plan area-wide and site-specific recommendations divides the LAVC into six land units and provides recommendations for development under Baseline, Redevelopment and Consolidation Options

Redevelopment Option

1,698,000 SF Residential (1,415 Units)
221,000 SF Commercial (Office & Retail)

Consolidation Option

2,106,000 SF Residential (1,755 Units)
247,000 SF Commercial (Office & Retail)

Interesting Facts

- 2008 Fortune Magazine, and U.S. News and World Report named Reston one of the "Best Places to Live"
- Amenities include scenic man-made lakes, 55-miles of trails; and, service by both the Fairfax Connector and Reston Internal Bus System (RIBS)
- Close proximity to Dulles Technology Corridor, international leader in research, technology and development oriented companies
- Area employers include Global Fortune 500, and Fortune 500 companies: Lockheed Martin, Nissan, Sprint Nextel, Northrop Grumman, Raytheon, Oracle, Honeywell and others
- Nearby points of interest include: Smithsonian Nat'l Air and Space Museum, Wolf Trap Nat'l Park for the Performing Arts, and Great Falls National Park