

# Hunter Mill District Community Outreach Meeting

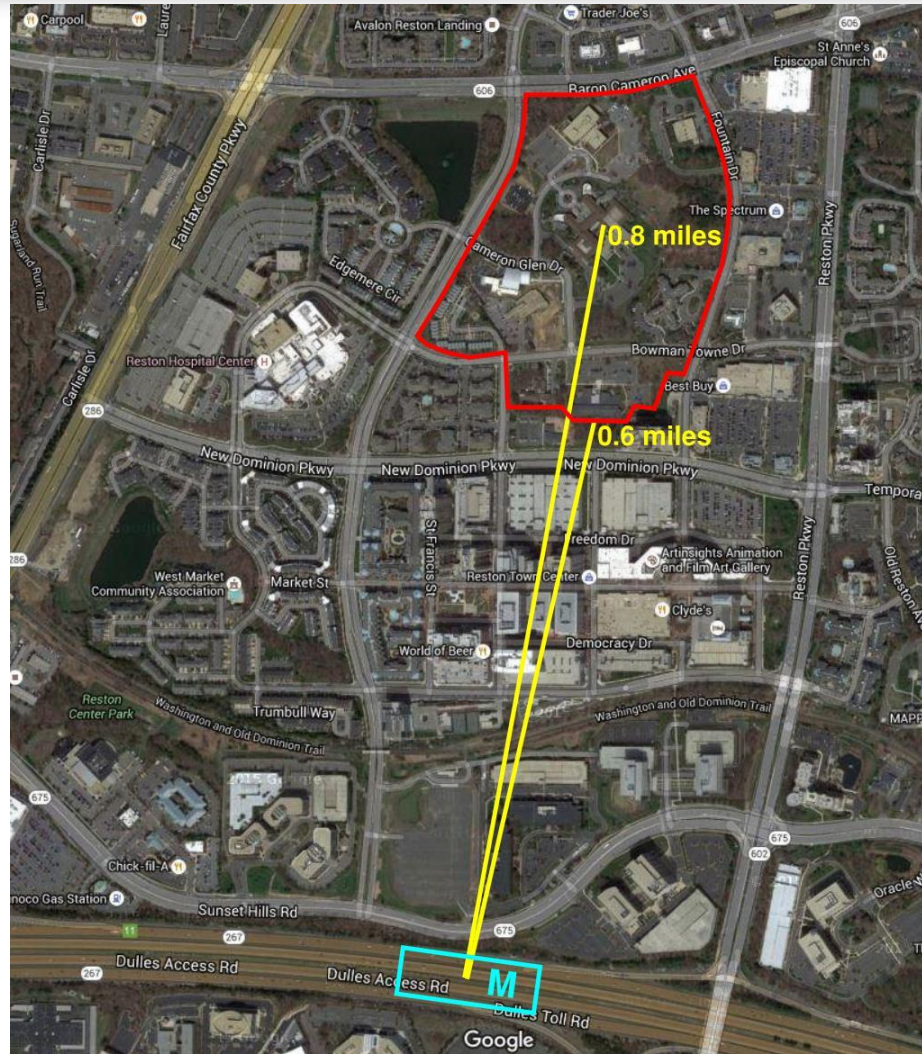
November 4, 2015



# Tonight's Goals

1. **Brief Overview of “Reston Town Center North” Redevelopment**
2. **Acknowledge Prior Feedback from September 19<sup>th</sup> Community Meeting**
3. **Community Discussion and Feedback for Redevelopment of:**
  - A. **LIBRARY**
  - B. **SHELTER**
  - C. **OTHER ELEMENTS**
    - *Number of Units*
    - *Affordable Housing*
    - *Retail/Commercial/Office Square Footage*
    - *Future Phase 2 Uses*

# Reston Town Center North Site Location



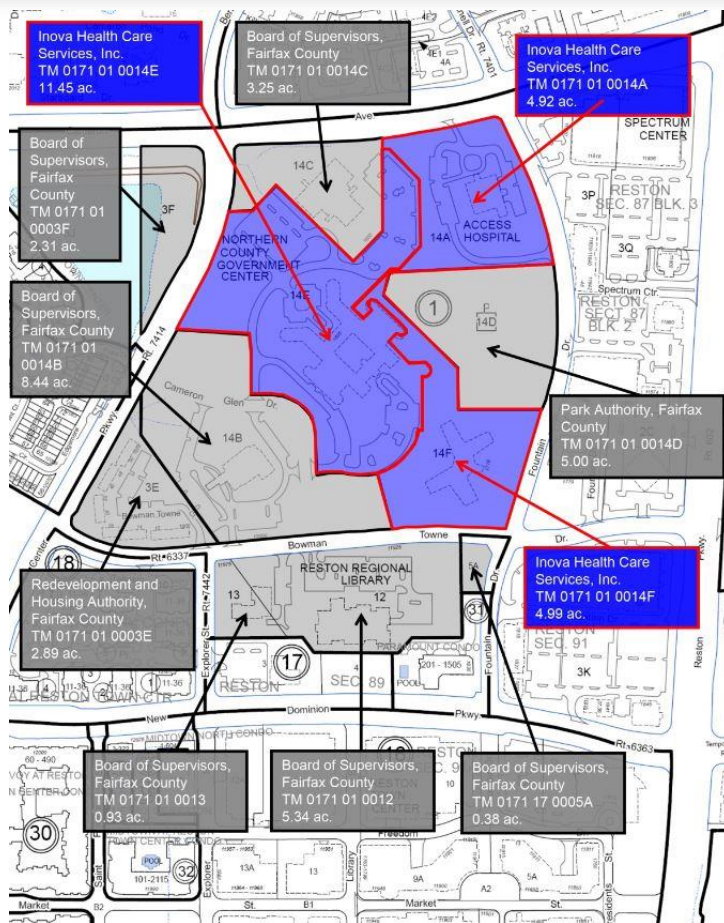
# Comprehensive Plan Amendment Layout

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



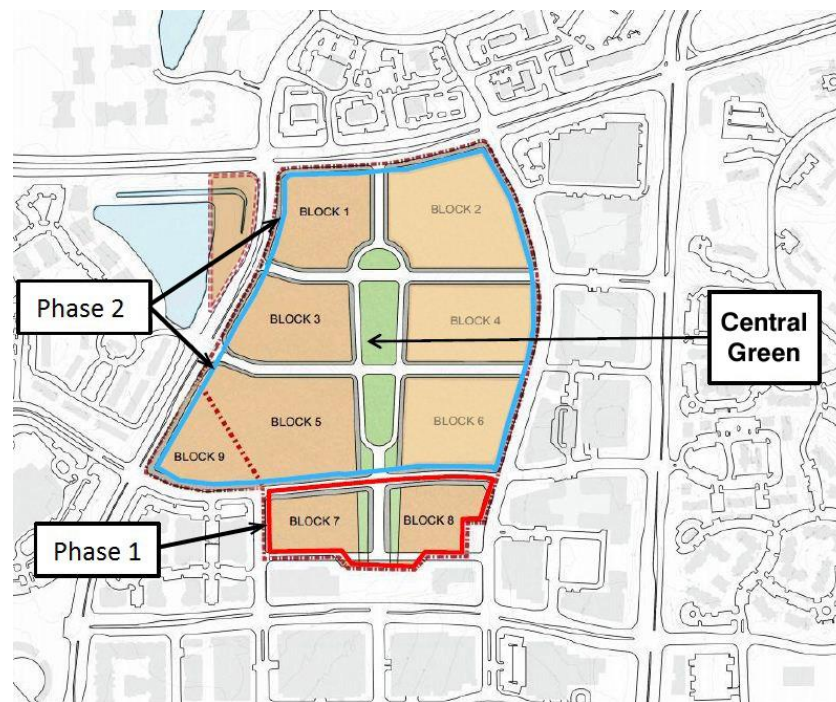
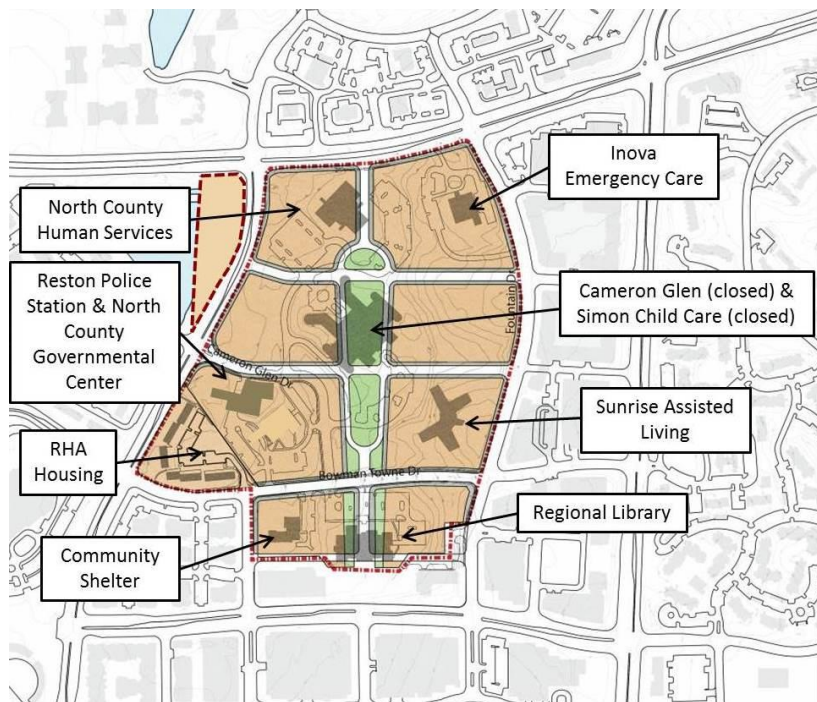


# Ownership: Before and After



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

# Existing Facilities and Proposed Phases



# 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 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*



# Reston Regional Library

- **Redevelopment Information**

- Current library size is 30,000 square feet
- Proposed library size is 39,000 square feet
- Program range is 25,000 to 39,000 square feet for Regional Libraries. (Per the Comprehensive Plan language and current Library Design Guidelines)
- Library is to be redeveloped within Phase 1, on Blocks 7 and 8 (at current location)
- Library is to be built in 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 will be provided for “village model” services
- Parking beneath building should have direct access into building, to prevent going outside
- Temporary library will be necessary (size to be determined)

# Feedback from Library Customers

**As written by customers of Reston Regional Library, using “stickies” and collected by staff**

- Bigger children’s room and a separate story room
- Study carrels for more than one person
- Private teen area
- More meeting rooms!!
- FAX machine
- Several small meeting rooms (2-4 people) and a larger (than 100) seats meeting room
- BIG designated room for children’s events
- Built in data projectors
- More new books!
- Computer lab classes
- More baby and children’s activities
- Modern seating
- Wi Fi Bar
- Auditorium or large seminar room
- Makers Space
- Bigger children’s area, closed off from the main floor
- Story area, puppet theatre
- PCs just for kids
- Look at Loudoun’s Gum Springs Library
- More seating
- More activities for children
- The current building is way too small (3 comments)
- More computers

# Embry Rucker Shelter

- **Redevelopment Information**

- Current shelter size is 10,500 square feet, with 70 beds
- Proposed shelter size is 21,300 square feet, with 90 beds
- New shelter will be designed to accommodate
  - 90 people, including
  - 11 families
  - 40 individuals
  - 6 medical
  - Hypothermia (November-March)
  - Supportive Services
- Shelter is to be built in an “urban form”, as part of a larger structure
- An additional 28,000 square feet is being considered for use by non-profits or other entities that are under contract to provide County services
- A temporary shelter will be necessary

# Other Elements of Redevelopment

- **TENTATIVE Retail/Commercial/Office Square Footage (Blocks 7 and 8)**
  - ❑ Minimum square footage: 270,000
  - ❑ Maximum square footage: 340,000
  
- **TENTATIVE Number of Units (Blocks 7 and 8)**
  - ❑ Market-rate units: 360-420 units
  - ❑ Affordable units (12%): 44-51 units
  - ❑ Supportive housing units, in support of the shelter program: 30 units
    - < 30% of Area Median Income
    - Studio: 6 units
    - 1-bedroom: 6 units
    - 2-bedroom: 15 units
    - 3-bedroom: 3 units



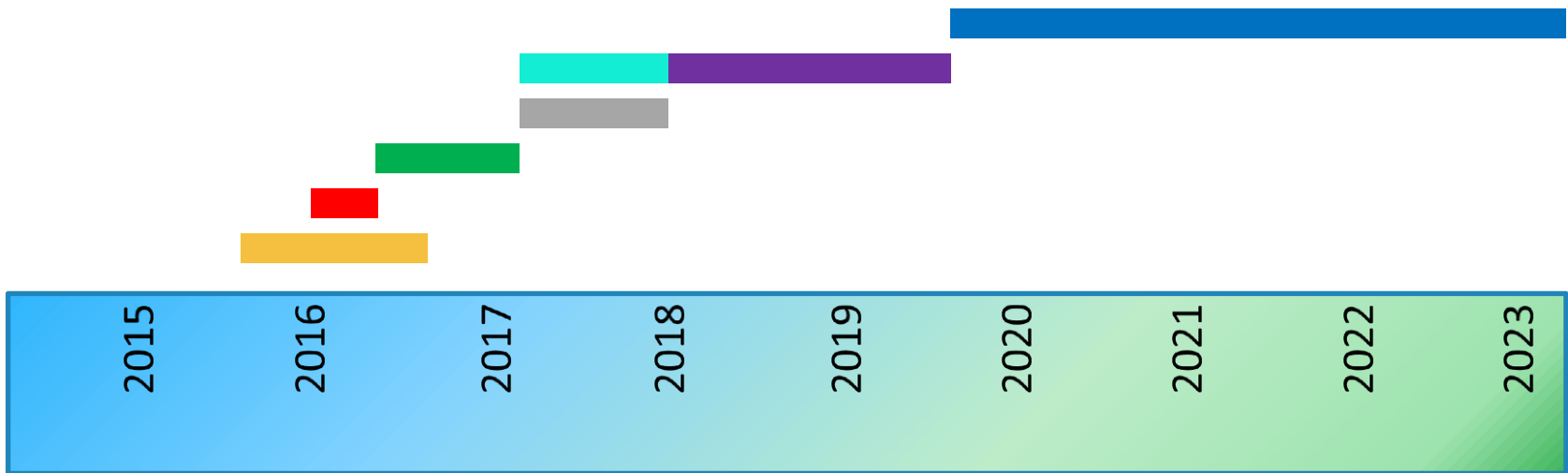
# Other Elements of Redevelopment

- **TENTATIVE Affordable Housing Details (Blocks 7 and 8)**
  - ❑ 50% of Area Median Income (1/3 of units)
  - ❑ 65% of Area Median Income (2/3 of units)
  
  - ❑ Studio/Efficiency (10%)
  - ❑ 1-bedroom (20%)
  - ❑ 2-bedroom (60%)
  - ❑ 3-bedroom (10%)

# Reston Town Center North Timeline

- **Estimated Durations**

- Overall rezoning (10-12 months)
- RFP-Part 2 (2-4 months)
- Negotiate interim development agreement (3-8 months)
- Blocks 7 and 8 (library) rezoning (10-12 months)
- Negotiate Final Development Agreement (10-12 months)
- Design and permit process, including how the library space is configured (18-24 months)
- Construction process (36-42 months)



# Public Participation and Outreach

- **Public Participation to Date**

- 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
- September 19, 2015: Redevelopment project presented at a community meeting
- September 22, 2015: IREEA public hearing, with approval by the Board of Supervisors
- October 14, 2015: Redevelopment project presented to the Library Board
- November 4, 2015: Redevelopment project presented at a community meeting

- **Future Opportunities for Public Participation**

- **Review of submitted concepts for Blocks 7 and 8**
- 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. (for instance, community meetings)

# Feedback from September 19, 2015 (#1)

## Homeless Shelter

- Review placement of homeless shelter to look at ways to better use the public land/parcels

## Housing

- Create more senior housing
- Higher density for families needing affordable housing
- Concern about locations/spread of density – is it concentrated in southern portion?
- Concern about market rate housing – need less of it
- Establish a minimum goal for older adult housing on these parcels (20% suggested)
- Barrier Free Units (“address myth about extra cost of universal design with developers”)
- Include property management and social services supports
- Market new community to employers for workforce housing opportunity (*Targets: Research, Health Care, Arts, Technology firms/associations*)
- Planning efforts need to address in detail the impact on the availability of affordable housing in Reston – these parcels are critical to creating more units

## Library

- A robust library is needed.
- Look at using “air rights” of library – create more affordable housing above that public space
- Ensure classroom/community education rooms on site (see also suggestions in “services”)
- Library – enhance community programming for youth: apprenticeship programming, learning/homework club, volunteering programming, job opportunities, mentoring activities
- Create language learning opportunities at the library
- Create new employment center in RTCN/training center in library

## Arts/Leisure/Amenities /Open Space

- Arts center
- Art in public spaces/part of community design
- Aquatic Center
- Integrate technology – smart buildings
- Preserve open space
- Create a central core of useable space
- Central green/community gathering space



# Feedback from September 19, 2015 (#2)

## Overall Site Design/Integration with Town Center, ("Look and Feel" of Community), and Transit

- Eliminate "silo" planning for these sites
- Call the site something else – not Reston Town Center North
- Do not create more high end retail space – don't need it, have enough
- Ensure that the Floor Area Ratio planning/densities is appropriately utilized
- Use properties in prime locations more efficiently (example: Remove police gas station on ¼ acre in prime location)
- Create a diverse community – no gentrification
- Involve Fairfax County Economic Development Authority in planning/incentives for business strategies
- More sidewalks and trails/especially loop trails
- Access to shuttle services
- Better pedestrian connectivity between areas (parks/rec/shopping...design better for cars, not pedestrians)
- Improved crosswalks and sidewalks
- Bike racks
- Create bike/pedestrian islands (ex: Holland)

## Services/Quality of Life

- Integrate current stand-alone facilities into mixed use
- Encourage creations of the "Village" model concept to support property management and aging in place (see <http://vtvnetwork.org>)
- Partnerships with Fairfax County Public Schools for neighborhood programs
- Incentivize the higher education institutions to develop programming in RTCN (NVCC, GMU, etc.)
- Create RTCN as innovation district – incubator jobs/accelerators/co working spaces
- Add a computer training center and employment center into HS buildings or Library
- Create "One stop" service location
- Replace Cameron Glen services (rehabilitation services)
- Create job opportunities for people who will live in RTCN
- No development until infrastructure for services is in place – head start through adult education

# Feedback from September 19, 2015 (#3)

## Process recommendations

- Community involvement is needed on designed proposed through the County's PPEA process – especially on library design/features
- Another meeting is needed to get community input on specifics for the library and shelter replacements – and specifically on parcels 7 and 8
- The discussions on the overall vision for Reston today were needed two years ago – and while important, more discussion is needed on the current development
- Without the overall plan for the entire RTCN, it is difficult to make comment on the parcels out for RFP now
- Create discussions with public and Inova – key landowner/stakeholder.
- Create list of needs/requests to share with Inova – what are plans for their land?
- Hold a community charette process
- Beyond the “50 acres” – what is impact to the overall community?
- Provide background/reference materials in advance of future meetings – pre-reading
- Future meetings should be focused on parcel designs

## Community Engagement Ideas

- Do not use the discussions today on priorities as evaluation criteria for the RFP – too broad, not scientific, no consensus
- Reston Association is available to assist with community outreach
- Outreach:
  - Reston Now
  - Clusters
  - TV cable access show
  - Reston Association
  - Families with young kids
  - Library Board members
  - other “communities of interest” – ex: nearby homeowners
- Hold a night meeting
- Invite community representatives to a work group to provide input into RFP process
- Engage Inova health systems on future of their parcels – don't need high end retail/costly housing. Use land for community good to address gaps.
- Give community more say in what gets built in RTCN
- More transparency in planning

- **Additional Information:**

- Fairfax County Web Page

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

- Questions via Email

[restowntowncenternorth@fairfaxcounty.gov](mailto:restowntowncenternorth@fairfaxcounty.gov)